

Rental Investment: Buy, Renovate and Rent

👤 Buy, re-decorate and rent this apartment in good quality state that can be quickly rented out against high return.

💰 Total investment estimation: 220,000€

📈 Expected investment return of 8.6% gross on rent, quickly acquiring return since it will be operative in few weeks after completing the investment

🏠 Located in Camins al Grau; a neighbourhood between the beach and the city centre. Plenty of bars and restaurants.

📏 75m2 spread over 3 big bedrooms, a living room, a kitchen and a bathroom

🚶 15' walk to Turia park and City Centre

Total
Investment

Including buying and renovation costs, furniture and weVLC project fees

€220,000

Estimated
Annual Rent

€18,900

Gross
Yield

8.6%

Net
Return

7%



Off Market Offer

Camins al Grau - 3 rooms

To be lightly refurbished

75 sqm
3 bedrooms
1 bathroom
4th floor with elevator

Total
Investment

Including buying and renovation costs, furniture and weVLC project fees

€220,000

Estimated
Annual Rent

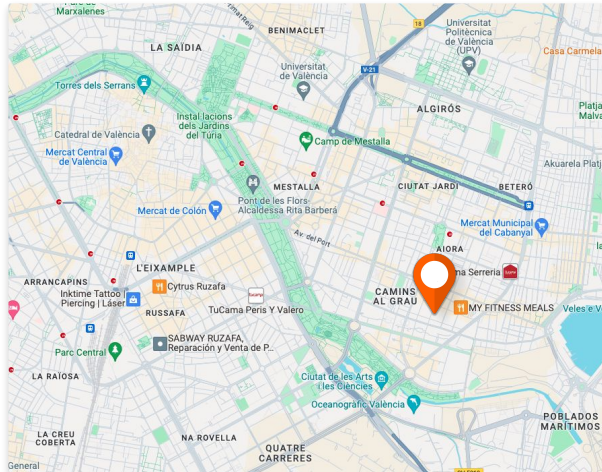
€18,900

Gross
Yield

8.6%

Net
Return

7%



Forecast Investment Details

Estimated Project Costs

Buying price	€149,000
Buying costs	€22,948
Spanish Transfer Tax (10%)	€14,900
Realtor agency fees (3%+VAT)	€5,409
Spanish Land Registry Inscription (0.50%)	€745
Notary fees (0.6%)	€894
Legal fees and others	€1,000
Renovation and Decoration (including VAT, 21%)	€30,000
Renovation costs	€20,000
Furnishing and decoration (FFEITL)	€10,000
Fees (incl. VAT)	€18,150
TOTAL INVESTMENT	€220,098

Estimated Rent & Return

Total expected rent per year	€18,900
Total Project investment	€220,098
Gross Yield	8.6%
IBI (Municipal property tax)	€250
Rubbish collection tax	€70
Community taxes	€500
Insurance	€200
Expected net rent per year	€17,880
Net return	8.1%
Renting fee (incl VAT)	€2,744
Net return after operator fee	7%

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.

Rent expectations

Conservative Rent Scenario: 525€/ bedroom

If we compare the monthly rent per bedroom in the neighborhood, we can see that our rent projection is quite conservative. We are also drawing from our experience in other areas of the city.

The apartment will feature 3 bedrooms and 1 bathroom.

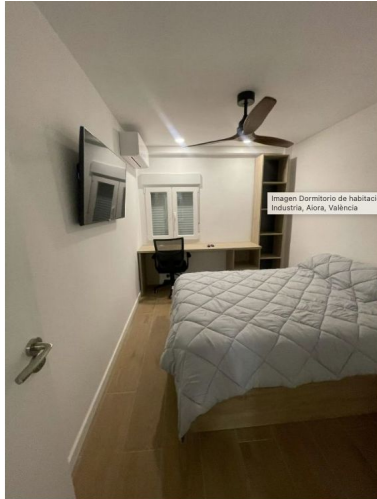


Imagen Dormitorio de Habitación Industria, Aiora, Valencia

14 fotos Mapa

Alquiler de Habitación en calle de la Industria

Aiora, Valencia [Ver mapa](#)

540 €/mes



22 fotos Mapa

Alquiler de Habitación en calle de Josep Aguirre, 21

El Grau, Valencia [Ver mapa](#)

590 €/mes



24 fotos Mapa

Alquiler de Habitación en calle de Trafalgar, 22

La Creu del Grau, Valencia [Ver mapa](#)

930 €/mes



Imagen Dormitorio de habitación en Cami

7 fotos Mapa

Alquiler de Habitación en Aiora

Camins al Grau, Valencia [Ver mapa](#)

937 €/mes

Neighbourhood

Camins Al Grau

Camins Al Grau is a trendy neighborhood in Valencia that's popular among young professionals and families. The area has undergone significant urban renewal, with modern buildings and renovated historical structures.

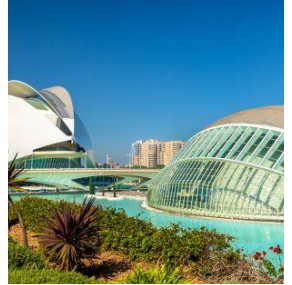
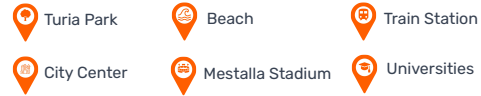
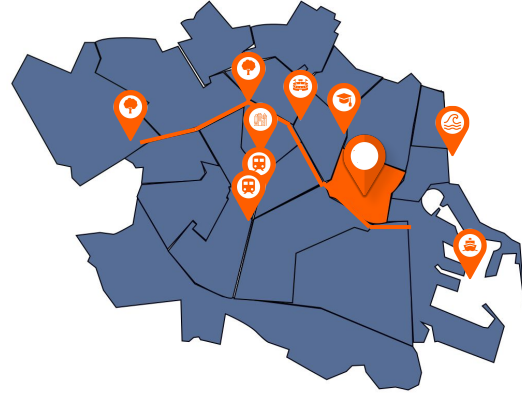
The Turia River runs through a significant stretch of the neighborhood and offers a picturesque setting for walks or runs. Also, the City of Sciences and Arts is located nearby, with world-renowned cultural institutions. Camins Al Grau also boasts several commercial areas, including the popular Aqua center and bustling Avenida Francia filled with shops, cafes, and restaurants.

Overall, it's a vibrant and dynamic neighborhood with modern amenities and a convenient location.

- The average price per square meter has increased 10.4% compared to February 2022.



Valencia Map



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.

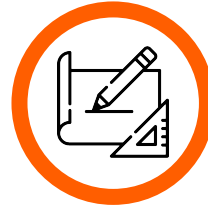
Instead, allow us to utilize our vast network and market expertise in order to identify the finest opportunities for you.



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.

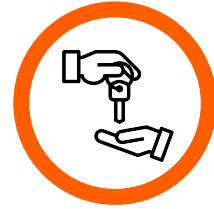
We work closely with reliable local contractors and possess a deep understanding of the local construction market.



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

Some of our previous projects





Co-living in Ruzafa

310.000€ project
8% NET ROI on rent
+25% value





WARM
BREEZE



Co-Living Cabanyal

290.000€ Project
9% NET ROI on rent
+32% value



Studio El Carme

150.000€ project
9% NET ROI on rent
+30% value



Co-Living La Petxina

320.000€ Project
8% NET ROI on rent
+25% value



Property Management

In Valencia, we have successfully developed a vibrant community of young international professionals over the past decade. Through our extensive network of employees, expats attending our events, and local connections, **we consistently experience a high demand for housing.**

We offer property management services based on a co-living concept. This approach ensures that apartments maintain optimal occupancy rates, generate higher returns, and benefit from strong fiscal and legal protection through mid-term rentals.

We take care of **advertising apartments on different platforms, conducting thorough tenant selection processes, maintaining regular communication with tenants, managing contracts, and handling the check-in/check-out procedures.** Additionally, we provide timely repairs and maintenance services as needed.

Our key strengths are:

- Large community of highly educated international renters: Our extensive network ensures a steady flow of potential tenants who are professionals and possess strong educational backgrounds.
- Boots on the ground: We have a local presence in Valencia, enabling us to efficiently manage and address any on-site needs or issues that may arise.
- 99% occupancy rate: Our successful track record demonstrates our ability to maintain high occupancy rates, ensuring consistent rental income for property owners.
- Market standard rates: We adhere to industry standards when setting rental rates, ensuring fair and competitive pricing for both property owners and tenants.

