



Land with development potential of 13.148 sqm commercial building, under offer

The asset refers to 4.332 sq.m development land with building permit in force of 13.148,82 sq.m superstructure situated along 124 Athinon Ave and Ifigenias street at Akademia Platonos area of Athens city.

Property Highlights

Plot surface	4.332 sq.m
Building co-efficient	2,1 (total development 9.097,20 sq.m)
Building Coverage	40% (coverage 1.732,80 sq.m)
Maximum permitted height	15 m
Building permit in force till 31/12/2022	13.148,82 sq.m superstructure 10.927,44 sq.m underground (250 parking + auxiliary areas)
Plot frontages	32,70 m. on Athinon Ave., 42,98 m. on Ifigenias str and 139,43m on Tridima

Location

The subject property, is located at the densely inhabited west side of Athens municipality 2,5 klm off Omonoia sq and 500 m off the Athens Lamia National Road(E75). Athinon Avenue connects downtown Athens with the west city suburbs, E75 and the port of Pireaus. Key office establishments in the area include the ATHEX Group building (220 m), OPAP HQs (180 m), NBG (50 m), Alpha Bank (50 m), Wind Hellas (200 m) Karelia Tobacco (70 m). The area is serviced by bus lines and Elaionas metro station (1.000 m).



For more information, please contact:

Michalis Katikas
Partner
Tel +30 210 7480852
Mobile +30 6973 045067

michalis.katikas@cwproprius.com

Angeliki Kotsi
Surveyor
Tel +30 210 7480852
Mobile +30 690 9094443

angeliki.kotsi@cwproprius.com

Property Highlights

- The asset secures higher development potential for the buyer compared to similar in the area.
- The immediate area is one of the oldest neighborhoods of Athens where the ancient Greek philosopher Plato founded the Philosophical Academy (387 B.C.). Recently the authorities approved its regeneration and the development of the archaeological museum of Athens.
- Another planned project in the area, which is expected to significantly impact its character, is the Double Regeneration project, a large spatial and urban intervention that will lead to the creation of a recreation, sports and culture area.
- The property is situated at an emerging office hub benefiting from proximity to Athens CBD and main arteries. New development projects in the pipeline are expected to further boost the commerciality of the location.

EXISTING BUILDING PERMIT IN FORCE

Level	Size(sqm)	Use
3 rd basement	3.642,48	100 parking
2 nd basement	3.642,48	102 parking
1 st basement	3.642,48	48 parking & 706 sq m storage
Total underground	10.927,44	Parking and storage
Ground floor	1.830,63	1.582,57 sqm retail or office & 248,06 sqm common areas
1 st floor	1.893,32	offices
2 nd floor	1.893,32	offices
3 rd floor	1.893,32	offices
4 th floor	1.879,41	offices
5 th floor	1.879,41	offices
6 th floor	1.879,41	offices
Total superstructure	13.148,82	
Grand Total	24.076,26	

