

MG GREECE

PRESENTATION

Exarcheia, Athens

THE PROPERTY

Apartment

52 m²

Floors: 3rd floor

Price: 128.000 €

Price per m²: 2.461€

THE BUILDING



HALLWAY



LIVING ROOM



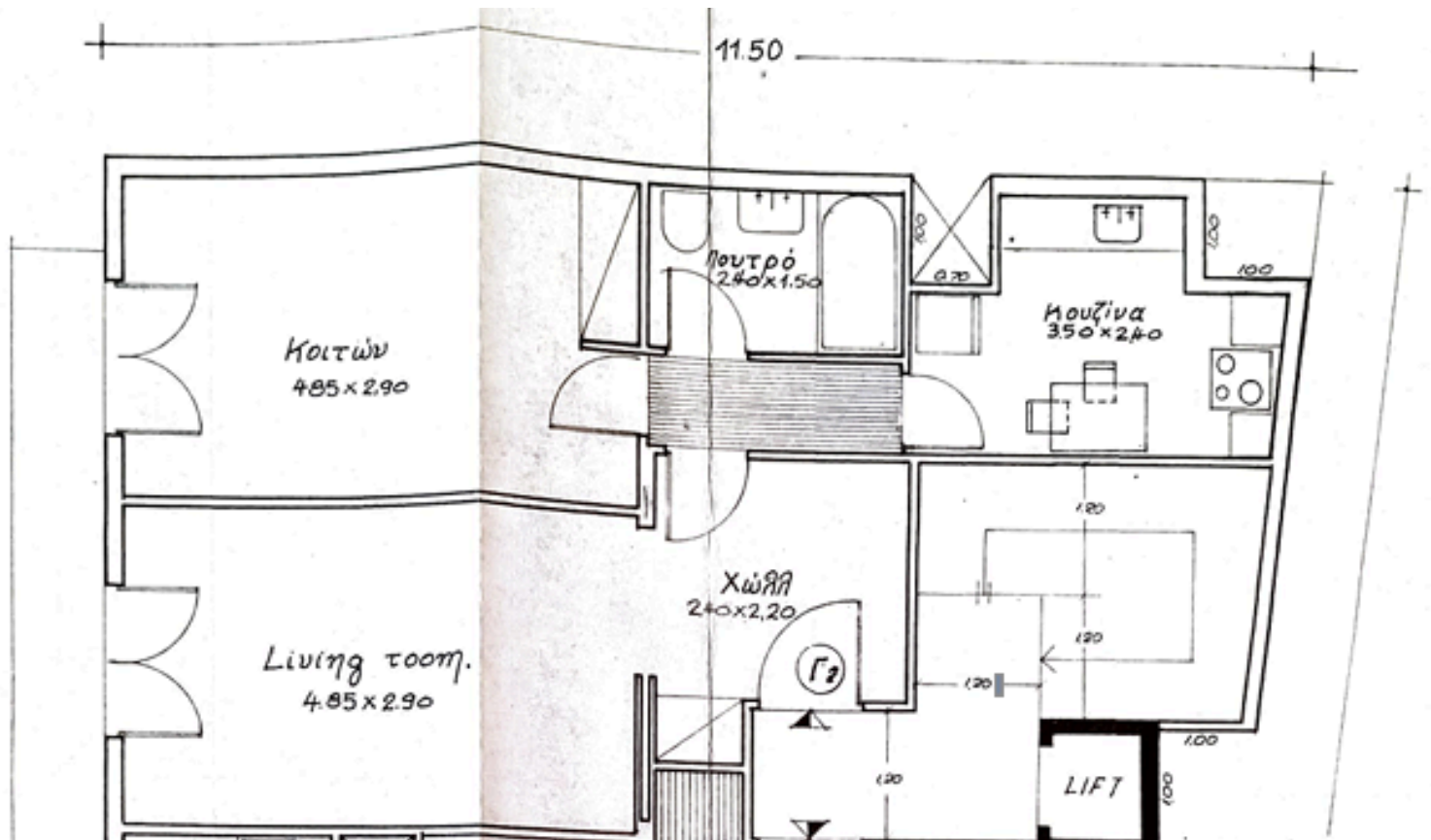
KITCHEN



BEDROOM



CURRENT PLANS



PROPOSED PLANS

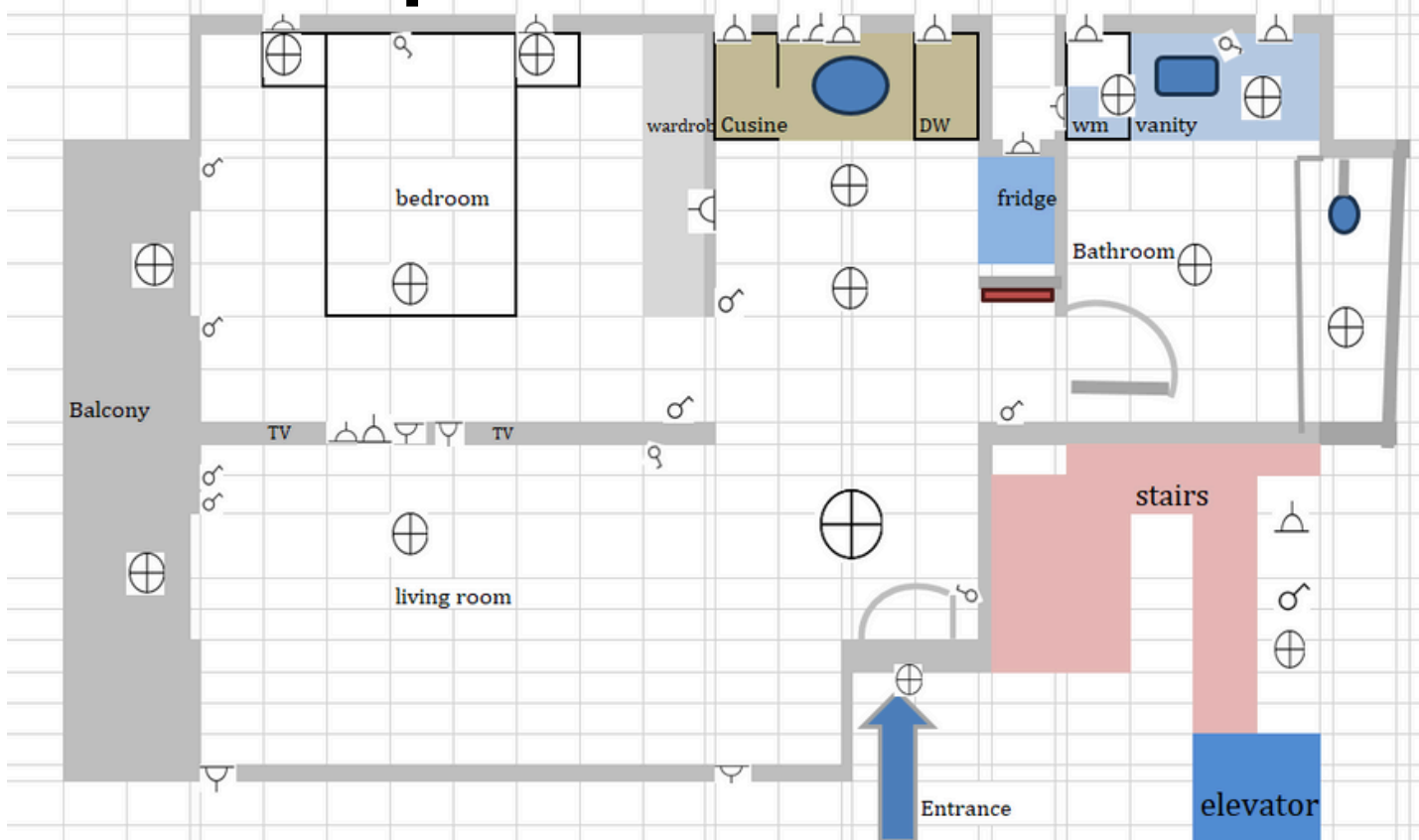


Option 1 option 1



Electric plan layout 1st draft

option 2



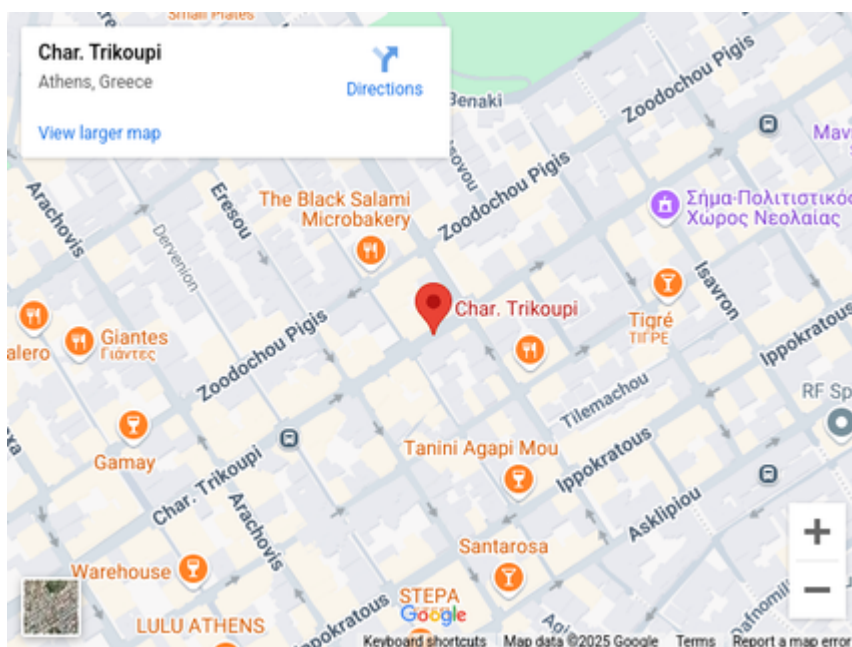
PROPOSED PLANS

A	B	C	D	E
	<u>Purchase Cost Estimation</u>			
Client:				
Property Address:				
Building Info:	52 sqm Building			
Date:	28/11/2024			
	First draft estimation			
Procedure			Emgagment agreemen	Final Notary Agreement
			Down payment	Final payment
Purchase Price	Direct payment to Seller's Bank Account	128,000.00 €	3,000.00 €	125,000.00 €
Objective Value	State Evaluation of the Property	85,000.00 €		
Property Purchase Tax	Will be executed by Lawyer 3.09% on the Higher Value **	3,955.20 €		3,955.20 €
Municipality Tax	Will be executed by Lawyer **	460.00 €		460.00 €
Land Registry/Cadastre Fee	Will be executed by Lawyer 7/1000 on the Higher Value **	896.00 €		896.00 €
	** The final amount will be calculate by the state in the payment day			
Real Estate Agent	Commission (1.5%)	1,920.00 €		1,920.00 €
Engineer Fee	Engineering check of ID building (not include municipality costs)	1,500.00 €	1,500.00 €	
	Small scale permit	1,000.00 €	500.00 €	500.00 €
Lawyer, Ioanna Makri	Purchasing Inspection, Documentation Check & Payment Confirmation 1% from the higher value	1,300.00 €	650.00 €	650.00 €
	Title reports	450.00 €	450.00 €	
REVIVEL ACCOUNTENT	Tax Number etc issuing (2)	0.00 €		
	Bank account	0.00 €		
	Issuing on E9 (Property Declaration for Tax	0.00 €		
Notary, Elena Markoulakou	Total Notary Fees estimation 1.% from the OV or the higher value	1,536.00 €		1,536.00 €
	Pre Notary agreement			
MG Greece Fee	Coordination and manage the preliminary phase unti the Notary agreement	2,800.00 €	2,800.00 €	
	MG + associates costs	10,506.00 €	8,900.00 €	134,917.20 €
	MG + associates costs + VAT	13,027.44 €		
	Tax Estimation costs (no vat)	5,311.20 €		
	Purchase Cost Estimation	146,338.64 €		
	Renovation costs estimation (include vat)	39,365.51 €		
	Total	185,704.15 €		

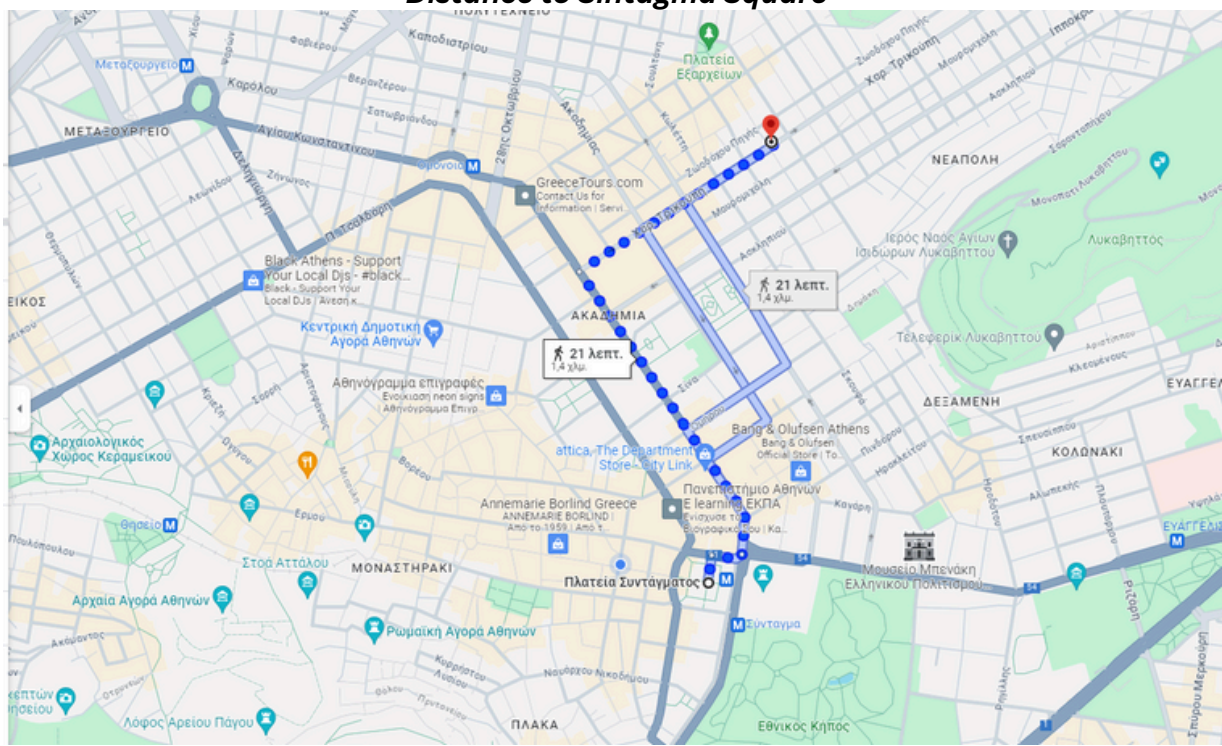


STRATEGIC LOCATION

- **Prime Location in Exarcheia:** Located in the heart of one of Athens' most vibrant and sought-after neighborhoods, offering a dynamic blend of history, culture, and modern living.
- **Excellent Connectivity:** Easy access to public transportation, including metro and bus lines, connecting you to the city's main areas in just minutes.
- **Cultural Hub:** Surrounded by trendy cafes, bars, and restaurants, along with cultural landmarks and local boutiques, making it perfect for those who enjoy a lively, urban lifestyle.
- **Educational & Professional Proximity:** Close to major universities, hospitals, and business hubs, ideal for students, professionals, and families alike.
- **Walkable Neighborhood:** Enjoy the convenience of local shops, grocery stores, parks, and daily services all within walking distance.

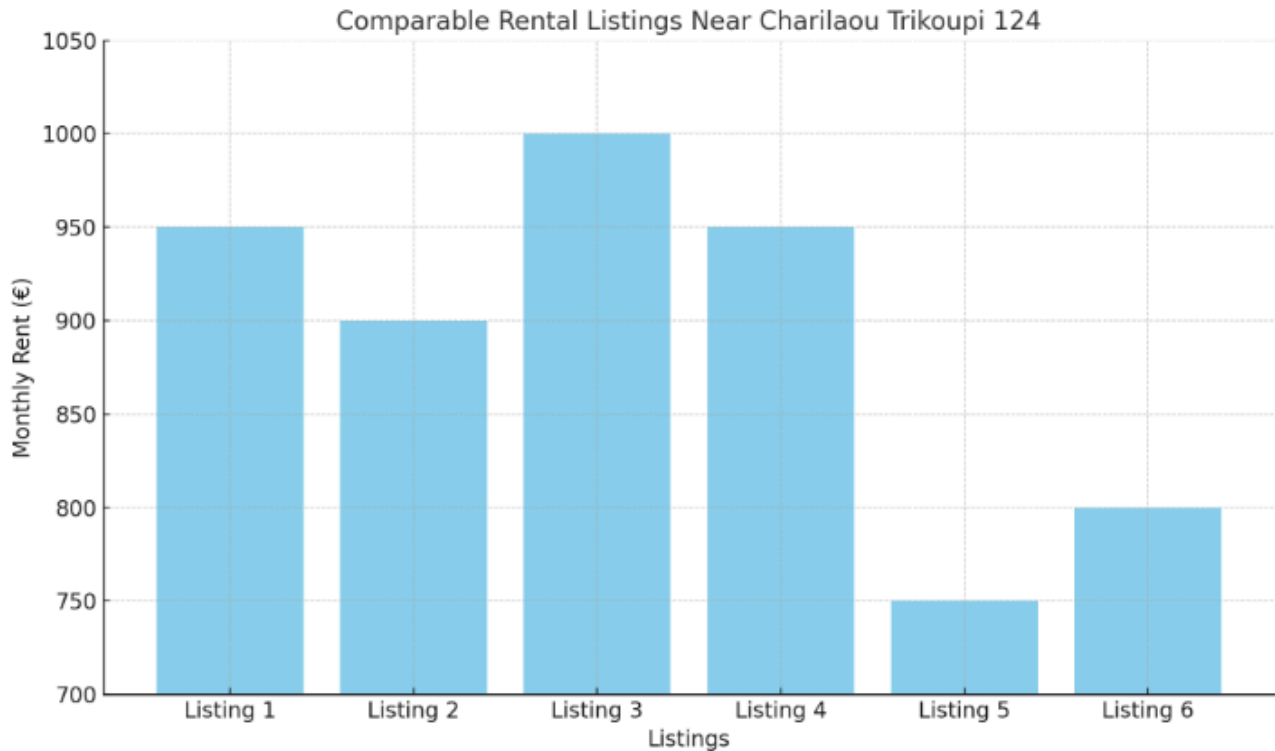


Distance to Sintagma Square



RENTING MARKET DATA

Based on comparable properties in the area, the potential rental income for this apartment could be between €750 and €1,000 per month.



Here are some examples of similar listings

- €950 for a 50 sqm apartment [Listing 1](#)
- €900 for a 50 sqm apartment [Listing 2](#)
- €1,000 for a 55 sqm apartment [Listing 3](#)
- €950 for a 50 sqm apartment [Listing 4](#)
- €750 for a 45 sqm apartment [Listing 5](#)
- €800 for a 48 sqm apartment [Listing 6](#)

This range demonstrates the strong rental demand in the Exarcheia area, offering an attractive opportunity for a return on investment once you purchase the apartment.

ABOUT US



MG Greece is a privately owned company registered in Greece, operating since 1996. Over the past decade, the company has specialized in the local real estate market, primarily in Athens.

MG Greece provides a comprehensive range of services, including property identification, investment consulting, inspection, renovation, and management, tailored to meet clients' needs. Its expertise lies in managing long-term rental apartments, fostering lasting relationships with clients.

The company boasts a **portfolio** of profitable properties strategically located in central areas of metropolitan Athens, solidifying its reputation as a trusted partner in the real estate sector.

DISCLAIMER

The information in this document is for informational purposes only and is not exhaustive. Investors should conduct their own due diligence and seek professional advice before making decisions. Past performance does not guarantee future results. Data is accurate as of 28/11/2024, unless stated otherwise, and is subject to change.

