



## INVESTMENT PROJECT IN THE CENTRE OF ALICANTE



|                 |             |                       |           |
|-----------------|-------------|-----------------------|-----------|
| <b>Price:</b>   | 2 400 000 € | <b>Property type:</b> | Buildings |
| <b>ID:</b>      | VA05101-3   | <b>Location:</b>      | Alicante  |
| <b>Section:</b> | Sale        |                       |           |

### Description:

We offer an exclusive real estate asset located in the heart of La Rambla, one of the most consolidated and sought after tourist and commercial areas of Alicante. The building is ideal for the development of an aparthotel or luxury tourist flats with high profitability. Main characteristics of the property Commercial area (ground floor): 110 m<sup>2</sup> Residential area (3 floors): 402 m<sup>2</sup> for flats / dwellings The project envisages the possibility of building two additional floors in penthouse format (penthouse or luxury flats), with an additional surface area of approximately 150-200 m<sup>2</sup>, significantly increasing the total floor area and the profitability of the project. Current status and licences The main interior works have been completed. Pending completion of the façade works to obtain the final commissioning. The price includes: building permit, licence for 13 tourist flats, basic project approved. Price Price of the asset: 2.400.000 €. Agency commission not included. Estimated economic projection Estimated income with an average occupancy rate of 75% and a rate of 135 € per night: approximately 480,000 € per year. Estimated ROI: around 14.6%. Payback period: approximately 6.8 years. After the construction of the two additional plants, the financial indicators could improve significantly. A detailed financial model is prepared upon request. Investor accompaniment Our company: assists in obtaining financing through Spanish banks, develops detailed financial models tailored to the investor's objectives, offers, if required, full asset management.