

Building in Barcelona-Sants

Building of 1990 with a total constructed area of 1,349.66 m2 (counting terraces).

It's distributed as follows:

- 4 commercial units on the ground floor and mezzanine, although only 2 of the premises are the object of the sale.

- 11 flats on floors 1, 2 and 3.

- 22 garage spaces distributed on floors -1 and -2 (the parking lot is shared with the adjoining building).

The building is practically rented in its entirety (there are two free entities) with contracts that expire between 2018 and 2021.

The current annual rent is 95,580€ (7965€/month), which implies a gross yield of 2.7% (net of 2.3%). The annual expenses of IBI(tax) and community are 10,325€ and 7,487€ respectively.

The potential rent is estimated at 143,400€ (125,590€ Net) with a net yield of 3.6%.

It is a building distributed in Horizontal Property with urbanistic qualification nº13. Being located in a corner and with South orientation, all the houses are very luminous. The penthouses are duplex and have large terraces. The flats are in good condition and have equipped kitchens, terrazzo floor (in some wood floors), large balconies, etc. They have heating by natural gas and some air conditioning. All rooms are very bright and have windows to the outside.

Very well located in the neighborhood of Sants, a few streets from Carrer de Sants where we find all kinds of shops and services. Good connection with public transport, bus and metro L5 (Badal stop).

Price: 3,500,000€ + 4% fees (+ vat)

Reference	BB0611B
Type	Building
City	Barcelona
District	Sants
Address	Not available
Size	1.350,00m2
Status	
Price	3.500.000€
Price/m2	2.592,59€
Cold monthly rent	7.965,00€
Cold annual rent	95.580,00€
Yield	2,73%
Factor	36,62
Created in	December 2017
Year of construction	1990
Emission class	Being processed
Energy certificate	Being processed

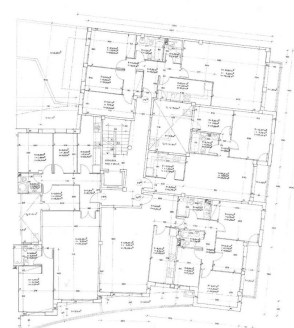
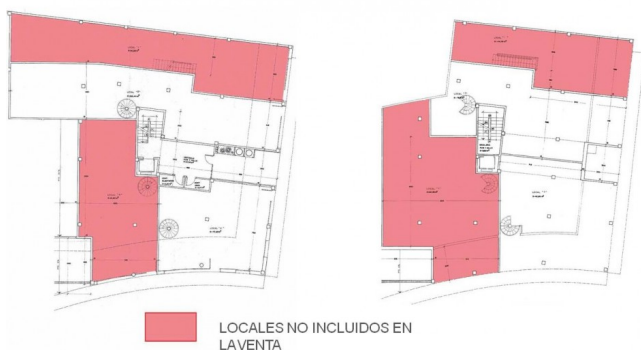
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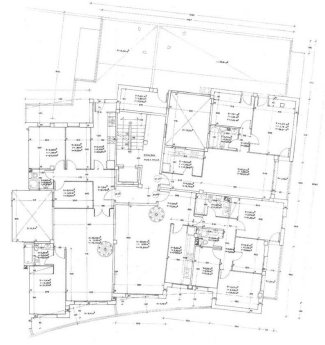
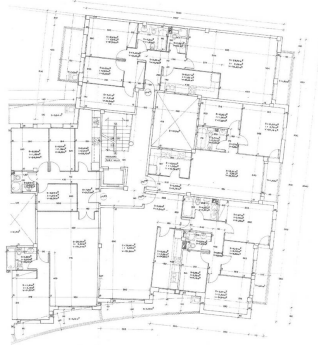
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PLAZAS INCLUIDAS EN LA VENTA



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ENTIDAD	TIPO	SUPERFICIE (M2)	VCTO	RENTA €/MES	RENTA ANUAL	RENTA POTENCIAL	IBI	GASTOS COMUNIDAD
16 parkings LOCAL2	Local	108 + 78 Altillo	2021	597	7.164	9.600		
LOCAL3	Local	74 + 42 Altillo	2018	797	9.564	9.600		
111 +1 pza parking	Vivienda	84+12,40 TZa+18m2 patio	2018	880	10.560	10.200		
12º+1pza parking	Vivienda	88+12 Balcones	2020	841	10.092	11.400		
13º	Vivienda	62,25 + 6 m2 patio	LIBRE		0	10.200		
14º	Vivienda	72 +4 balcones+6m2 patio	LIBRE		0	10.800		
2 1º +1pza parking	Vivienda	84 + 13 balcon	2020	850	10.200	10.800		
2 2º +1 pza parking	Vivienda	88 + 13 Balcon	LIBRE		0	10.800		
23º	Vivienda	52+3 Balcon	2021	700	8.400	9.600		
24º	Vivienda	72 + 9 Balcon	2020	775	9.300	10.800		
3 1º+ 1 pza parking	Vivienda	91 + 6 TZa + 32 TZa	2018	850	10.200	14.400		
3 2º	Vivienda	94 + 13 Balcon	2018	900	10.800	12.000		
3a3a +1 pza parking	Vivienda	81 + 3 Balcon +47 TZa	2019	775	9.300	13.200		
TOTALES		1349,40		7965	95.580	143.400	10.325	7.487

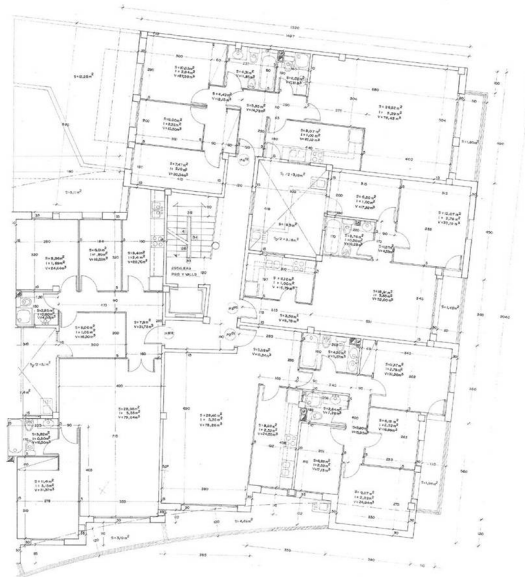
Renta anual actual: 95.580 eur
 Renta anual potencial: 143.400 eur
 Gastos anuales: 17.810 eur
 Renta neta potencial: 125.590 eur
 Rentabilidad potencial: 3,6%

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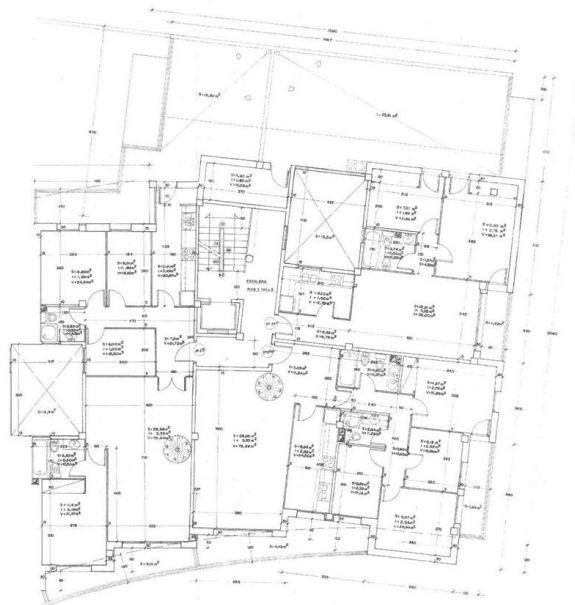
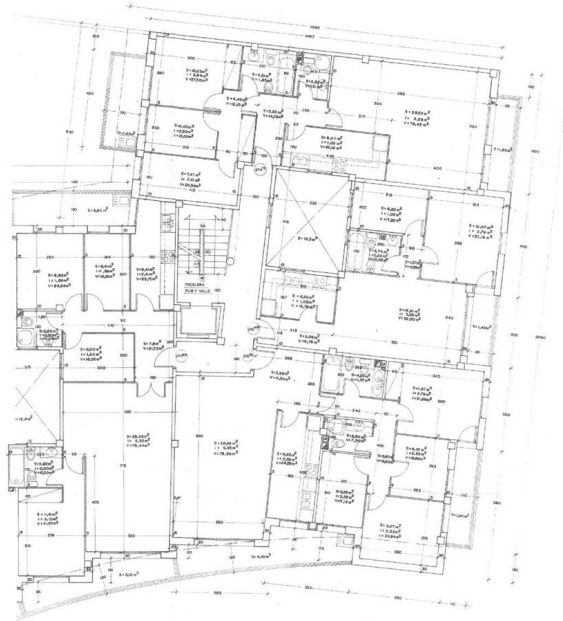
LOCALES NO INCLUIDOS EN LAVENTA



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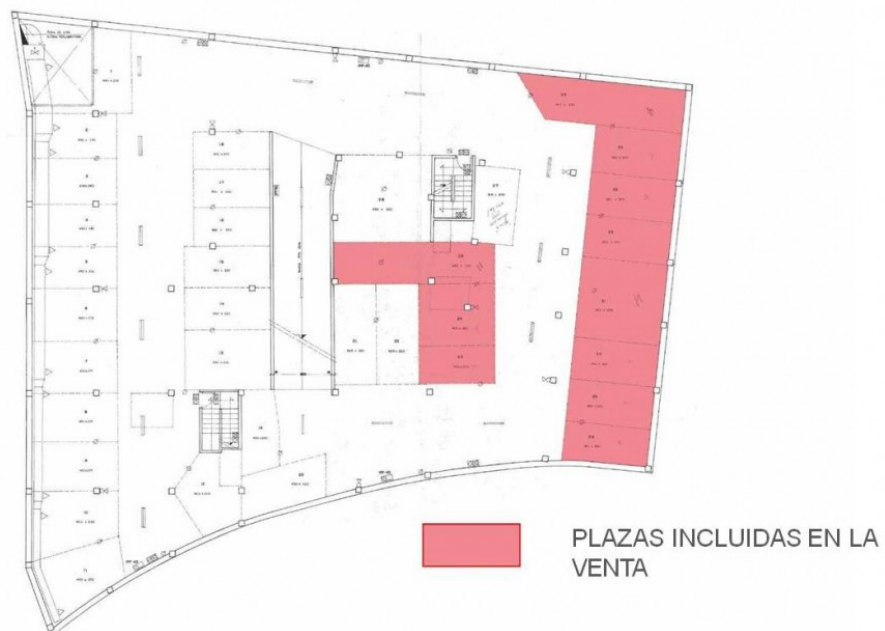


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