

Rental Investment: Ready to Rent

👤 Access to this fantastic designed attic apartment in one of the fastest developing areas of Valencia: Cabanyal.

💰 Total investment of €262,000 all costs included.

📈 Expected investment return of 6.9% gross on rent, quickly acquiring return since it will be operative days after completing the investment.

🏠 Located in Cabanyal one of the hottest investment neighborhoods in Europe.

📏 59 built sqm spread over 1 bedrooms, a living room, a kitchen and 1 bathrooms.

🚶 10' walk to the beach

**Total
Investment**

Including all costs

€262,000

**Estimated
Annual Rent**

€18,000

**Gross
Yield**

6.9%

**Net
Return**

6.5%



Investment Opportunity

Cabanyal - Attic 1-bedroom

Renovated and furnished

59 built sqm / 50 usable sqm
1 bedroom
1 bathroom
Large terrace
4th floor without elevator

Total
Investment
Including all costs

€262,000

Estimated
Annual Rent

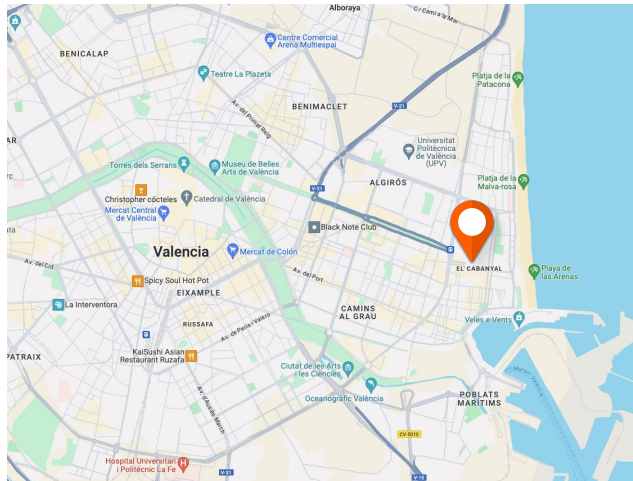
€18,000

Gross
Yield

6.9%

Net
Return

6.5%



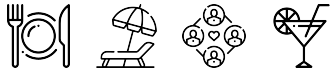
Neighbourhood

El Cabanyal

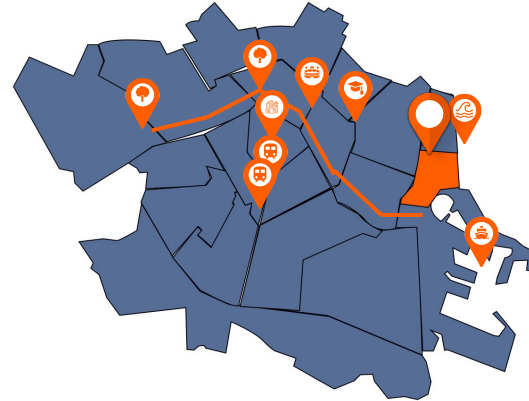
Discover a vibrant and trendy neighborhood that will sweep you off your feet with its charming atmosphere and endless possibilities.

It has developed into one of the most dynamic areas in Valencia. A new generation has been moving in recently and bringing a vibrancy to the gridded neighbourhood streets. This old fisherman's quarter offers endless activities, gastronomic options and cultural attractions to its visitors.

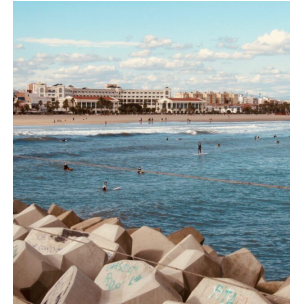
- One of the 10 coolest neighborhoods in Europe in 2020 according to The Guardian.
- +20% In the price rent last year.



Valencia Map



- | | | |
|-------------|------------------|---------------|
| Turia Park | Beach | Train Station |
| City Center | Mestalla Stadium | Universities |



Fully renovated apartment

This apartment has been fully renovated.

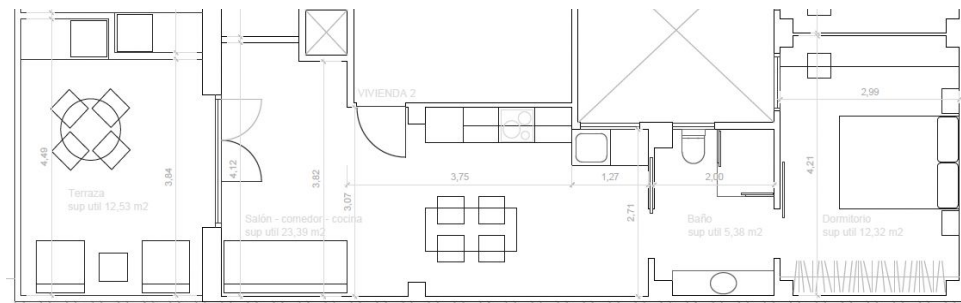
See the current floorplan, fully optimised for renting to a couple or to a single person.

Large terrace.

1 bedroom and 1 bathroom.

Open living room with a kitchen.

The decoration is mediterranean.

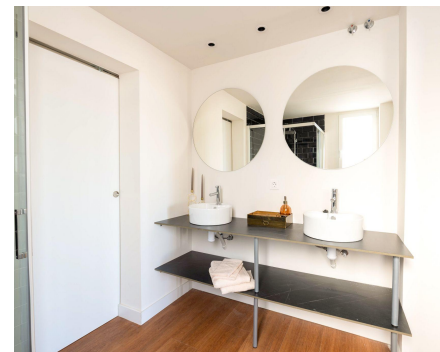


Terrace

Living area with open kitchen

Bathroom

Bedroom



Forecast Investment Details

Estimated Project Costs

Buying price (including renovation and decoration)	€227,500
Buying costs	€34,500
<i>Spanish Transfer Tax (10%)</i>	€23,000
<i>Agency fees</i>	€10,000
<i>Spanish Land Registry Inscription</i>	€200
<i>Notary fees</i>	€650
<i>Legal fees and others</i>	€650
Renovation and Decoration (included)	€0
TOTAL INVESTMENT	€262,000

Estimated Rent & Return

Total expected rent per year	€18,000
Total Project investment	€262,000
Gross Yield	6.9%
IBI (Municipal property tax)	€200
Rubbish collection tax	€50
Insurances	€200
Community taxes	€480
Expected net rent per year	€17,070
Net return	6.5%

The figures are based on market standards and prior experience. We will do our best to negotiate the price. Numbers can slightly change case by case and we will make our best to reduce costs for you along the way. The rental estimate is for individual rooms and is not guaranteed by us, however, we can provide real examples of properties we manage. The hazard and contingencies costs is an estimation for potential changes, improvements and technical uncertainties.

Some of our projects

Brought to you by, Experts in Real Estate in Valencia





Co-living in Ruzafa



Studio El Carme





Co-Living La Petxina





Co-Living Cabanyal





Property Management & Real Estate Services

We take care of the whole process in order to offer you the best return possible.



Investment

Avoid the inconvenience of dealing with local real estate agents and wasting endless hours searching for investment properties.

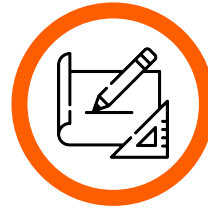
Instead, allow us to utilize our vast network and market expertise in order to identify the finest opportunities for you.



Refurbish

Allow us to take charge of the renovation process, leveraging our experience and implementing standard procedures that guarantee optimal returns and significant enhancement of property value.

We work closely with reliable local contractors and possess a deep understanding of the local construction market.



Decoration

Make the apartments stand out with our expertise in decoration. Our aim is to create an attractive and functional living space for future tenants.

We take care of everything, including purchasing and installing the furniture.



Rent

We take care of the entire tenant management process to ensure you a smooth and profitable operation.

Our services include meticulous tenant selection, individually renting rooms to maximize income potential, lease management, efficient check-in/check-out procedures, and maintaining regular communication with tenants



Property Management

In Valencia, we have built community of young international professionals over the last 10 years. With the employees we have around other business activities, expats that join our events and our local network, **we have a continuous inflow of demand for living.**

We provide property management services through a co-living concept to make sure that apartments have the most efficient occupancy rate, higher returns, and best protection fiscal and legal wise trough mid-term rent.

We can take care for you of advertising your apartment in different platforms, selection process tenants, constant communication with tenants, contracts management, check-in/check-out. On top of this, we can offer you reparation services once things needs to be done in the apartments.

Our strengths:

- Large community of highly educated international renters
- Boots on the ground
- 99% occupation rate
- Market standard rates

