

GIOIA DEL COLLE ·

# Investment project: renovate and resell an apartment — Gioia del Colle

Short-term investment in renovation ·  $\approx 64.8\%$  annualised

Appartamento 186 m<sup>2</sup> · Gioia del Colle · asta

Resale target: 248.918 € · Estimated duration: 12 months

02

# Why this location

The area was chosen for market liquidity, steady demand and entry prices that are still accessible.

## THE MARKET GAP

There is a shortage of renovated, ready-to-live-in homes against a large stock in need of work.

03

# The property today and the design

CURRENT CONDITION

—

ARCHITECT’S DESIGN

Design layout in preparation.

HOW IT WILL LOOK AFTER THE WORKS

The renovation follows a calm, contemporary line: light walls, simple geometry, natural materials and new building services. Where regulations allow we open up the plan; kitchen and bathroom are rebuilt. The goal is an apartment ready to move into and easy to resell in its own neighbourhood.

AREA

186 m<sup>2</sup>

FLOOR

—

LIFT

No

TYPE

apartment

CONDITION

To renovate

RISK

Medium

04

# Financial model



|                                     |          |
|-------------------------------------|----------|
| Price locked (preliminary contract) | 57.549 € |
| Works and materials                 | 55.800 € |
| Notary, registration and taxes      | 10.179 € |
| Other cost items                    | 31.480 € |

Capital required 144.898 €

CONSERVATIVE SALE PRICE

248.918 €

ESTIMATED NET PROFIT

82.641 €

ESTIMATED DURATION

12 months

NET RETURN ON CAPITAL

57.0%

≈ 57.0% annualised

## ×29.1 versus bank deposits in the euro area

Household deposits with agreed maturity, euro area · ECB · 1.96% annualised · 05.2026

Value and return estimates are projections based on available data, quotes and market analysis. They are not a guarantee of results: every real-estate operation involves technical, commercial, tax and market risks.

05

# Legal safety and risk control

The purchase is direct and goes entirely through the notary: title, mortgages and planning status are verified before the deed.

01

## Due diligence before purchase

Title search, cadastral plan, planning compliance and absence of mortgages are checked by the notary and the platform's surveyor (geometra).

02

## Notary's escrow account

Funds can pass through the notary's dedicated account (price deposit) and are released only once the transfer is registered.

03

## Works paid against progress

The works budget is released in tranches, only after the platform's surveyor (geometra) has verified what was actually built.

06

# Roadmap

MONTH 1

## igning and start

Signing before the notary, handover of keys and filing of the building permits (CILA/SCIA).

MONTHS 2-7

## ite works

Renovation under the supervision of the platform's surveyor (geometra), reported against progress stages.

MONTHS 8-11

## Marketing

Photo shoot, listings, viewings and negotiation with the final buyer.

MONTH 12

## Deed and exit

Final notarial deed, balance paid to the owner and profit distributed to the investor.

### CURRENT STATUS

initial value

NOT STARTED

fter technical design

NOT STARTED

fter demolition

NOT STARTED

fter systems

NOT STARTED

fter finishes

NOT STARTED

ale target

NOT STARTED

07

# What RemoVest does

01

## Below-market properties

Sourced through scouts and local agencies, before they reach the portals.

02

## Due diligence and contracts

Document checks and preparation of the deeds together with the notary.

03

## Qualified professionals

A licensed and insured architect or surveyor, a full works budget and site supervision.

04

## Management through to sale

Running the operation, monitoring the works and marketing the property.

# pen for booking

The full brief, documents and progress are online. Get in touch for a call or to reserve your place in the operation.

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## PROPERTY PAGE

[removest.co/en/properties/pvp-20356cf75c](https://removest.co/en/properties/pvp-20356cf75c)

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## OPERATOR

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