SPOLTORE ·

# Investment project: renovate and resell an apa rtment — Spoltore

ort-term investment in renovation · ≈ 42.8% annualised

Appartamento 140 m² · Spoltore · asta

Resale target: 130.200 € · Estimated duration: 12 months

02

# Why this location

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

HE 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

URRENT CONDITION

—

ARCHITECT'S DESIGN

Design layout in preparation.

OW 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 | FLOOR | LIFT |
|---|---|---|
| 140 m² | Seminterrato | o |

| TYPE | ONDITION | RISK |
|---|---|---|
| apartment | o renovate | Medium |

04

# Financial model




Entry price → Resale target

| | |
|---|---|
| Price locked (preliminary contract) | 19.125 € |
| Works and materials | 42.000 € |
| Notary, registration and taxes | 6721 € |
| Other cost items | 25.065 € |
| apital required | 87.146 € |

ONSERVATIVE SALE P RICE

130.200 €

ESTIMATED NET PROFIT

32.441 €

ESTIMATED DURATION

12 months

NET RETURN ON C APITAL

37.2%

≈ 37.2% annualised

## ×19.0 versus bank deposits in the euro area

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

02

### otary's escrow account

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

03

### orks 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.

URRENT STATUS

| | | |
|---|---|---|
| nitial value<br>NOT STARTED | fter technical design<br>NOT STARTED | fter demolition<br>NOT STARTED |
| fter systems<br>NOT STARTED | fter finishes<br>NOT STARTED | ale target<br>NOT STARTED |

07

# What RemoVest does

01

### elow-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-60f5363de5

OPERATOR

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