

# Samuel INVEST



Samuel  
INVEST

SOLD

Apart - Athens - 27m2 - Apart

Total € 55,000

## Gross Yield

9.4%

## Net Return

8.2%

## Monthly Earnings

+ € 450



Invest in a fully renovated 27 m<sup>2</sup> studio, ideally located near the famous Panathenaic Stadium, in one of Athens' most desirable neighborhoods. With a total budget of €55,000, including purchase and renovation, this property is ready to generate attractive rental income.

## High profitability

Location

Neighborhood

Property price

## Total Timeline

3 months

Renovation

1 month

Currently rented at €450 per month, the studio offers a **gross yield of 9.4%** and a **net yield of 8.2%**. Our turnkey management covers every step—from purchase to rental—to deliver a profitable, hassle-free investment. **Samuel INVEST handles the entire process from A to Z.**

## Total Project Cost € 55,000

Selling Fees and Management	€4,000
Final Selling Price	€ 34,000
Total Renovation Fees	€ 6000
Registration Fees	€ 5000
Samuel INVEST Fees	€ 6000

## Annual Income € 5,400

Monthly Rental Income	€ 450
Annual Rental Income	€ 5,400
Total Rental charges	Covered by tenant

## Annual Expenses € 350

Yealy Tax	€ 200
House Insurance	€ 150

## Financial Forecast 10-Year

Holding Period	10.00
Property Price Evolution	3.0-5.0%

## Resale Price in 10 years

€ 86,558

## Cash Available at year of Resale

€ 140,249