

FOR SALE

26, Irakleidon st., Thisseio

ATHENS



357 sq.m. listed building

Sales price: € 850,000

Property description

- Two-storey listed building with basement and interesting architectural details, built in a land plot with total surface 192,73 sqm.
- Acropolis can be seen from the 1st floor's balcony
- You can access the ground floor through four different gates, i.e. the main entrance and three windows. The 1st floor and the basement are accessible through stairs.
- The property was firstly used as a residential property. After its renovation in 2000, it was used as a restaurant; it is vacant since 2004.
- Internal wooden stair and also an external one, both lead to the basement which was used as a kitchen. Natural light is provided via a cour anglaise.
- Natural light is quite generous on the ground floor due to the big windows that surround the walls. The existent courtyard has been added to the ground floor through an atrium. A metallic staircase connects the ground floor with the first floor.
- The 1st floor can be entered through the main entrance at Irakleidon street, as well as internally. It consists of two balconies and one bathroom.
- The property consists of wooden (oak) floors, natural gas heating, wooden frames etc. The solid walls, the chimney, the roof tiles as well as the old wooden gates, represent the true historical value of this property.



Area

- Irakleidon street is a beautiful, green and quite pedestrian street, with attractive residential properties and neoclassical buildings. Main characteristic of the subject street is the old tram lines, where it used to pass Irakleidon street, connecting Omonoias square with Ano Petralona. Today, the street has many impressive listed buildings, keeping its old vibe from a different era.
- Excellent access via public transportation, only 250 m from the train station "Thisseio".

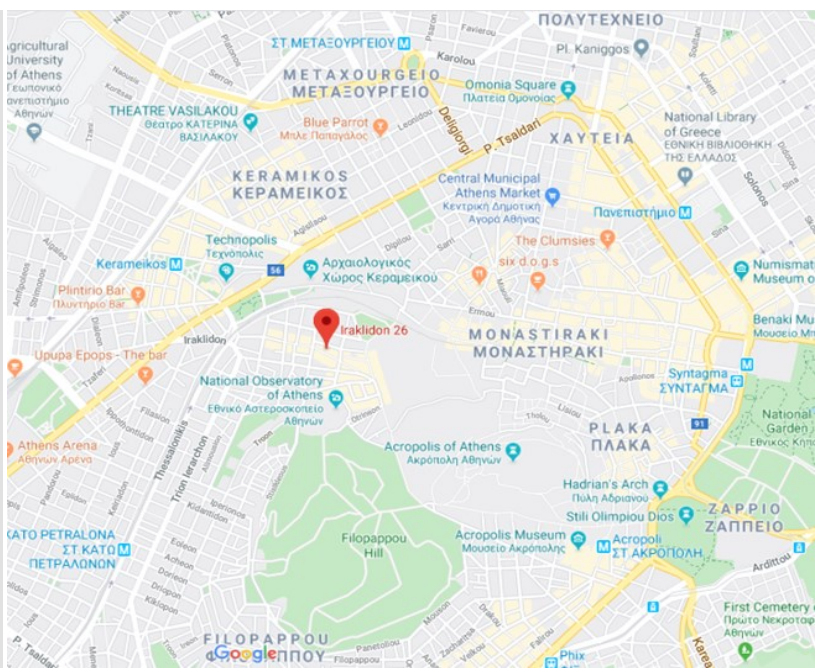
History of the property

The property belongs to the Yusura family, one of the oldest and well-known Jewish families, great merchandisers and one of the first established ones in Ermou st.

Energy Certificate: H class

Level	Surface (sq.m.)
Basement	74,00
Ground floor	123,35
Mezzanine	34,45
1 st floor	124,43
TOTAL	357,13

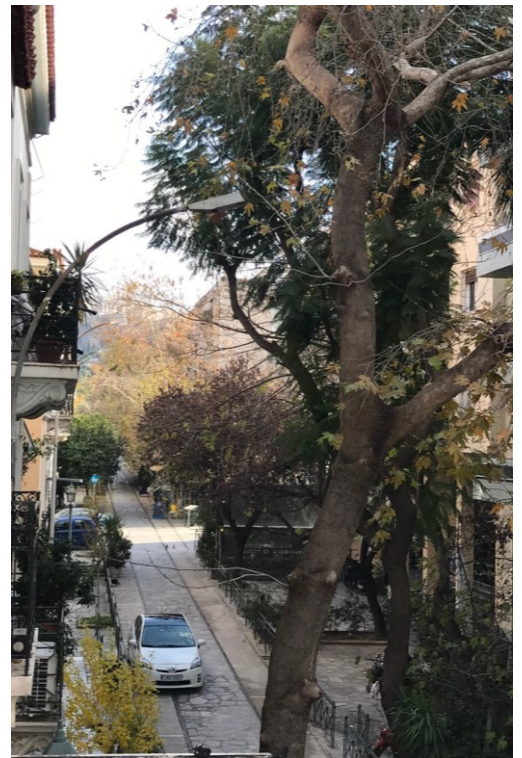
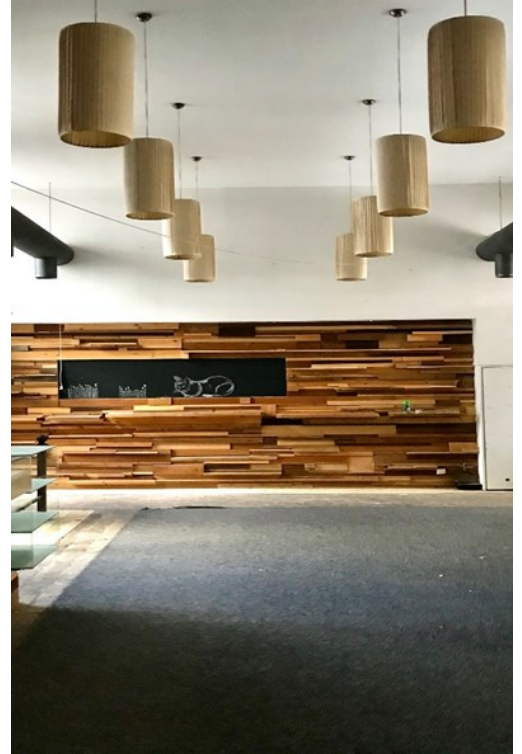
The property is characterized as a listed building based on FEK 35/D/1985 with some indicative permitted uses: residential, cultural centers, retail, educational institution as well as hotel up to 20 rooms. (FEK D/60/1989).



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Nicky Simbouras
Managing Director

Tel: +30 210 74 80 852

nicky.simbouras@cwproprius.com

Angeliki Kotsi

Surveyor

Tel: +30 210 74 80 852

angeliki.kotsi@cwproprius.com