


Remarkable Free-standing Office Building

FOR SALE

- Property boasts excellent accessibility, ample natural light & open views from top levels
- **4,040 sq m** site surface
- **7,090 sq m** (main use) over six levels above ground
- **1,590 sq m** basement (storage & parking)
- Parking spaces: 32 in basement + 52 outdoor



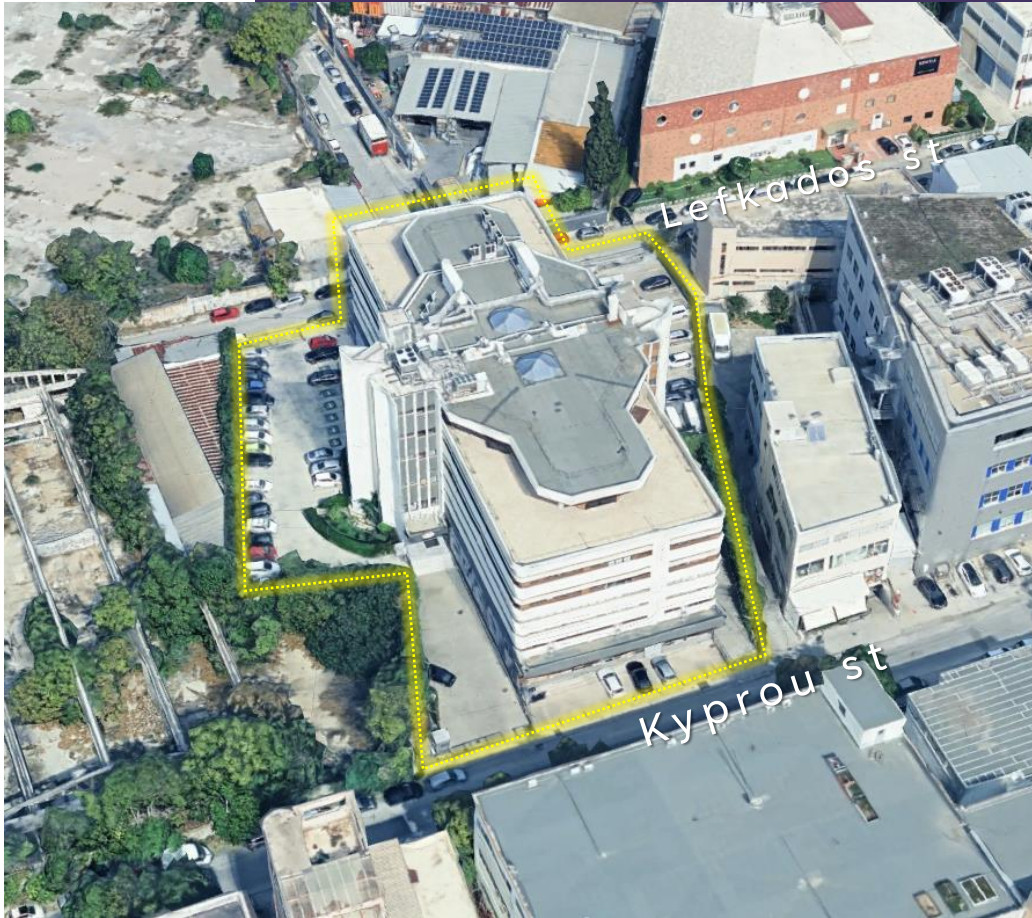
 **23 Kyprou st, Moschato
Athens South**



▪ **Completed in 1988, the building stands out in the surrounding area for its construction standards and benefits from:**

- ✓ Façades onto Kyprou & Lefkados st
- ✓ Central ventilation & VRF central systems
- ✓ Four lifts (3 passenger/ 1 cargo) & 2 staircases
- ✓ Fire protection & detection systems
- ✓ Kitchenette & WCs (+ disabled) on each level
- ✓ Open views from top levels & roof terrace

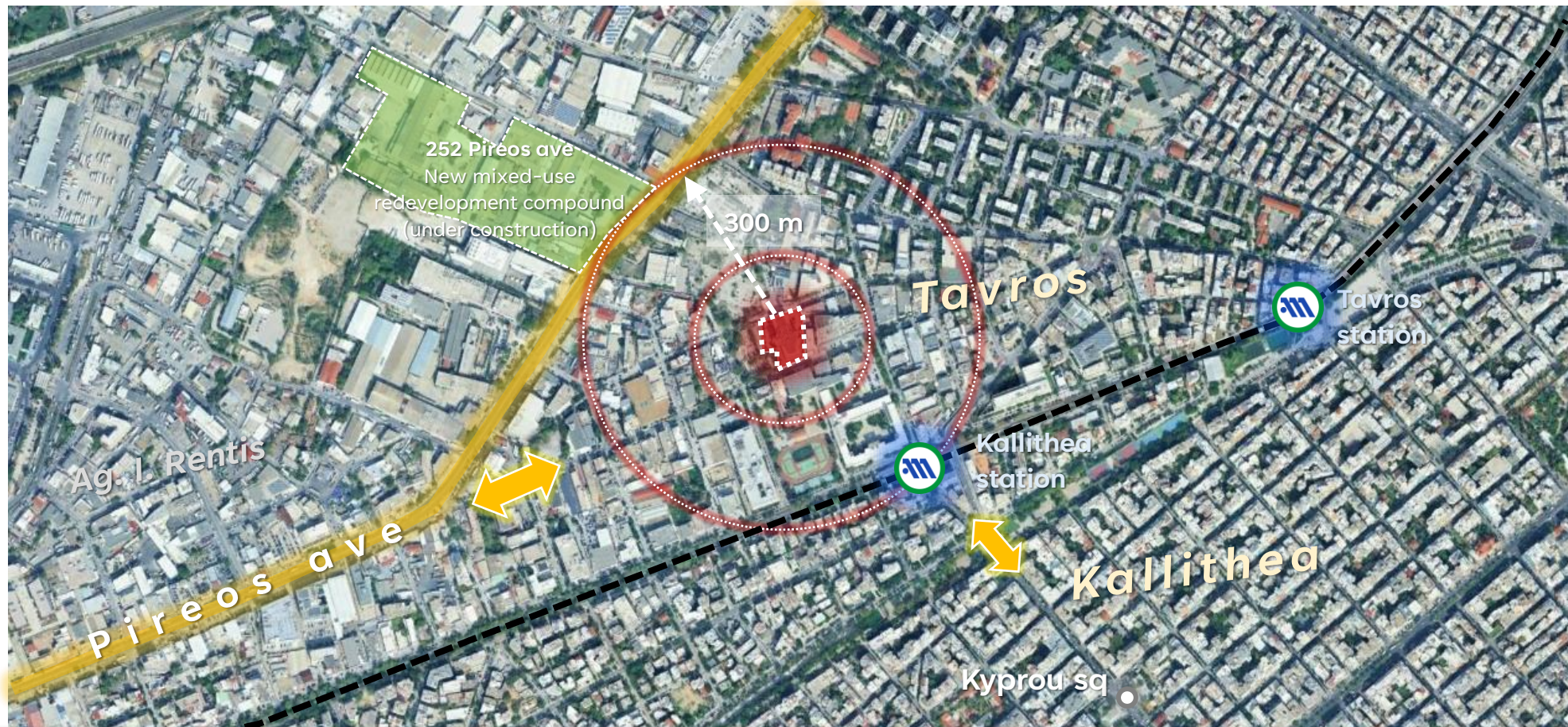




Level	Surface (sq m)
Basement	1,591.76
Ground	1,591.76
Mezzanine	117.23
1 st floor	1,616.12
2 nd floor	1,507.55
3 rd floor	1,507.41
4 th floor	747.63
Attic	43.47
Total above ground	7,131.17
Grand total	8,722.93

Property location highlights

- ✓ The property is located within a bustling neighbourhood of Moschato-Tavros, in immediate proximity with the centre of Kallithea and just across the road from Sivitanidios School of Arts & Crafts. This mixed-use district hosts apartment blocks, ministries, corporate offices, workshops and former industrial facilities. Property is situated within a < 300 m radius from the axis of Piraeus ave, which is in recent years at the epicentre of large scale regeneration investments, including the new IAPR (AADE) HQ and the upcoming 252 Pireos ave multi-use scheme.
- ✓ Kallithea metro station @ 350 m walking distance (5 minutes) provides the property with excellent accessibility, as does proximity to entry points of 25 Martiou/ Sivitanidou st & Pireos ave @ 400 m & 580 m respectively.



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