



NEW INVESTMENT OPPORTUNITY



Price:	139 000 €	Location:	Alicante
ID:	VA1005-2(X)	Area, m²:	135 m ²
Section:	Sale	Floor:	3
Property type:	Apartments		

Description:

OFF-MARKET

Estimated gross yield from room rental: approximately 11.41% annually

Location: San Vicente del Raspeig, Alicante

C/ Pintor Picasso

Property details:

- Third floor without elevator
- Located in the center of San Vicente
- Apartment in need of renovation
- Possibility to create up to 5 bedrooms
- High potential for room-by-room rental strategy

Investment highlights:

- Suitable for room rental operation
- Area with strong demand from students and workers
- Renovation planned to maximize profitability

Financial overview:

Purchase price: €139,000

Transfer tax (ITP): approx. €13,900

Estimated renovation cost: €30,000

Notary & registry fees: approx. €1,100

Total estimated investment: €184,000

Agency fee: maximum €3,500 + VAT

Projected income:

Estimated rental income: €1,750 / month

Estimated rental income: €21,000 / year

Projection based on 5 rooms rented from €350 each.

Estimated gross return:

Approximately 11.41% annually

Key advantages:



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- Investment focused on monthly cash flow
 - Higher profitability compared to traditional rental
 - Potential to optimize layout and maximize returns
 - Established area with constant rental demand

Important:

- Property available for visits
- OFF-MARKET opportunity



Photos:



