

**FOR SALE: EXCLUSIVE RESIDENTIAL PROJECT**


|                       |                     |                   |          |
|-----------------------|---------------------|-------------------|----------|
| <b>Price:</b>         | 2 500 000 €         | <b>Location:</b>  | Alicante |
| <b>ID:</b>            | SC2709-1            | <b>Bedrooms:</b>  | 4+       |
| <b>Section:</b>       | Sale                | <b>Balconies:</b> | 1        |
| <b>Property type:</b> | Commercial property |                   |          |

**Features:**

- ✓ Autonomy Heating System
- ✓ Elevator
- ✓ Underground parking
- ✓ Balcony

**Description:**

BUILDING UNDER CONSTRUCTION - UNIQUE INVESTMENT OPPORTUNITY For sale: exclusive residential project consisting of 38 apartments on a 2,500 m<sup>2</sup> plot, located in one of the most sought-after areas of the city. Key Project Features: 19-story building with 2 apartments per floor, modern and functional design. Communal swimming pool, landscaped green areas, and private parking. Reinforced concrete structure is almost completed, only two slabs remain. Building license already granted, construction can resume immediately after purchase. Sale is arranged free of encumbrances, with agreements secured between creditor and owner. Financial Terms: Sale price: €2,500,000 (includes building license - requires update and OCT). Notarial and registration taxes (AJD): approx. 2% (€50,000). Total initial investment: €2,550,000 (purchase + taxes). Investment Potential: Estimated cost to complete construction: €4.45M Total project cost (purchase + completion): €8.10M Expected sales revenue: €325,000 x 38 units = €12,350,000 Significant profit margin in a highly desirable location. Key Advantage: Over €1.5M has already been invested in structure and excavation works, dramatically reducing project risk and timeline. This is a ready-to-continue development - an excellent opportunity for developers and investment funds looking for high-yield, fast-turnaround projects.