S.F PROPERTIES

GALATSI · PANORAMA · ATHENS

268 m²

Office & retail *on the corner*

A stand-alone office and retail building on an avenue corner, facing the pine woods of Attiko Alsos.

3 floors	4	€460,000
plus basement	parking spaces	asking price



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LOCATION

Between two hills *of pine*

Galatsi, Athens. Attiko Alsos park across the road, Tourkovounia hills behind, Psychiko next door.

1	Bus stop “Panorama”	80 m
2	Bus 622 terminus	110 m
3	Galatsi Health Centre	150 m
4	Primary school & kindergarten	400 m
5	Masoutis supermarket	420 m
6	Pindou Square	430 m
7	Psychiko: dining, bakery, pharmacy	600 m
8	Galatsi centre, Sklavenitis	700 m

1,7 km	3,2 km	3,8 km	4,2 km
Panormou metro	Athens Concert Hall	Kolonaki	Syntagma





PRIME VISIBILITY

A corner on a *well-known*, *busy* avenue

The avenue is one of the best-known roads in Galatsi and a main through-route to Psychiko. Heavy traffic passes this corner all day, so the glass facade puts your brand in front of every driver and passer-by.

268 m²
main space · 3 × 89.28 m²

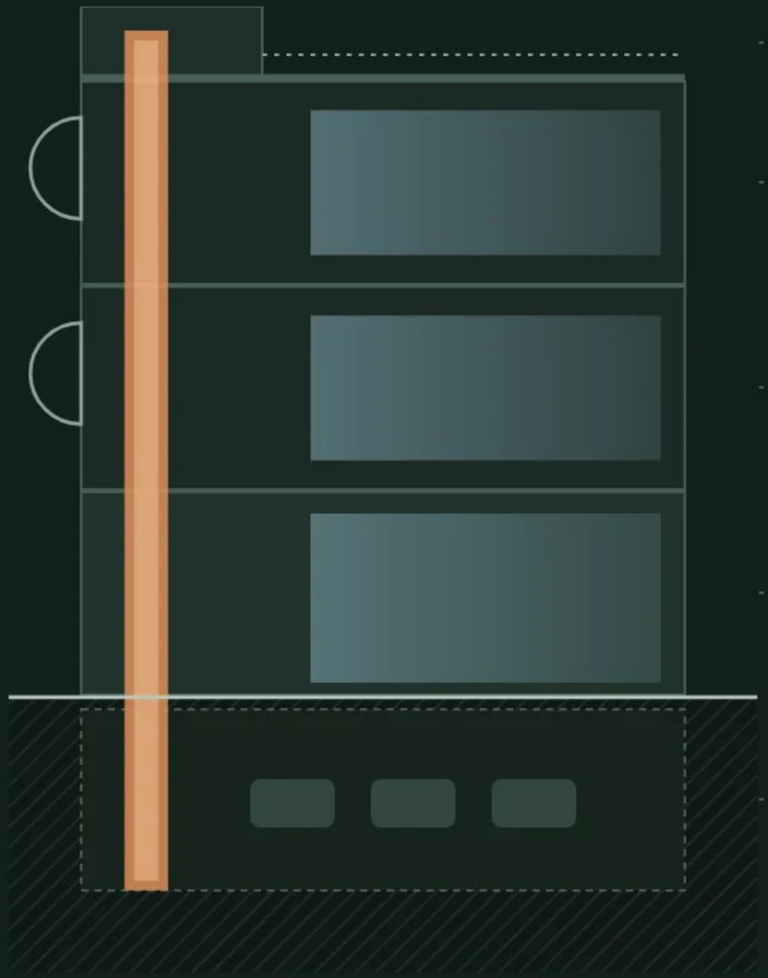
4
parking · 3 covered, 1 open

3.00 m
floor height

210 m²
corner plot (210.54 m²)

THE LEVELS

Five levels, one address



Roof terrace — view
Open terrace looking onto the pine-covered hill

2nd floor · Offices — 89.28 m²
Open-plan office floor, curved corner balcony

1st floor · Retail — 89.28 m²
Shop front on the avenue, plus a side entrance.

Ground floor · Retail — 89.28 m²
Corner shop window, with its own open parking space

Basement · Parking — 3 spaces
Three covered parking spaces

04 · Per floor: 79.04 m² under the permit + 10.24 m² legalised under Law 4495/2017



THE SPACE

One open floor, *full of light*

Each floor is a long, open space. Stairs, lift and toilets sit together at the back, leaving a clear plan at the front with large windows facing the trees.

Open plan

Fit it out your way

Daylight

Windows along the full length

2 WCs per floor

And a lift stop on every level

TYPICAL FLOOR

Core at the back, open space in front





THE ROOF

A terrace above *the pines*

An open roof with a wide horizon: for a roof lounge, events or solar panels.

WAYS TO USE IT

One building, *many scenarios*

01
Headquarters
The whole building under your brand, parking for the team and a roof for meetings.

02
Showroom
Corner shop windows on the avenue linking Galatsi and Psychiko.

03
Health & wellness
Doctors’ practices, diagnostics or physiotherapy, 150 m from the health centre.

04
Education
Tutoring or a language school, with schools 400 m away.

or invest Three separate titled units: let floor by floor to three different tenants.

PAPERWORK

Clean title, *ready file*

Document	Status
Building permit	No. 175/2002 · new three-storey office and retail building with basement and roof
Legalisation	Law 4495/2017 · 10.24 m² over-build per floor, legalised
Separate titles	Deed of horizontal ownership 17461/2003, amended 2024 · one unit per floor and parking space
Land registry	Registered with the Hellenic Cadastre (KAEK)
Energy certificates	Three certificates, issued 02/2023, valid until 02/2033
Drawings	Floor plans of the basement, ground, first and second floors

VIEWINGS BY APPOINTMENT

Come and *see it.*

A tour of every level, roof included. The full file with drawings, permit and energy certificates follows the first call.

€460,000 asking price
≈ €1,717 per m²

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