



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: • 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