



URBAN KEYS
REAL ESTATE ATHENS



INVESTMENT PROPERTY | PIRAEUS

INVESTMENT BUILDING IN PIRAEUS

32 Psaron St. & 86 Methonis St.
Agios Dionysios, Piraeus

Two self-contained corner buildings with 9 independent units. The change of use to residential has been completed for 7 units, according to the property file.

TOTAL BUILT AREA

550 sq.m.

INDEPENDENT UNITS

9 units

PLOT SIZE

155 sq.m.

ASKING PRICE

€1,395,000

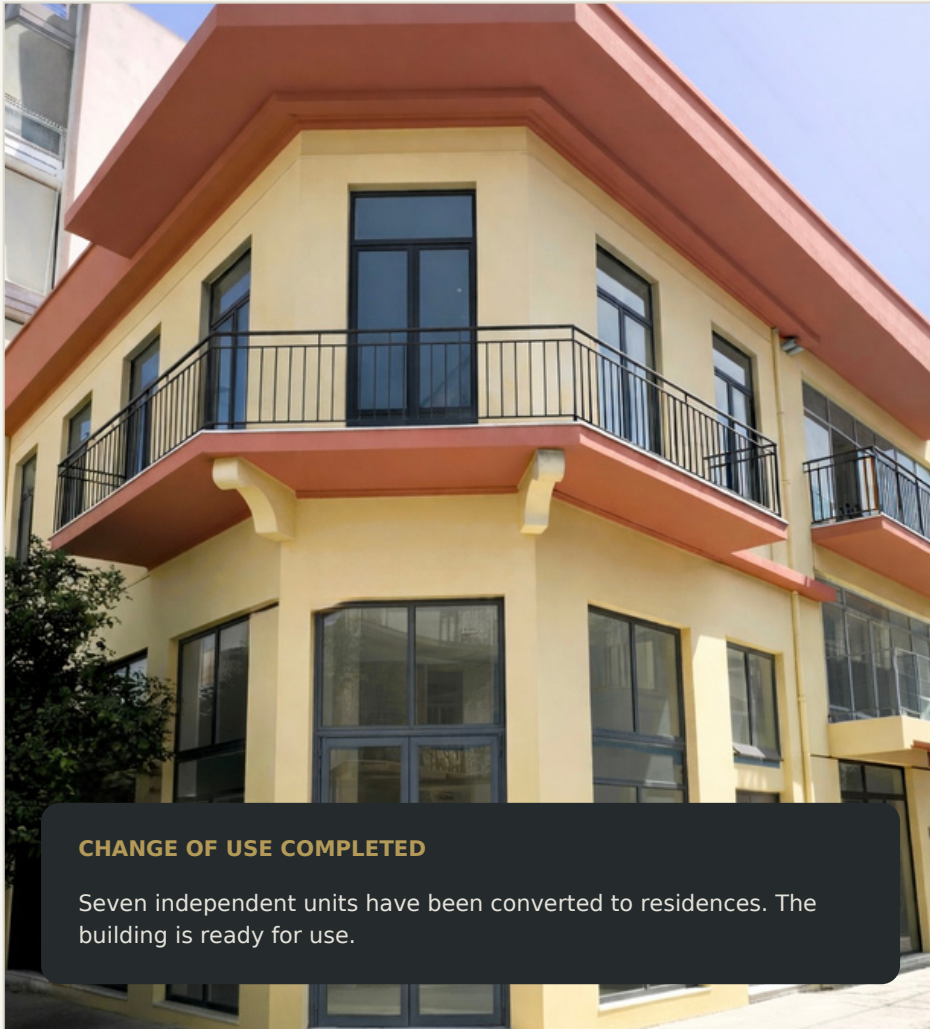
PROPERTY CODE 150-1074

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01 / AT A GLANCE

A flexible investment opportunity



Two buildings

Self-contained corner buildings with dual frontage.

550 sq.m.

Total built area on a 155 sq.m. plot.

9 units

2 existing residences and 7 units with completed change of use.

129 sq.m. of rooftop space

Private and shared outdoor areas.

Asking price: €1,395,000

02 / KEY FEATURES

A ready building designed for flexibility

- 550 sq.m. of total built area on a 155 sq.m. corner plot.
- Two self-contained buildings with dual frontage and entrances from Psaron and Methonis Streets.
- 9 independent units: 2 residences and 7 units with completed change of use to residential.
- Energy class B, thermal-break aluminium frames and independent air conditioning.
- Rooftop areas with built-in BBQs, seating and pergolas.
- Works completed: September 2026.



GOLDEN VISA INFORMATION

The change of use to residential is complete for 7 units. Golden Visa eligibility depends on current rules, the investor's circumstances and review of the final legal and technical documents.



03 / BUILDING LAYOUT

Two buildings, nine independent units

BUILDING 1 | PSARON STREET

306 sq.m.

- **Two-level residence**
120 sq.m. | 3 bedrooms | 3 bathrooms
- **Unit A**
34 sq.m. | ground floor and internal mezzanine
- **Units B and C**
70 sq.m. combined | two independent units
- **Lower-level unit**
83 sq.m. | independent layout

ILLUSTRATIVE LAYOUT

1st + 2nd floors	120 sq.m. residence
Ground floor	3 City Nook units
Lower level	83 sq.m. unit

BUILDING 2 | METHONIS STREET

244 sq.m.

- **Third-floor studio**
26 sq.m. | 14 sq.m. private rooftop
- **First-floor unit**
68 sq.m. | open-plan layout
- **Second-floor unit**
66 sq.m. | open-plan layout
- **Ground-floor unit**
75 sq.m. | separate entrance

ILLUSTRATIVE LAYOUT

3rd floor	26 sq.m. studio
2nd floor	66 sq.m. unit
1st floor	68 sq.m. unit
Ground floor	75 sq.m. unit

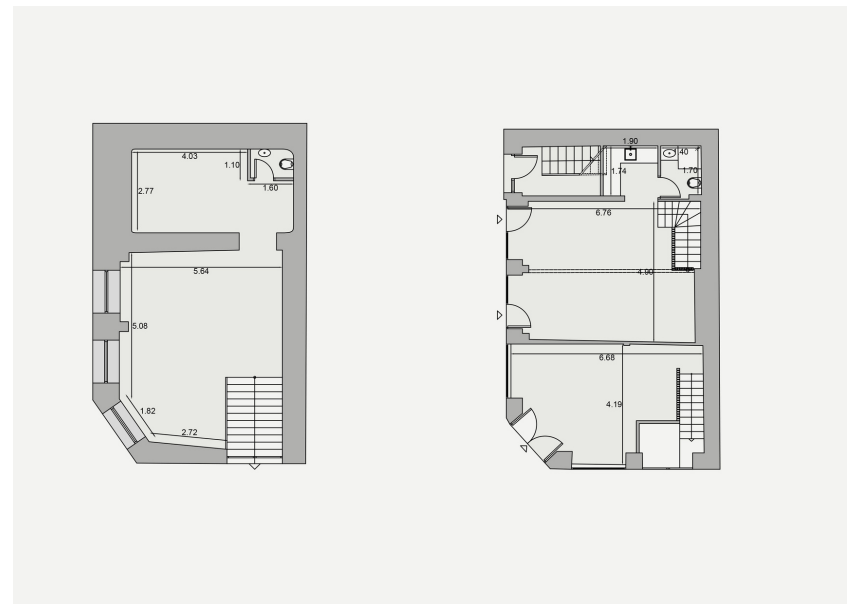
7 units with completed change of use to residential | 2 existing residences

04 / GROUND-FLOOR UNITS

Three independent units with mezzanines

The ground floor has three units with internal mezzanines and practical layouts. The change of use to residential has been completed for all three, according to the property file.

- **Unit A:** 34 sq.m. in total, including the mezzanine.
- **Units B and C:** 70 sq.m. combined, arranged as two independent spaces.
- Open-plan layouts with a kitchen and bathroom, as shown in the property plans.



Areas: figures follow the available property information. Final measurements should be checked against official plans and documents.



05 / INDEPENDENT UNIT

Spacious lower-level unit

INDEPENDENT UNIT

83 sq.m.

A spacious open-plan area with a WC on the lower level. This unit is included in the completed change of use to residential, according to the documents provided.

FEATURES

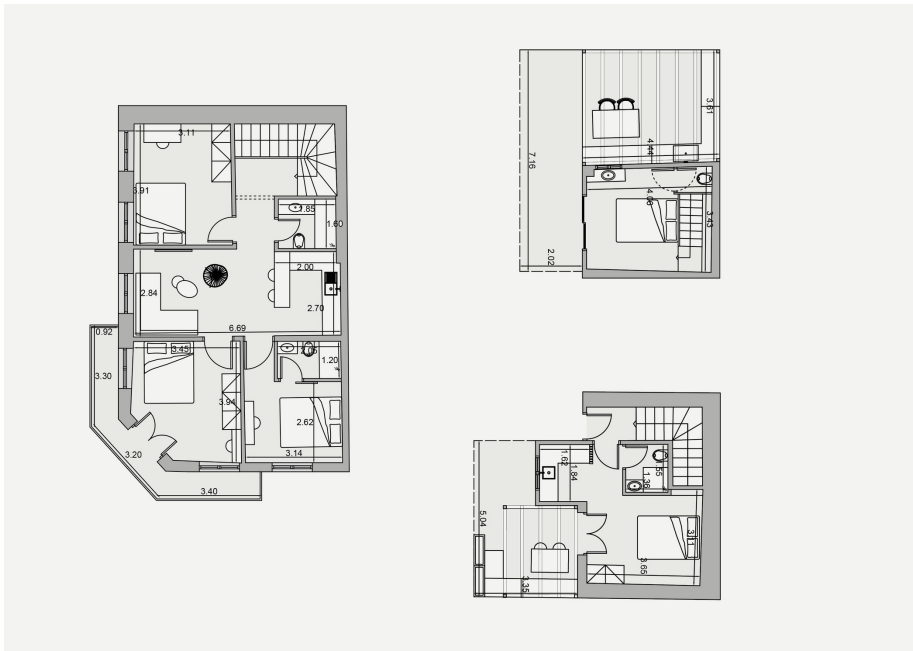
- Separate access from Methonis Street.
- Open-plan space, WC and flexible furnishing options.





06 / TWO-LEVEL RESIDENCE

Character residence with a private rooftop



A two-level residence with neoclassical details and direct access to a private rooftop with a BBQ, outdoor kitchen and pergola seating area.



120 sq.m.

Duplex on the 1st and 2nd floors

3 bedrooms

3 bathrooms

Ceilings up to 3.85 m

31 sq.m. private rooftop



07 / GROUND-FLOOR UNIT

Independent 75 sq.m. unit

Ground-floor unit with a separate entrance, open-plan layout and WC. It is one of the 7 units with completed change of use to residential, according to the property file.

AREA

75 sq.m.

LAYOUT

Open-plan

The space allows for a flexible layout and has direct access from Methonis Street. Photos and plans show its current configuration.



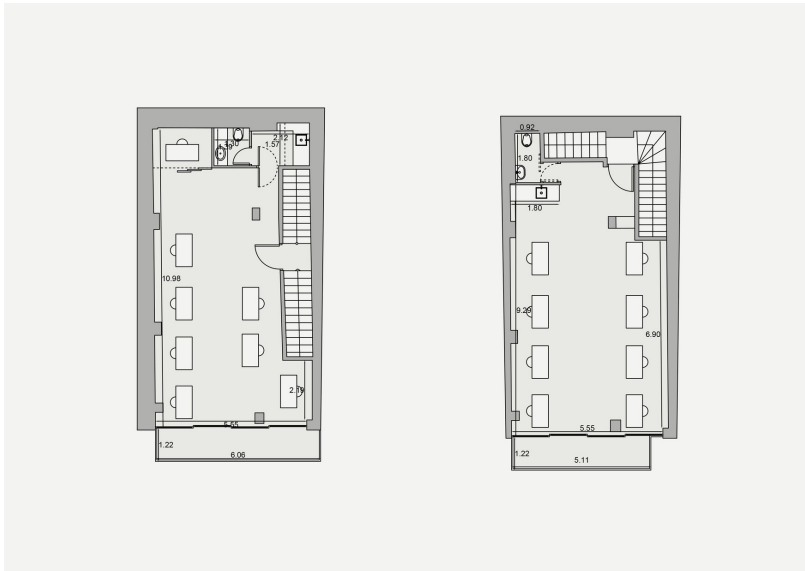
CHANGE OF USE COMPLETED





08 / INDEPENDENT UNITS

Two upper-floor units



68 sq.m.

First-floor unit

1st floor
Open-plan space, kitchen, WC and private balcony.

66 sq.m.

Second-floor unit

2nd floor
Separate layout, kitchenette, WC and balcony.

Both units are included in the completed change of use to residential.



09 / THIRD-FLOOR STUDIO

Studio with a private rooftop

AREA

26 sq.m.

PRIVATE ROOFTOP

14 sq.m.

Independent third-floor studio with an open-plan layout, fitted kitchen and shower room. The private rooftop has a BBQ and a furnished seating area.

This is one of the two residences that were already in the building before the change of use was completed for the other units.



10 / OUTDOOR AREAS

Rooftop with private and shared areas

Approximately 129 sq.m. of rooftop space, arranged as private and shared outdoor areas.

31 sq.m.

Private residence rooftop

BBQ, outdoor kitchen, seating and pergola.

14 sq.m.

Private studio rooftop

BBQ and seating with panoramic views.

84 sq.m.

Shared rooftop

Seating area and custom bar.

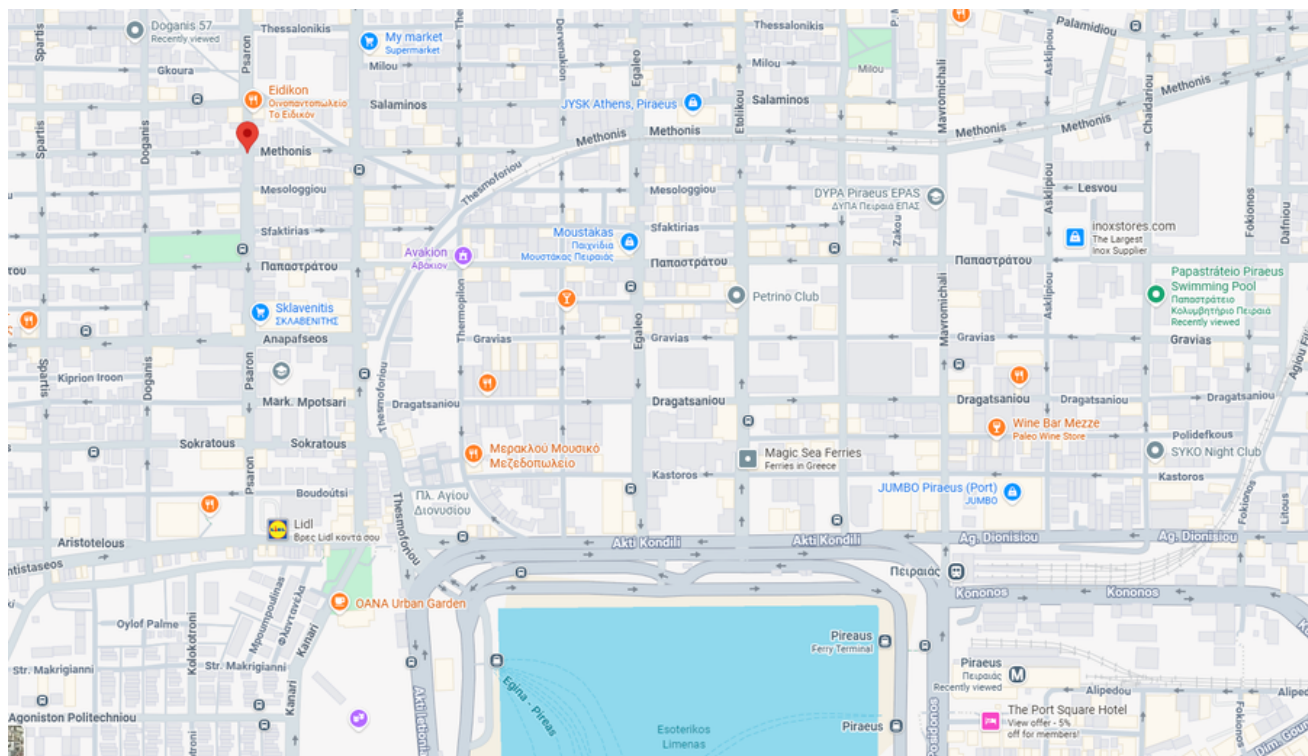




11 / LOCATION

Agios Dionysios, Piraeus

An urban Piraeus location with access to shops, services, public transport and the port. Distances below are approximate and taken from the property file.



PIRAEUS PORT **950 m**

BUS STOP **150 m**

METRO **1.2 km**

SUPERMARKET **240 m**

SCHOOLS **400 m**

PAPASTRATEIO **1.1 km**

PROPERTY 150-1074 | PIRAEUS

REQUEST THE FULL PROPERTY PACK

Contact Urban Keys Real Estate Athens for more information, available documents or to arrange a viewing.

PHONE

+30 211 198 9308

EMAIL

info@urban-keys.gr

WEBSITE

urbankeysrealestate.com
urban-keys.gr

56 Ermou Street, Athens 105 63

Urban Keys Real Estate Athens

VIEW PROPERTY



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