

Opportunity Investment Brief

Apartment · ж.к. Иван Вазов · 80 m²

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€330,000

Report Cutoff: Oct 15, 2026, 2:31 PM Generated at: Oct 15, 2026, 2:31 PM

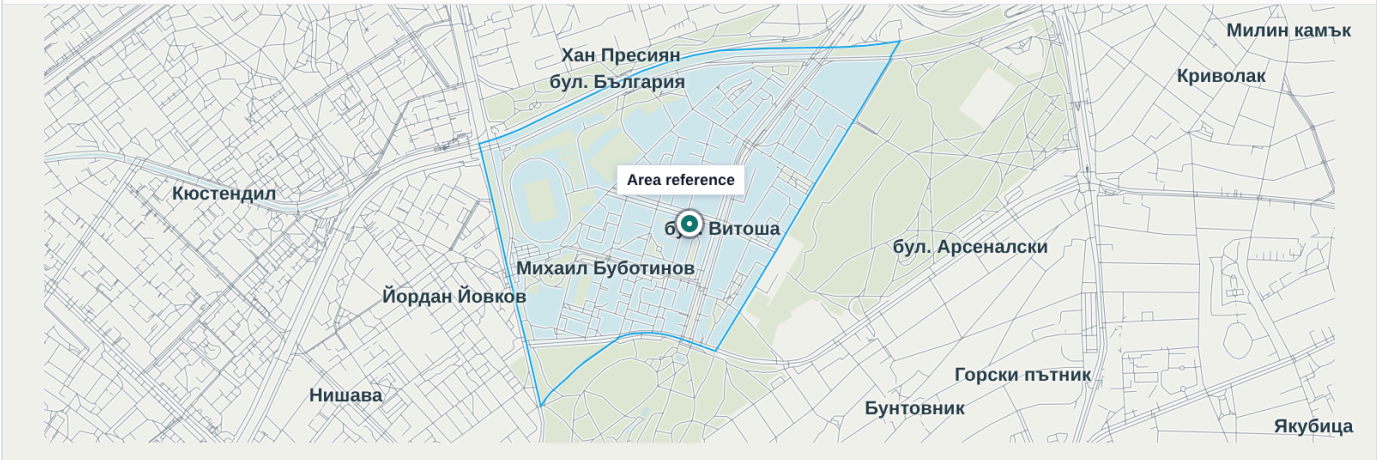
Executive Overview

Against the selected strategy, this opportunity scores 44.4 on the 0..100 scale. The property is listed at €330,000 with a reported area of 80 m². Its asking price is 1.97% below the market reference used in this report. Evidence quality is Partial, so these conclusions should be read with additional caution.

Opportunity score	Profitability	Risk
44.4	33.3	42

Location And Boundary

Selected location, district boundary and mapped streets. An area reference marker identifies the area; property markers retain their stated coordinate precision.



Geographic context frozen with this report.

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District And Market Context

Sale Price Per Square Metre: €4,194/m² (53 reported samples; Oct 8, 2025 - Oct 8, 2026). Monthly Rent Per Square Metre: €10.02/m²/month (53 reported samples; Oct 8, 2025 - Oct 8, 2026). The compatible city benchmark for the same segment and period is €9.17/m²/month, with a signed district difference of +9.27%. Gross yield: 2.87% (106 reported samples; Oct 8, 2025 - Oct 8, 2026). The compatible city benchmark for the same segment and period is 4.4%, with a signed district difference of -34.81%.

Financial Assessment

The listing's sale price per m² is €4,125, compared with a market reference of €4,208. The independent sample size is unavailable. Evidence window: Latest available evidence.

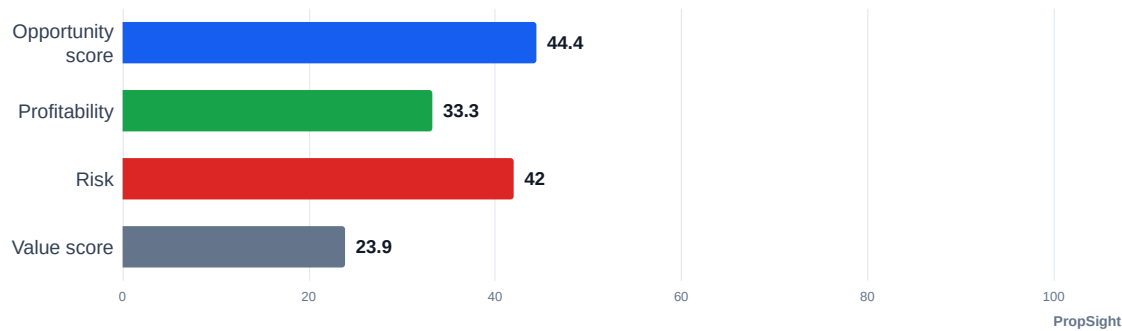
Strategy: Balanced

Financial estimates

Metric	Value	Source	Method	Confidence
Estimated market value	€336,640	Market evidence benchmark	Benchmark price per m² times area	Insufficient data
Rent	€801.60	Market evidence benchmark	Benchmark rent per m² times area	Insufficient data
Gross yield	2.91%	Market evidence benchmark	Annualised rent over asking price	Insufficient data
Market comparison	-1.97%	Market evidence benchmark	Asking sale price per m² versus sale benchmark	Insufficient data

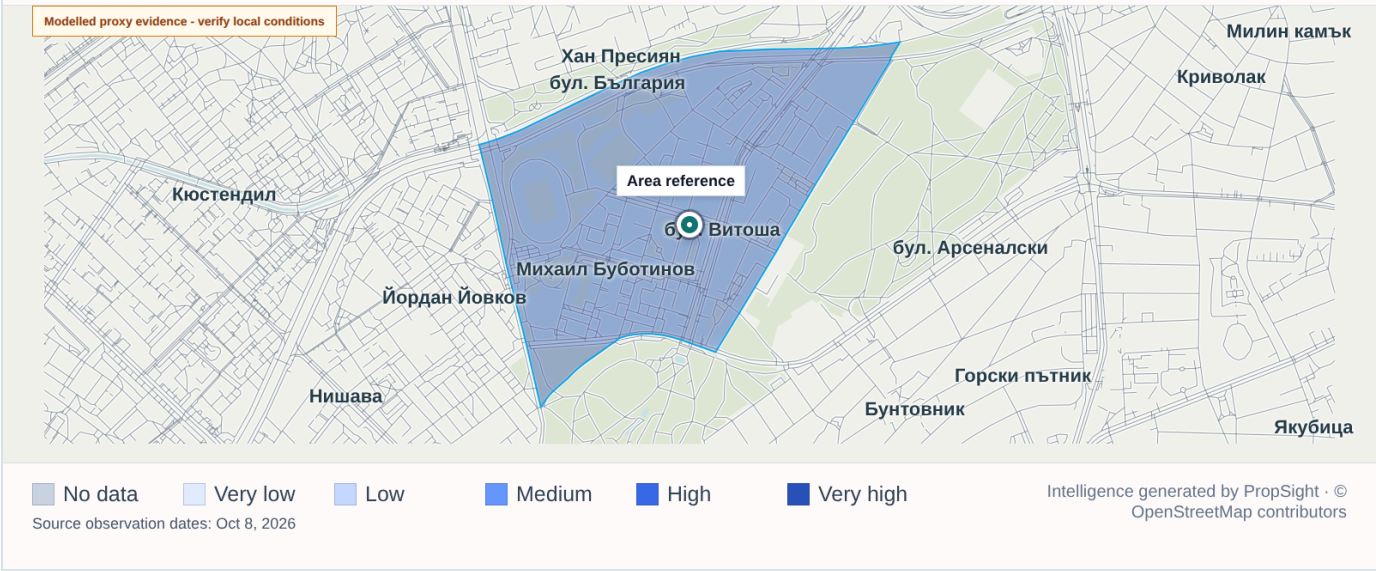
Investment signal profile

PropSight Research



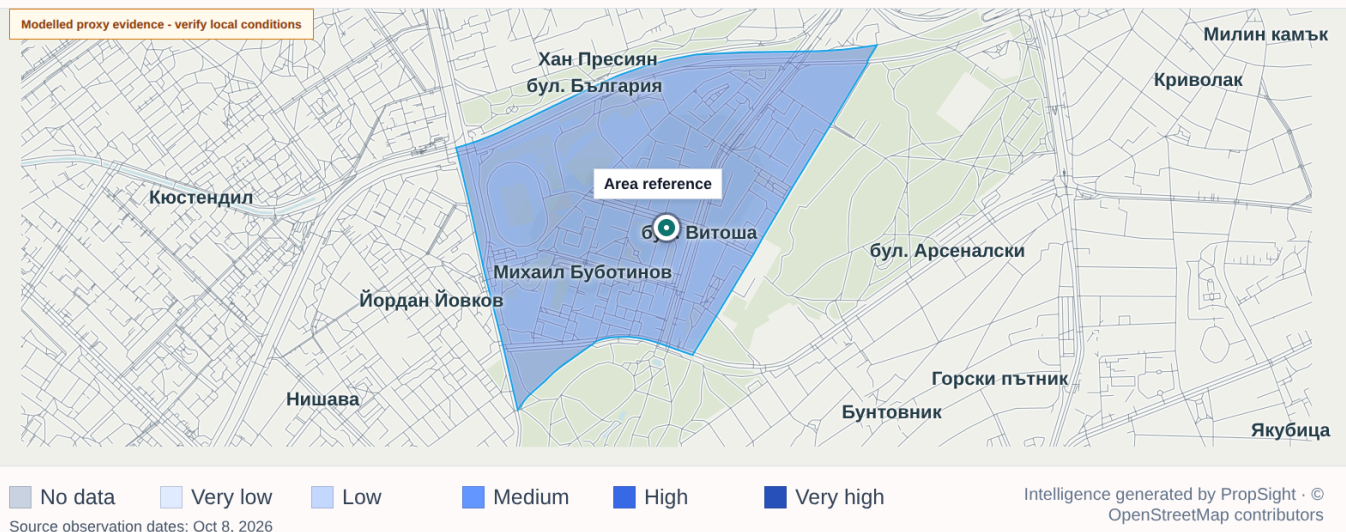
Sale Price Per Square Metre

Sale-price context: colours show relative market bands (0-100), not euro amounts. Local evidence gaps remain uncoloured.



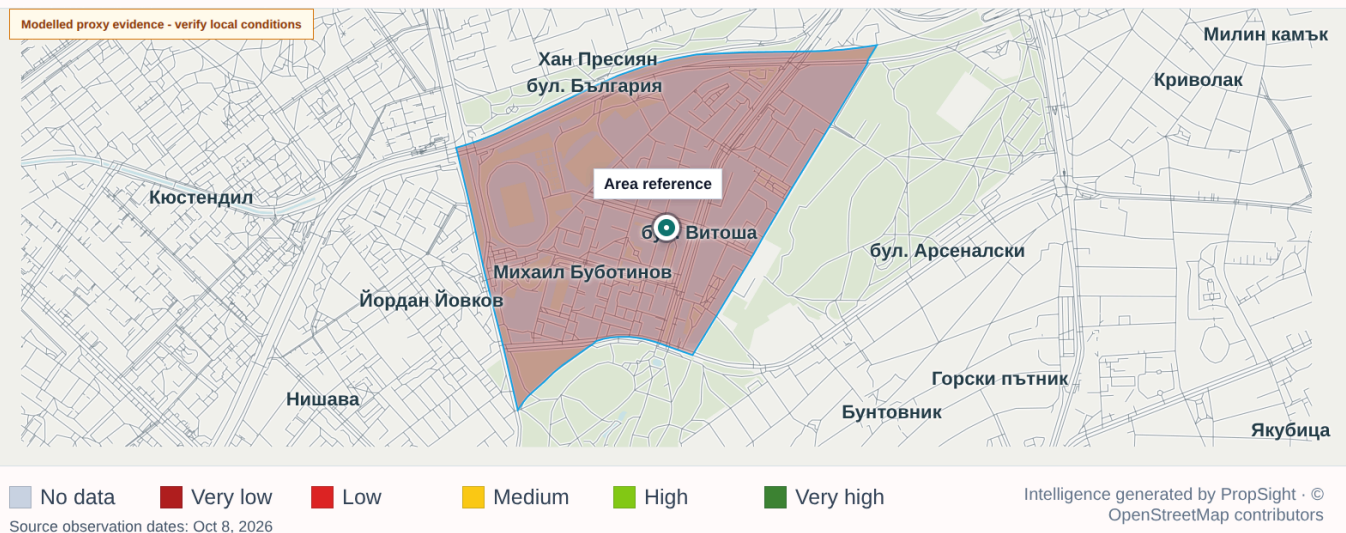
Monthly Rent Per Square Metre

Rent context: colours show relative market bands (0-100). See the financial table for monetary benchmarks and observation periods.



Gross Yield Context

Relative gross-yield bands (0-100); higher is stronger. This is a market proxy, before costs, financing and tax.



Spatial Evidence

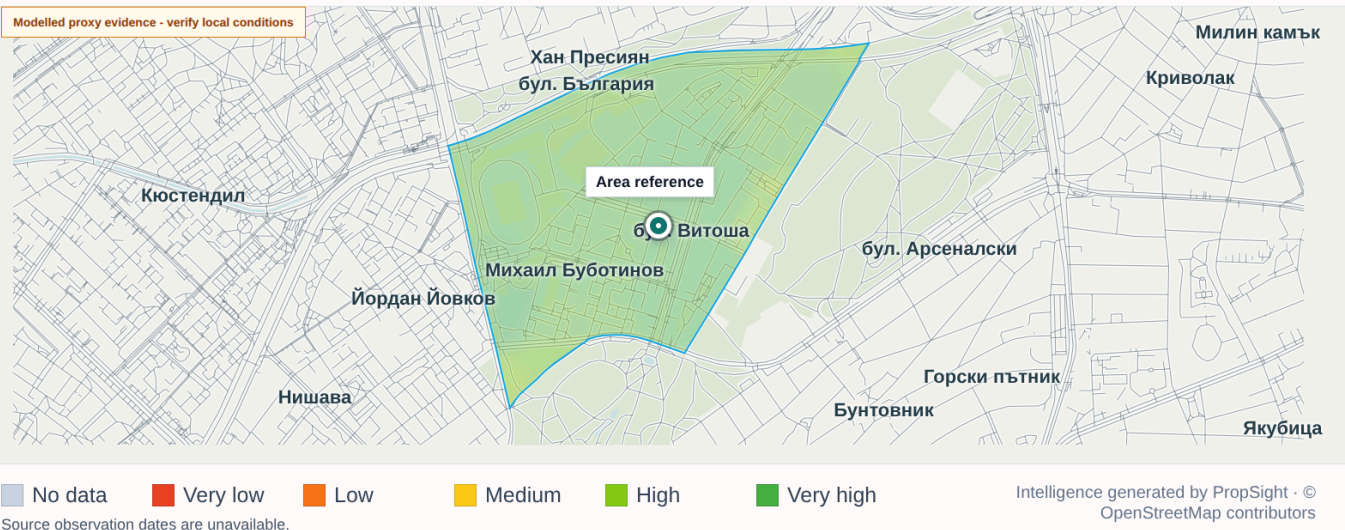
Compare the property's cell with neighbouring cells: higher amenity-support bands indicate stronger mapped day-to-day convenience, not a demand forecast.

Higher externality-risk bands indicate more mapped neighbourhood friction. Check the underlying sources before treating this signal as a property-level hazard.

At the district representative point (radius 1,200 m), amenity access is 77/100 (higher means better access) and externality exposure is 20/100 (higher means more exposure). These OSM proximity proxies do not establish this property's precise location or measured hazards. Source dates, coverage, and calibration are unknown.

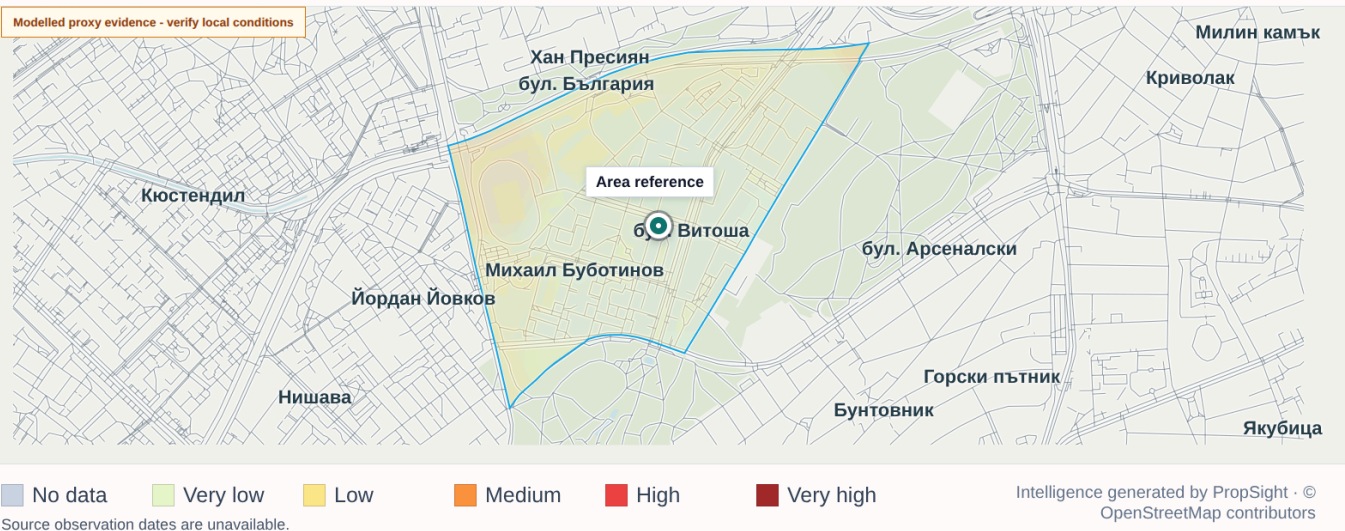
Amenity support

Mapped local services · Higher support is better



Externality risk

Mapped neighbourhood frictions · Higher risk needs review



Supporting Evidence

Property facts

Metric	Value
Area	80 m ²
Floor	6
Total floors	7
Central heating	Yes

Market benchmarks

Metric	Listing	Benchmark	Comparison	Window
Sale price per m²	€4,125	€4,208	Near benchmark	Latest available evidence

Risks And Further Checks

- Evidence quality is Partial, so conclusions should be read with additional caution.
- Data quality is Partial, location precision is District anchored, and data freshness is Current.

Sources And Method

This report uses listing, market, strategy, and mapped evidence available when it was generated. Missing values remain unknown rather than being treated as zero.

Metric	Value
Evidence date	Oct 8, 2026
Comparison	ж.к. Иван Вазов
Window	Latest available evidence
Confidence	None
Data quality	Partial
District proximity limitations	OSM proximity proxies at the district representative point. Property distances, measured hazards, source dates, source coverage and empirical calibration are not established. Counts describe mapped records, not independent facilities. © OpenStreetMap contributors. Data licensed under ODbL: https://www.openstreetmap.org/copyright .

This report is for informational purposes and does not constitute financial, legal, or valuation advice.

Metrics reflect the evidence available at the time of generation and may change as sources are refreshed.

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