

## Building in Barcelona-Vila Olímpica

Residential building built to house the athletes in the Olympic Games of Barcelona in 1992.

It has a total housing area of 1165m<sup>2</sup>. It is distributed in 6 floors as follows:

- Basement with 21 parking spaces.
- Ground floor with two houses, one with 2 bedrooms and another with 3 bedrooms, and with garden terrace overlooking a garden area.
- 1st to 4th floor. Each with two flats with living room, terrace overlooking a garden, kitchen, 3 bedrooms, 2 bathrooms and laundry.

All floors are rented with a parking space included in the price. All the rooms are exterior and very bright, offering cozy, quiet and sunny spaces. The conservation status of homes and common areas is good.

At present all the houses are rented with forward contracts, ending the last one in the year 2020 (see rent table). Gross annual income of 2.45%. The building is a Horizontal Property.

Located in Vila Olímpica, in high standing area. Only 3 minutes walk from the beach of Nova Icaria and the Olympic Port. Good connection with public transport and Ronda Litoral (B-10).

Price: 6,400,000€ + 3% Fees (+ Vat)

For more information, please contact us,

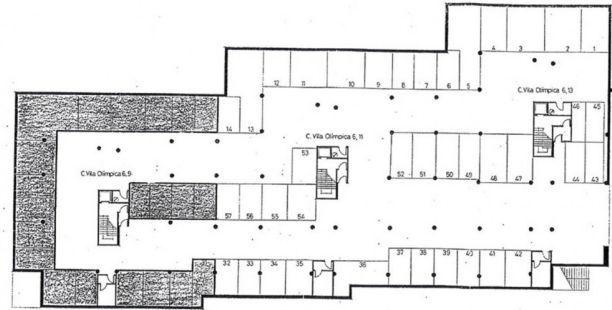
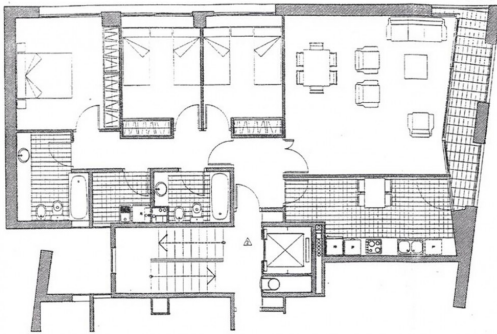
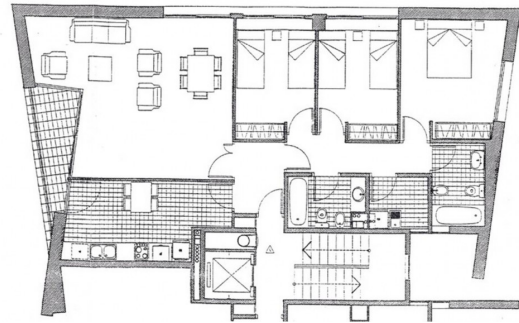
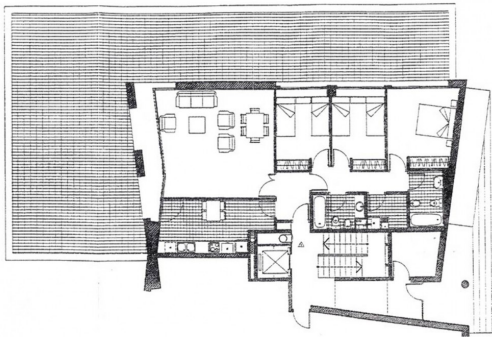
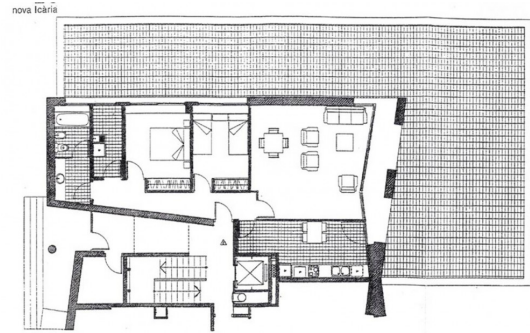
|                      |                        |
|----------------------|------------------------|
| Reference            | BB0607B                |
| Type                 | Building               |
| City                 | Barcelona              |
| District             | Vila Olímpica          |
| Address              | Not available          |
| Size                 | 1.165,00m <sup>2</sup> |
| Status               |                        |
| <b>Price</b>         | <b>6.400.000€</b>      |
| Price/m <sup>2</sup> | 5.493,56€              |
| Cold monthly rent    | 13.081,00€             |
| Cold annual rent     | 156.972,00€            |
| Yield                | 2,45%                  |
| Factor               | 40,77                  |
| Created in           | November 2017          |
| Year of construction | 1992                   |
| Emission class       | Being processed        |
| Energy certificate   | Being processed        |

**Agency fee**  
• 3% plus VAT



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## Building in Barcelona-Vila Olímpica



| Entidad              | Superficie (m2)  | Renta/mes       | Renta bruta/ año | Gastos + IBI/año | Renta neta actual/mes | Renta bruta potencial/mes | Renta bruta potencial/año | Renta neta potencial/año |
|----------------------|------------------|-----------------|------------------|------------------|-----------------------|---------------------------|---------------------------|--------------------------|
| Piso 3600ª planta 1ª | 114,29 + terraza | 1.328 €         | 15.940 €         | 2.760 €          | 13.180 €              | 1.820 €                   | 19.200 €                  | 16.440 €                 |
| Piso 3500ª planta 2ª | 395,84 + terraza | 1.400 €         | 16.800 €         | 2.760 €          | 14.040 €              | 1.800 €                   | 19.200 €                  | 16.440 €                 |
| Piso 3ª planta 1ª    | 118,62           | 1.150 €         | 13.800 €         | 2.760 €          | 11.040 €              | 1.500 €                   | 18.000 €                  | 15.840 €                 |
| Piso 3ª planta 2ª    | 118,62           | 1.294 €         | 15.528 €         | 2.760 €          | 12.768 €              | 1.500 €                   | 18.000 €                  | 15.840 €                 |
| Piso 2ª planta 1ª    | 118,62           | 1.174 €         | 14.088 €         | 2.760 €          | 11.328 €              | 1.400 €                   | 16.800 €                  | 14.440 €                 |
| Piso 2ª planta 2ª    | 118,62           | 1.400 €         | 16.800 €         | 2.760 €          | 14.040 €              | 1.400 €                   | 16.800 €                  | 14.440 €                 |
| Piso 1ª planta 1ª    | 118,62           | 1.200 €         | 14.400 €         | 2.760 €          | 11.640 €              | 1.400 €                   | 16.800 €                  | 14.440 €                 |
| Piso 1ª planta 2ª    | 118,62           | 1.150 €         | 13.800 €         | 2.760 €          | 11.040 €              | 1.400 €                   | 16.800 €                  | 14.440 €                 |
| Piso 4ª planta 1ª    | 118,62           | 1.100 €         | 13.200 €         | 2.760 €          | 10.440 €              | 1.700 €                   | 20.400 €                  | 18.240 €                 |
| Piso 4ª planta 2ª    | 118,62           | 1.150 €         | 13.800 €         | 2.760 €          | 11.040 €              | 1.700 €                   | 21.000 €                  | 18.240 €                 |
| 11 plazas parking    |                  | 720 €           |                  | €                | 9.240 €               | 935 €                     | 11.220 €                  | 11.220 €                 |
| <b>TOTALES</b>       | <b>1.185</b>     | <b>11.084 €</b> | <b>136.972 €</b> | <b>27.604 €</b>  | <b>120.368 €</b>      | <b>17.231 €</b>           | <b>206.820 €</b>          | <b>179.216 €</b>         |

OBSERVACIONES:  
Todos los pisos tienen una plaza de parking incluida en el precio del alquiler.

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