

GV 282, P-2, Barcelona

Integral Refurbishing apartment
70M2 Apt + 65M2 garden



The promoter

Members



Asaf Kirmayer



Yuval Kovesh

Asaf Kirmayer and Yuval Kovesh partners directors of the companies

[SOSA INVESTMENT GROUP](#)

Assets company and real estate investor and promoter, 20 years of experience and many projects executed.

[Accommodation King Barcelona \(AK-BCN S,L\)](#)

Dedicated to property management, real estate operations and promotion.

The promoter

Projects



2017

EL BORN, BARCELONA

Integral building reform, 3 apartments and 2 retail.



2018

POBLE SEC, BARCELONA

Integral building reform, 4 apartments.



2019 CAMP DEL ARP, BARCELONA

Integral building reform, 2 apartments , one of them in process of construction.



2020 CAMP DEL ARP, BARCELONA

Ground floor 80M apartment + 20M of Terrace at Level + 60M of garden

The project

Location



Barcelona centre, 5 minutes walk from Plaza España.

Neighbourhood: Font de la Guatlila, belong to the Sants Montjuic District,

Central residential location, aimed mainly to Local people, but on same time could be ideal for for foreigners as it is considered very central also ideal as am asset for rents.

The apartment is located on the **Gran Via** avenue which is a very Brode street, and a national road, C-31, that connect the south metropolitan directly yo the city centre , Eixample, etc.. it is a direct connection to the airport (15 minutes drive) and to the main circle highway that connect to Barcelona to the exterior,

On the same time we are 5 minuets walk from Plaza España, important main Plaza, both cultural, touristic, and social, but also as transportation central point with interchange of Metro and Train stations,

Perfect Location for for Locals, with great connections with transport and car in and out the city, and great location for forewings, owners, or tenants, with the quick and easy connection to city centre, and by walking distance to some of the most fun culture and open air spots of Barcelona, including the, Plaza España, Poble Español, the Olympic complex, and the whole Montjuic park it self, all are tourism spots and Local sport and couture areas,

The property

Description



The apartment is part of 2 apartments that we are purchasing (the other is going to be bought by a particular owner) that had been years linked into a one big apartment, at the moment there is one access to the both apartments and no separation wall between, that will be restored when we will start works, the apartment is in a bad state, it haven't been refurbished since 1920, and in the last 3 years it had been occupied by squatters, hence is the good price we have got it for,

We are talking about 70M2 approx of living area , linked to a patio/Garden direct on same level from the apartment, high ceilings and some very nice classic elements of a modernist construction form the early 1900's, like big full wood windows and doors, and some curved door frames, The building it self is also a classic modernist piece, with impressive entrance staircase and old elevator etc,



We will Refurbish integrally the apartment, a full construction, target high standard refurbishment up to small details, we will possibly open some supporting walls to get more space and light, there are some technical challenges as we are talking on very thick walls.

The apartment distribution will be most likely 2 bedrooms+ 2 bathrooms, with a wide living area, at the moment there are still couple of different distributions we are considering,

The property

Description



The apartment is facing the back side of the building, while the front side (the other apartment) is very noisy and hectic, our side is absolutely peaceful and quiet, and here we found our real jam, our private garden of 65M2.

The business plan is based on this garden and we consider it an important booster for the M2 price, at Covid times and from today people " would kill" for a nice garden in the city centre and it is quiet incomparable. we will invest time and money into the garden design,



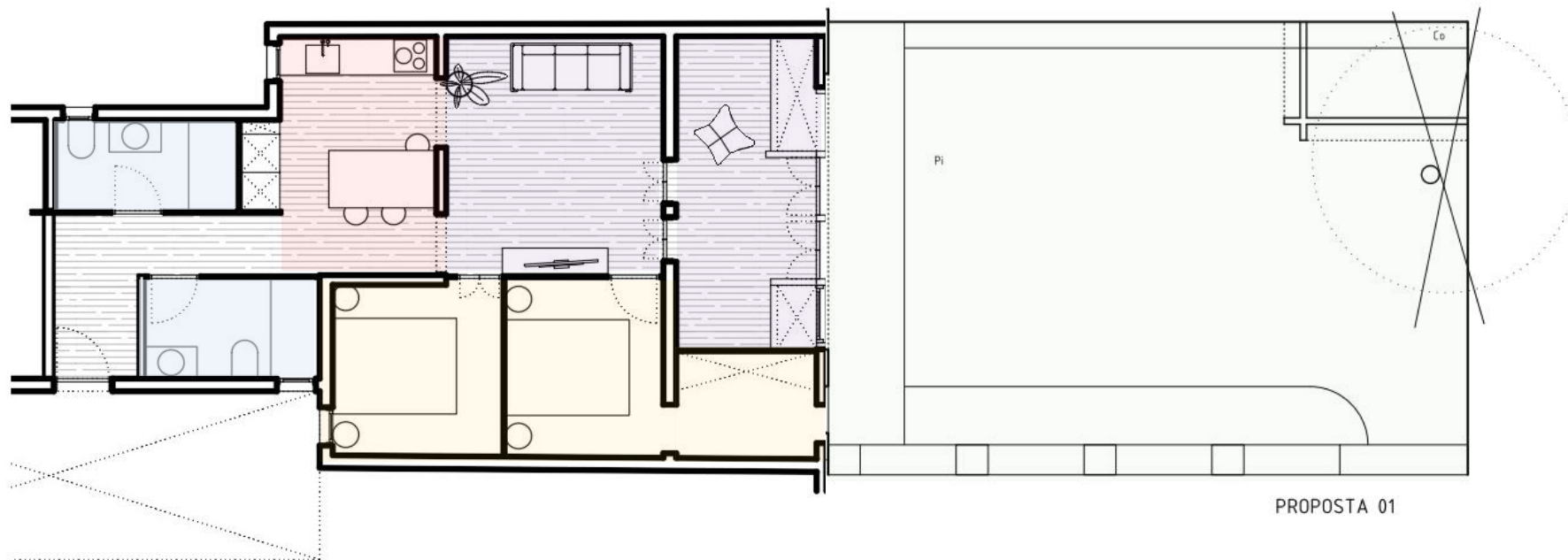
Our budget goal for the works is 75K, We might consider to accede it slightly, mainly for the improvement of the garden (maybe we can squeeze a small pool, or some other fixtures),

Link for more information:

https://drive.google.com/drive/folders/1ur0Pd4L9wVyh6Y_kjayOOhPU-9prInvL?usp=sharing

The project

Proposal 1



- 2 Bathroom
- 2 bedroom
- 1 Big living/dining room
- Kitchen
- Big backyard garden

Link for more information:

https://drive.google.com/drive/folders/1ur0Pd4L9wVyh6Y_kjayOOhPU-9prInvL?usp=sharing

The project

Proposal 2

- 2 Bathroom
- 2 bedroom
- 1 Big living/dining room
- Kitchen
- Big backyard garden



Link for more information:

https://drive.google.com/drive/folders/1ur0Pd4L9wVyh6Y_kjayOOhPU-9prInvL?usp=sharing

Business Plan

	M2								
	construido	UTILES	terrazas	Works M2	total works	Sale price M2 cc	sales	good +5%	worth -7%
Pr-2ª GARDEN	70	59	60	870€	77,430€	4,300€	430,000€	451,500€	399,900€
total	70	59			77,430€		430,000€	451,500€	399,900€
Agents	3%+Vat						15,480€	16,254€	14,396€
Total Net							414,520€	435,246€	385,504€
Total benefit							106,303€	111,618€	98,862€
Mangment and promotion fee	25%						26,576€	27,904€	24,715€
Net benefit							79,727€	83,713€	74,146€
Yeild sale							25.87%	27.16%	24.06%

Public Dead, 01/09/2021

Initial of works 31/09

Works termination 28/02/2022

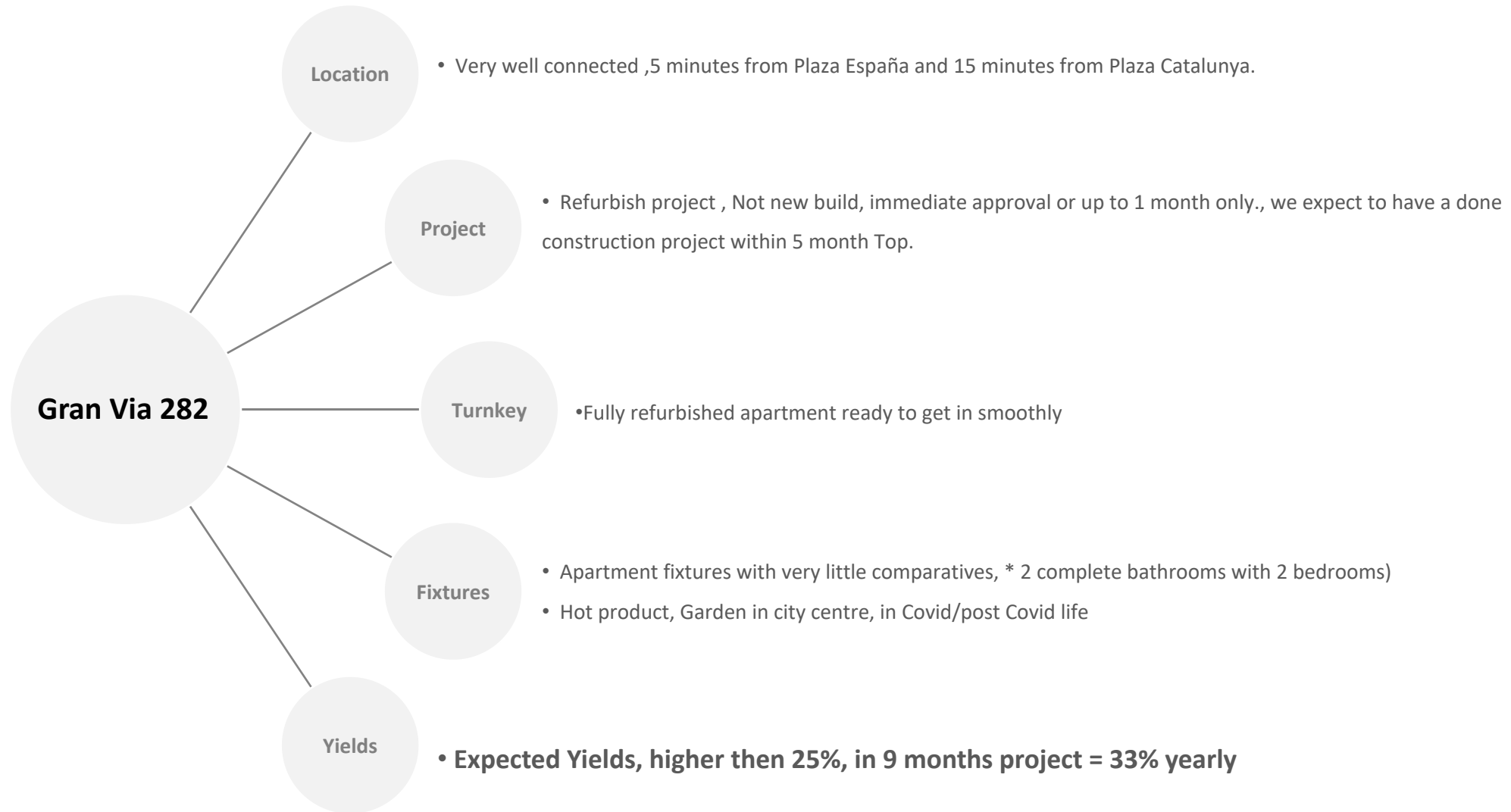
Apartment sale (Investment return) June 2022

Refurbished and upgrade project, not new build, means fast project, we aim to 9 or 10 month top Buy - build - Sell,
Numbers presented are conservative we will insist of reducing costs, and believe we can achieve higher predictions of sale
Expected Yields, higher then 25%, in 9 months project = 33% yearly

Sosa Investment will charge Only upon sale, no fees during the project

Investment funds will be registered as a loan and there for a financial investment, 10% Tax in Spain Only, and quick return when project is done.
We offer guaranty of minimum return in case of project failure, in that case the investor could cash out in 12 month time obtaining **10% yield** whatever the result or the situation with the project is.

Successful project keys



Contact information



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