

Investius

•



Investius



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.

Development in BCN

01 Features

- Location: Horta District (BCN)
- Proposal to acquire a 25% stake in a new development in the Font d'en Fargues area.
- Type of development: 6 flats with terrace, community pool and 7 parking
- Buildable area: 512,98 sqm
- The project is already licensed and will start construction in April
- **No VPO.**

02 Investment & Fees

- **Total Investment: 300.000€**
- **Fees: 10%**
- **Yield: 150.000€**
- **Duration: 18 meses**

03 Key Details

- There are 2 ways of acquiring the 25% share on the development company:
 - Entering the development alone, with an approximate return of 45%.
 - Enter the development and purchase any of the properties. The advantage of this proposal is that the benefit provided by each of the properties will finally be deducted from their acquisition value.

Estimated yields

Investius

”

Our profitability estimate gives a **45.5% profit on this transaction**. As there are only 6 homes and 7 parking lots, we anticipate a very fast pre-sale and sale. We calculate an approximate duration of 18 months.

Investment	Fees	Total Investment	Months	Profit	Yield
300.000,00 €	30.000,00 €	330.000,00 €	18	150.000,00 €	45,5 %

Sales projections

Investius

Outdoor ground floor 3 Bedrooms 74 m ² .	460.000 €
1st floor plan 3 inhab. 91 m ²	490.000 €
Outdoor ground floor 3 Bedrooms 74 m ² .	525.000 €
2nd floor plan outside 2 inhab. 57 m ²	340.000 €
1st floor plan 3 inhab. 74 m ²	420.000 €
2nd floor plan outside 3 inhab. 75 m ²	440.000 €

Renders

Investius



Renders

Investius



desde 590.000 €  Avísame si baja

Promoción Frederic Rahola 49 en Barcelona. Edificio viviendas de obra nueva

 Avinguda Frederic Rahola, 49

desde 85 m² 6.941,18 €/m²

Tipos de viviendas de la Promoción Frederic Rahola 49

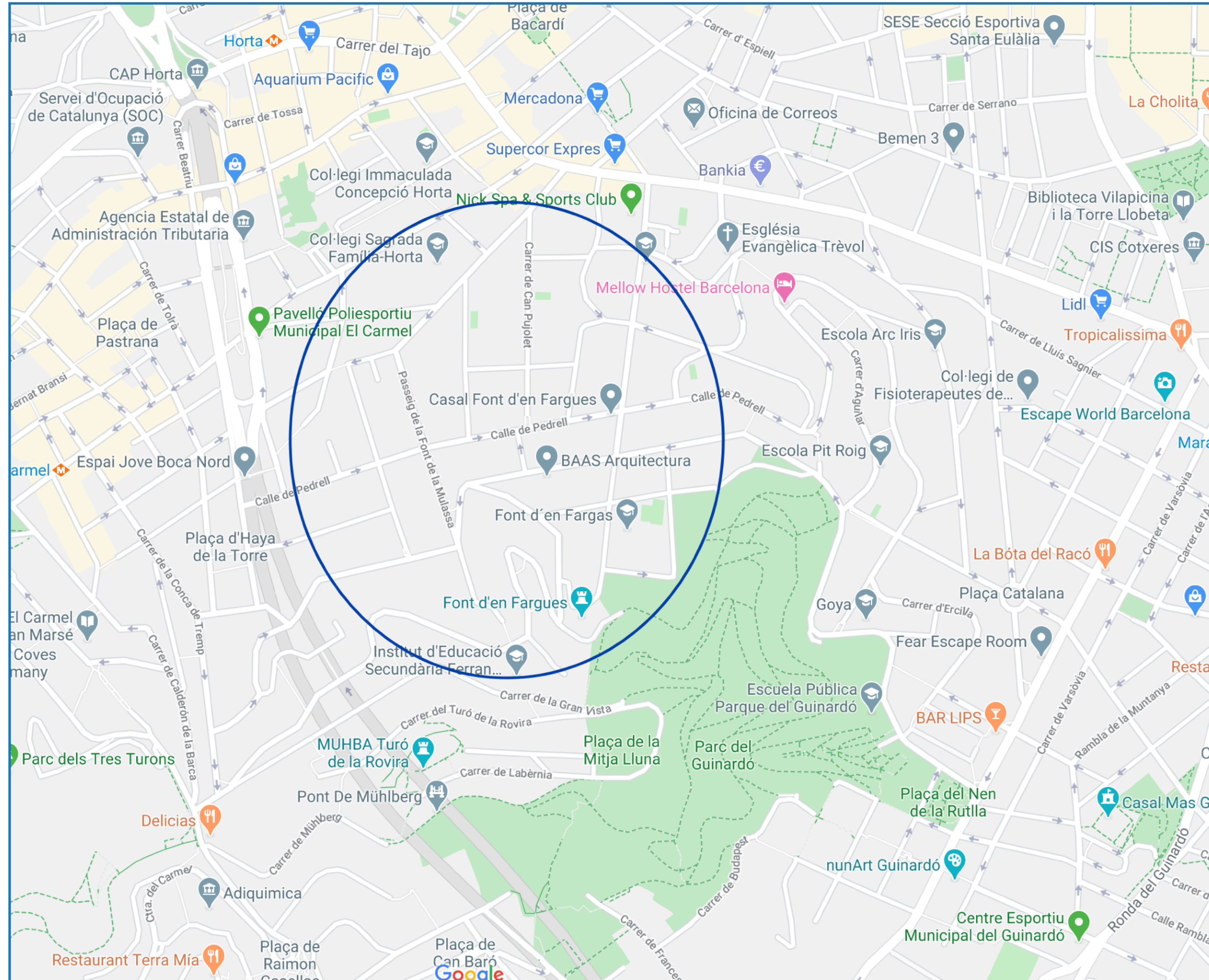
Piso	85 m ²	3 hab	590.000 €	Ver anuncio
Piso	117 m ²	3 hab	676.000 €	Ver anuncio
Dúplex	135 m ²	4 hab	738.000 €	Ver anuncio



The **new residential developments' selling price in this area goes from 4,8000 euros/m² to almost 7,000 euros/m².** Our development not only has quality finishes but also other amenities such as communal garden and pool (the two developments on sale now do not have a communal pool and garden), private terrace on each floor and parking. Furthermore, the fact that there are few neighbours makes it a more exclusive property.

Localización

Investius



P + F + C

Investius

Partners, friends and clients





Contact us

investius.es



rpdragosa@investius.es

Ramon Pedragosa

Founder & CEO



BCN | +34 661 60 79 79

AND | +376 379 606