



**HISTORIC  
CENTER**



**CHERRY  
FESTIVAL**



**SEA - 20 MINUTES**



**TURI ON MAP**

# TURI

## INVESTMENT OPTIONS AND NUMBERS



### At purchase

Turi is amongst the last few towns in Bari county, where one can acquire property for a reasonable price.

Reasonable means 300-600 EUR/m<sup>2</sup> in case of properties to renovate.

Capital increase for now we cannot guarantee as there isn't enough information to predict long term. It's cashflow we guarantee.

### Why Turi?

Beside investment cost it was important to have some existing, already popular tourist attractions, which the guests taking our accommodation can visit. Easy and cheap is to hire cars, fast access to the eastern sea, to Alberobello which is part of the world heritage, St. Stephen castle, Indiana adventure park, Ostuni historic center, not to mention Turi historic center, etc.

The area also gives a lot of agrotourism possibilities.

## Return

Momentarily one night / person is between 20 and 30 EUR, so real estate can be rented for fair prices. Luckily the tourism is high enough if we take the current worldwide economy in account (mid 2024).

New apartments to start up is between 1-2 years from the beginning of the marketing campaign just like anywhere else. After this preliminary phase more than 200 days rental / year is attainable. Meanwhile below 100 days a year no estate rental usually goes which are operated by Molnar Group Europe.

An average calculation would be 100,000 EUR investment cost for 100 m2 estate with 3 bedrooms, so conveniently accommodating 6 people. Price includes the purchase cost, change of ownership, the complete renovation and any other fees.

Very simply if we take 25 EUR/night/person, then in 100 days it is 15,000 EUR, which would mean 6-7 years until the original investment is returned. Of course as we have mentioned, after the first 1-2 years when the organic positive reviews are pouring in, when there will be returning guests and referrals, 100 days is extremely low in comparison to what we usually do (50-70% of the year is usually accommodated in all estates managed by Molnar Group Europe in which we have more than 20 years of experience). With such numbers the return of the original investment can be attained between 3 and 5 years, therefore an average ROI of 20%-33% in the case of estate purchased in the historic town of Turi.

Owner's privileges:

Naturally in case they were requested in time, family, friends or anyone the owner decides are free to stay in the purchased estate, we simply cancel those dates for booking and make sure the estate is clean and in order.

If needed, we are taking on the resale of the estate not exclusively, once the owner would like to move the capital of the project.

Our support works with 24-48h reaction time. In case of urgent matters from 10am to 10pm on the phone, and of course our VIP partners get 0-24 support.

## Invest in Turi, get a hold of us now:

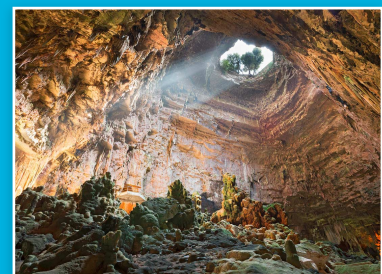
Tel: +357 9444 8776  
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### *Local attractions*



*Alberobello*



*Grotte di Castellana*



*Piazza degli Innamorati*