



REAL ESTATE INVESTMENT FEASIBILITY REPORT

Peristeri Top-Floor Maisonette

A0308 · Peristeri · West Athens · New Build · Single Unit

This report examines, at unit level, the one-bedroom maisonette occupying the top two levels of a seven-level new-build residential building within walking distance of the metro in Peristeri: area and price data, a reading of the pricing, build and energy specification, indicative rent and yield, ownership and delivery terms, and a risk assessment.

REFERENCE	TYPE	INVENTORY	PRICE	DELIVERY	DATE
A0308	New build · maisonette	1 unit (1 available)	€310,000	Q4 2026	28 September 2026

CONTENTS

01 Executive Summary	02 Scheme Overview	03 Unit Mix and Pricing
04 Build Quality and Energy	05 Indicative Rent and Gross Yield	06 Acquisition Costs
07 Payment, Ownership and Delivery	08 SWOT	09 Investment View

01 EXECUTIVE SUMMARY

A0308 is a **one-bedroom maisonette on the top two levels of a seven-level new-build residential building** on a quiet, low-density street in Peristeri, one of the largest municipalities of West Athens. The building holds six homes: five one-bedroom apartments and a single maisonette at the top. This report examines the maisonette (M.1), the only unit for which price and areas have been shared.

Three factors define the investment case. The first is **location**: the metro station is about 150 m away; a park, shops and restaurants lie within 400 m, a hospital within 550 m, and a school and the Peristeri centre within 600 m. The second is **the product**: 61.00 m² of interior space spread over two levels, reaching 88.40 m² in total with 27.40 m² of balconies, with two bathrooms (bathroom + WC) and a parking space included. The third is **timing**: with delivery planned for Q4 2026, the period in which capital waits without producing income is short.

Against that, the report records two points from the outset: **the price per net m² is 5,082**, clearly above the Peristeri resale stock; the price is supported by the new build, energy class A+, the top-floor position and the

large balconies. In addition, storage is marked "N/A" in the developer's table. Both points should be weighed at decision stage.

1	88.4m ²	€310K	2026Q4
UNIT OFFERED	TOTAL AREA	LIST PRICE	DELIVERY

AT A GLANCE	
Reference	A0308 · Peristeri · West Athens
Building type	New build · seven levels · six homes
Inventory	5 one-bedroom apartments + 1 one-bedroom maisonette in the building; unit offered: maisonette M.1
Availability	M.1 available (developer table, 28.09.2026)
Net interior area	38.50 + 22.50 = 61.00 m ² (two levels)
Total area	88.40 m ² (including balconies and exclusive-use areas)
Outdoor space	Balconies / exclusive use 27.40 m ² · a balcony on each level
Price	€310,000 (list, 28.09.2026)
€/m ² net	5,082 · on total area 3,507
Energy and systems	Energy class A+ · heat pump · rooftop photovoltaic panels
Specification	European fitted kitchen · Grohe sanitary ware · EV charging sockets
Parking	Included
Storage	Not specified (N/A in the table)
Delivery	Q4 2026
Area tolerance	±3%

02 SCHEME OVERVIEW

Layout and Concept

The building stands in Peristeri, south-west of central Athens, on a quiet, low-density street close to the metro station. The architectural language is contemporary and restrained: white rendered slab edges, deep balconies with glass balustrades, a green-toned vertical façade element and a planted ground-floor entrance. The building rises over seven levels; the top two are arranged as a single maisonette linked by an internal staircase.

Building Composition

UNIT TYPE	COUNT	BEDROOMS	POSITION	NET AREA	PRICE	€/M ² NET
One-bedroom apartment	5	1	Lower levels	Not shared	Not shared	–
One-bedroom maisonette (M.1)	1	1	Levels 6 and 7	61.00 m ²	€310,000	5,082
Building total	6	Seven levels				

Compiled from the developer's presentation (28.09.2026). Area and price data were shared only for maisonette M.1; no data is available for the other five apartments.

Floor Arrangement

- **Level 6 (lower level of the maisonette).** Open-plan living room with kitchen and dining area, guest WC and a balcony in front of the living room. The common staircase and the lift reach this level.
- **Level 7 (upper level of the maisonette).** Reached by the internal staircase: bedroom, main bathroom and a second balcony. The interior renders show the bedroom area with a gallery balustrade overlooking the level below.
- **Outdoor space.** Balconies and exclusive-use areas on the two levels total 27.40 m² — roughly 45% of the 61.00 m² interior area.

A note on terminology. In the tables, **net m²** is the interior usable area and **total m²** includes balconies and exclusive-use areas. **€/m² net** is the list price divided by the net interior area; a price per square metre calculated on the area including balconies (3,507) is naturally lower, and the two methods should not be mixed when comparing.

03 UNIT MIX AND PRICING

The table below contains the single row of the developer's unit table dated 28.09.2026. The price is the list price; availability reflects the record at the date of this report and is subject to confirmation.

Maisonette

UNIT	FLOOR	NET M ²	TOTAL M ²	LIST PRICE	€/M ² NET	STATUS
M.1	Levels 6–7	61.00	88.40	€310,000	5,082	Available
Maisonette (1)		61.00	88.40	€310,000	5,082	

Developer unit table. Measurements may vary by up to ±3%.

Unit Detail

ITEM	M.1	NOTE
Interior area	38.50 + 22.50 = 61.00 m ²	Spread over two levels
Balconies / exclusive use	27.40 m ²	A balcony on each level
Total	88.40 m ²	
Bedrooms	1	Upper level
Bathrooms	2	Bathroom upstairs, WC downstairs
Parking	Yes	"YES" in the table
Storage	Not specified	"N/A" in the table

Compiled from the developer's unit table and floor plans.

Reading the Pricing

- Two measures, two readings. €5,082 per m² on net interior area, €3,507 per m² on total area including balconies. Because outdoor space is large relative to interior space (≈45%), the gap between the two figures is pronounced.
- Top-floor premium is built into the price. The unit alone occupies the top two levels of the building; there are no neighbours above and it has balconies on two levels. These qualities explain part of the price.
- Above the local resale stock. Most of the existing housing stock in Peristeri is older construction; a new-build, energy-class-A+ unit prices clearly above it. New build and older stock should not be placed in the same basket when comparing.
- Limited comparison data. Prices for the other five apartments in the building have not been shared, so the in-building floor premium and the apartment–maisonette differential cannot be measured. This data can be requested from the developer.

04 BUILD QUALITY AND ENERGY

Energy Performance

The building is being delivered to **energy class A+**, with heating and cooling by **heat pump** and **photovoltaic panels** on the roof. Together these create a measurable running-cost advantage over the older buildings that make up most of the West Athens housing stock. The effect on the rental market is direct: tenants decide on the sum of monthly rent and energy bills.

Specification

- **Kitchen.** European-made fitted kitchen — ready for use on delivery, no further outlay before letting.
- **Wet areas.** Grohe sanitary ware. Full bathroom on the upper level, guest WC on the lower level.
- **Heating and cooling.** Heat-pump system — both functions from a single system.
- **Electric vehicles.** Charging sockets — direct utility for tenants and buyers who drive electric cars.
- **Outdoor space.** 27.40 m² of balconies across two levels.

Parking and Storage — An Honest Reading

ITEM	STATUS	WHAT IT MEANS FOR THE INVESTOR
Parking	Included	In densely built Peristeri, a unit with parking holds an advantage both in rental pricing and on resale.
Storage	Not specified (N/A)	The storage column is marked "N/A" in the table; whether a storage room exists should be confirmed in writing.
Area tolerance	±3%	On 61.00 m ² of net interior area this means a variance of about ±1.8 m ² .

Due diligence note. Whether the parking space is registered as a separate title unit or as a right of use, and the storage position, should be confirmed in writing at offer stage. The legal character of the parking space feeds directly into resale value.

05 INDICATIVE RENT AND GROSS YIELD

The rental figures in this section are **indicative assumptions**. They are not a market measurement and do not rest on a cited index; their purpose is to let the investor see the order of magnitude. The final calculation should be built with current, local rental evidence.

Assumption. For a new-build, energy-class-A+ one-bedroom maisonette with parking and large balconies near the metro, the indicative monthly rent band is taken as **€750 – €950**. Operating costs (service charge, property tax, insurance, management and a vacancy allowance) are assumed at around 22% of gross rent.

Unit Calculation

The calculation is built on the single unit offered, maisonette **M.1**.

ITEM	M.1
Net interior area	61.00 m ²
Outdoor area (balconies)	27.40 m ²
List price	€310,000
€/m ² net	5,082
Approximate total including acquisition costs (≈ 8%)	≈ €334,800
Indicative monthly rent	€750 – €950
Indicative annual gross rent	€9,000 – €11,400
Gross yield — on list price	2.9% – 3.7%
Gross yield — on cost including acquisition costs	2.7% – 3.4%
Indicative net yield (after operating costs)	2.1% – 2.7%

All rates are indicative and calculated on the list price. The acquisition-cost assumption is consistent with the approximate 8% used in section 06.

Commentary

The yield band is measured, mainly because of the high entry price on net interior area. On the other hand, 150 m to the metro, a hospital and schools within walking distance and the large settled population of the district all limit vacancy risk. This unit makes sense not for a portfolio seeking high yield but for one seeking **predictable rent with a short delivery horizon and low running costs**.

On rental guarantees: the developer's documentation does not include a rental guarantee.

Caveat. None of the rates above is a commitment. Achieved rent may fall outside the band depending on furnishing, tenancy length and market conditions at delivery. With delivery in Q4 2026, the rental assumptions

should be rebuilt against current local listings before delivery.

06 ACQUISITION COSTS

The rates below are the approximate bands generally applied on residential purchases in Greece. Final amounts vary with the structure of the transaction, the assessed value and the service providers chosen; each purchase should be confirmed against current legislation and on a transaction basis.

ITEM	APPROXIMATE RATE	NOTE
Transfer tax (<i>φόρος μεταβίβασης</i>)	~3.1%	Whether VAT applies to new builds depends on the regulation in force and should be confirmed before purchase.
Notary	~1.0 – 1.5%	Tiered tariff based on the contract amount.
Lawyer	~1.0 – 1.5%	Including title review and transaction handling.
Land registry / cadastre (<i>Κτηματολόγιο</i>)	~0.5 – 0.7%	Registration fees and charges.
Agency fee	~2% + VAT	Market standard.
Total acquisition costs (approximate)	~7 – 9%	8% is assumed in the calculations.

Approximate bands. Amounts are calculated on the sale price or the tax value; which base applies is determined transaction by transaction.

Pre-Transaction Requirements

- Tax number (*ΑΦΜ*). A precondition for acquiring property in Greece; it can also be obtained by power of attorney.
- Bank account. Payments should be made through the banking channel with a documentable source of funds.
- Legal and technical review. Title history, zoning, permits and title-unit definitions; for new builds, also the building permit and the horizontal-property set-up.
- Annual charges. Property tax (*ΕΝΦΙΑ*), service charges, insurance and tax on rental income form part of operating costs.

07 PAYMENT, OWNERSHIP AND DELIVERY

Ownership Structure

Residential ownership in Greece is **freehold**; there is no leasehold regime. In multi-unit buildings, each residence is defined as a separate title unit under the *οριζόντια ιδιοκτησία* (horizontal property) arrangement, with a share of the land attached. The buyer holds full ownership of their own unit and a right in the common areas in proportion to that land share.

Delivery and Timing

- Planned delivery: Q4 2026.

- **Capital lock-up:** about one quarter from the date of this report to delivery; the period in which capital waits without producing income is short.
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- **Area tolerance:** $\pm 3\%$. Look for a price-adjustment mechanism applying if the tolerance is exceeded.

Payment Schedule

No instalment schedule has been shared for the unit at the date of this report. On schemes close to delivery, payment is typically split between a preliminary contract and the transfer of title at delivery; the final plan is set by contract. **We recommend obtaining the payment schedule in writing at offer stage.**

PRE-CONTRACT CHECKLIST

1. The legal character of the parking space and its allocation to the unit · 2. Written confirmation of the storage position · 3. Area tolerance and the price-adjustment clause for variance · 4. Delivery date and the remedy for delay · 5. The payment schedule · 6. Estimated common-area service charge and management plan · 7. The energy performance certificate and warranty cover on delivery.

08 SWOT

STRENGTHS

- About 150 m to the metro station — the strongest rental argument in the district
- Top two levels of the building: no neighbours above, balconies on two levels
- 27.40 m² of balconies — outdoor space ≈45% of interior area
- Energy class A+, heat pump and rooftop photovoltaics: low running costs
- Two bathrooms (bathroom + WC) and a parking space included
- Delivery Q4 2026: short capital lock-up
- Hospital 550 m, school and Peristeri centre 600 m

WEAKNESSES

- Price per net m² (5,082) clearly above the local resale stock
- One bedroom; does not serve family demand
- Storage marked "N/A" — requires confirmation
- Indicative net yield band is measured (2.1% – 2.7%)
- No in-building comparison data: prices of the other five apartments not shared

OPPORTUNITIES

- Thin supply of new-build stock in the district — competitive advantage on delivery
- Direct metro access to the centre appeals to tenants working in central Athens
- Tenant preference for high-energy-class stock may create pricing power on delivery
- EV charging infrastructure is aligned with future demand

THREATS

- Risk of delivery delay
- The low price level of older local stock may put pressure on resale pricing
- The direction of tax and regulatory rules for foreign buyers; current confirmation required before purchase
- Changes in rental-income taxation and service-charge burdens
- The effect of interest-rate and currency conditions on buyer demand

09 INVESTMENT VIEW

Investment View: **Neutral-Positive — Location-Led · Short Delivery**

A0308 is a new-build one-bedroom maisonette 150 m from the metro in Peristeri, occupying the top two levels of its building. Its value comes from **location, the top-floor character and the short delivery horizon**; the price on net interior area sits above the district average and the yield band remains measured.

LOCATION	PRODUCT CHARACTER	OPERATING PROFILE
Metro 150 m, park and high street 400 m, hospital 550 m. Rental demand rests on a settled district population with direct metro access to the centre; it is not tied to the tourism cycle.	A top-floor maisonette with balconies on two levels, two bathrooms and parking: a product that stands apart from standard one-bedroom apartments in the same district.	Energy class A+, heat pump and photovoltaics reduce the tenant's total cost of occupation; the ready-for-use specification removes the need for further outlay.

Summary view: the unit suits an investor buying a short delivery horizon and location security rather than high yield. Two points govern the decision: **accepting that the net €/m² sits above the local stock** and **confirming the storage and parking status in writing**. With these in place, A0308 positions as a low-running-cost rental asset next to the metro in West Athens.

Areas and specifications follow the developer's documentation; measurements carry a ±3% tolerance and are confirmed unit by unit.

This document has been prepared by Avla Gayrimenkul A.Ş. for information purposes and does not constitute investment advice. The price is from the list dated 28.09.2026; availability and price are subject to confirmation. Indicative figures are not binding.