

# Property Brochure



# Property Miami

# Property Overview

This rare four-story property is situated in the heart of Pothia, directly facing the main square of the port, offering an exceptional investment opportunity with a fully licensed bar on the ground floor and three separate apartments above, ideal for short-term rentals (Airbnb) or long-term tenants.

Turnkey business (bar) with immediate income potential and three rental units in high demand due to the prime tourist location with flexible usage and strong Airbnb market due to Kalymnos' popularity for climbing, diving, and island tourism.



# Values And Vision

Ground Floor – Licensed Bar with Outdoor Seating

Well-known bar operating successfully for over 25 years

Operating business with full commercial license included in the sale.

Spacious seating area in front, covered by a pergola that can be fully enclosed with sliding glass doors for year-round use.

Prime location ensures high foot traffic from both locals and tourists.



First, Second & Third Floor – Three Compact Apartments (Each ~35 sqm)

Perfectly sized for short-term rentals, each with:

Front balcony overlooking the port & main square

Ideal for tourists seeking a central location with stunning views of the port.

Spacious Rooftop Terrace with panoramic views of the promenade, port and the ancient castle.

# Features

- Directly on the main square and concerts take place throughout the year
- Facing the waterfront promenade with generous outdoor sitting area
- Breathtaking views of the port, sea and historic castle of Chorio

This is a unique opportunity to own a mixed-use property in the most vibrant part of Pothia. Whether as an income-generating asset or a personal residence with business potential, this property offers unmatched value since very rarely properties become available on the main square.

District:

**Pothia**

Area:

**180,00 m<sup>2</sup>**

Main-Use:

**Commercial and Residential**

Features:

**Includes Commercial license**



# Map Location





# Let's Talk

For more information about the project, availability, or to arrange a meeting, please use the details below.

A member of our team will be happy to assist you.

## Contact

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