



Exclusive Advisors & Agents

Unique Self-contained Office Building

FOR SALE

- Landmark listed property with excellent accessibility
- 1,630 sq m over 6 levels above ground





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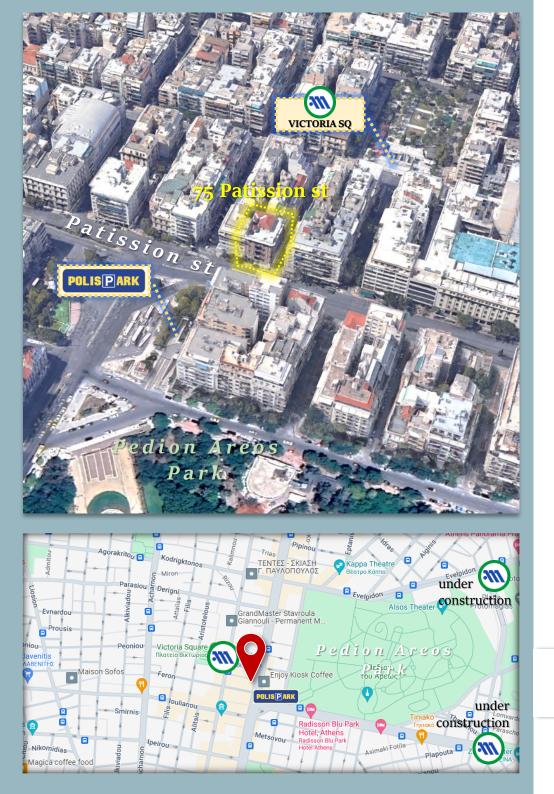


Constructed in 1924 on the designs of renowned architect Kostas Kitsikis, the building comprises one of the few remaining examples of an eclectic *athenian palazzo*.

Property façades were renovated in 2018 whereas interior spaces are in very good condition.







| ATHENS ECONOMICS | |
|---------------------|--|

| Level | Surface (sq m) | |
|----------------------------------|----------------|--|
| Ground | 314.50 | |
| 1 st floor | 294.20 | |
| 2 nd floor | 303.50 | |
| 3 rd floor | 303.50 | |
| 4 th floor | 303.50 | |
| 5 th floor - attic | 107.85 | |
| Total | 1,627.05 | |
| + 32 sq m basement storage space | | |

- Occupying a corner plot on Patission st, the property benefits from excellent accessibility and is only:
 - 100 m from POLISPARK parking station
 - 180 m from Victoria metro station
 - 190 m from Pedion Areos park
 - 360 m from the National Archaeological Museum
 - 860 m from Alexandras metro station (under construction)

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