VILLA SANT'ANGELO ·

Investment project: renovate and resell an apa rtment — Villa Sant'Angelo

ort-term investment in renovation · ≈ 18.3% annualised

Appartamento 204 m² · Villa Sant'Angelo · asta

Resale target: 134.701 € · 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
204 m²	—	o

TYPE	ONDITION	RISK
apartment	o renovate	Medium

04

Financial model



Entry price → Resale target

Price locked (preliminary contract)	18.739 €
Works and materials	61.200 €
Notary, registration and taxes	6687 €
Other cost items	28.110 €
apital required	108.806 €

ONSERVATIVE SALE P RICE

134.701 €

ESTIMATED NET PROFIT

16.970 €

ESTIMATED DURATION

12 months

NET RETURN ON C APITAL

15.6%

≈ 15.6% annualised

×8.0 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 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

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-a5342da3bf

OPERATOR

RemoVest GB Limited · reg. 14402192
22 Brondesbury Park, Willesden, London NW6 7DL, United Kingdom
info@removest.co