



dPointgroup

'INVESTMENT OPPORTUNITY'

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'BUILDING LA SAGRADA DISTRICT'  
3 COMMERCIAL  
13 APARTMENTS  
PLAN FOR 1 ADDITIONAL PENTHOUSE  
APARTMENT

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JULY • 2019



## DETAILS OF THE PROPERTY

TYPE OF PROPERTY:	• BUILDING
MAIN USE:	• RESIDENCIAL/COMMERCIAL
CONSTRUCTION YEAR:	• 1950
BUILT SURFACE (m2):	• 1821
COMPOSITION BUILDING:	• GROUND FLOOR + 5
UNITS IN GROUND FLOOR:	• 3 COMMERCIAL
UNITS IN HIGH FLOORS:	• TOTAL: 13
UNITS IN UNDERGROUND:	• 1. SURFACE: 44 M2
UNITS IN THE ROOF	• 1 RESIDENTIAL UNIT. SURFACE 25 M2
OCCUPATION:	• ALL RENTED EXCEPT 2 UNITS. COMMERCIALS 2019-2020
FINISHING CONTRACTS:	• FLATS 2019-2022 PERMANENT DURATION: 2
SELL PER UNIT:	• NOT AT THE MOMENT. POSSIBILITY IN THE FUTURE
STATE OF CONSERVATION:	• GOOD CONDITION. MAIN FAÇADE RECENTLY REFORMED
TECHNICAL BUILDING REPORT (ITE):	• YES
ENERGY CERTIFICATES:	• IN MANY FLATS
POSSIBILITIES:	• 1 NEW FLOOR CAN BE BUILT ON THE ROOF

## Purchase Price EUR6 million

Future Opportunity:

Planning for 200m2+ Penthouse apartment/s EUR350,000

Refurbishment of 10 units over 5 years EUR 800,000

Total costs EUR1,150,000

## Projected ROI 5 Years

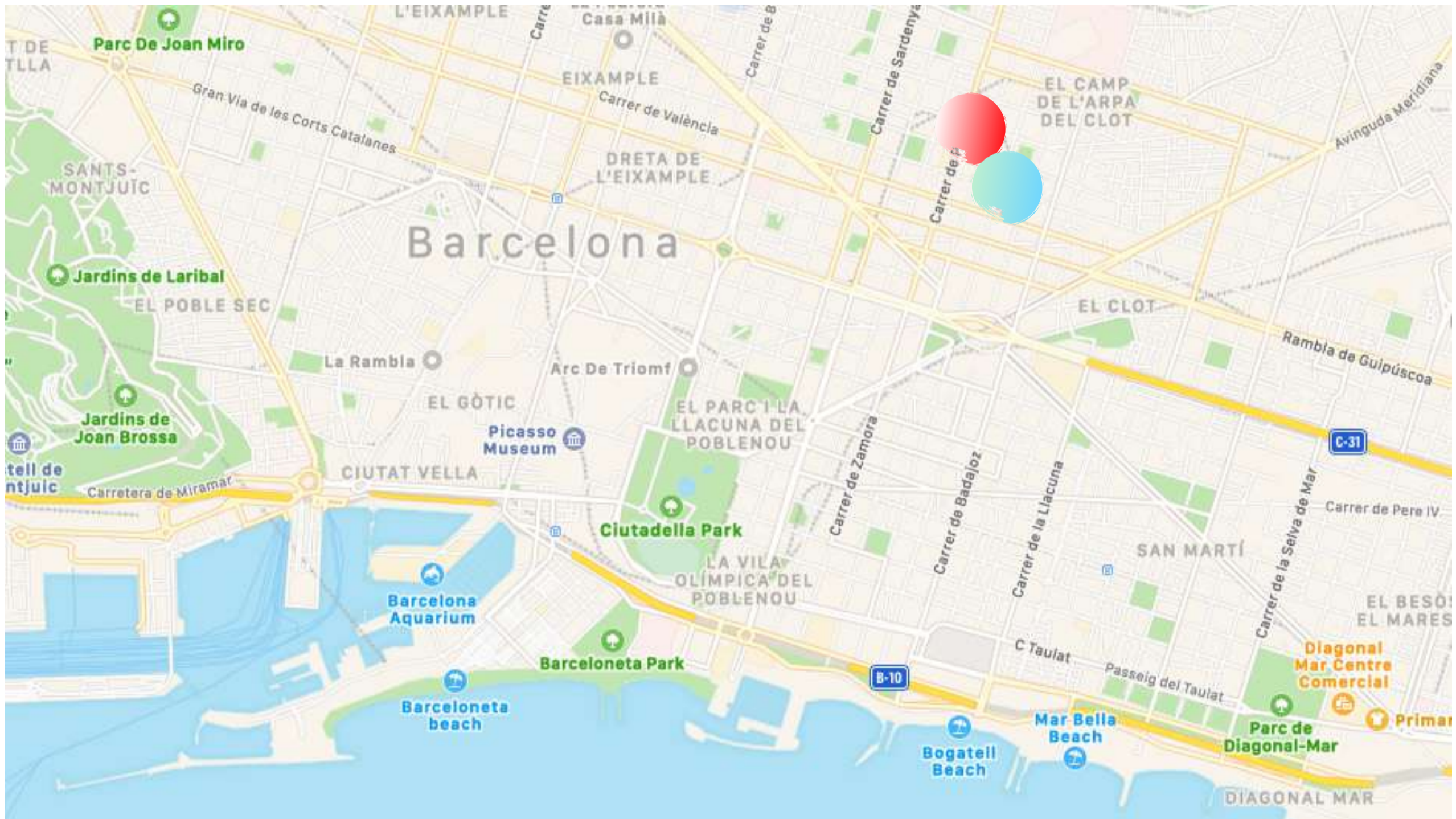
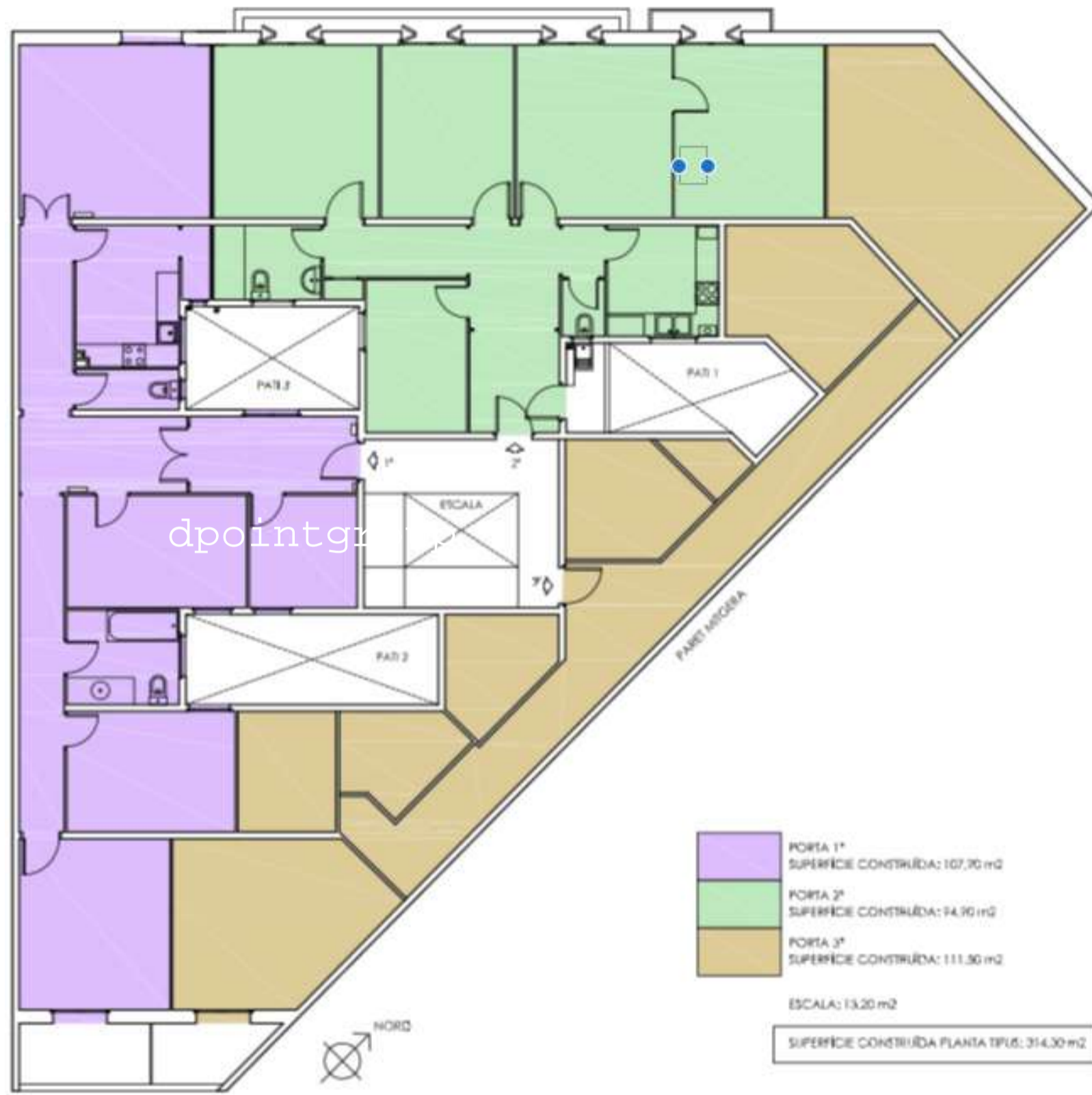
Future value post refurbishment EUR10 million 40% return

Projected organic growth in Barcelona 5 years 25%

Projected rental yield 4% p.a. 5 years total 20%







 Building

 Plaça de la Sagrada Família