

R09694



## Five-storey building, centre of Athens

€1,250,000

📍 Akadimia | Ακαδημία, Athens - center | Αθήνα - Κέντρο

Covered

📏 675 m<sup>2</sup>

Five-storey shop-office building with a two-storey Listed Building (independent property) with a total surface area of 907,7 m<sup>2</sup> (including spaces to be settled) on a plot of 159,46 m<sup>2</sup> on Char. Trikoupi 27, Exarchia, Athens.

The property consists of (including spaces to be settled):

- basement of a surface of 156.20 m<sup>2</sup>,
- Ground floor of a surface area of 156,25 m<sup>2</sup>,
- first floor of a surface area of 140,59 m<sup>2</sup>
- second floor of a surface area of 130,94 m<sup>2</sup>
- third floor of a surface area of 97,95 m<sup>2</sup>
- fourth floor of a surface area of 98,58 m<sup>2</sup>

|                          |                        |
|--------------------------|------------------------|
| Type                     | Commercial Building    |
| Plot                     | 159 m <sup>2</sup>     |
| Status                   | Resale                 |
| Year of construction     | 1955                   |
| Energy efficiency rating | 📄 Certificate expected |

