INVESTMENT ANALYSIS

Damareos 131 - Pagrati, Athens

Income-Producing Apartment | Next to Varnava Square

ASKING PRICE	PROPERTY	CURRENT RENT
EUR 145,000	**44 sqm**	**EUR 530 / month**

Existing contracted rental income from day one, combined with potential future rental upside.

Executive Summary

Damareos 131 is a 44 sqm, one-bedroom apartment on the 1st floor of a residential building in Pagrati, close to Varnava Square. The property is offered at EUR 145,000 and is already leased at EUR 530 per month, with the existing tenancy continuing for approximately one further year.

The investment case is based on immediate contracted rental income together with the potential to reassess the rent and rental strategy after the expiry of the current tenancy, according to prevailing market conditions.

1. Property Overview

Property Detail	Information
Address	Damareos 131, Pagrati, Athens
Location	Pagrati / Varnava Square
Internal Area	44 sqm
Floor	1st
Bedrooms	1
Year Built	1979
Current Use	Long-term rental
Current Monthly Rent	EUR 530
Asking Price	EUR 145,000
Entry Price	Approx. EUR 3,295 / sqm

2. Location - Pagrati / Varnava Square

Pagrati is an established central Athens residential neighbourhood with a strong local identity, active food and cafe scene, and convenient access to the wider city centre. The apartment is positioned close to Varnava Square, one of the neighbourhood's best-known lifestyle focal points.

The location combines residential character with proximity to central Athens landmarks and amenities, supporting demand from professionals, couples and tenants seeking a well-connected urban neighbourhood.

3. Current Contracted Income

EUR 6,360	4.39%	EUR 3,295
Current annual rental income	Current gross rental yield	Approx. entry price / sqm

At the current rent of EUR 530 per month, annual gross rental income is EUR 6,360. Based on the EUR 145,000 purchase price, this corresponds to a current gross rental yield of 4.39%. This reflects the property's existing contracted performance rather than a projected future rent.

4. Future Rental Potential

Following the expiry of the existing tenancy, the investor may reassess the rental level and strategy according to market conditions at that time. The scenarios below illustrate how higher future rents would affect gross rental yield.

Rental Strategy	Monthly Revenue	Annual Revenue	Gross Yield
Existing Contract	**EUR 530**	**EUR 6,360**	**4.39%**
Future LTR Scenario	EUR 650	EUR 7,800	5.38%
Enhanced LTR Scenario	EUR 700	EUR 8,400	5.79%
Furnished / Mid-Term Scenario*	EUR 900	EUR 10,800	7.45%

*Future rental scenarios are indicative projections and are not guaranteed. Actual rental performance will depend on market conditions, property presentation, rental strategy, applicable rules and tenant demand.

5. Investment Case

The investor acquires an apartment that is already producing rental income, avoiding an initial vacancy period while the current lease remains in force. At the same time, the future expiry of the tenancy creates the possibility to review the rental level or consider an alternative furnished rental strategy.

The core positioning is therefore **income from day one plus rental upside**, rather than a high-yield investment based solely on today's rent.

6. Investment Highlights

Asking Price	EUR 145,000
Property Size	44 sqm
Current Monthly Rent	EUR 530
Current Annual Income	EUR 6,360
Current Gross Rental Yield	4.39%
Potential Future Gross Yield*	**Up to 7.45%**

7. Conclusion

At EUR 145,000, Damareos 131 offers an entry into the Pagrati residential market with existing contracted rental income and the possibility of future rental optimisation. The current gross yield is 4.39%, while alternative future rental scenarios illustrate the potential for higher returns after the existing tenancy, subject to market conditions.

CURRENT CONTRACTED GROSS YIELD	**4.39%**
POTENTIAL FUTURE GROSS YIELD*	**UP TO 7.45%**

*Projected future scenarios are illustrative and are not guaranteed. Gross yields are calculated on the purchase price and are before taxes, operating costs and other ownership expenses.