



NEAPOLI, THESSALONIKI

MODERN BUILDING IN STRATEGIC LOCATION

THE LOCATION

This property is in a carefully selected location in Neapoli, Thessaloniki, a lively neighborhood with excellent connectivity.

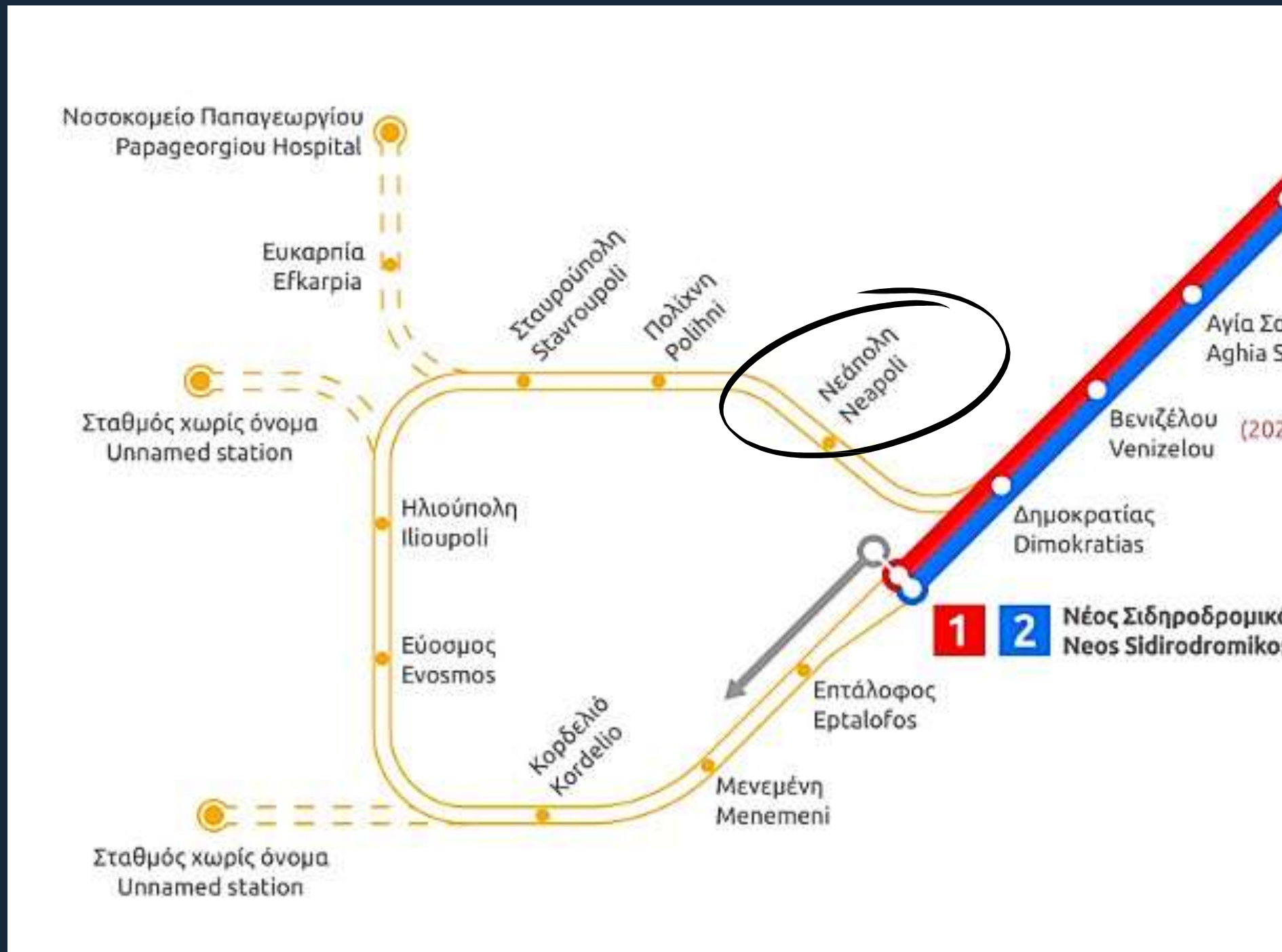
Paisiou 16 is well-served by public transportation, offering direct bus routes to the city center in approximately 10 minutes ,and universities (Aristotle University , University of Macedonia) in around 20 minutes.

Major roads like Lagada Street ensure easy access to all parts of Thessaloniki.

Due to its proximity to city center , where one can also go on foot especially towards the center , Neapoli has enjoyed major developent , and still is .

Residents appreciate the proximity to their destinations and it consists a supreme choice for families, students, and young professionals alike.





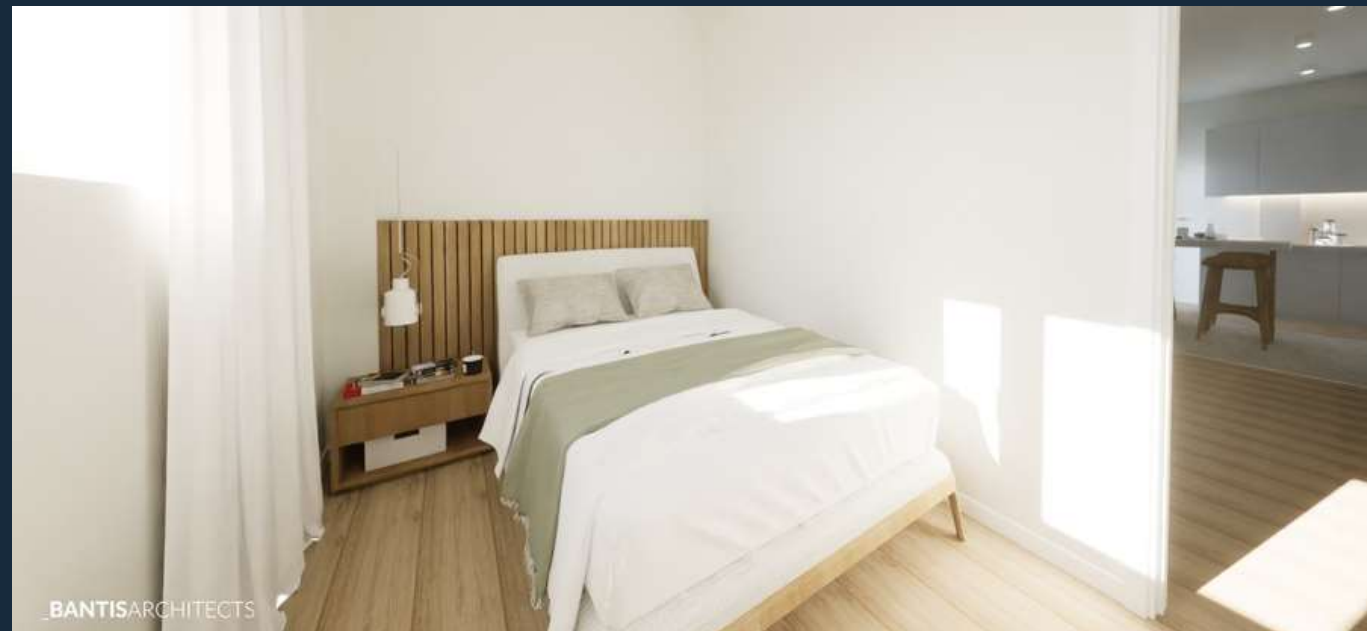
THE METRO

Metro is up and running since November 2024.

The future metro station of Neapoli which has been programmed for construction and will be around 5 minutes away from the building, is expected to make access to the city center even more fast and convenient.

THE BUILDING

- 13 apartments
- 8 warehouses
- Total space : 519.05 sq.m2
- Total Renovation
completed: 09/2022



THE BUILDING



FINANCIAL PROJECTION

1. Strong Market Trajectory

- **Consistent Growth:**

Property values in Thessaloniki Suburbs have rebounded consistently since 2016.

- **Increasing Demand:**

The upward slope of the index indicates growing buyer and investor interest in the region.

2. High-Yield Investment

- **Annual Gross Income:** €59,760

- **Asking Price:** €1010.000

- **Gross Yield:** ~6.0%

- Nearly 6.0 % yield—already a standout figure in today’s market.

- This attractive return is set to soar even higher with anticipated rent increases.

3. Future Value Potential

- **Projected Appreciation:**

Upward market trends position this 530 sqm property for strong value gains, ensuring stable rental income and long-term growth.

- **Location Advantage:**

Thessaloniki’s suburbs are reaping the benefits of ongoing infrastructure upgrades and growing appeal among both residents and businesses.

4. Why Invest Now?

- **Timing:** Enter the market while prices are on an upward curve.

- **Stability & Growth:** Secure a steady income stream plus the potential for capital gains.

- **Strategic Location:** Benefit from ongoing area development and future infrastructure upgrades.

FINANCIAL PROJECTION

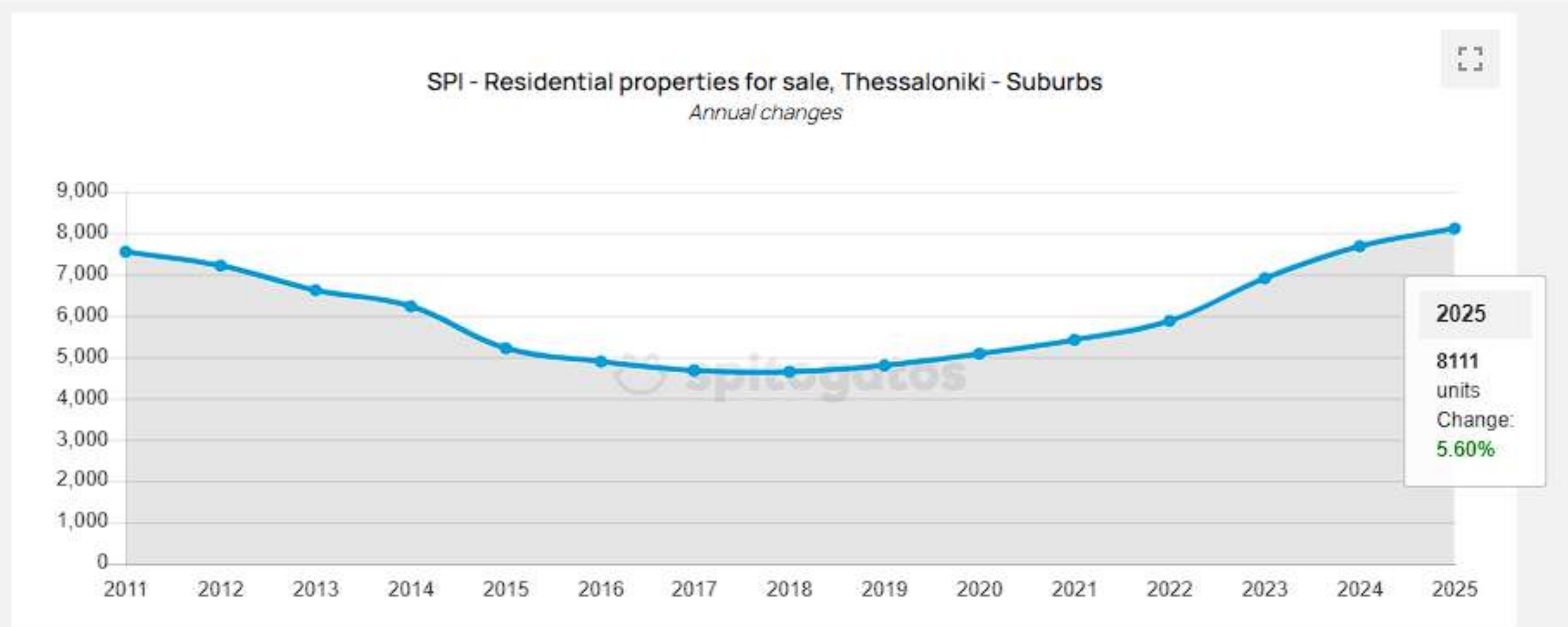
Investment Returns Projection

- ▶ **Initial Investment (early 2025):**
 - **Purchase Price: €1,010,000**
- Projected Sale Price at End of 2027:
 $€ 1,010,000 \times (1.05)^3 \approx \mathbf{€1,169,201.}$
 - **Capital Gain:**
 $€ 1,169,201 - € 1,010,000 \approx \mathbf{€159,201.}$

- ▶ **Rental Income**
 - **Annual Rental Income: €59,760**
- Holding Period: 3 years (2025-2027)
 - **Total Rental Income: $3 \times €59,760 = \mathbf{€179,280}$**

- ▶ **Total Returns Over 3 Years**
Capital Gain: **€159,201**
Total Rental Income: **€179,280**
Combined Total Return: **€338,481.**
Overall Return Percentage:
 $(338,481 / 1,010,000) \times 100 \approx \mathbf{33.5\%}$

FINANCIAL PROJECTION



source : spitogatos.gr

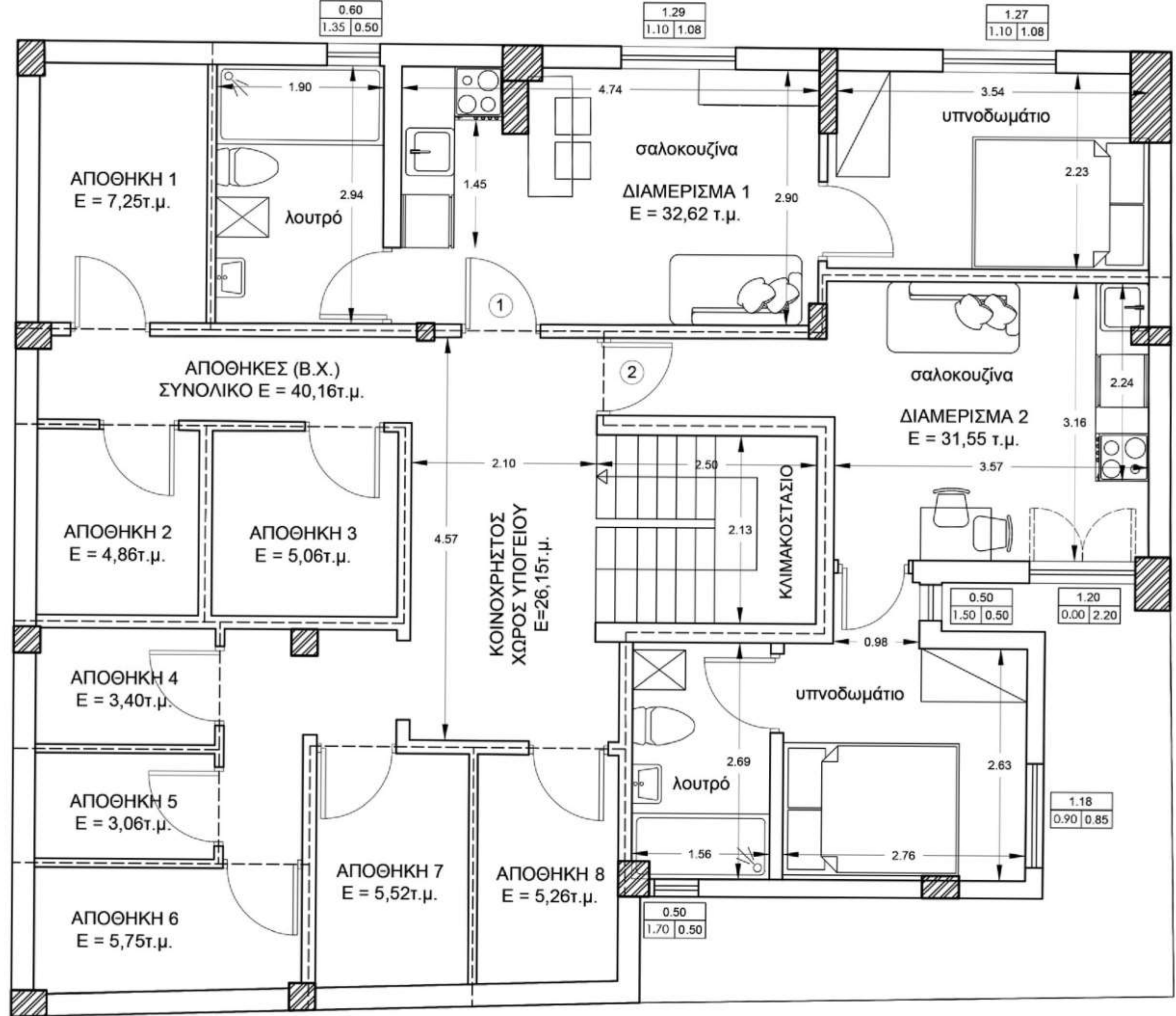
Floor	Apartment	Gross sq.m2	Net sq.m2	Ownership percentage ‰	Basement warehouse number	Warehouse sq.m2
Basement	1	37,68	32,62	72.79	1	7.52
	2	36,45	31,55	70.41	8	5.26
Ground floor	3	45,65	39,52	72.35	3	5.06
	4	48.71	42.17	94.80	5	3.06
	5	34.84	30.16	101.15	4	3.40
1st floor	6	31,84	27.56	68.27		
	7	30,51	26.41	65.42		
	8	40,82	35.34	87.55	6	5.75
	9	34,02	29.45	72.96		
2nd floor	10	33,86	29.31	72.01		
	11	30,02	25.99	63.85	2	4.86
	12	40,46	35.02	86.04	7	5.52
	13	34,04	29.47	72.40		
Total		478.90	414.57	1000		40.16

Floor	Apartment	Rent	Yearly rent	Contract ending date	View
Basement	1	300-320 €	3600-3840 €	2/2/2027	Back
	2	350-360 €	4200-4320 €	10/10/2027	Back
Ground floor	3	390-400 €	4680-4800 €	15/05/2027	Front
	4	380-390 €	4560-4680 €	09/08/2027	Front
	5	380-390 €	4560-4680 €	04/08/2027	Back
1st floor	6	360-380 €	4320-4560 €	15/02/2027	Back
	7	400-410 €	4800-4920 €	10/04/2026	Front
	8	370-380 €	4440-4560 €	10/08/2025	Side
	9	340-360 €	4080-4320 €	09/07/2027	Back
2nd floor	10	390-400 €	4680-4800 €	01/05/2026	Front
	11	410-430 €	4920-5160 €	09/01/2027	Front
	12	400-410 €	4800-4920 €	10/09/2027	Side
	13	340-350 €	4080-4200 €	10/08/2025	Back
Total		4,810-4,980 €	57,720 - 59,760 €	*The rents amounts are rising every year according to the signed contract	

SEMI BASEMENT

- 2 apartments
- 8 warehouses
- Common space : 26.15 sq.m2
- Total : 130.48 sq.m2

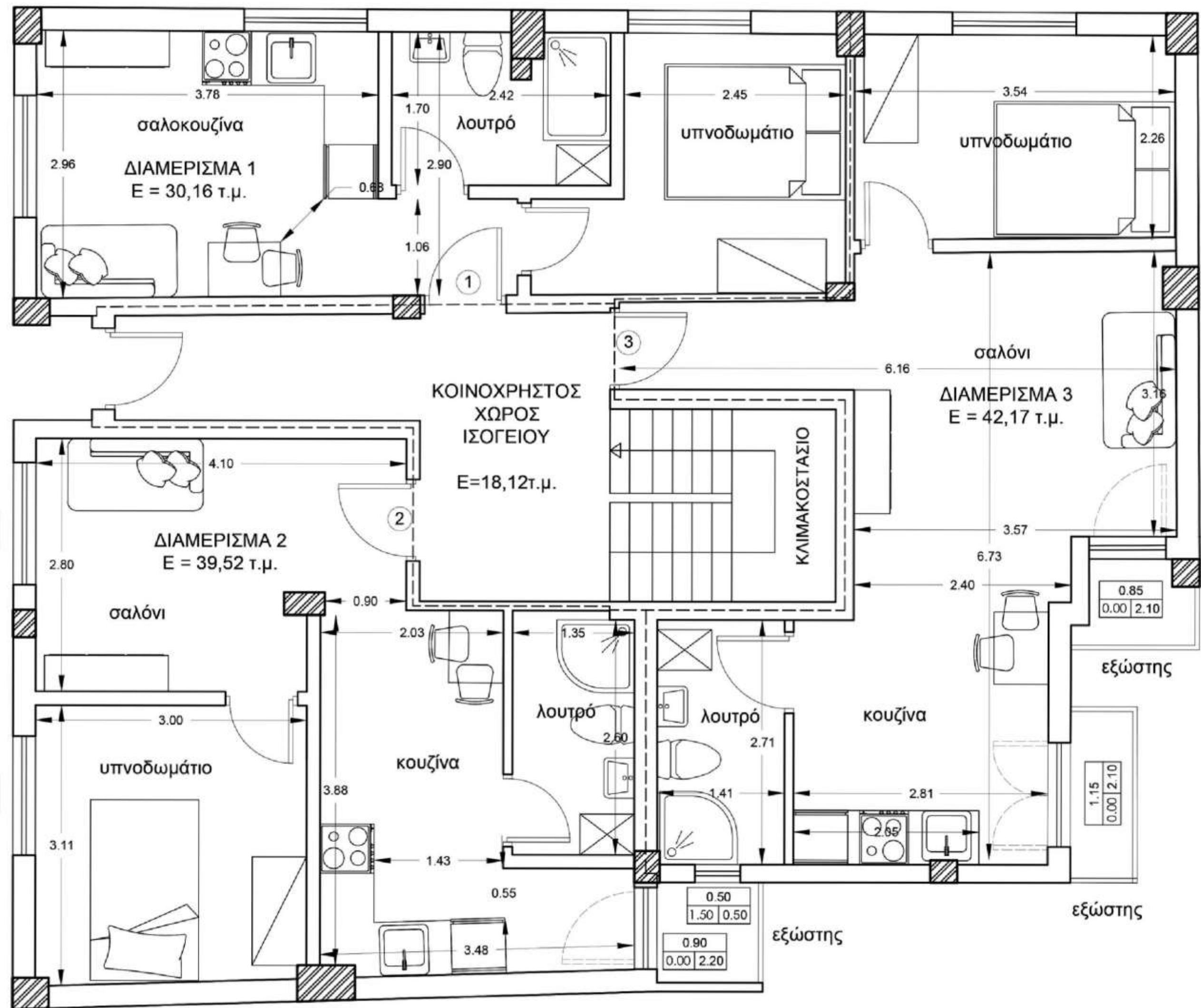
- Fully renovated and Furnished
- Elegant & warm design
- Strategic location



GROUND FLOOR

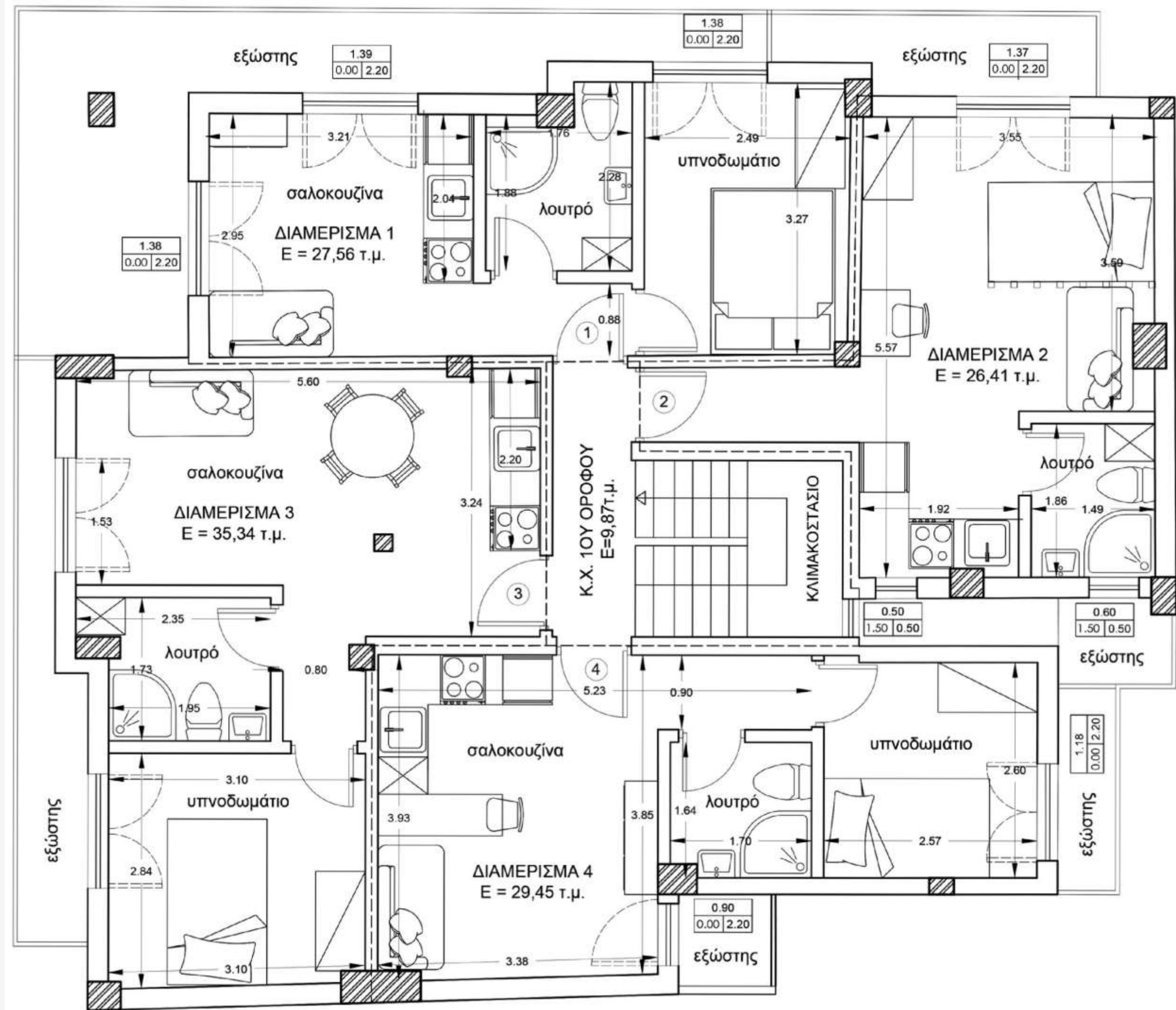
- 3 apartments
- Common space : 18.12 sq.m2
- Total : 129.97 sq.m2

- Fully renovated and Furnished
- Elegant & warm design
- Strategic location



1ST FLOOR

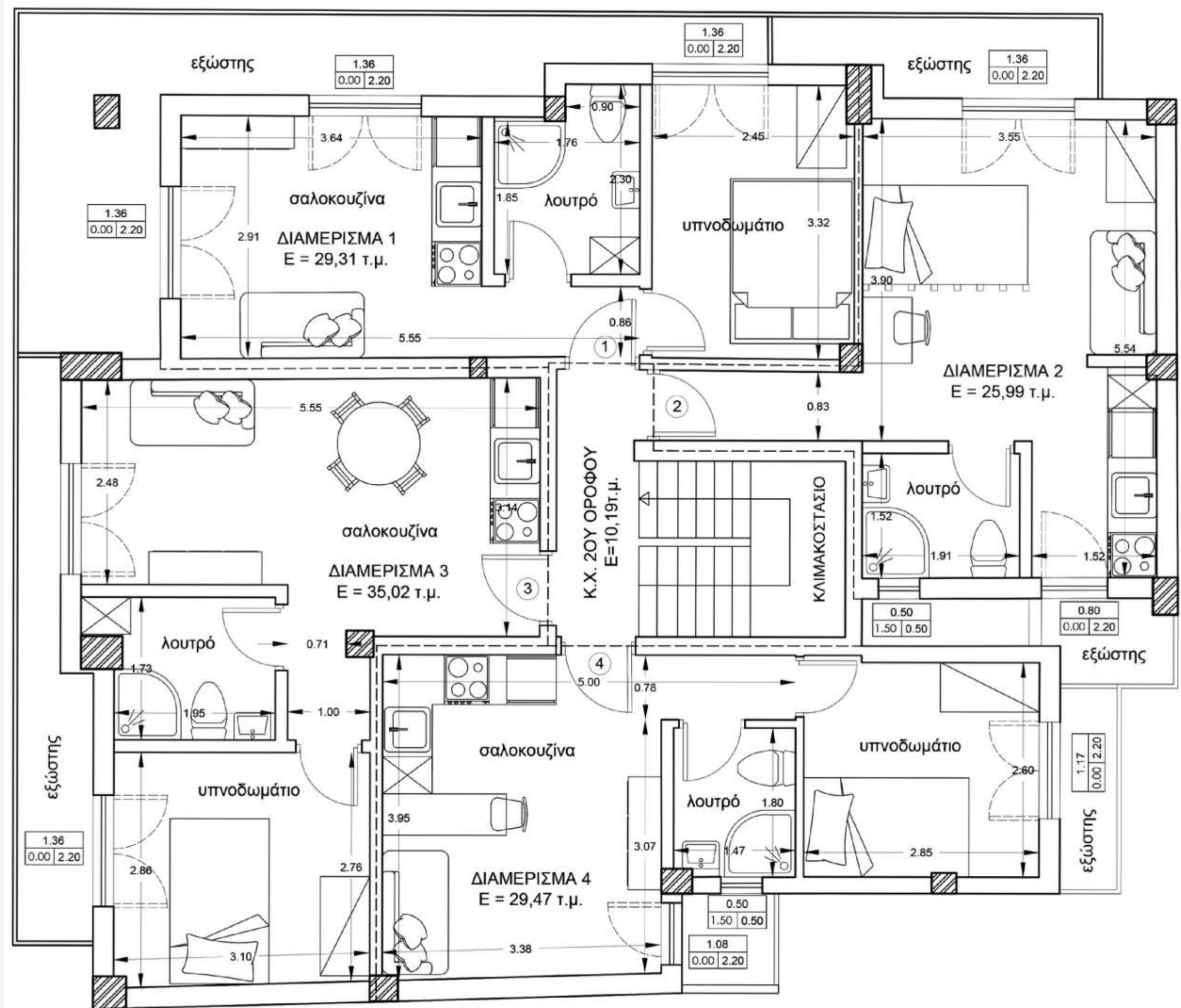
- 4 apartments
- Common space : 9.87 sq.m²
- Total : 128.63 sq.m²
- Fully renovated and Furnished
- Elegant & warm design
- Strategic location



2ND FLOOR

- 4 apartments
- Common space : 10.19 sq.m²
- Total : 129.97 sq.m²

- Fully renovated and Furnished
- Elegant & warm design
- Strategic location



THE NEIGHBORHOOD



Roumanika Park



Neapoli clock