

MG GREECE

PRESENTATION

KALLITHEA

THE PROPERTY

AUTONOMOUS BUILDING

Building Description

Plot: 131 m²

Basement: 43 m²

Ground Floor: 74 m² apartment (with a separate entrance)
(Rent 200€)

Ground Floor Store: 38 m² (Rent 350€)

First Floor: 114 m²

Roof: 26 m² & 14 m²

Built: 1955

Total: 309 m²

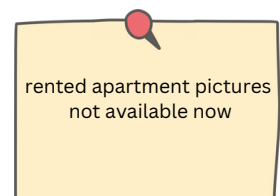
Price: 400.000€

Price per m²: 1.294€

BUILDING



GROUND FLOOR



FIRST FLOOR



ROOF

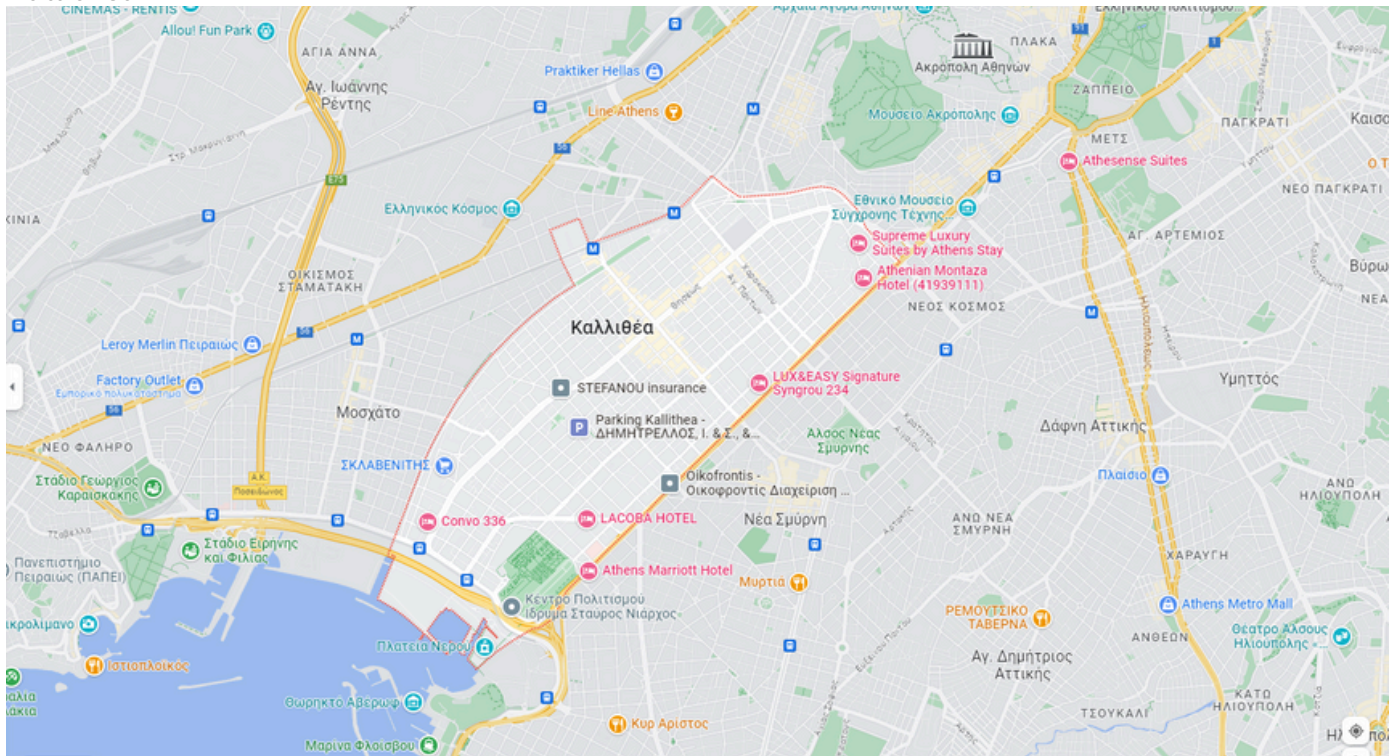


STRATEGIC LOCATION

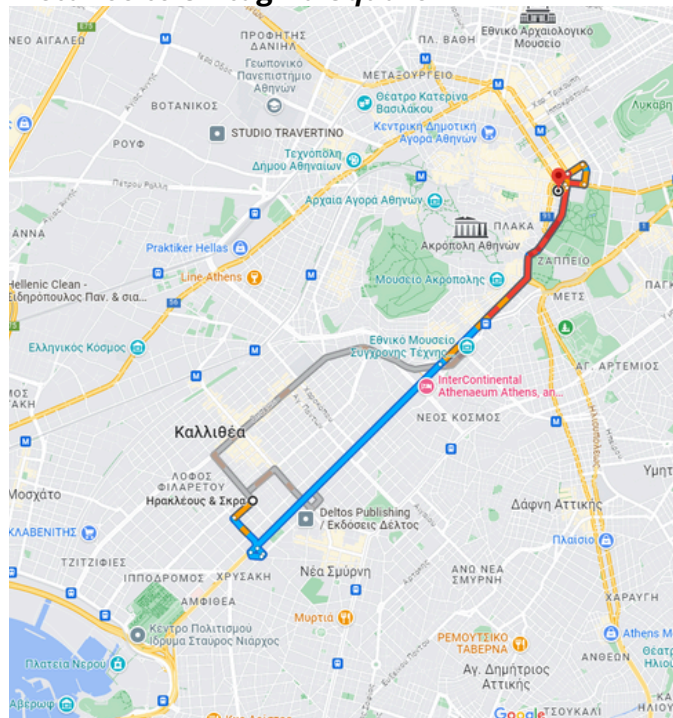
One of the largest municipalities in Greece, Kallithea is in the south of Athens bordering the Saronic Gulf and Athens' historic centre.

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.

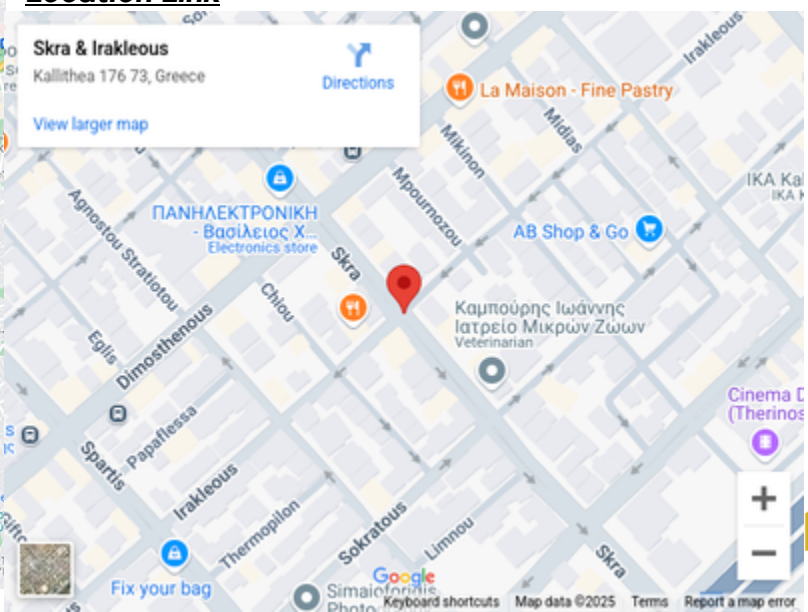
Kallithea



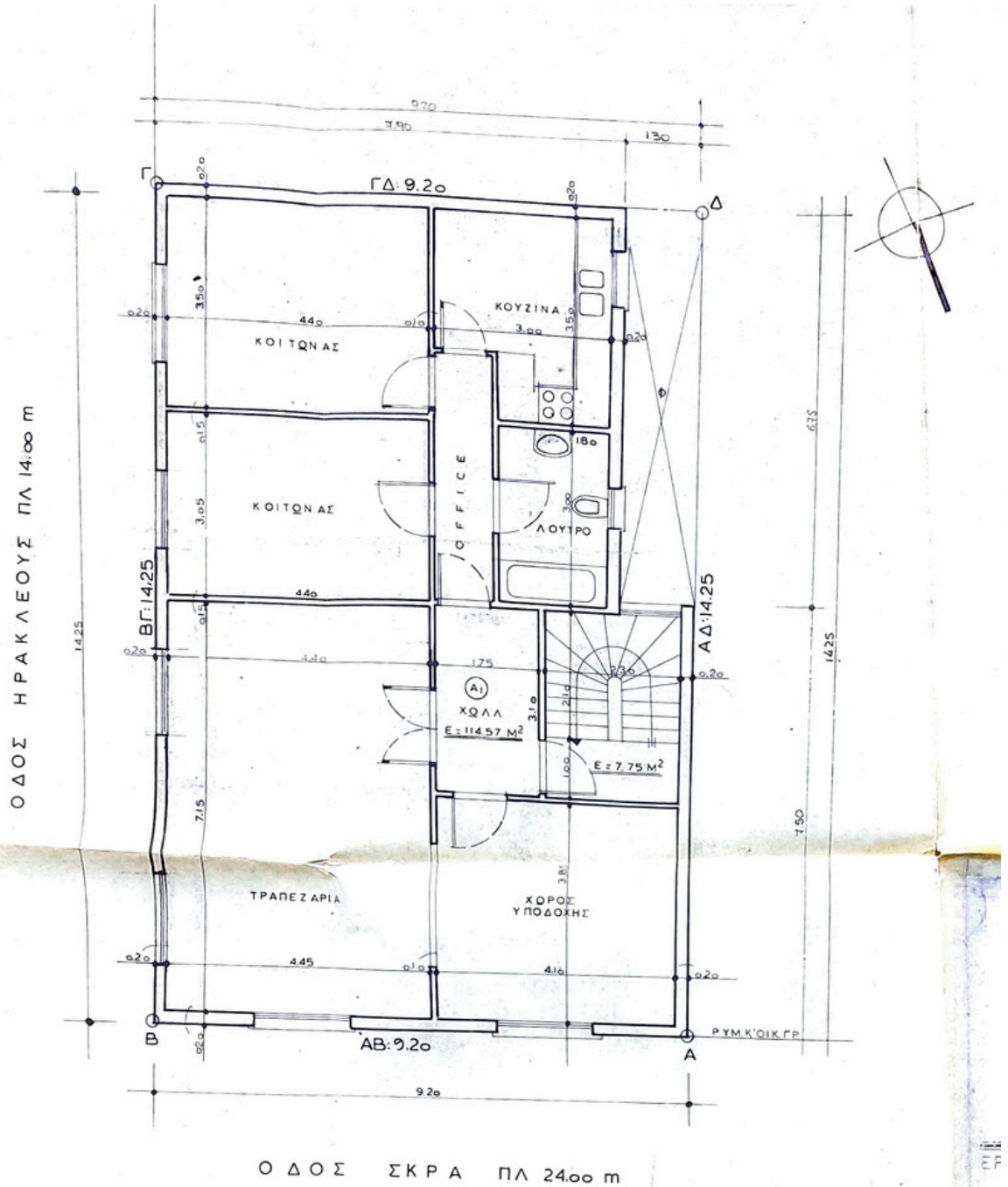
Distance to Sintagma Square



Location Link

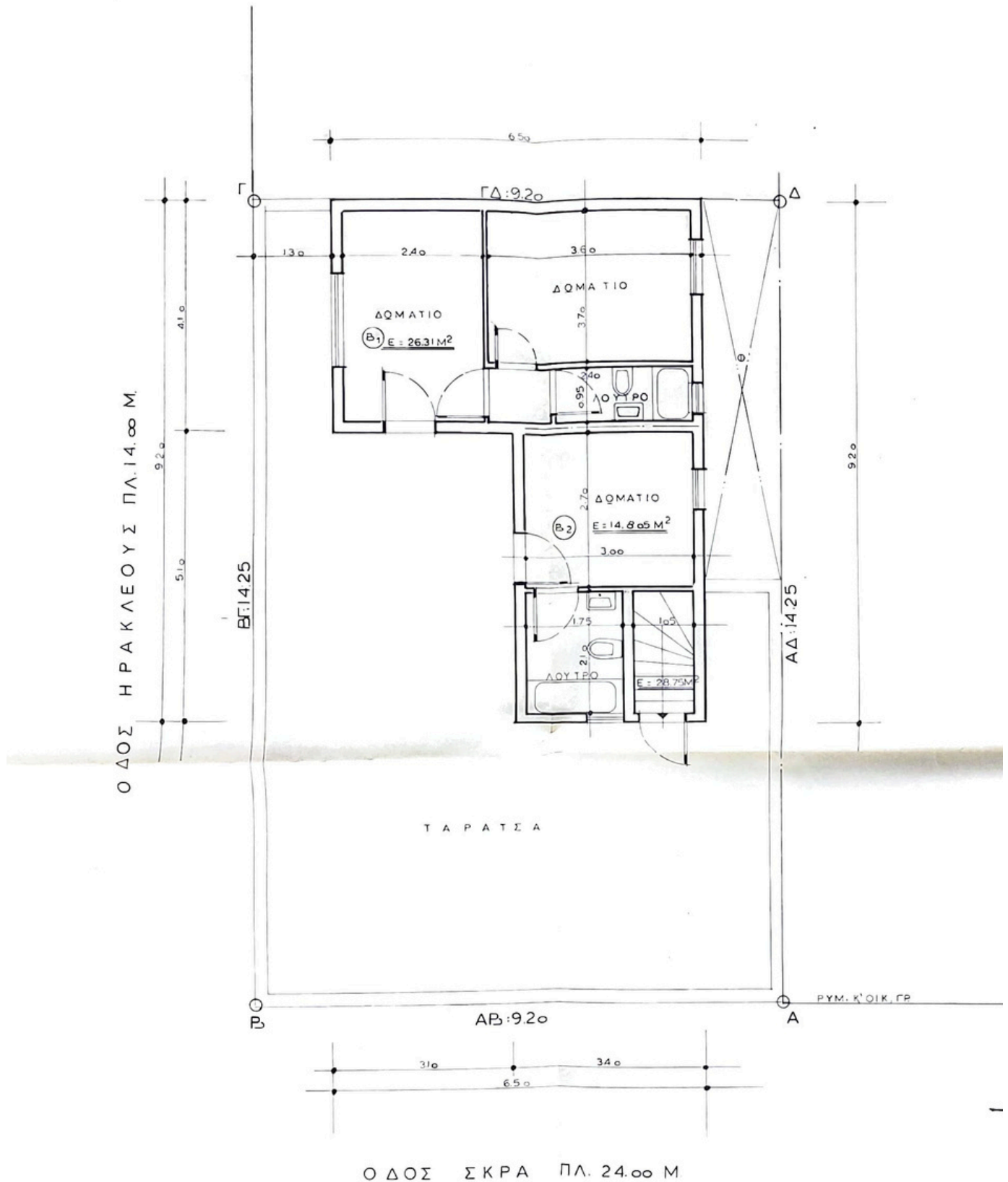


First Floor



BUILDING PLANS

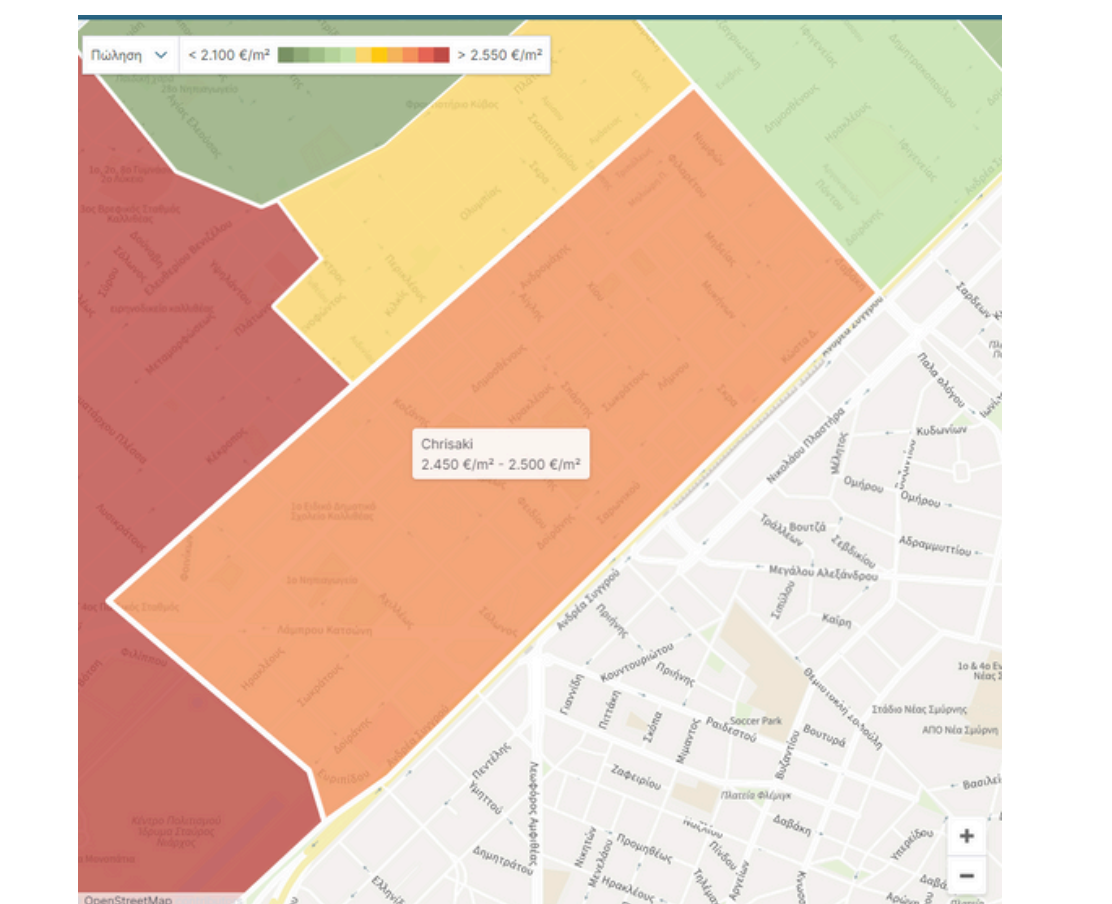
Roof



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.**



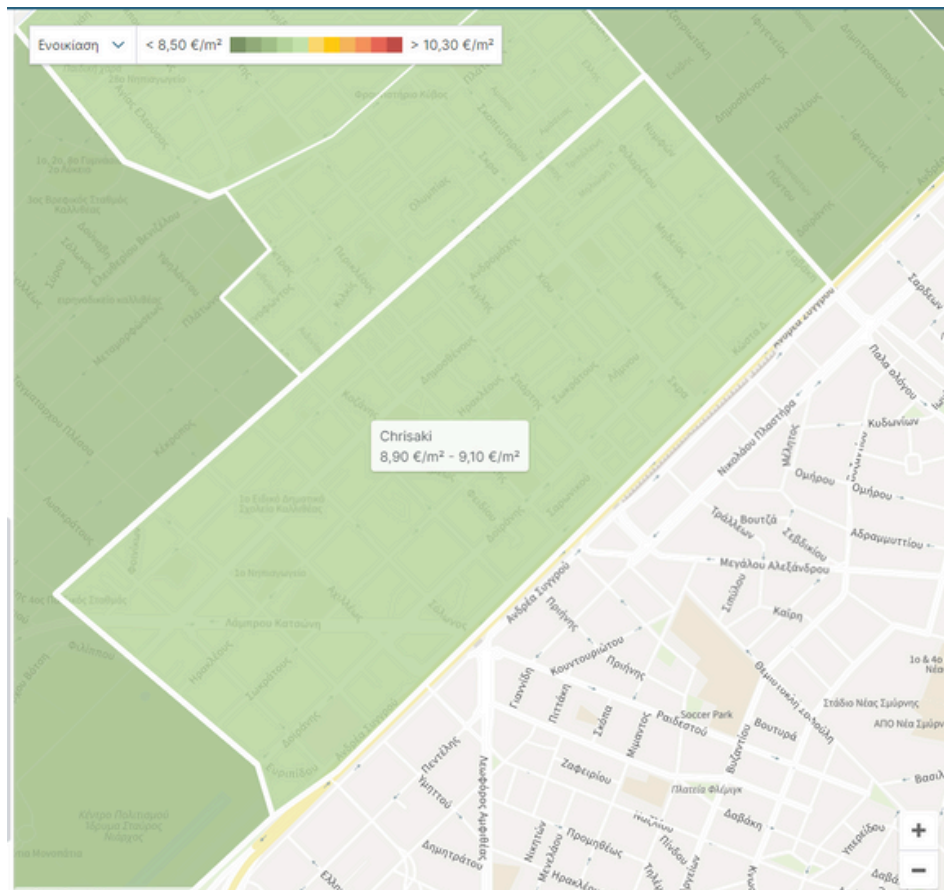
*Source: Indomio



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



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

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 06/01/2025, unless otherwise noted.

