

# MG GREECE

## PRESENTATION

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KALLITHEA

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# THE PROPERTY

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## Apartment Description

**54 m<sup>2</sup>**

**Floor:** Third

**Price:** 95.000€

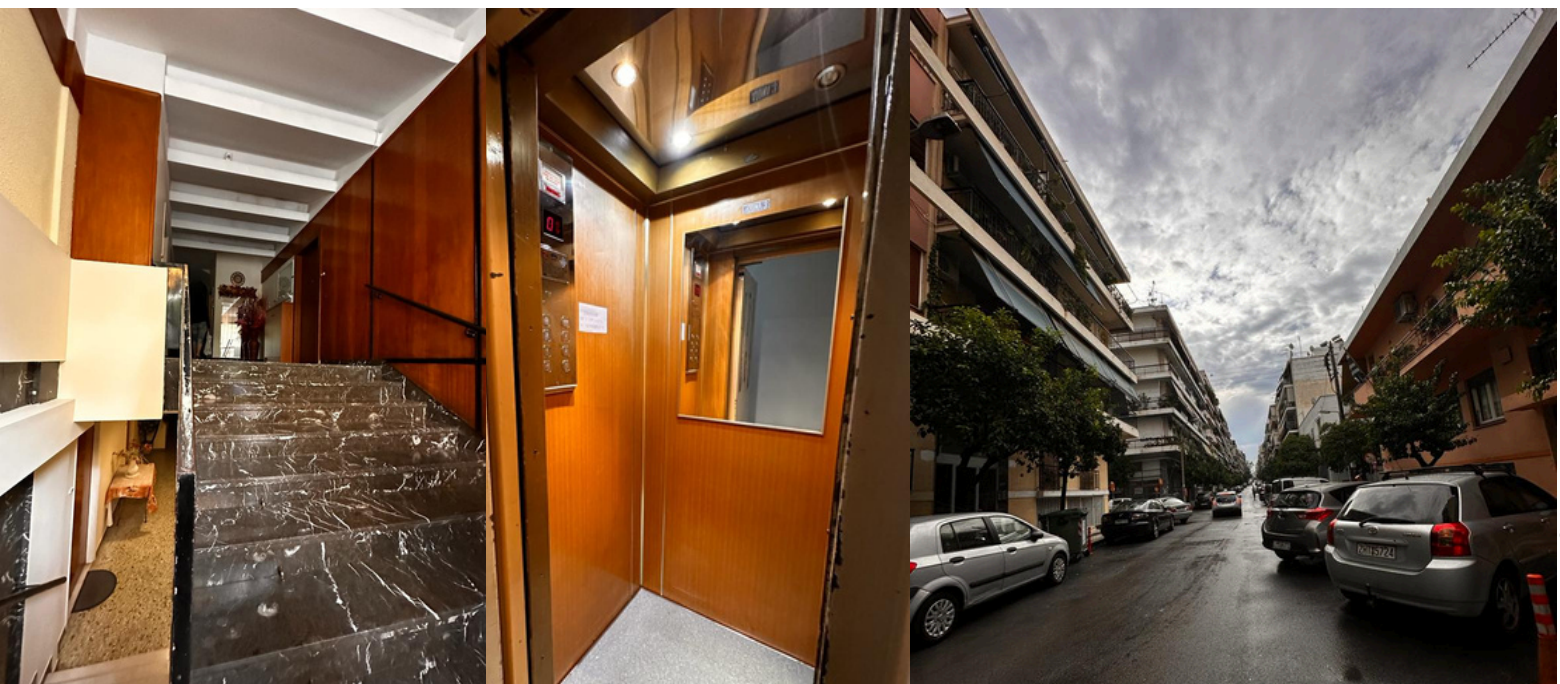
**Built:** 1964

**Price per m<sup>2</sup>:**1862€



*The apartment has brand new security door, renovated kitchen, parket in great condition and connection to natural gas.*

# THE BUILDING





# *Living Room*

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# BEDROOM





# KITCHEN





# BATHROOM





# BALCONY



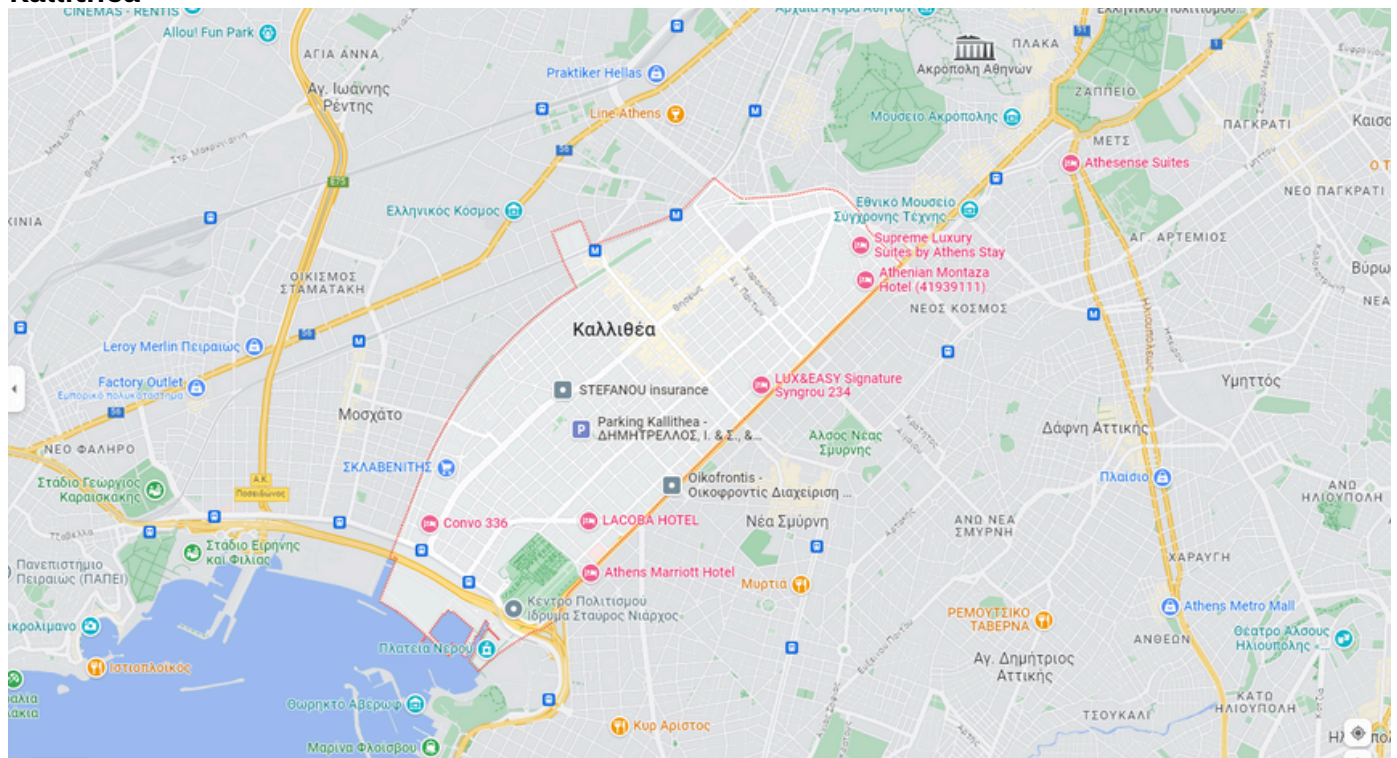


# STRATEGIC LOCATION

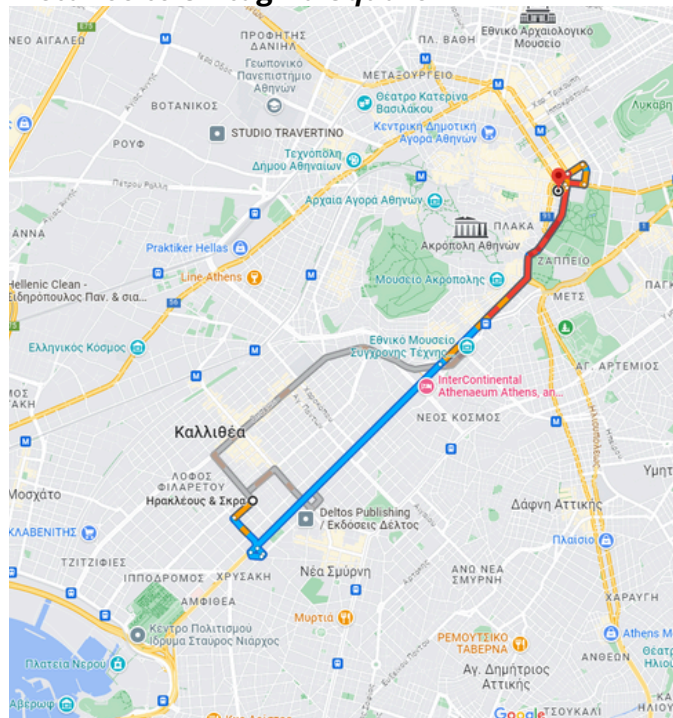
One of the largest municipalities in Greece, Kallithea is in the south of Athens bordering the Saronic Gulf and Athens' historic centre.

In 2016 **Kallithea** got a shot in the arm, when the **Stavros Niarchos Foundation Cultural Centre** was unveiled close to the Faliro Bay in the south of the suburb.

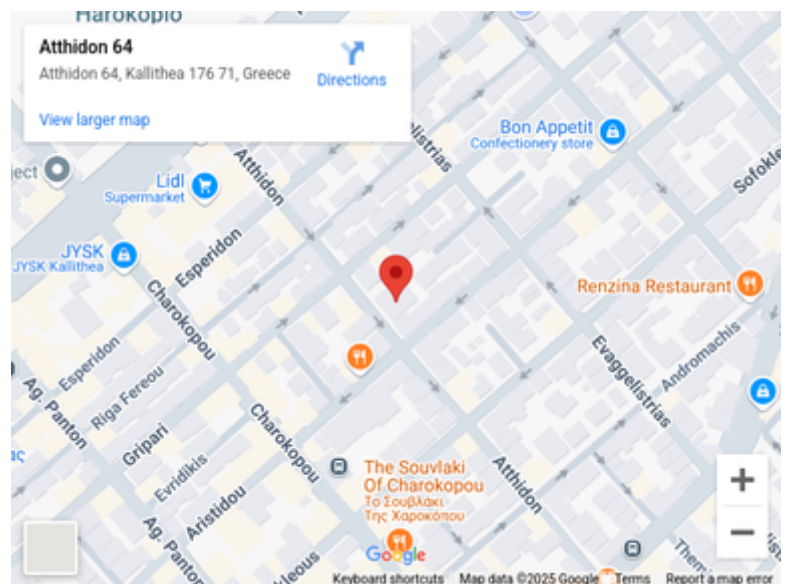
Kallithea



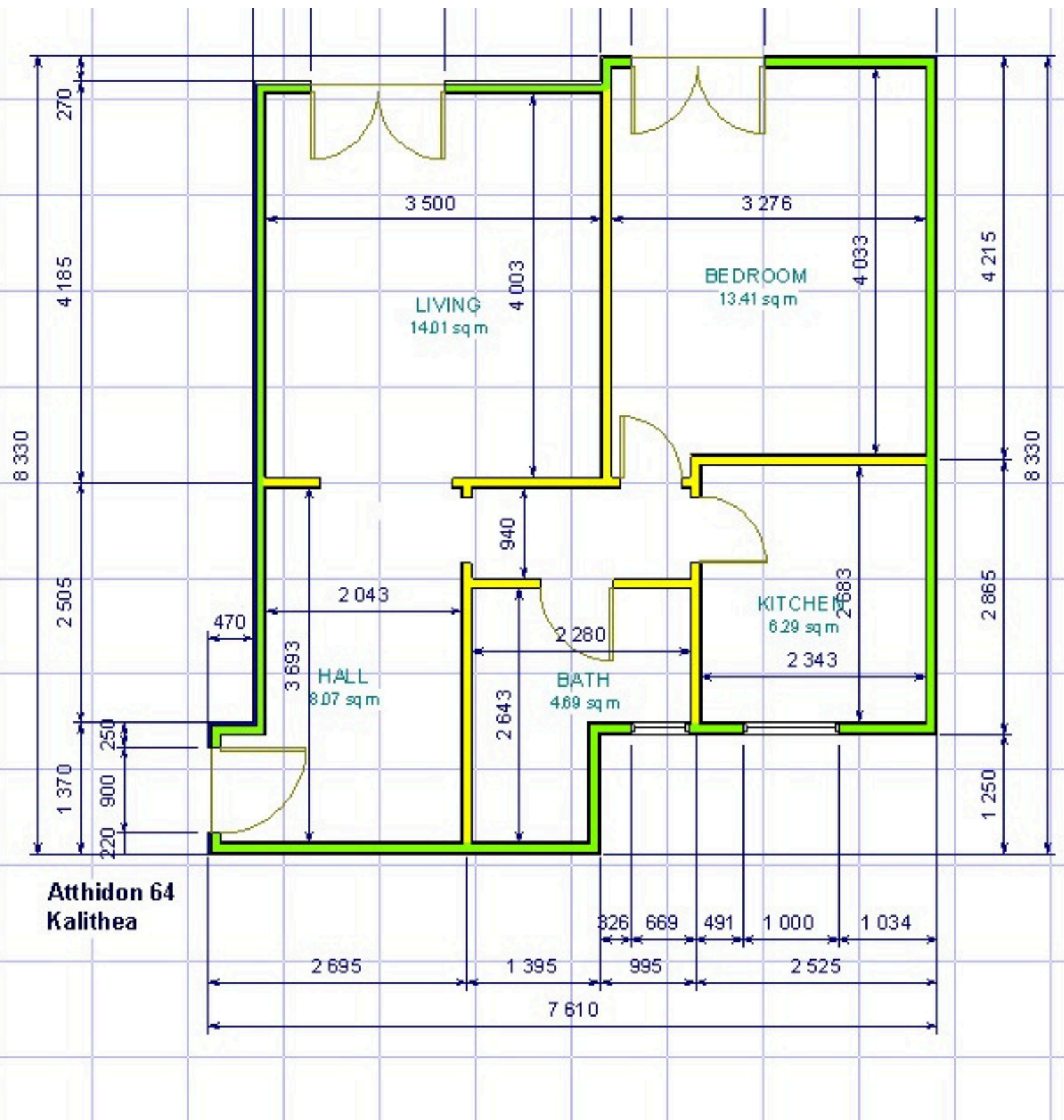
Distance to Sintagma Square



Location Link



# PLANS

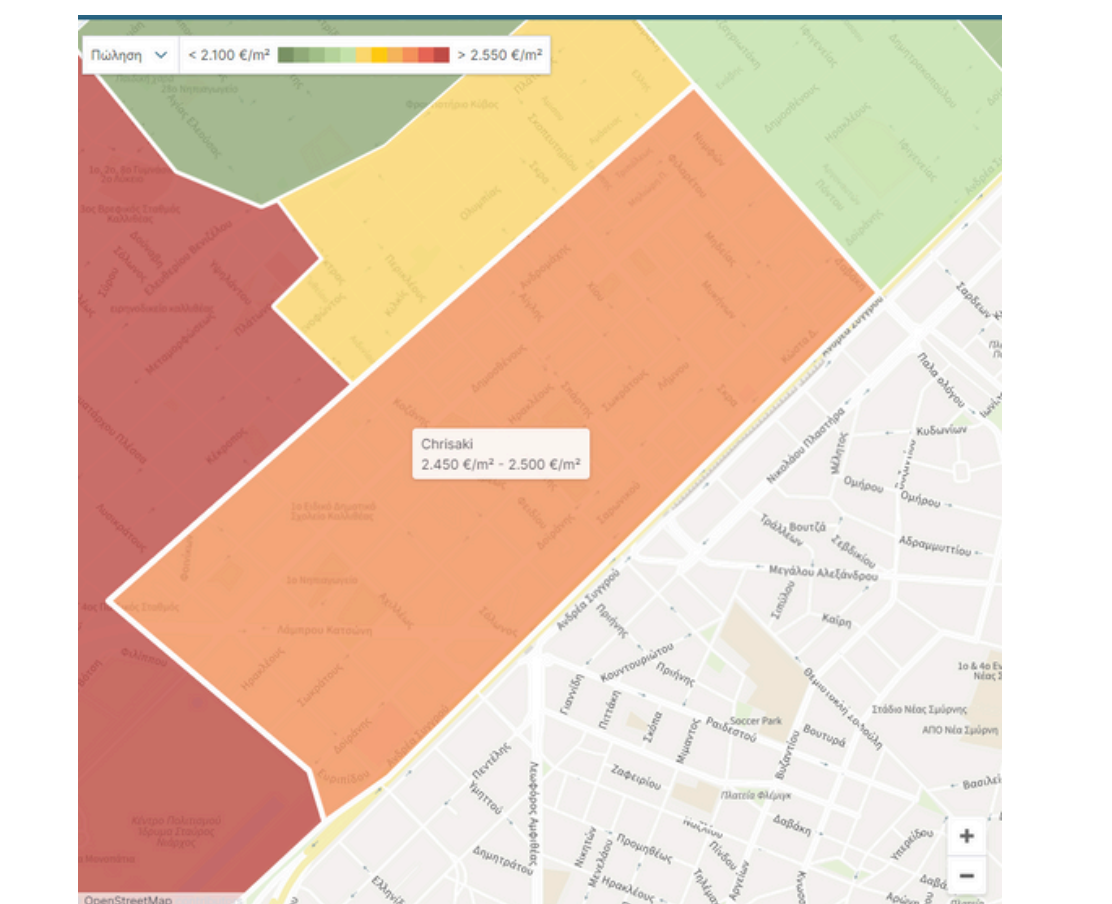




# SALES MARKET DATA

The average price for properties for sale in May 2023 was **€2,631 per sq.m.**, an increase of 7.08% compared to May 2022 (€2,457/sq.m).

In the last 2 years, the average price in the area reached its highest point in the month of April 2023, with an average price of **€2,632 per sq.m.**



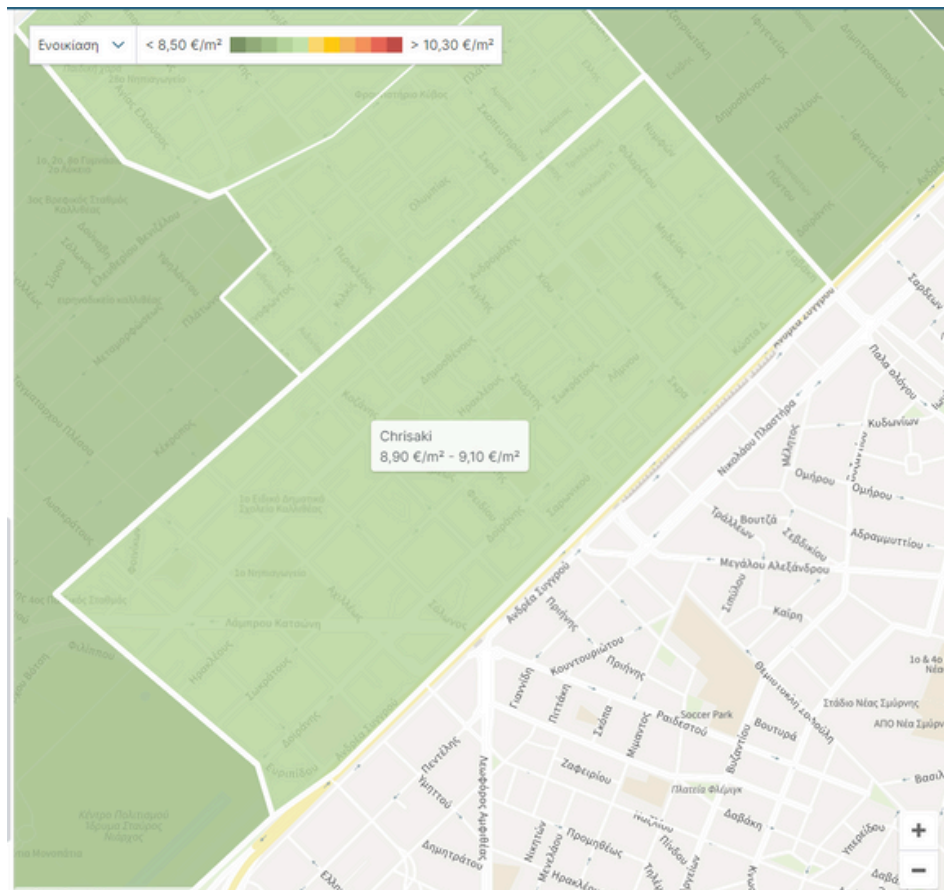
\*Source: Indomio



# RENTING MARKET DATA

The average price for properties for rent in May 2023 was **€8.96** per month per sq m, an increase of 3.70% compared to May 2022

In the last 2 years, the average price in the area reached its highest point in the month of May 2023, with an average price of **€8.96 per sq.m.**





# ABOUT US

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MG Greece is a privately owned registered company in Greece that has been active **since 1996**, in the last decade the company has been operating in the local real estate market mainly in Athens.

MG Greece locates properties and potential investments for its clients, **inspects**, **renovates** and **manages** the properties on behalf of them, when the basis of the relationship between the parties is for long-term rent apartments.

The company owns **profitable** properties in central areas in the metropolis of Athens.

## DISCLAIMER

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*The information contained in this document is not inclusive and does not claim to contain all of the information which investors may need or desire in order to make a conclusive investment decision.*

*Past performance is not a guarantee of future results.*

*All data as of 07/12/2024, unless otherwise noted.*

