

POTENTIAL GROSS RETURN

28.1%

SIRACUSA · ORTIGIA

Investment project: renovate and resell an apartment — Siracusa

Short-term investment in renovation · $\approx 37.5\%$ annualised

Monolocale in Ortigia da ristrutturare

Resale target: 123.703 € · Estimated duration: 9 months

02

Why this location

Ortigia lives on international tourism and second homes: the historic centre is enclosed by the sea and cannot expand.

ZONE BENCHMARKS

TO RENOVATE	RENOVATED	ENTRY PRICE BELOW THE ZONE BENCHMARK
1750	2600	-14%
€/m ²	€/m ²	Entry price

Source: Agenzia delle Entrate – OMI, 2° sem. 2025, zone B1

THE MARKET GAP

Historic properties almost always need a full refurbishment; finished product is rare and sells quickly.

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

42 m²

FLOOR

Terra

LIFT

No

TYPE

Monolocale

CONDITION

To renovate

RISK

Medium

04

Financial model



Entry price → Resale
target

Price locked (preliminary contract)	63.000 €
Works and materials	32.000 €
Technical design and site supervision	6000 €
Notary, registration and taxes	5000 €
Capital required	63.000 €

CONSERVATIVE SALE
PRICE

123.703 €

ESTIMATED NET
PROFIT

15.048 €

ESTIMATED DURATION

9 months

NET RETURN ON
CAPITAL

23.9%

≈ 31.8% annualised

×16.2 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

Signing and start

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

MONTHS 2-5

Site works

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

MONTHS 6-8

Marketing

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

MONTH 9

Deed and exit

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

CURRENT STATUS

Initial value

COMPLETED

After technical design

IN PROGRESS

After demolition

NOT STARTED

After systems

NOT STARTED

After finishes

NOT STARTED

Sale 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.

Open 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

<localhost:3000/en/properties/siracusa-ortigia-bilocale>

TELEGRAM

<t.me/RemoVestBot>

OPERATOR

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