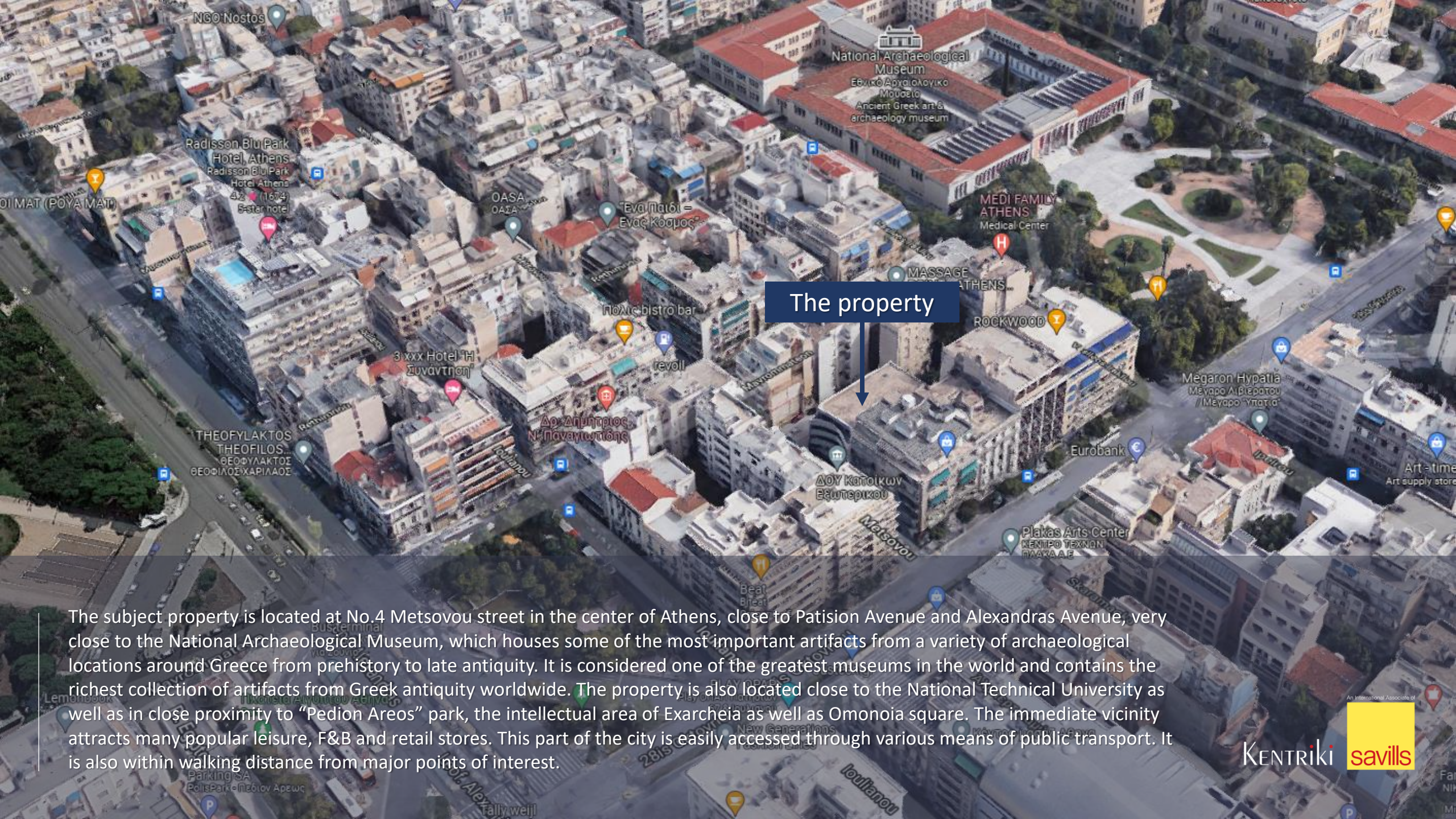


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OFFICE BUILDING FOR SALE THROUGH E-AUCTION

4 Metsovou Str., Athens Center



The property

The subject property is located at No.4 Metsovou street in the center of Athens, close to Patision Avenue and Alexandras Avenue, very close to the National Archaeological Museum, which houses some of the most important artifacts from a variety of archaeological locations around Greece from prehistory to late antiquity. It is considered one of the greatest museums in the world and contains the richest collection of artifacts from Greek antiquity worldwide. The property is also located close to the National Technical University as well as in close proximity to "Pedion Areos" park, the intellectual area of Exarcheia as well as Omonoia square. The immediate vicinity attracts many popular leisure, F&B and retail stores. This part of the city is easily accessed through various means of public transport. It is also within walking distance from major points of interest.



6

Levels

1,186_{sqm}

Areas Above Ground

1,047_{sqm}

Underground Areas

DESCRIPTION

The property is a self-contained office building arranged on basement, ground and 4 upper floors. It was developed in 2002 in a pre-agreed deal with the Greek State to house a division of the Ministry of Finance. The subject offer comprises a total surface of c. 2,230 sq.m. which includes 20 car parking spaces in the basement. Its good location, modern design and construction standards make it ideal for any business use. The property could also be converted to an apart hotel or a small boutique hotel. It currently accommodates a branch of the Hellenic Republic Inland Revenue (tenant).

Auction link: <https://www.eauction.gr/Auction/Details/156154>

Auction date: 26/1/2022

Auction reservation price: € 1.872.000



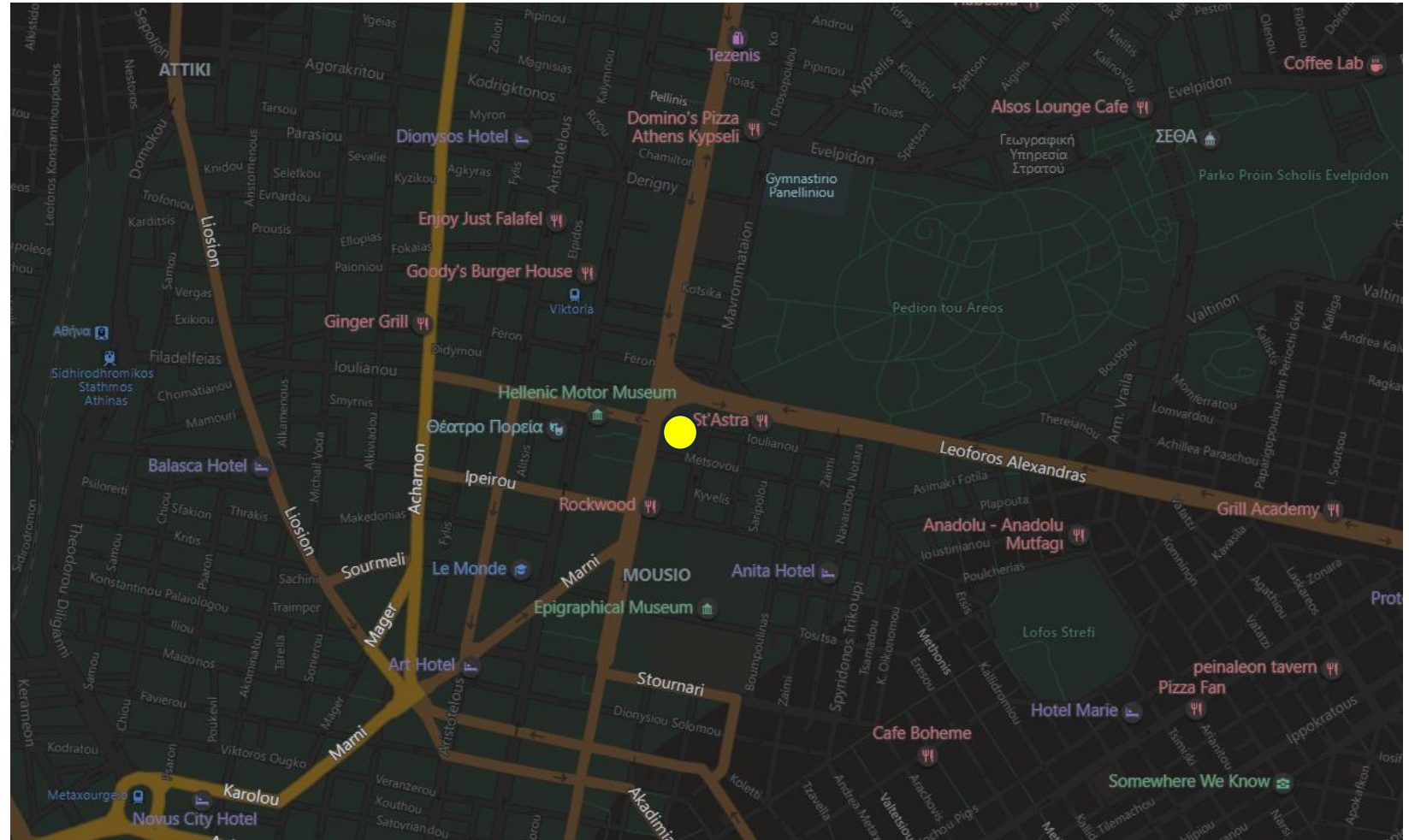
Strengths (macro)	Advantages (micro)
<ul style="list-style-type: none">• Good location close to the city center of Athens• Easy access to the city center• Increasing demand for hospitality and extended stay	<ul style="list-style-type: none">• Good size floor plates• Excellent opportunity for a value-add investment• 20 underground car parking spaces• Low maintenance costs

Level	Areas
Basement A	523 sqm
Basement B	523 sqm
Ground Floor	130 sqm
1 st Floor	259 sqm
2 nd Floor	259 sqm
3 rd Floor	259 sqm
4 th Floor	253 sqm
Attic	26 sqm
Total	2,230 sqm

LOCATION MAP

Distances

- 300 m from “Victoria” ISAP station
- 1 km from Omonoia Square & subway station
- 1 km from “Larissis” subway station
- 3.5 km from Athens



FOR MORE INFORMATION
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