



dPointgroup

'INVESTMENT OPPORTUNITY'

'BUILDING CIUTAT VELLA'
2 COMMERCIAL
8 FULLY REFORMED APARTMENTS

JULY • 2019

DETAILS OF THE PROPERTY

TYPE OF PROPERTY:	• BUILDING
MAIN USE:	• RESIDENCIAL/COMMERCIAL
CONSTRUCTION YEAR:	• 2019 (REFURBISHED)
m2:	• 1003M2
COMPOSITION BUILDING:	• GROUND FLOOR + 4
UNITS IN GROUND FLOOR:	• 2 COMMERCIAL
UNITS IN HIGH FLOORS:	• RESIDENTIAL TOTAL: 8
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 2.6 million

LOCATION, LOCATION, LOCATION:

Brand new building located in the district of Ciutat Vella and in the Raval neighborhood, specifically in the area of Drassanes, a few meters from the port of Barcelona, Las Ramblas.

This is a PRIME location for City living and TOURISM.

Situated next door to a 3 Star Hotel (Daily rates 1 room EUR130 night for basic room).

Planning approved for brand new 4 Star Hotel to be built on street adjacent to the proposed building.

Upcoming area with strong upside potential over 5 years.

Investment potential

Future value post refurbishment EUR 2.8 million

Projected organic growth in building district over 5 years 30%

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



UNIT A



UNIT B

