

Rental Investment: Ready to Rent

👤 Access to this fantastic co-living designed apartment in one of the fastest developing areas of Valencia: Cabanyal/La Marina.

💰 Total investment of €444,000 all costs included.

📈 Expected investment return of 8.1% 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.

📏 136 built sqm spread over 5 big bedrooms, a living room, a kitchen and 2 bathrooms.

🚶 10' walk to the beach and in front of the port.

**Total
Investment**

Including all costs

€477,000

**Estimated
Annual Rent**

€36,000

**Gross
Yield**

7.5%

**Net
Return**

7.3%



Cabanyal - 5 rooms

To be renovated

136 built sqm / 120 usable sqm
5 bedrooms
2 bathrooms
2nd floor with elevator

Total
Investment
Including all costs

€477,000

Estimated
Annual Rent

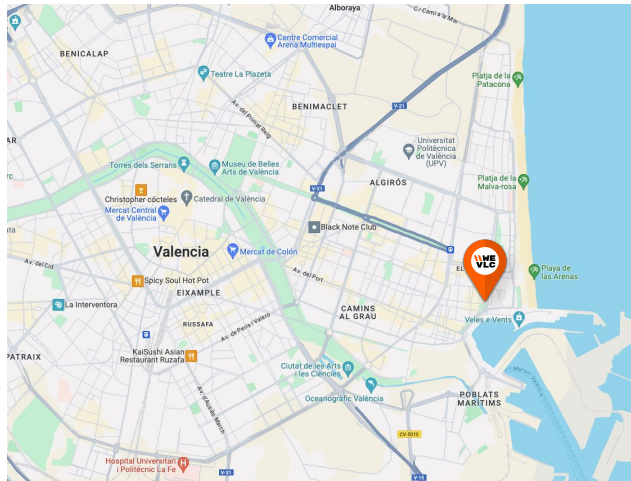
€36,000

Gross
Yield

7.5%

Net
Return

7.3%



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.

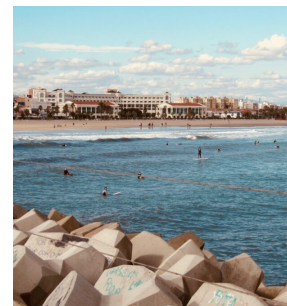
- One of the 10 coolest neighborhoods in Europe in 2020 according to The Guardian.
- +20% In the price rent last year.



Valencia Map



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



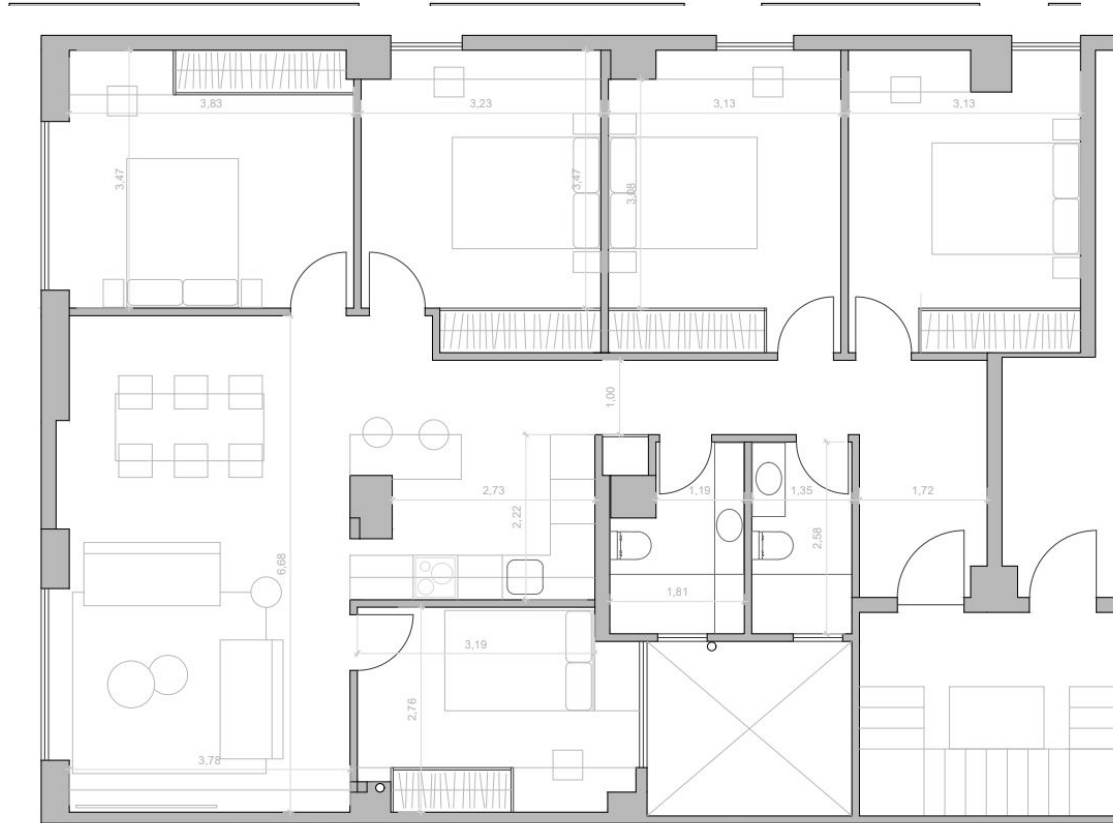
Fully renovated apartment

This apartment has been fully renovated.

See the current floorplan, fully optimised for co-living.

5 bedrooms and 2 bathrooms.
Open living room with a kitchen.

The decoration will be mediterranean x industrial style.



Forecast Investment Details

Estimated Project Costs

Buying price	€420.000
Buying costs	€57.000
<i>Spanish Transfer Tax (10%)</i>	€42.000
<i>Realtor agency fees</i>	€12.600
<i>Spanish Land Registry Inscription</i>	€800
<i>Notary fees</i>	€800
<i>Legal fees and others</i>	€800
Renovation and Decoration (including VAT, 21%)	€0
<i>Renovation costs</i>	€0
<i>Furnishing and decoration (FFEITL)</i>	€0
TOTAL INVESTMENT	€477.000
<i>Price of total project per sqm</i>	€3.500

Estimated Rent & Return

Total expected rent per year	€36.000
Total Project investment	€477.000
Gross Yield	7,55%
IBI (Municipal property tax)	€250
Rubbish collection tax	€50
Community taxes	€700
Insurance	€200
Expected net rent per year	€34.800
Net return	7,3%
Operator fee (including 21% VAT)	€4.356
Net return after weVLC operator fee	6,4%

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

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





WARM
BREEZE



Co-Living Cabanyal

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

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.

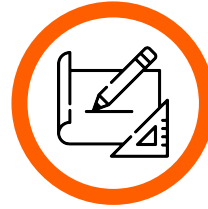
Instead, allow us to utilize our vast network and market expertise in order to identify the finest opportunities for you.



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.

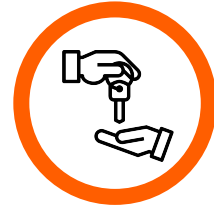
We work closely with reliable local contractors and possess a deep understanding of the local construction market.



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 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



Our Happy Tenants



Shanon Vegter

1 review

★★★★★ a month ago

Everyone at weVLC is just awesome. Not only are they there to make sure you're okay, happy in the apartment, and there to help with any problems, they do way more than just that.

They care about everyone getting to know each other, making new friends, and they organise regular team activities/drinks/dinners to do so, which just makes everything even better.



Zoe Van Oeveren

9 reviews

★★★★★ 2 weeks ago

The apartment is insanely beautiful and the team of weVLC even bought us a fridge full of water, cheese, and eggs etc when we moved in!! We all felt very welcome and felt at home straight away.

When we had any (tiny) issues, the team responds very quickly and operates directly, this way I really felt like they are taking the queries seriously.



Ramiro Lofvall

3 reviews

★★★★★ 2 months ago

weVLC has great apartments but they also create an amazing environment for people that live there! I've been in their events and the atmosphere is wonderful, full of people from different cultures but with the same joy for knowing the city and living it at its best



Clara Kajzer

3 reviews

★★★★★ 3 months ago

I'd moved for work and the opportunity of meeting other people and get to know them was rare. WeVLC gave me the chance to meet incredible young active people that, just like me, just moved there. They became my family by that time. Thank you guys!