

MESSINA ·

Investment project: renovate and resell an apartment — Messina

Short-term investment in renovation · $\approx 20.4\%$ annualised

Appartamento 100 m² · Messina · asta

Resale target: 99.417 € · 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

100 m²

FLOOR

T

LIFT

No

TYPE

apartment

CONDITION

To renovate

RISK

Medium

04

Financial model



Entry price → Resale
target

Price locked (preliminary contract)	24.050 €
Works and materials	30.000 €
Notary, registration and taxes	7165 €
Other cost items	22.139 €
Capital required	78.715 €

CONSERVATIVE SALE PRICE	ESTIMATED NET PROFIT	ESTIMATED DURATION	NET RETURN ON CAPITAL
99.417 €	13.654 €	12 months	17.3%
			≈ 17.3% annualised

×8.9 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.

PROPERTY PAGE

removest.co/en/properties/pvp-4d8c421421

OPERATOR

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