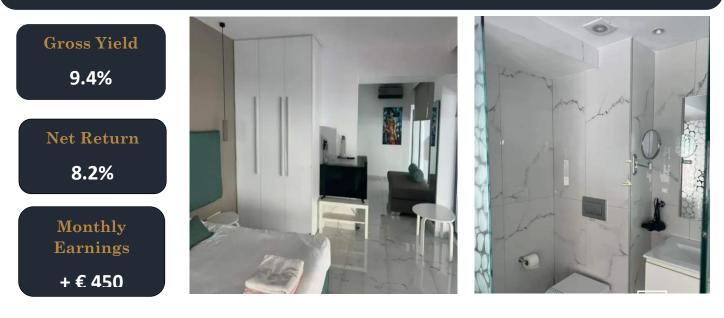
## Samuel INVEST

Apart - Athens - 27m2 - Apart

## Total € **55,000**



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.

<b>Total Project Cost</b>	€ 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

<b>Financial Forecast</b>	10-Year
Holding Period	10.00
Property Price Evolution	3.0-5.0%
Resale Price in	Cash
10 years	Available at

€ 86,558

year of Resale € 140,249

Samuel INVEST