



dPointgroup

'INVESTMENT OPPORTUNITY'

'BUILDING MARAGALL'
1 COMMERCIAL
19 FULLY REFORMED APARTMENTS

AUGUST • 2019

DETAILS OF THE PROPERTY

TYPE OF PROPERTY:	• BUILDING
MAIN USE:	• RESIDENCIAL/COMMERCIAL
CONSTRUCTION YEAR:	• OCTOBER 2019
m2:	• 1377m2
COMPOSITION BUILDING:	• BASEMENT STORAGE, GROUND FLOOR + 7
UNITS IN GROUND FLOOR:	• 1 COMMERCIAL DUPLEX (148M2)
UNITS IN HIGH FLOORS:	• RESIDENTIAL TOTAL: 19 +ALLOCATED STORAGE ROOM
OCCUPATION:	• ALL FREE ON COMPLETION
STATE OF CONSERVATION:	• BUILDING BRAND NEW
TECHNICAL BUILDING REPORT (ITE):	• YES
ENERGY CERTIFICATES:	• ON COMPLETION

Purchase Price EUR 7 million

Brand new building located in the district of Maragall.

This is a PRIME location for City living with Metro and Bus routes within 3 minutes walk.

This building will be finished to the highest standards for residential use and ideal units for rental and income opportunity.

Upcoming area with strong upside potential over 5 years.

Completion is set for October 2019 and therefore early consideration should be given.

Investment potential

Future value post completion EUR 7.5 million +7%

Projected organic growth in building district over 5 years 30%

Projected rental yield 6% p.a. 5 years total 30%





 Building