



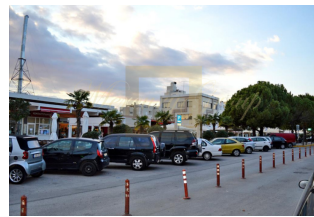
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The six-storey building is located in the district of Voula, one of the mos...

Greece, Athens

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|--------------------|--------------------|
| Price: | € 8 500 000 |
| Object type | Commerce property |
| Year built | 2002 |
| Land area | 880 m2 |
| Area | 2300 m2 |
| Category | For sale |



The six-storey building is located in the district of Voula, one of the most comfortable, beautiful and prestigious areas of Athens and Greece in general. Construction of private homes and businesses in the region began in the 60s of last century, was put into operation around the international airport of the capital. Southern suburbs favorably to the industrial areas of Athens, an abundance of greenery and overall well-maintained, beautiful wide promenade and long daylight hours due to the orientation to the west. This property has a great central location and is a good investment option, due to the fact that at the moment all 6 offices are rented and bring the owner a guaranteed income. Our experts have estimated an annual profitability rate on that particular project in the proximity of 2,07% from its lease. For the sake of highest possible accuracy in our calculations, we have taken into account the costs of acquisition as well as registration processes of the property in addition to legal costs and tax induced on the transfer of the property. Finally, the cost of obtaining an average guaranteed rent of 27.500 euros per month has also been deducted.

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