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What we do

Investius focuses on providing specialized consulting in corporate strategy, investment and financial analysis thanks to the know-how acquired detecting new business opportunities and optimizing business structures.

Building in El Prat

01 Features

- City: El Prat de Llobregat (BCN)
 - El Prat is the nearest city to the BCN airport
- Plot Area: 879 sqm
- Built area: 1.179 sqm
- The building consists of GF+3
- The GF (commercial premises) has office finishes.
- The plot has a flat garden of 525 m².
- Permissible building area on ground and first floor = 646 + 646 = 1.292 m²
- 1,292 m² - 1,179 m² = 113 m²
- A further 113 m² can be built respecting the parameters and uses of the PGM.
- The new constructions and the renovation of the existing building will allow to get up to 17 housings

02 Investment & Fees

- **Investment: 1.950.000 €**
- **Fees: 5% a cargo del comprador.**

03 Key Details

- Possessory status: Empty
- There is a 2018 appraisal valuing the asset at 3,264,603.81€
- Urban uses admitted:
 - Housing
 - Residential
 - Commercial
 - Sanitary
 - Recreational and Sports
 - Cultural
 - Offices
 - Industrial
 - Parking lot and car park

Surface Area Layout



1.- Location : Barrio de Centro. Old Town of El Prat de Llobregat

2.- Type: The surface of the plot is 879 m². The building of three facades and garden of the plot, occupies 354 m² and the rest is the garden not built 525 m². The building consists of a ground floor and 3 upper floors

3.- Uses. Housing, offices, commercial premises and garage.

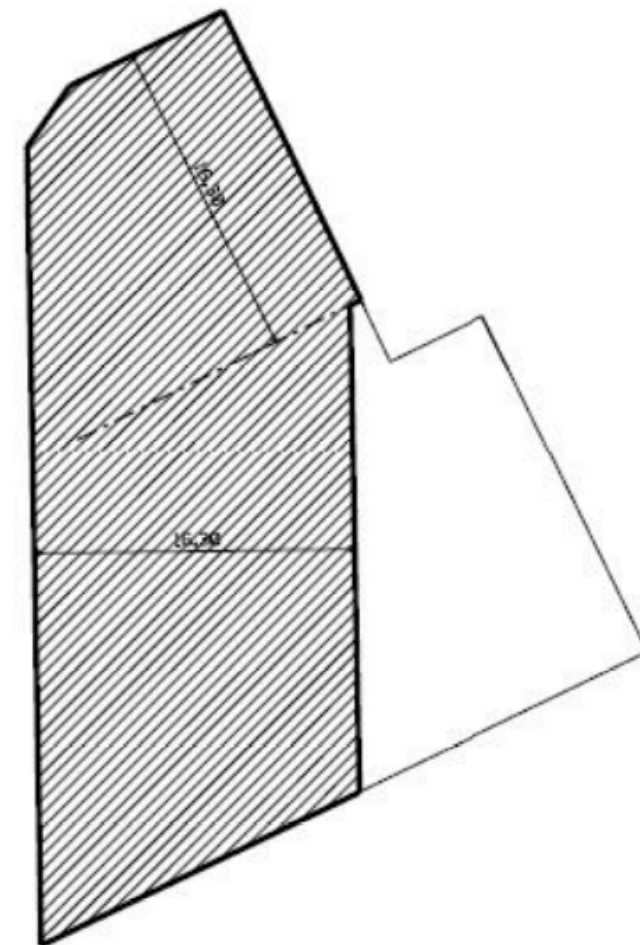
4.- Description:

- Ground floor: destined to access the flats with a large hall and staircase, and, two premises, currently connected and a garage. The premises have office use and the interior finishes are office. The garden on the ground floor is flat with vegetation.

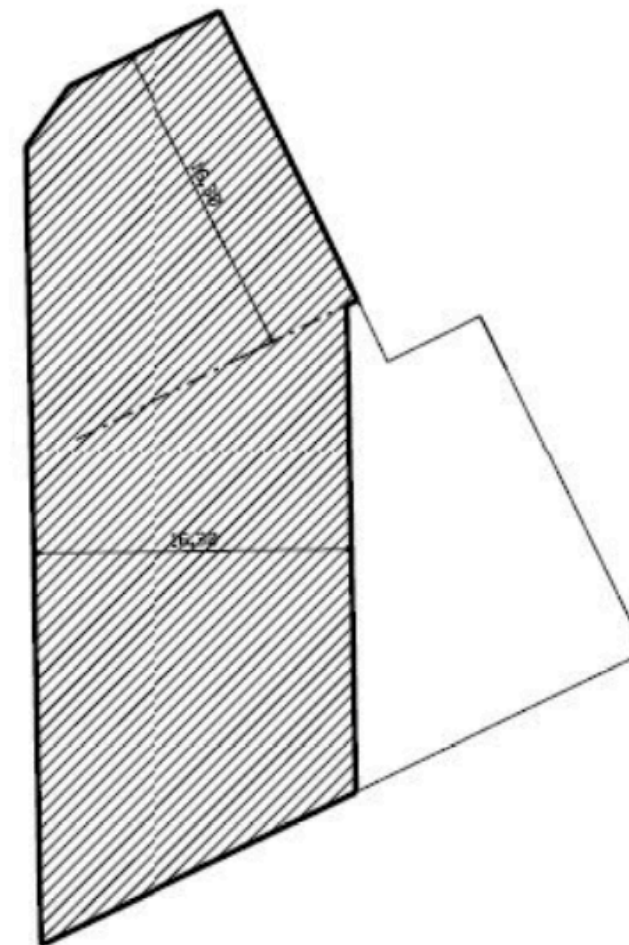
- First floor: destined to offices are offices with natural light and 3 toilets.

Floor	Floor Surface		Use Surface	
	Use	Surface (m ²)	Use	Surface
GF	PK	68	PK	68
GF	Premise	273	Premise	273
1°	Office	341	Office	341
2°	Flat	319	Flat	497
3°	Flat	178		
Total		1179		1179

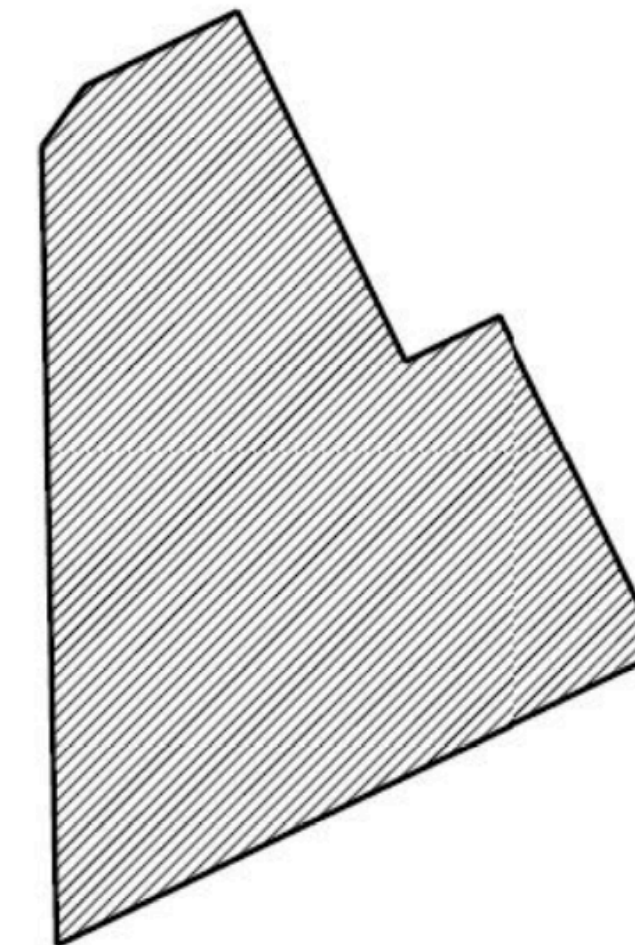
Aprofitament atorgada pel PGM



PLANTA PRIMERA. HABITATGES
Superfície = 646 m²



PLANTA BAIXA. HABITATGES LOCALS
Superfície = 646 m²



PLANTA SOTERRANI. PÀRQUING
Superfície = 879 m²

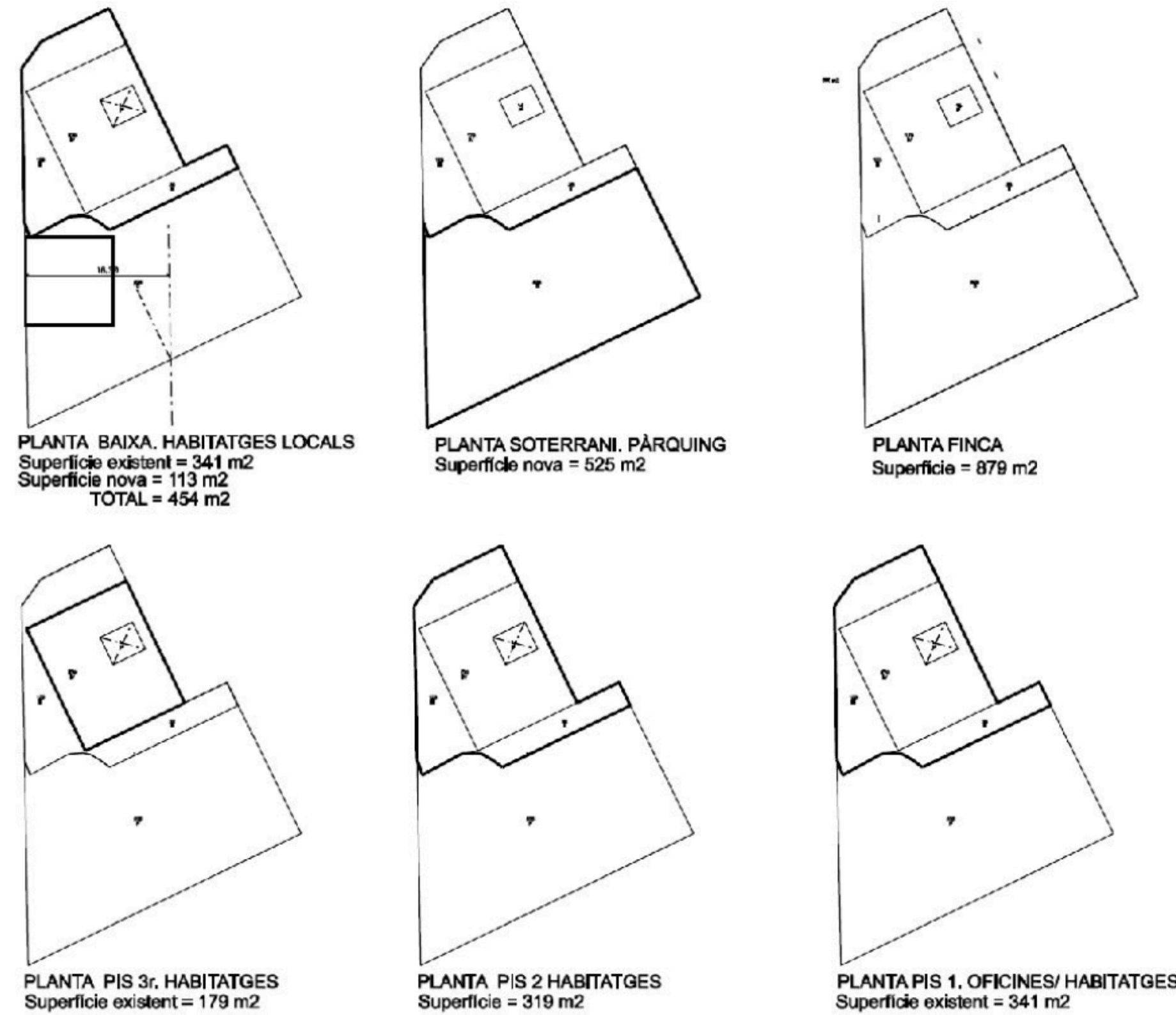
Plànols de l'aprofitament de la finca segons normativa. (Elaboració perit)

Aplicant els paràmetres d'edificació de la normativa a la finca sense edificacions resulta:

Superfície edificable permesa

<i>Planta</i>	<i>Profunditat edificable</i>	<i>Ocupació</i>	<i>M2 de sostre</i>
Planta soterrani	100 %	100%	879
Planta baixa		100%	646
Planta pis	16,30 m	Segons P.E.	646
Sup edificable PB + PP			1.292
TOTAL			2.171

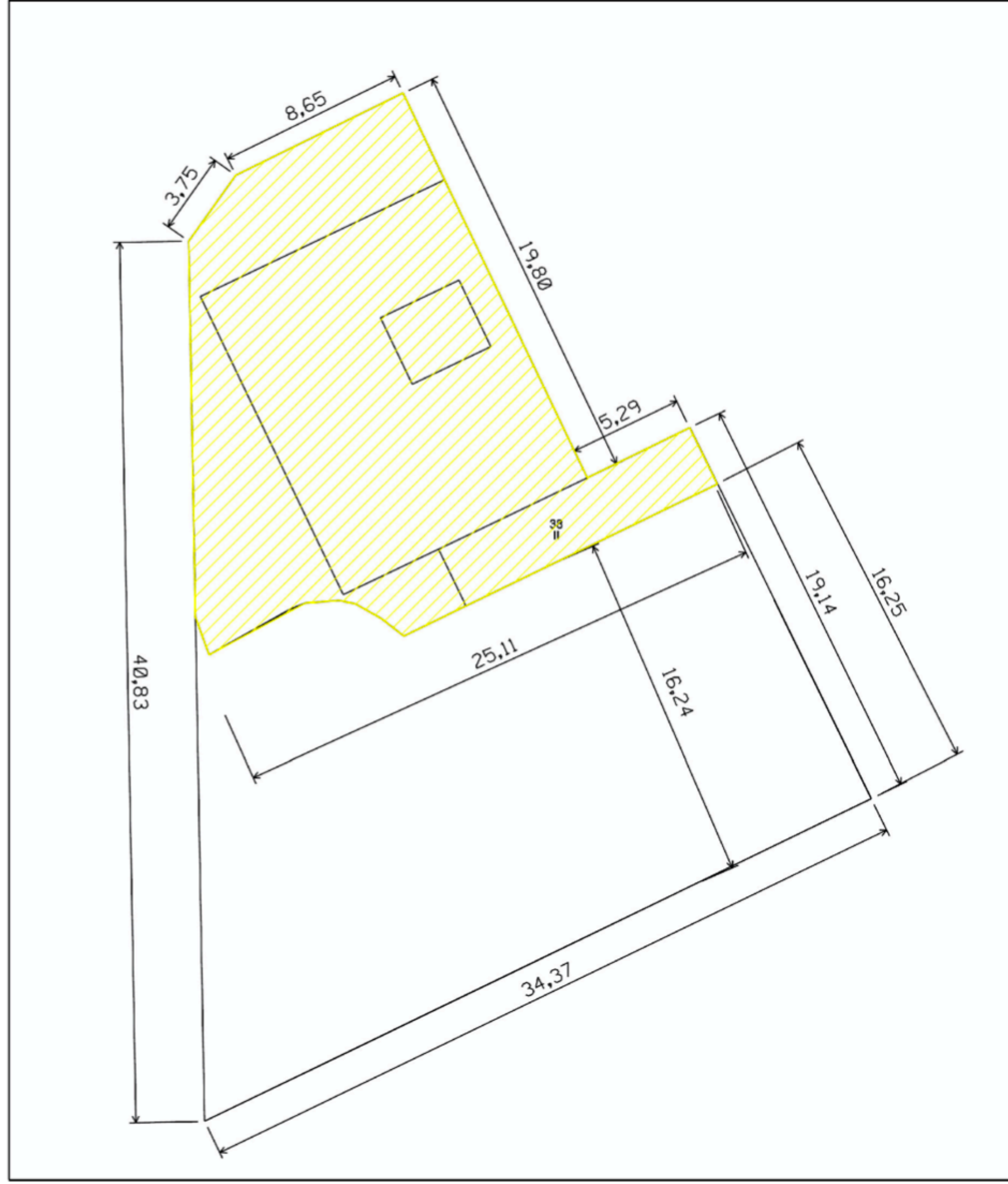
Floor Plans



Plànols proposta . Planta finca, soterrani i baixa pis 1, pis 2 i pis 3. (Elaboració perit)

Planta	Ús	Superfície existent (m ²)	Superfície nova (m ²)	Superfície total (m ²)
Soterrani	Pàrquing	0	525	525
Baixa	Comercial-parquing	341	113	454
P 1r	oficines	341	0	341
P 2n	Habitatges	319	0	319
P 3r	habitatges	178	0	178
TOTAL SOBRE RASANT				1.292
TOTAL SOTA RASANT				525
TOTAL				1.817

Floor Plans



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Pics

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P + F + C

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Partners, friends and clients





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