

INVESTMENT ANALYSIS

Karytsi Square 3 - Syntagma, Athens

Turnkey Investment Property | Prime Central Athens Location

ASKING PRICE	PROPERTY	FLOOR
EUR 220,000	30 sqm	1st

Fully furnished and equipped. Currently operating as a long-term rental. Short-term rental figures in this report are forward-looking projections and are not guaranteed.

Executive Summary

Karytsi Square 3 represents an opportunity to acquire a fully furnished and equipped apartment in one of the most central locations of Athens. The 30 sqm property is located on the 1st floor and requires no initial renovation, furnishing or setup expenditure.

It is currently operating as a long-term rental, providing an immediately usable income-producing asset. For investment-comparison purposes, this report also presents an optimistic short-term rental scenario, subject to the regulatory and registration requirements applicable at the time of operation.

1. Property Overview

Property Detail	Information
Location	Karytsi Square 3, Athens
Area	Syntagma / Historic Centre
Floor	1st
Internal Area	30 sqm
Condition	Ready for immediate use
Furniture & Equipment	Fully furnished and equipped
Current Use	Long-term rental
Asking Price	EUR 220,000
Price per sqm	EUR 7,333 / sqm

2. Prime Location - Syntagma / Karytsi Square

Karytsi Square occupies a particularly attractive position within the historic and commercial centre of Athens, closely connected with the Syntagma and Panepistimiou areas. The property benefits from walking access to major commercial, cultural, business and tourist destinations, including Syntagma Square, Ermou Street, Panepistimiou Avenue, Plaka and Monastiraki.

The investment positioning should therefore not be considered solely on a price-per-square-metre basis. A significant component of the property's value derives from the scarcity and long-term desirability of genuinely central Athens real estate.

3. Investment Cost

Investment Cost	Amount
Purchase Price	EUR 220,000
Estimated Acquisition Costs (~7%)	EUR 15,400
Renovation	EUR 0
Furniture & Equipment	EUR 0
Initial Setup	EUR 0
Estimated Total Investment	EUR 235,400

The 7% acquisition-cost allowance is an estimate for investment modelling. Actual transaction costs depend on the purchaser's circumstances and final transaction structure.

4. Short-Term Rental Revenue Projection

The following model presents an optimistic short-term rental scenario and incorporates seasonality rather than applying a single nightly rate throughout the year.

Month	ADR	Occupancy	Booked Nights	Gross Revenue
January	EUR 85	70%	22	EUR 1,870
February	EUR 90	72%	20	EUR 1,800
March	EUR 100	80%	25	EUR 2,500
April	EUR 115	87%	26	EUR 2,990
May	EUR 125	90%	28	EUR 3,500
June	EUR 120	90%	27	EUR 3,240
July	EUR 115	88%	27	EUR 3,105
August	EUR 110	82%	25	EUR 2,750
September	EUR 125	92%	28	EUR 3,500
October	EUR 120	90%	28	EUR 3,360
November	EUR 95	78%	23	EUR 2,185
December	EUR 105	80%	25	EUR 2,625
ANNUAL TOTAL / AVG.	~EUR 109	~84%	304	EUR 33,425

EUR 33,425	15.2%	14.2%
Projected annual gross revenue	Gross yield on purchase price	Gross ROI on total investment

5. Projected Gross ROI

Return based on purchase price: $\text{EUR } 33,425 / \text{EUR } 220,000 = 15.19\%$.

Return based on estimated total investment: $\text{EUR } 33,425 / \text{EUR } 235,400 = 14.20\%$.

The second figure provides the more comprehensive gross-return indicator because it includes the estimated cost of completing the acquisition.

6. Investment Snapshot

Key Investment Metric	Projection
Asking Price	EUR 220,000
Estimated Acquisition Costs	EUR 15,400
Total Estimated Investment	EUR 235,400
Additional Renovation Investment	EUR 0

Key Investment Metric	Projection
Furniture / Equipment Investment	EUR 0
Projected Average Daily Rate	~EUR 109
Projected Annual Occupancy	~84%
Projected Occupied Nights	304
Projected Annual Gross Revenue	EUR 33,425
Gross Yield on Purchase Price	15.2%
Projected Gross ROI on Total Investment	14.2%

7. Turnkey Investment Advantage

The property is already fully furnished, fully equipped and ready for immediate use. This eliminates the renovation and furnishing period typically associated with investment properties and reduces initial execution risk. The investor acquires a completed asset rather than a renovation project.

8. Income & Investment Potential

The property combines two relevant investment characteristics: it is an existing income-producing residential asset currently used for long-term rental, while its compact format and highly central location also support an assessment of short-term accommodation potential.

Under the optimistic STR scenario presented in this report, projected gross annual revenue reaches **EUR 33,425**, corresponding to approximately **14.2% projected gross ROI** on the estimated total acquisition cost.

9. Important Investment Considerations

The STR projection is forward-looking and is not a guaranteed return. Actual performance may vary depending on nightly pricing, occupancy, seasonality, platform commissions, property management, utilities, cleaning structure, maintenance, taxation, regulatory requirements and general market conditions.

The 14.2% figure represents **gross ROI before operating expenses and taxation** and should not be interpreted as net investor profit. Any future short-term rental operation should be subject to confirmation of the regulatory and registration requirements applicable to the property at the time of operation.

10. Conclusion

At an asking price of **EUR 220,000**, Karytsi Square 3 offers an opportunity to acquire a fully completed, furnished and equipped property in a prime central Athens location. The investment combines the defensive characteristics of scarce city-centre real estate with the income potential associated with a compact, turnkey property.

Purchase Price	EUR 220,000
Estimated Total Investment	EUR 235,400
Projected Annual Gross Revenue	EUR 33,425
Projected Gross Property Yield	15.2%
Projected Gross ROI on Total Investment	14.2%

Prepared as an investment marketing analysis. Projections are illustrative and do not constitute a guarantee of income or investment performance.