



dPointgroup

'INVESTMENT OPPORTUNITY'

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'PACKAGED PROPERTY PORTFOLIO'  
4 COMMERCIAL  
13 FULLY REFORMED APARTMENTS

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JULY • 2019

## DETAILS OF THE PROPERTY

TYPE OF PROPERTY:	• BUILDING
MAIN USE:	• RESIDENCIAL/COMMERCIAL
CONSTRUCTION YEAR:	• 2020 (REFURBISHED)
m2:	• 763M2
COMPOSITION BUILDING:	• GROUND FLOOR +6
UNITS IN GROUND FLOOR:	• 4 COMMERCIAL
UNITS IN HIGH FLOORS:	• RESIDENTIAL TOTAL: 13
OCCUPATION:	• ALL FREE ON COMPLETION
STATE OF CONSERVATION:	• BUILDING FULL REFORMED ON COMPLETION
TECHNICAL BUILDING REPORT (ITE):	• YES
ENERGY CERTIFICATES:	• ON COMPLETION OF REFORM

**Purchase Price EUR 3,870,000**  
**Guaranteed income 6% p.a payable until unit handover**

This Property Portfolio offers a guaranteed income on units until handover of the renovated apartment, estimated 6 months to 12 months.

A beautiful building in Eixample, which is being renewed to high standard and offer good income or resale-ability.

This is a PRIME location for City living and TOURISM, with close access to all public transport links, City Centre and Barcelona's rapidly expanding Technology District.

Upcoming area with strong investment upside potential over 5 years.

### **Investment potential**

Future value post refurbishment EUR 4,600,000 18%

Projected organic growth in building district over 5 years 25%

Projected rental yield 5% p.a. 5 years total 25%

Residential	Apartment m2	Terrace	Total Size	Commercial
Mezzanine 1	46	-	46m2	4 Units Ground floor 153m2
Mezzanine 4	44	-	44m2	
Principal 2	42	6	48m2	
Prncipal 3	42	6	48m2	
Principal 4	44	2	46m2	
1-4	44	2	46m2	
3-2	42	6	48m2	
3-4	44	2	46m2	
4-1	46	2	48m2	
4-4	44	2	46m2	
5-1	46	2	48m2	
5-2	42	6	48m2	
5-3	42	6	48m2	

