

# MG GREECE

## PRESENTATION

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Nea Smirni

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# THE PROPERTY

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## Apartment Description

82 m<sup>2</sup>

**Floor:** Forth Floor

**Price:** 210.000€

**Price per m<sup>2</sup>:** 2.560€

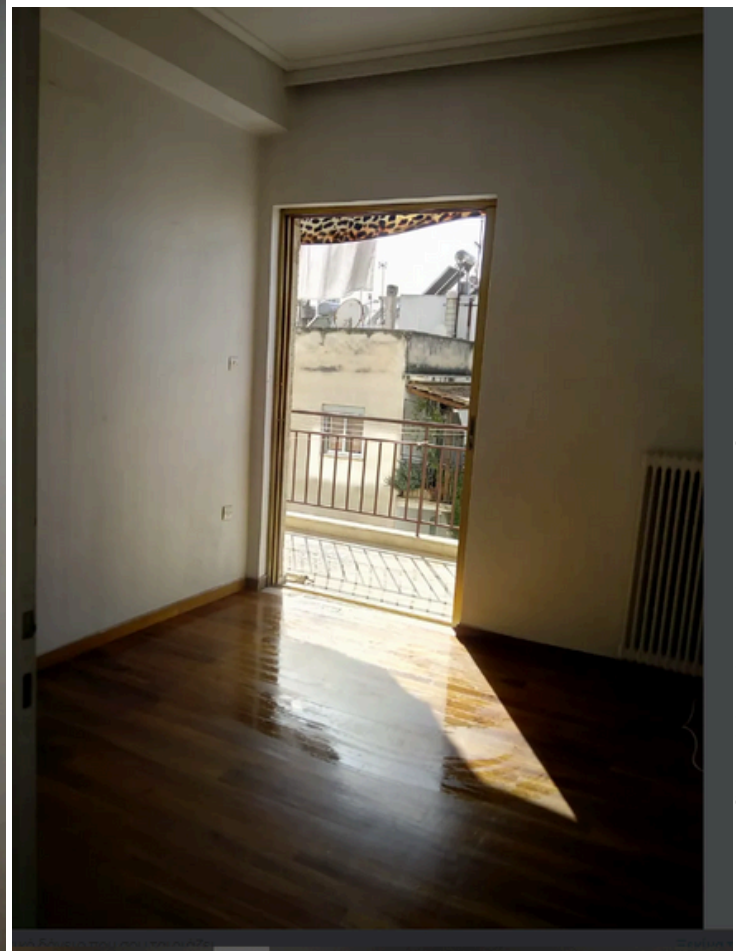
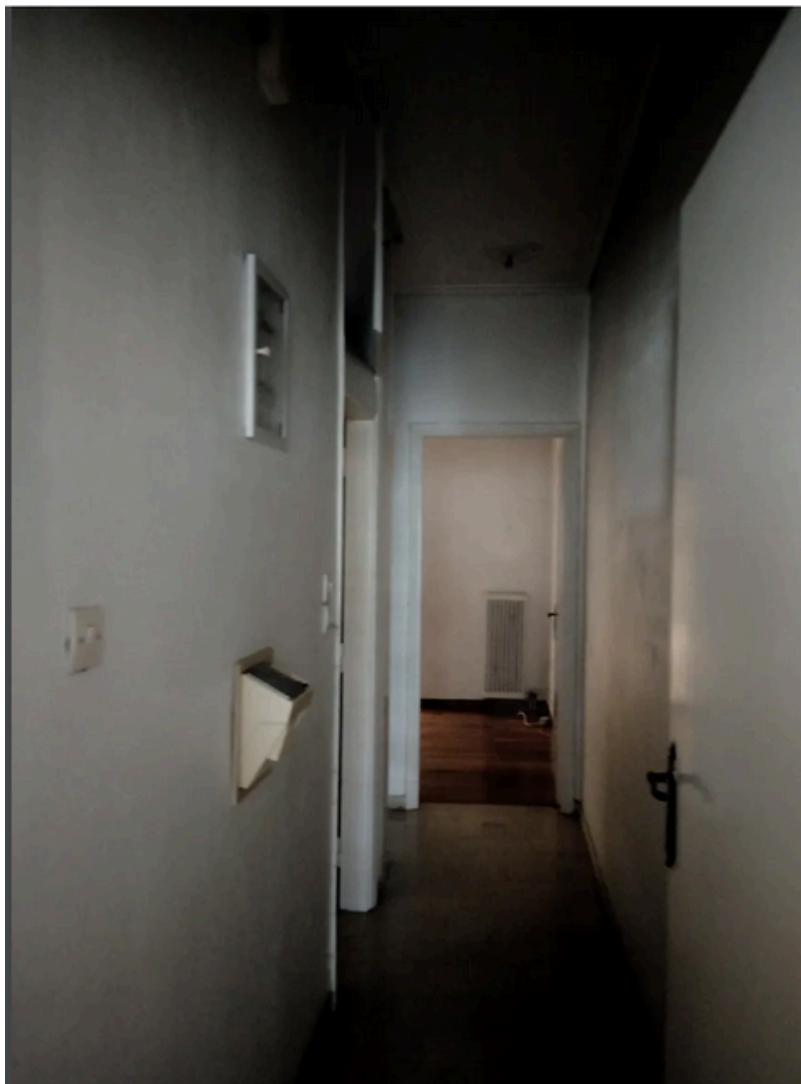


# THE BUILDING



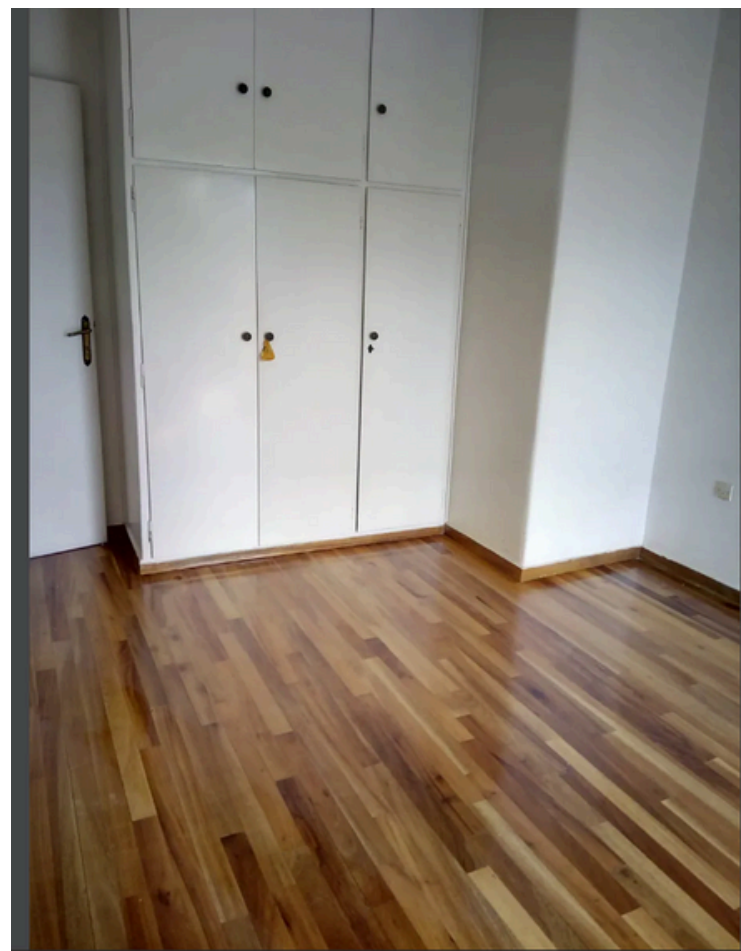


# THE APARTMENT





# THE APARTMENT



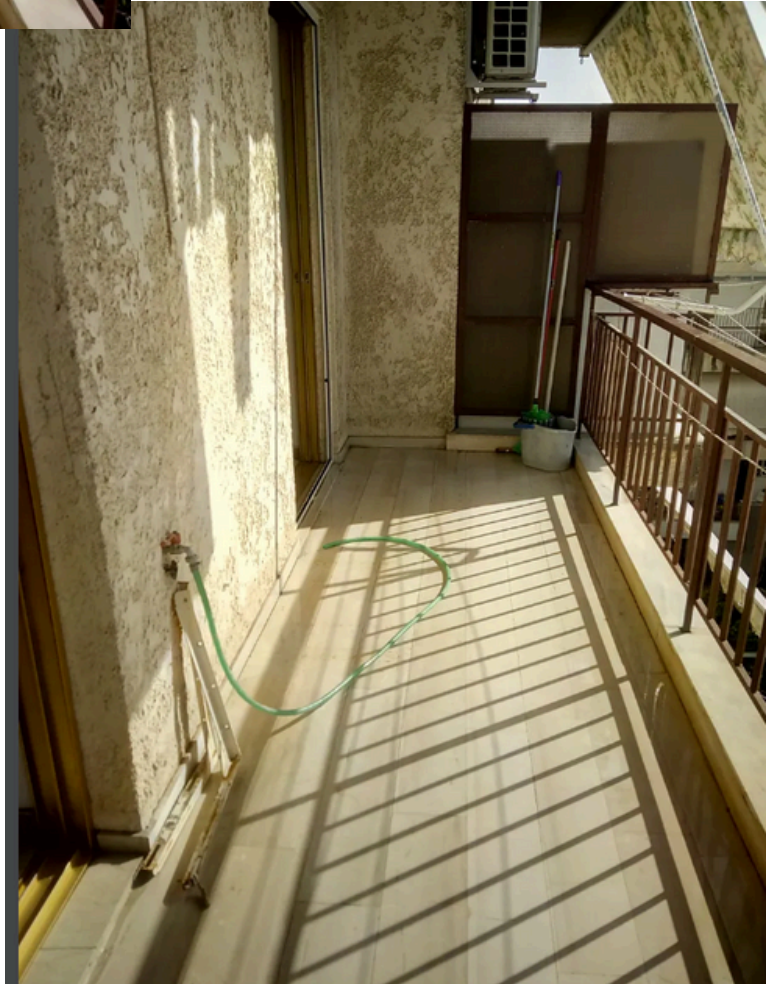
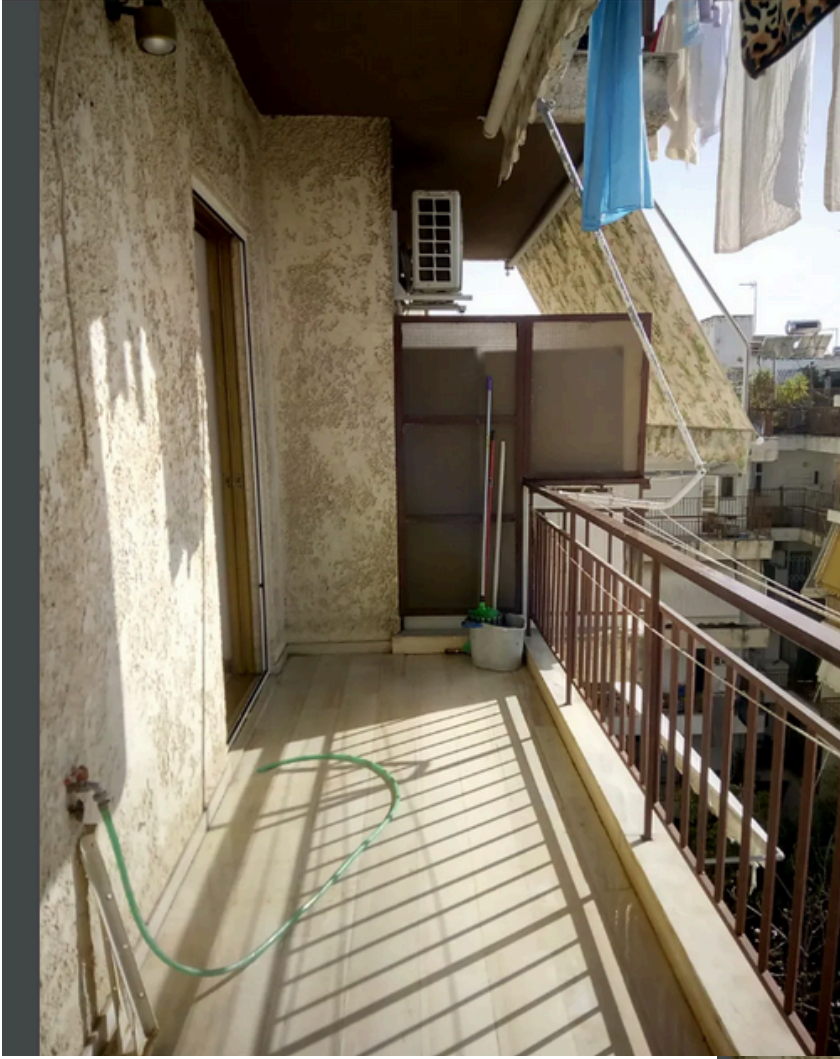


# THE APARTMENT





# THE APARTMENT





# STRATEGIC LOCATION

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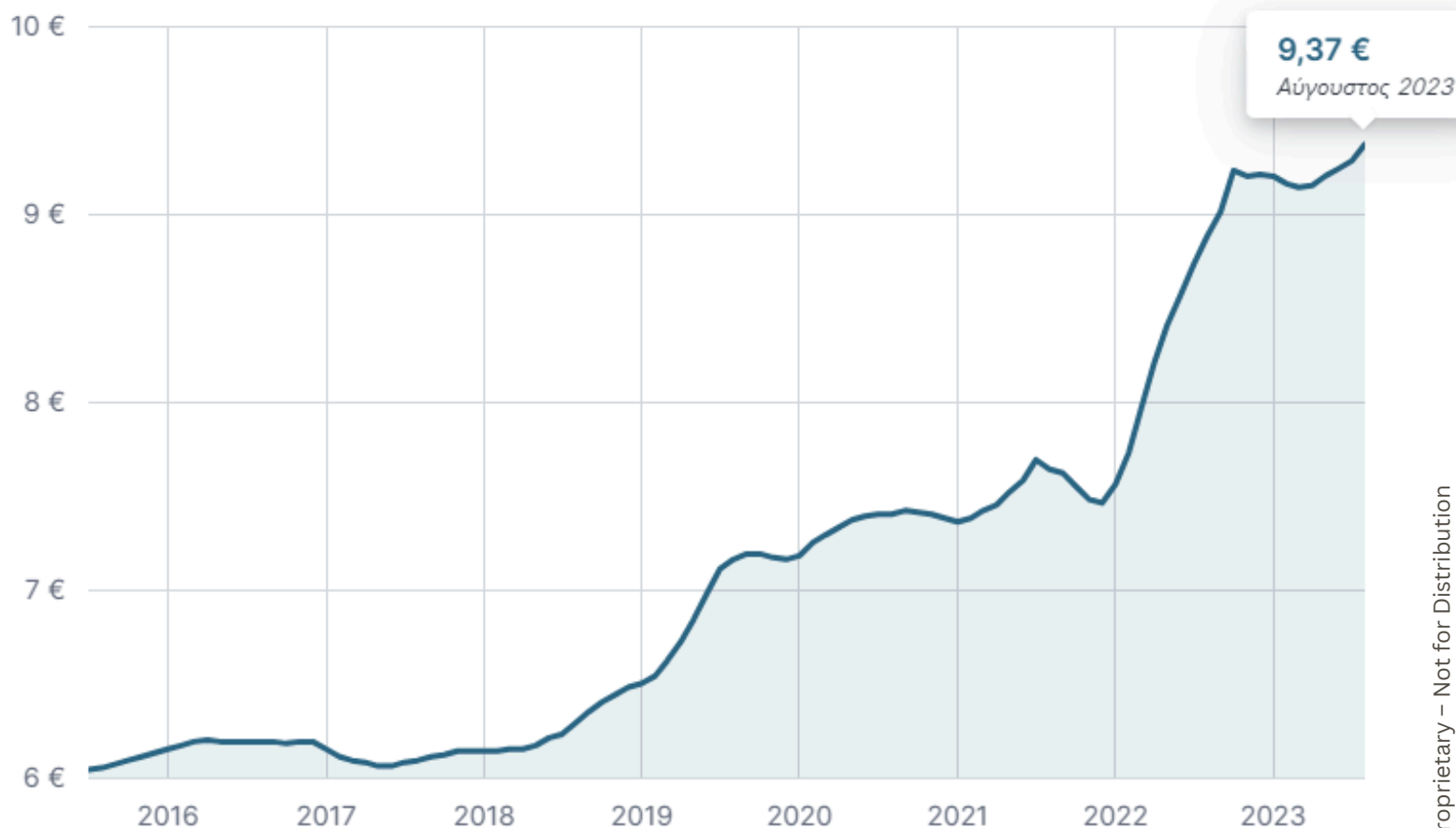
**Nea Smyrni** is a large Athenian suburb and municipality of the Southern Athens, Greece.

It occupies area of around 3.5 square kilometers and has around 73 thousand inhabitants.

✓ The apartment is 2 minutes from the Tram Station and from the Nea Smirni Square

# RENTING MARKET DATA

The average price in August 2023 was €9.37 per month per sq m, an increase of 1.52% compared to October 2022 (€9.23 per month per sq m). ). In the last 2 years, the average price in the municipality of Nea Smyrni reached its highest point in the month of August 2023, with an average price of €9.37 per sq.m.



# SALE MARKET DATA

The average price in August 2023 was €3,025 per sq.m., an increase of 10.20% compared to October 2022 (€2,745/sq.m). In the last 2 years, the average price in the municipality of Nea Smyrni reached its highest point in the month of August 2023, with an average price of €3,025 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 19/1/2025, unless otherwise noted.*

