

# RENOVATION IN

# *Alghero*



Complete project  
**€ 635.000**



**SEA VIEW AND  
CAPOCACCIA VIEW  
PENTHOUSE**

**ELIGIBLE FOR TAX  
INCENTIVES\***



## Current condition

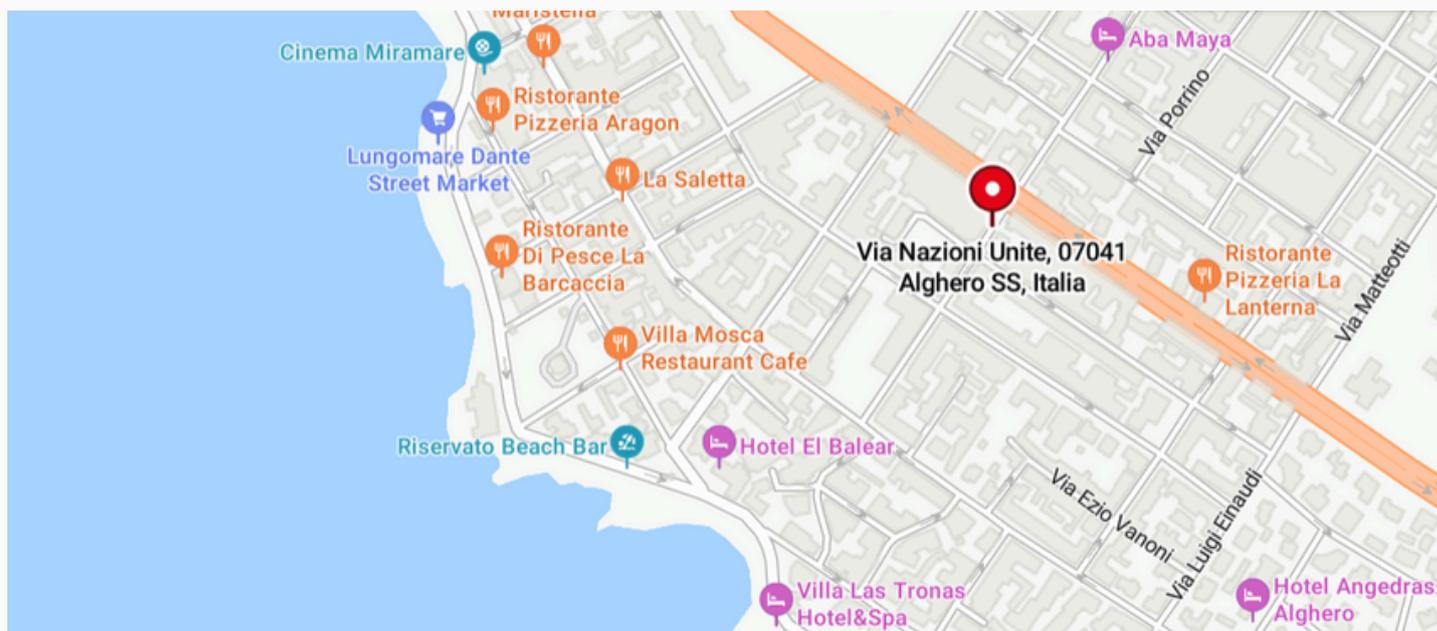






## Key features

- Exclusive sea-view penthouse overlooking Capo Caccia;
- ideally located close to the city center;
- A spectacular habitable terrace of over 100 sqm;
- Elevator access;
- Fully renovation project to the highest standards.





## Why **ALGHERO, SARDINIA?**

### let's ask to the web!

#### Market Research: Short-Term Rentals in Alghero (Sardinia)

##### 1. Short-Term Rental Market Performance

Alghero is considered one of the most relevant short-term rental markets in Sardinia.

- As of 2025, the city counts approximately **1,600–2,000 active short-term rental listings** on platforms such as Airbnb.
- The **average occupancy rate** is around **65%**, with **average nightly rates ranging between €150 and €190**, depending on seasonality and property type.
- The **average annual revenue per host** is estimated at approximately **€34,000**, highlighting strong profitability compared to traditional long-term rentals.

These figures confirm that short-term rentals in Alghero benefit from **solid demand and attractive returns**, particularly during the peak tourist season.



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#### 2. Tourist Inflows and Demand Drivers

Tourism is the main driver behind the growth of the short-term rental market.

- Sardinia has experienced a **significant increase in tourist arrivals and overnight stays**, particularly from international visitors, between 2023 and 2025.
- Alghero benefits from its **international airport, historic city center, beaches, and cultural attractions**, which sustain high demand for tourist accommodation.
- The increase in visitor numbers has directly translated into **higher occupancy rates and rising daily prices** for short-term rentals.

#### 3. Real Estate Prices and Rental Market Trends

##### Residential Property Prices

- The **average residential property price in Alghero** is approximately **€3,000 per square meter**, with an **annual growth rate close to +10%**.
- The strongest price growth is observed in the **historic center and coastal/tourist areas**, where demand for holiday homes is highest.

##### Rental Market Evolution

- Long-term rental prices across Sardinia have increased by **approximately +11.8% year-on-year**, partly due to the expansion of short-term rentals.
- The conversion of residential units into tourist accommodations has **reduced the supply of long-term housing**, putting upward pressure on rents for local residents.



## Why ALGHERO, SARDINIA?

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#### 4. Market Dynamics and Key Trends

- Short-term rentals are **structurally more profitable** than long-term leases, encouraging property owners to shift their assets toward the tourist market.
- This trend has led to a **scarcity of available housing for residents**, especially in central and coastal areas.
- The growing popularity of holiday homes has also contributed to a **general increase in property values**, including second homes and investment properties.

#### 5. Key Takeaways for Investors and Developers

- **Strong and growing tourist demand** makes Alghero a strategic location for short-term rental investments.
- **High occupancy rates and competitive nightly prices** support attractive yields.
- **Rising real estate values** indicate solid capital appreciation potential.
- **Limited long-term housing supply** reinforces the dominance and profitability of short-term rental strategies.



**POTERE IMMOBILIARE**  
REAL ESTATE

## SOME OF OUR PROJECTS



**BEFORE...**



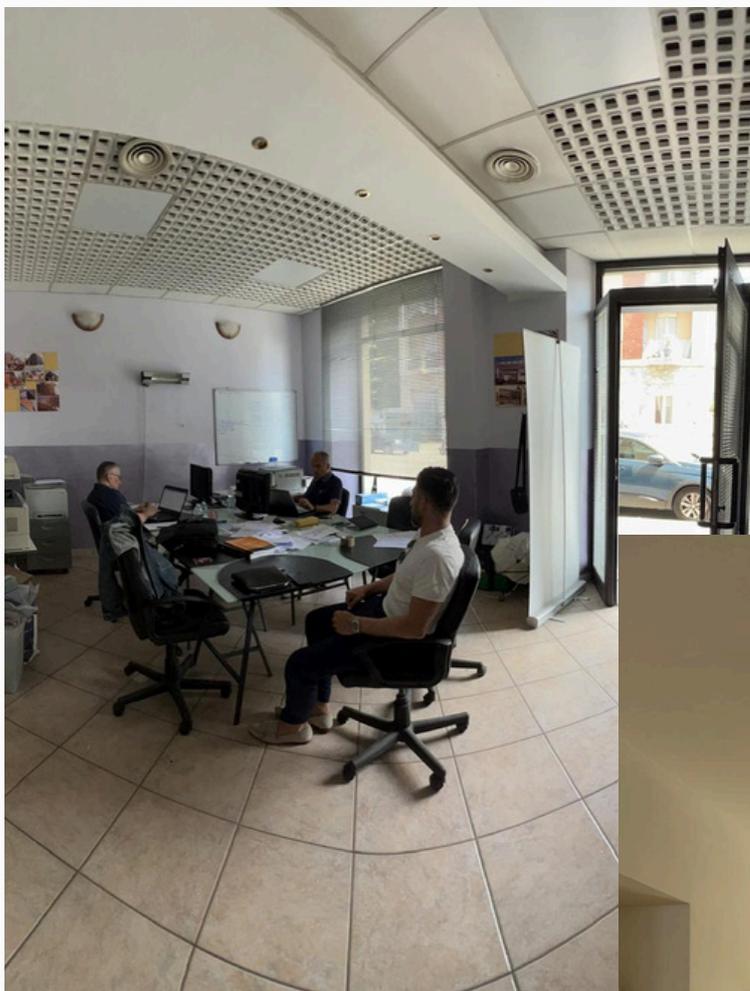
**...AFTER**

**ROI 30,2%  
IN 12  
MONTHS**



**POTERE IMMOBILIARE**  
REAL ESTATE

## SOME OF OUR PROJECTS



**BEFORE...**



**...AFTER**

**ROI 23% IN  
6 MONTHS**



**POTERE IMMOBILIARE**  
REAL ESTATE

## SOME OF OUR PROJECTS

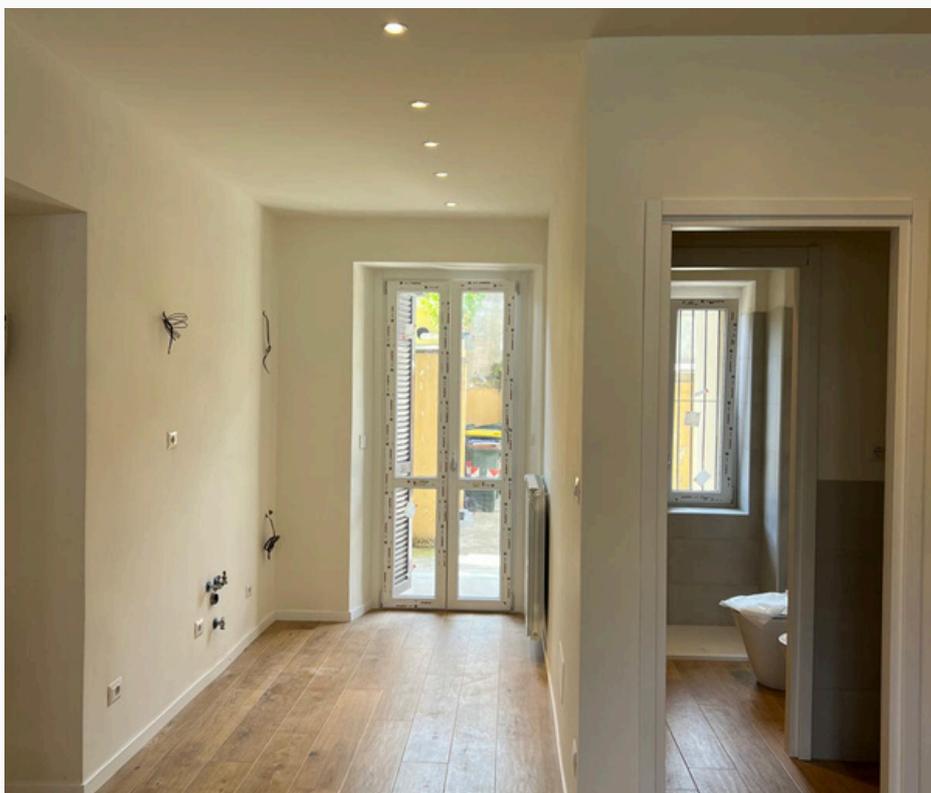


**BEFORE...**

**...AFTER**

**ROI 32% IN 3  
MONTHS**





## Financial part

The Business Plan represents an estimate of market value. Even if Alghero has risen its real estate value at least 10% each year from 2020, no one can guarantee the same increase in the future.

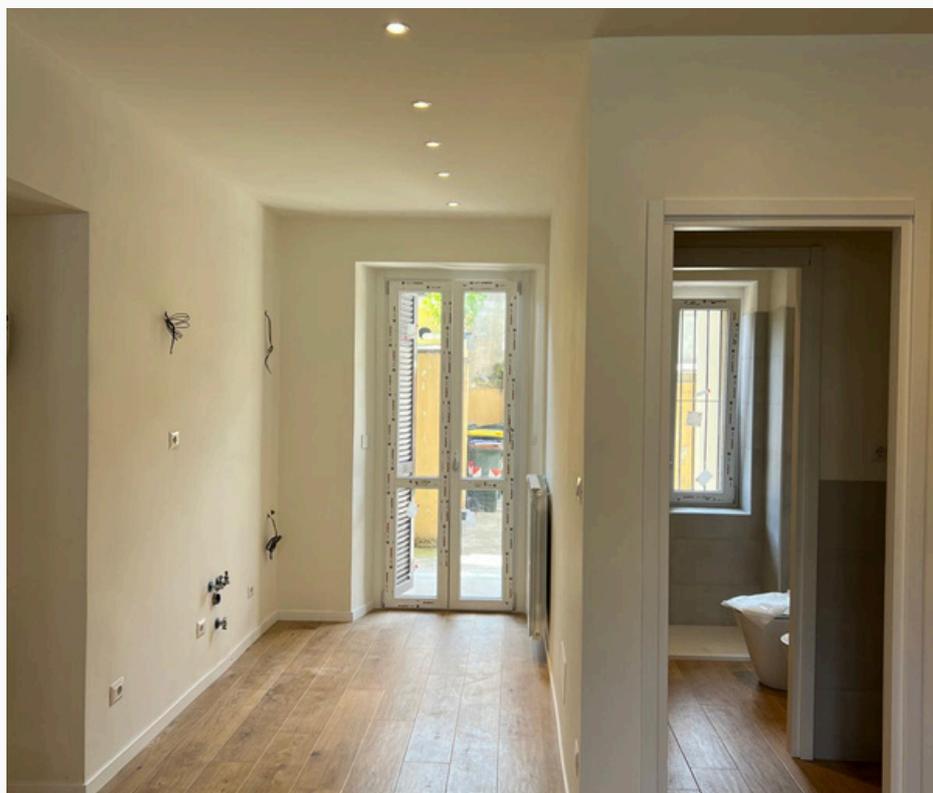
Every single investment must be considered as a capital risk.

Anyway for our clients, we always propose three financial plans: one as the best value possible, one on average, and the last one as the worst condition ever, so that they can easily take into consideration all the possibilities.

Regarding our fee, we can propose two packages:

The "**Partner-in-crime**" package : We won't receive any single euro by your side till the end of the project. Once you win, we will split the profit. So it will be the 50% of the profit, but only in the moment you also have a profit. If it is related to short term rental project, it will be considered annually plus final resell of the house or building;

The "**Project Manager**" package: We will be your project managers and we take 10% of the project. It is not related on the amount you can gain, but only on the total amount of cost, and will be paid 50% at the beginning and 50% upon the delivery of the completed project



## Short Term Rental Business Plan

Prices are calculated on 2025 values - since 2020 in Alghero every single year prices rised at least 15% on short term rental so it is expected the same trend as well

	Room 1	Room 2	Room 3	Total	65% Occupancy
January	€ 2.015,00	€ 2.015,00	€ 2.015,00	€ 6.045,00	€ 3.929,25
February	€ 1.820,00	€ 1.820,00	€ 1.820,00	€ 5.460,00	€ 3.549,00
March	€ 2.100,00	€ 2.100,00	€ 2.100,00	€ 6.300,00	€ 4.095,00
April	€ 2.400,00	€ 2.400,00	€ 2.400,00	€ 7.200,00	€ 4.680,00
May	€ 2.790,00	€ 2.790,00	€ 2.790,00	€ 8.370,00	€ 5.440,50
June	€ 5.550,00	€ 5.550,00	€ 5.550,00	€ 16.650,00	€ 10.822,50
July	€ 6.355,00	€ 6.355,00	€ 6.355,00	€ 19.065,00	€ 12.392,25
August	€ 9.300,00	€ 9.300,00	€ 9.300,00	€ 27.900,00	€ 18.135,00
September	€ 4.500,00	€ 4.500,00	€ 4.500,00	€ 13.500,00	€ 8.775,00
October	€ 2.480,00	€ 2.480,00	€ 2.480,00	€ 7.440,00	€ 4.836,00
November	€ 1.650,00	€ 1.650,00	€ 1.650,00	€ 4.950,00	€ 3.217,50
December	€ 2.170,00	€ 2.170,00	€ 2.170,00	€ 6.510,00	€ 4.231,50
<b>TOTAL for each room</b>	<b>€ 43.130,00</b>	<b>€ 43.130,00</b>	<b>€ 43.130,00</b>	<b>€ 129.390,00</b>	<b>€ 84.103,50</b>

These values are calculated by expert properties manager.

A property manager company usually takes 20% of the night price as fee\*



## Acquisition of the project - Average estimate

<b>Penthouse</b>		
Purchase	€	380.000
Renovation works	€	170.000
Vat on renovation	€	17.000
Real estate agent fee	€	11.400
Vat	€	2.508
Property tax	€	34.200
Notary	€	2.000
Fees	€	5.000
Technical project	€	10.000
Other expense	€	3.500
<b>Total Project</b>	<b>€</b>	<b>635.608</b>
Profit Short term	€	346.926,94
Resell after 5 years	€	650.000,00
Gross profit	€	996.926,94
<b>Net Profit</b>	<b>€</b>	<b>361.318,94</b>
<b>ROI</b>		<b>56,85%</b>

This is the scenario is based on 2025 trend and is expected to increase



## Acquisition of the project - Worst estimate

<b>Penthouse</b>		
Purchase	€	380.000
Renovation works	€	180.000
Vat on renovation	€	18.000
Real estate agent fee	€	11.400
Vat	€	2.508
Property tax	€	34.200
Notary	€	2.000
Fees	€	5.000
Technical project	€	15.000
Other expense	€	3.500
<b>Total Project</b>	<b>€</b>	<b>651.608</b>
Profit Short term	€	280.000,00
Resell after 5 years	€	580.000,00
Gross profit	€	860.000,00
<b>Net Profit</b>	<b>€</b>	<b>208.392,00</b>
<b>ROI</b>		<b>31,98%</b>

This is the worst scenario ever, as if the real estate market were to experience an unexpected turndown and worst unforeseen problems during renovation.



## Acquisition of the project - Best estimate

<b>Penthouse</b>		
Purchase	€	380.000
Renovation works	€	150.000
Vat on renovation	€	15.000
Real estate agent fee	€	11.400
Vat	€	2.508
Property tax	€	34.200
Notary	€	2.000
Fees	€	5.000
Technical project	€	8.000
Other expense	€	3.500
<b>Total Project</b>	<b>€</b>	<b>611.608</b>
Profit Short term	€	433.000,00
Resell after 5 years	€	680.000,00
Gross profit	€	1.113.000,00
<b>Net Profit</b>	<b>€</b>	<b>501.392,00</b>
<b>ROI</b>		<b>81,98%</b>

This is the best scenario ever, as if the real estate market were to continue the trend of the past five years and during renovation nothing unexpected happens