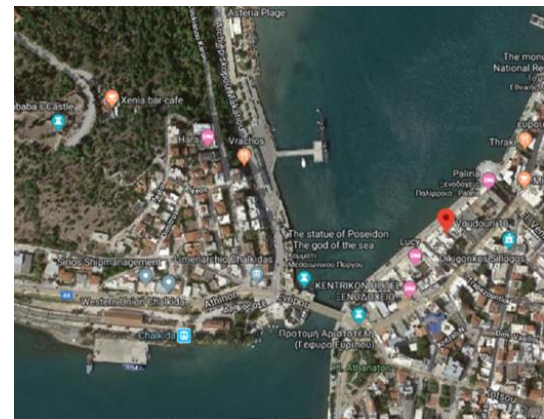




Property Description

The whole 1<sup>st</sup> floor consisting of three unified horizontal ownerships on a self-contained building located in the coastal pedestrian road in Chalkida, between the Court House and the City Hall, in close proximity to the old bridge and the center of the town. The property faces three streets and enjoys great views. Various restaurants, cafes on the ground floor of the buildings and residential, hospitality and office uses in upper floors. The building was erected in 1980, while the floor requires renovation work.



For more information, please contact:

Michalis Katikas  
+30 210 7480852  
+30 697 3045067

[michalis.katikas@cwproprius.com](mailto:michalis.katikas@cwproprius.com)

Floor level	Size (sqm)	Use
+1	145.70	Office or residence
+1	57.20	Office or residence
+1	109.50	Office or residence
<b>Total</b>	<b>312.40</b>	



### Property Highlights

- On coastal Avenue in Chalkida next to city centre
- Prominent location
- Along pedestrian street
- The floor is ideal for residential/ hospitality use
- Excellent access
- Balconies on floor
- Facade on three streets
- Improving market conditions in Chalkida
- Energy class: E
- Within a 691.40 sqm land plot



IMPORTANT NOTICE: These particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property. They are not intended to constitute part of an offer or contract and no guarantee, warranty or representation is given in respect of them. Any information given is provided in good faith and should not be relied upon as being a statement or representation of fact. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. September 2017