

S.F PROPERTIES

INVESTMENT OPPORTUNITY · WEST ATHENS

A 2,078 m² corner plot on a main avenue in Ilion

Ilion, West Athens · Three street frontages · Leased, operating fuel station

AT A GLANCE

A rare size in an area of 150–300 m² plots

2,078
m² plot
Land Registry area

~3,325
m² buildable
Building factor 1.6

~138 m
frontage
On three streets

2035
lease ends
New owner may end it from 11/2032

Within the town plan, regular and buildable, with no land or cash contribution owed. A fuel station operates on it today under a long-term lease.

LOCATION

On a 28-metre avenue, in a neighbourhood that is building

Ilion, West Athens. Exact address shared on request.

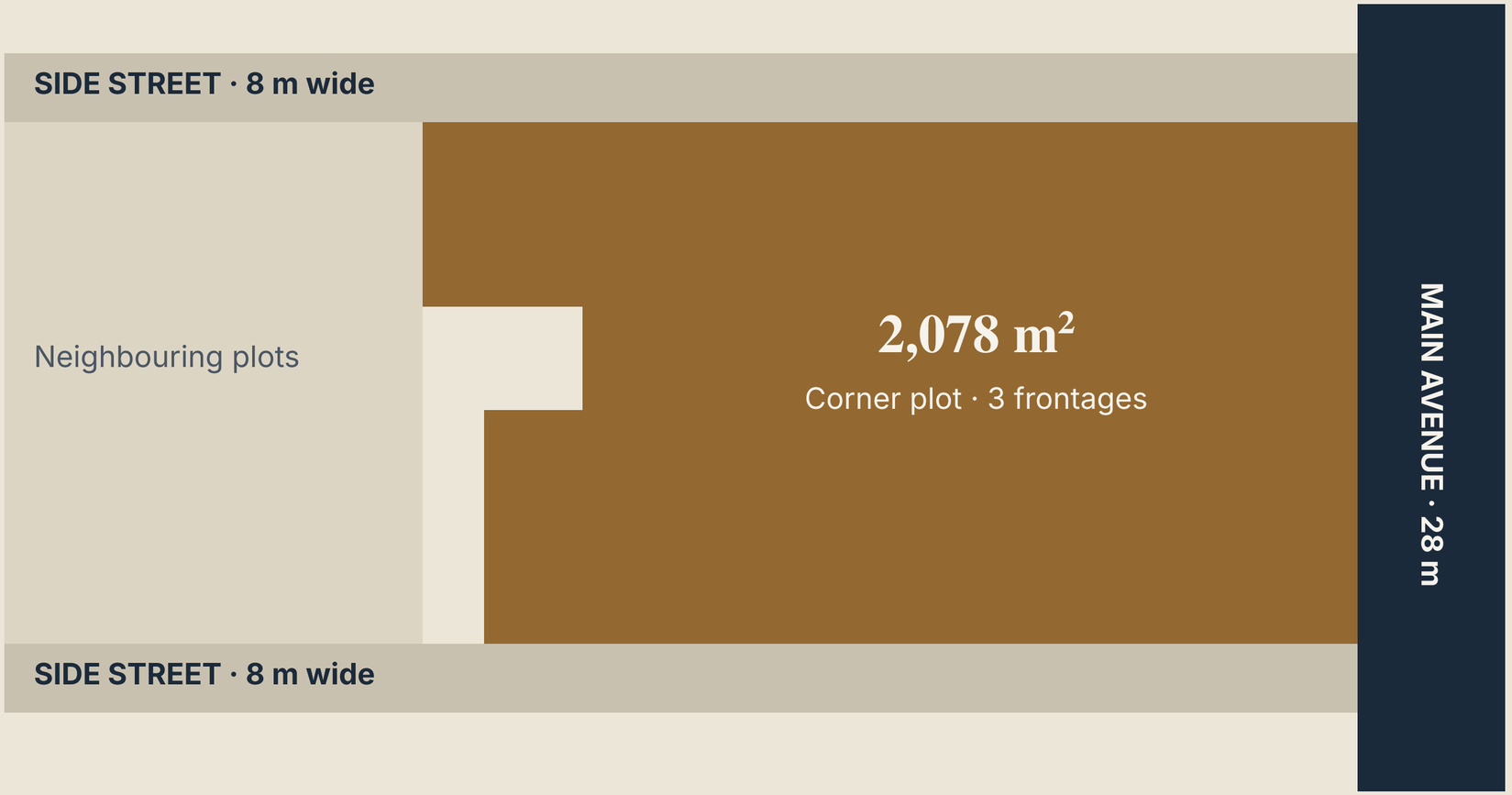
- A main avenue of West Athens with heavy passing traffic
- A full block front across three streets
- New apartment buildings on the neighbouring and opposite plots
- Tree-lined streets and green space nearby





SHAPE AND FRONTAGES

Three frontages, at the head of its block



Frontages

Main avenue: 44.24 m

Side street A: 42.08 m

Side street B: 51.76 m

4 m front setback along the streets. The rear boundary adjoins private plots.

Schematic, not to scale · Source: 2009 survey, Land Registry · 4

BUILDING TERMS

About 3,325 m² of buildable area on one corner plot

Term	Value
Building factor	1.60
Site coverage	60%
Maximum height	Per Building Code
Building system	Formerly continuous
Setbacks	4 m along the streets
Minimum plot (rule)	8 m / 200 m²

~3,325 m²

Permitted build (2,078 × 1.6)

~1,247 m²

Maximum ground coverage

CURRENT USE

A recently renovated station with shop and café





Fuel and LPG pumps, a shop, parking at the rear and a digital price sign on the avenue. The installations belong to the tenant and are removed when the lease ends.

THE LEASE

Income today, with a pre-agreed exit

Term	Detail
Tenant	Fuel retailer, with a personal guarantor
Term	15 years, 7.11.2020 to 6.11.2035
Rent 2026	€3,590.75 per month (≈ €43,100 per year)
Indexation	Annual, 2% + inflation, capped at 3%
Early termination	By a new owner from 7.11.2032, with €60,000 compensation
On exit	Removal and soil remediation at the tenant’s cost
Structures	Removable only, no concrete except tanks

Source: lease and lease amendment · Deposit €7,000 · 7

TIMELINE

Six years of income, then a free plot



Purchase
The new owner collects the rent, indexed every year

Termination right
The lease ends against €60,000 compensation and the plot is handed over clear

End
Contractual end of the lease

Lease clauses 12C and 3 · 8

WHO IT SUITS

Three ways to use it

Residential development

Lease income until 2032, then an apartment building of about 3,325 m² on three frontages.

Retail and supermarkets

A corner on a busy avenue, access from three streets and room for parking.

Fuel companies

Secure an operating, renovated site for good, without the 2032 termination risk.

TITLE AND DOCUMENTS

Registered with the Land Registry, full file available

Ownership

- Registered with the Hellenic Cadastre
- Land Registry area 2,078 m²
- The title deed and 2009 survey state 2,243.63 m²: the difference is being checked by an engineer
- Older structure from before 1983, declared as commercial

In the file

- Title deeds and Land Registry extracts
- Topographic survey
- Lease and amendment
- Photographs
- New certificates and an engineer’s statement during the transaction

PROCESS

The price is set through offers

1

Viewing and file

A site visit and access to the documents.

2

Written offer

Price, payment terms and completion date.

3

Negotiation

With the leading bidders, then a preliminary contract.

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