



# PROPERTY PRESENTATION

## Development Opportunity

24, Pavlou Mpakogianni // Mesologgiou &  
Halkidikis Str., Metamorfosi - Athens

# Location

## 24, Pavlou Mpakogianni Str., Metamorfosi - Athens

### EXECUTIVE SUMMARY

A truly rare development opportunity in one of Attica's most strategic locations. This high-visibility plot, totaling 6,518 sqm, is directly adjacent to the Athens–Lamia National Highway and just 350 meters from the Attiki Odos ring road — offering unmatched connectivity and exposure.

With a strong development profile (building coefficient 1.2 and 40% coverage), this property is perfectly suited for premium commercial development — whether logistics, a branded showroom, office headquarters, or a mixed-use concept.



<https://maps.app.goo.gl/XgY95nBphG3PxLn6A>

Google maps: 38.058443, 23.747745



# Description

## 24, **Pavlou Mpakogianni Str.**, Metamorfosi - Athens

The asset comprises two unified, undeveloped and construction-ready plots with a total surface area of 6,518 sqm, offering triple road frontage and full urban planning maturity. With a building coefficient of 1.2 and 40% maximum coverage, it allows a development of up to 7,821 sqm built surface.

The zoning category “General Residential” provides flexibility for a variety of uses. The property’s location and scale make it ideal for landmark developments with strong branding potential — from flagship retail to corporate complexes or premium logistics.

Urban Planning Parameters (as per Topographic Diagram – September 2022):

- Minimum Plot Size (Artiotita): 750 sqm with 20 m frontage (for streets wider than 20 m)
- Plot Exception Pre-14/07/1970: 500 sqm with 13 m frontage
- Building System: Formerly “Built on All Sides” (now subject to current regulations)
- Plot Coverage: 40% (Free-standing building system)
- Building Coefficient (FAR): 1.2
- Archaeology: Subject to archaeological oversight during excavation works
- Maximum Height: As per current Building Code (NOK)
- Garage Zone: As defined by Presidential Decree 111/2004 – Government Gazette 76A/2004
- Land Use Zoning: General Residential (permitting residential and ancillary commercial uses)



# Photo Gallery

24, **Pavlou Mpakogianni Str.**, Metamorfosi - Athens



# Asset Value

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24, **Pavlou Mpakogianni Str.**, Metamorfosi - Athens

**SALE PRICE:**

**4.500.000 €**

***“IN REAL ESTATE,  
TIMING CREATES  
FORTUNE.”***

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All communication and inquiries should be addressed to:

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# Locations



December, 2025