

# Investius

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## What we do

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**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.

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## Plot in Downtown Andorra

### 01 Features

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- Location: Andorra la Vella (Andorra)
- **Area: 49.545,58 m<sup>2</sup>**
- Developable
- **Buildable area: 79,272.93m<sup>2</sup>.**
- **Maximum number of dwellings: 3,369**
- Sale Price New Construction: 3,293.00 euros/m<sup>2</sup>

### 02 Investment & Fees

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- **Investment: 49.950.000 M €**
- **Susceptible to low bidding**

### 03 Key Details

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- Flat terrain.
- There are 4 leases, all have given their consent to the sale.
- After LOI, an appraisal of 2017 can be attached, which values the land at 55.9M
- **It would be allowed to sell a plot of land separately. In fact, the property is selling separately a 5,764.61 m<sup>2</sup> plot at 5.5M€**



The fiscal framework of the country with the lowest tax rates in Europe as well as the legal security that Andorra offers, make this small country one of the best choices to invest in.

- **Corporate Tax [IS]: 10%.**
- **Personal Income Tax [IRPF]: 10%.**
- **Tax on the income of non-residents for tax purposes [IRNR]: 10%.**
- **General indirect tax [IGI]: 4,5%.**

This new fiscal framework has made it possible to sign the first agreements to avoid double taxation convention [DTC] with France, Spain, Luxemburg, Portugal, Liechtenstein, UAE and Malta. The government's will is to create a DTC network in order to develop the services sector.

In 2012, Andorra approved a law to open the economy to foreign companies and investment:

- **Investors can increase their capital upto 100%.**
- **The time frame for foreign investment applications has been reduced to 1 month.**
- **Extension of economic rights to residents.**
- **Access to liberal professions for residents.**



# Location



**P + F + C**

Investius

Partners, friends and clients







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