

PROPERTY PRESENTATION Investment Opportunity

17th km. Marathonos Avenue,
Pallini, Attica



April 2024

Real Estate for a changing world

Location

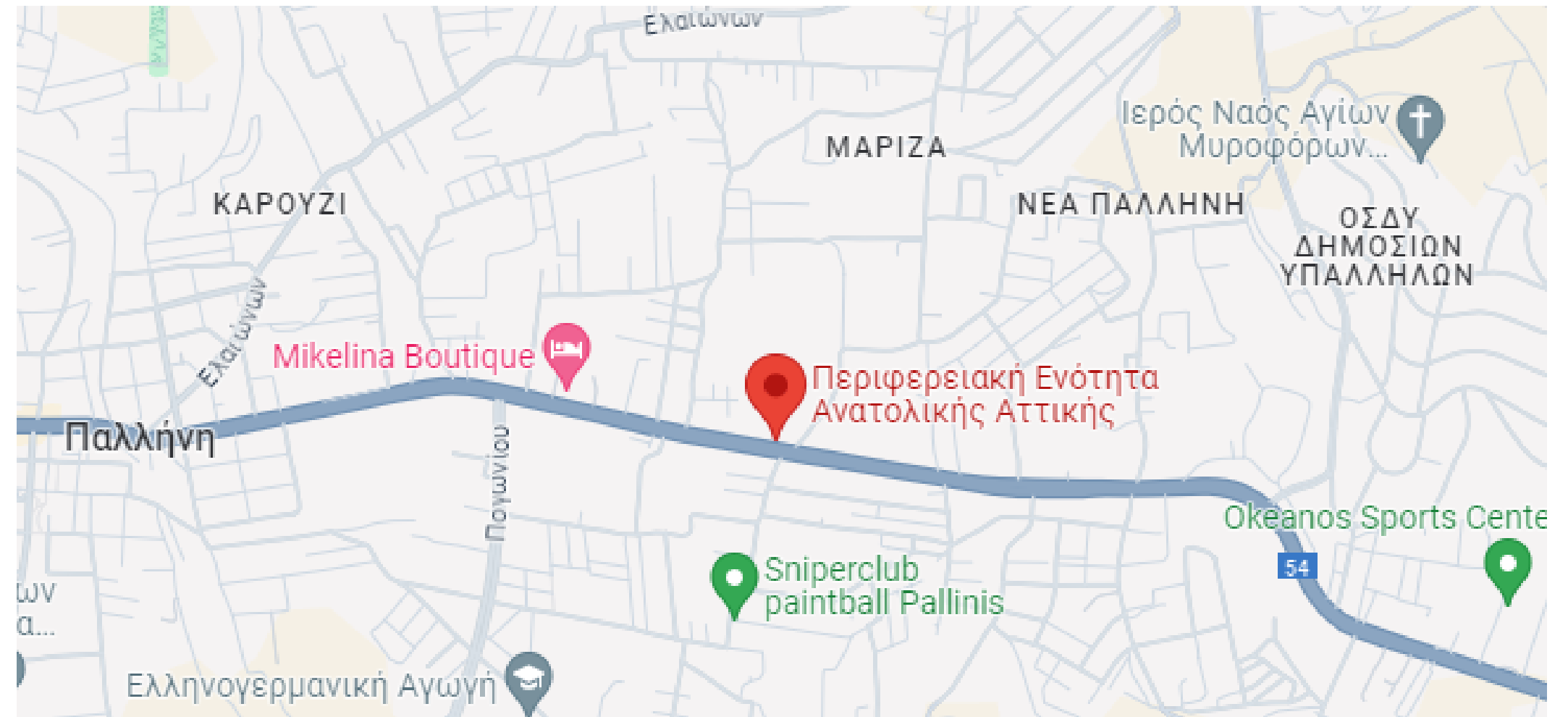
17th km. **Marathonos Ave.**, Pallini

The subject property is located at Marathonos Avenue in the Municipality of Pallini, Attica.

The Municipality of Pallini includes Pallini, Gerakas, and Anthousa as municipal units. It is located 15 km northeast of the center of Athens and its actual population is 16,415.

Pallini belongs to the urban complex of Athens. It is spread over an area of 18,702 acres, between the foothills of the Pentelliko Mountain and the Ymittos mountain, while it is also a central passage from the Athens area to the Mesogeia.

The historical center of the Arvanite settlement of Harvati is where the town now stands. It is a part of the Attica Region's Eastern Attica Regional Unit.



Description of the building

17th km. **Marathonos Ave.**, Pallini

Property Type: Stand alone Commercial building

Land area: 6,975 sqm (based on the title deeds)

Basic Information

- Built: 1976
- Good location
- Immediate accessibility via Marathonos Ave. and Attiki Odos to Athens CBD, Athens Airport, Rafina Port, National Road Athens - Thessaloniki and Athens - Patra.

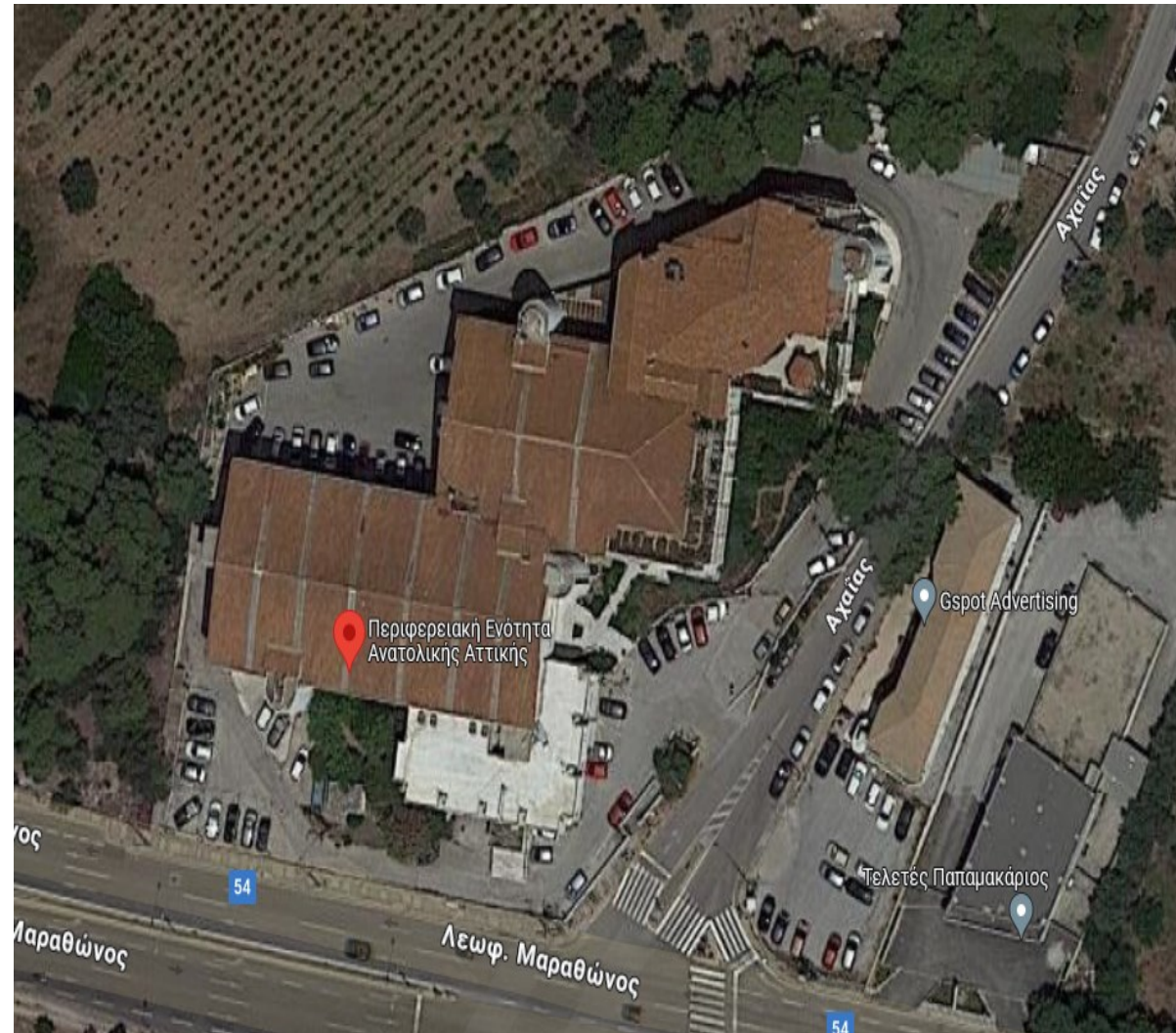
Permitted Uses: General Residency / Government Gazette (ΦΕΚ) 199Δ/2003 (*i.e. residential, education-social welfare buildings and sports facilities*)



Galaxy S22

Description of the building

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Details

17th km. **Marathonos Ave.**, Pallini



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Investments
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FLOOR	USE	AREA (sqm)
1st Basement	Warehouse	182.00
Ground Floor	Industrial Space	2,508.00
1nd Floor	Industrial Space / Offices	2,793.00
2nd Floor	Industrial Space / Offices	2,467.00
Loft	-	1,995.53
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Basements		182.00
Above the Ground		9,763.53
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Total		9,945.53

Auction

17th km. **Marathonos Ave.**, Pallini

The process

The acquisition process will be performed through electronic auction and interested parties are welcome to participate accordingly.

A notice for the said auction and additional information will be provided, following the expressed interest to participate in the said auction for the acquisition of the property.

Auction's base price: € 7,333,000

Auction's date: 24 April 2024

E-Auction Link: [kfyKJeHGvs](https://www.auction.com/kfyKJeHGvs)



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**CONTACT
PERSONS**

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 **Locations**



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