

CO-LIVING PROJECT IN BARCELONA CENTER

Building in Picalquers 16





- 292 m2 of building space
- Terrace
- Currently realized gross yearly yield: 7.6%
- Sale price: 1,000,000€





- SUBWAY
- TRAIN
- BUS
- SUPERMARKET
- TURISTIC PLACES





DATOS DESCRIPTIVOS DEL INMUEBLE

Referencia catastral	05159140F3801F00014F
Localización	CL PICALQUERS 16 08001 BARCELONA (BARCELONA)
Clase	Urbano
Uso principal	Residencial
Superficie construida	292 m ²
Año construcción	1850

PARCELA CATASTRAL



Parcela construida sin división horizontal

Localización	CL PICALQUERS 16 BARCELONA (BARCELONA)
Superficie gráfica	37 m ²

CONSTRUCCIÓN

Uso principal	Esquina	Planta	Puerta	Superficie m ²	Tipo Reforma	Fecha Reforma
VIVIENDA		0		40		
VIVIENDA		01		41		
VIVIENDA		02		41		
VIVIENDA		03		41		
VIVIENDA		04		41		
ELEMENTOS COMUNES				47		

Completely refurbished building and apartments

In operation and full swing since 2013.

Constant maintenance and well cared for, perfect condition.

Very demanded location in Ciutat Vella, Raval, 5 minutes walking from Las Ramblas, Boqueria market , metro, train and bus stations.

Very good location for students, near Massa School, Elisava College, UBA Philosophy Faculty, Communication and international relations Faculty Blanquerna URL, Barcelona University, etc

6 floors (ground floor+ 5) of 44M2 each:

-Groundfloor and mezzanine floor not renovated, currently used as storage space. (Existingproject, plans and work budget to convert these floors into 2 complete one bedroom apartments)

-Floors 1 to 4 renovated and distributed in two 18m2 studios on each floor, with private bathroom, big closet, desk, fridge and a balcony.

-The 2 studios on the same floor share a kitchen

-Total of 8 studios on 4 floors

Terrace (rooftop of the building): shared common area with tables and chairs, outdoor showers, plus a laundry room and a bathroom

SALE PRICE

1 000 000€



HIGH OUTPUT RENTAL MODEL

Studios are rented 100% of the year with a midterm rental model aimed at the segment of the market mainly made of foreigners students and young professionals, aged 20 to 35.

Very successful CO –LIVING model:

it provides opportunity to the tenant to rent a studio with :

**AFFORDABLE
PRICE**

**INDEPENDENCE
AND
PRIVACY**

**FREE FEATURES
AND SERVICES**
Wifi
Chill out area
Laundry
Cleaning of
common areas

ENTIDADES	RENTA ACTUAL	RENTA FUTURA
Planta baja	A reformar	850€
Entresuelo	A reformar	850€
Piso 1	1 350€	1 350€
Piso 2	1 350€	1 350€
Piso 3	1 350€	1 350€
Piso 4	1 350€	1 350€
MENSUAL	5 400€	7 100€
ANUAL	64 800€	85 200€

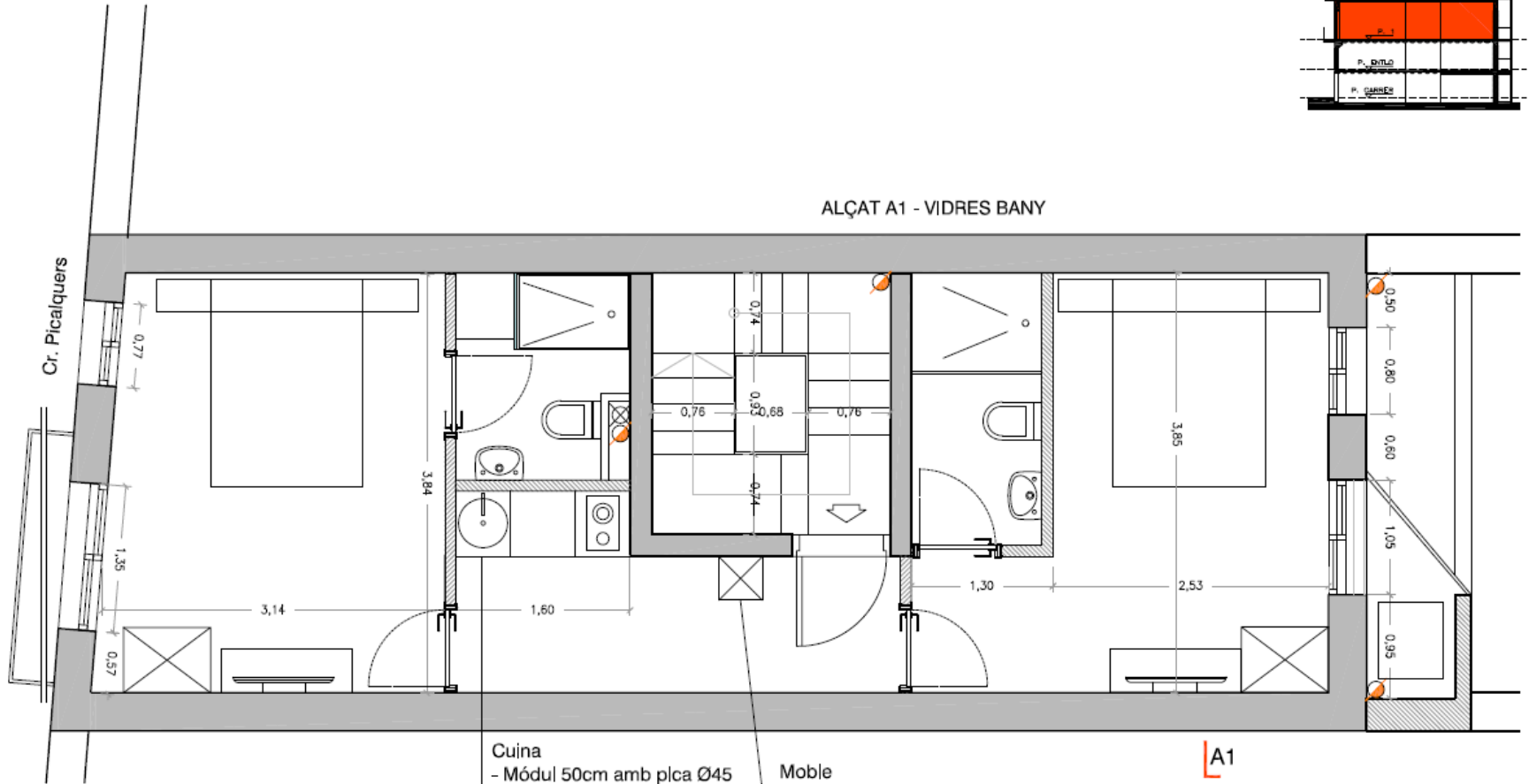
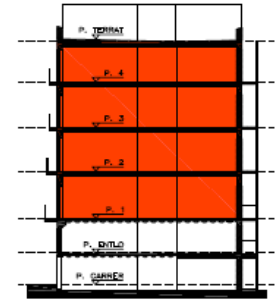
NOTA

Los precios se han obtenido de la media entre todos los alquileres vigentes cuyos contratos se facilitarán .









ALÇAT A1 - VIDRES BANY

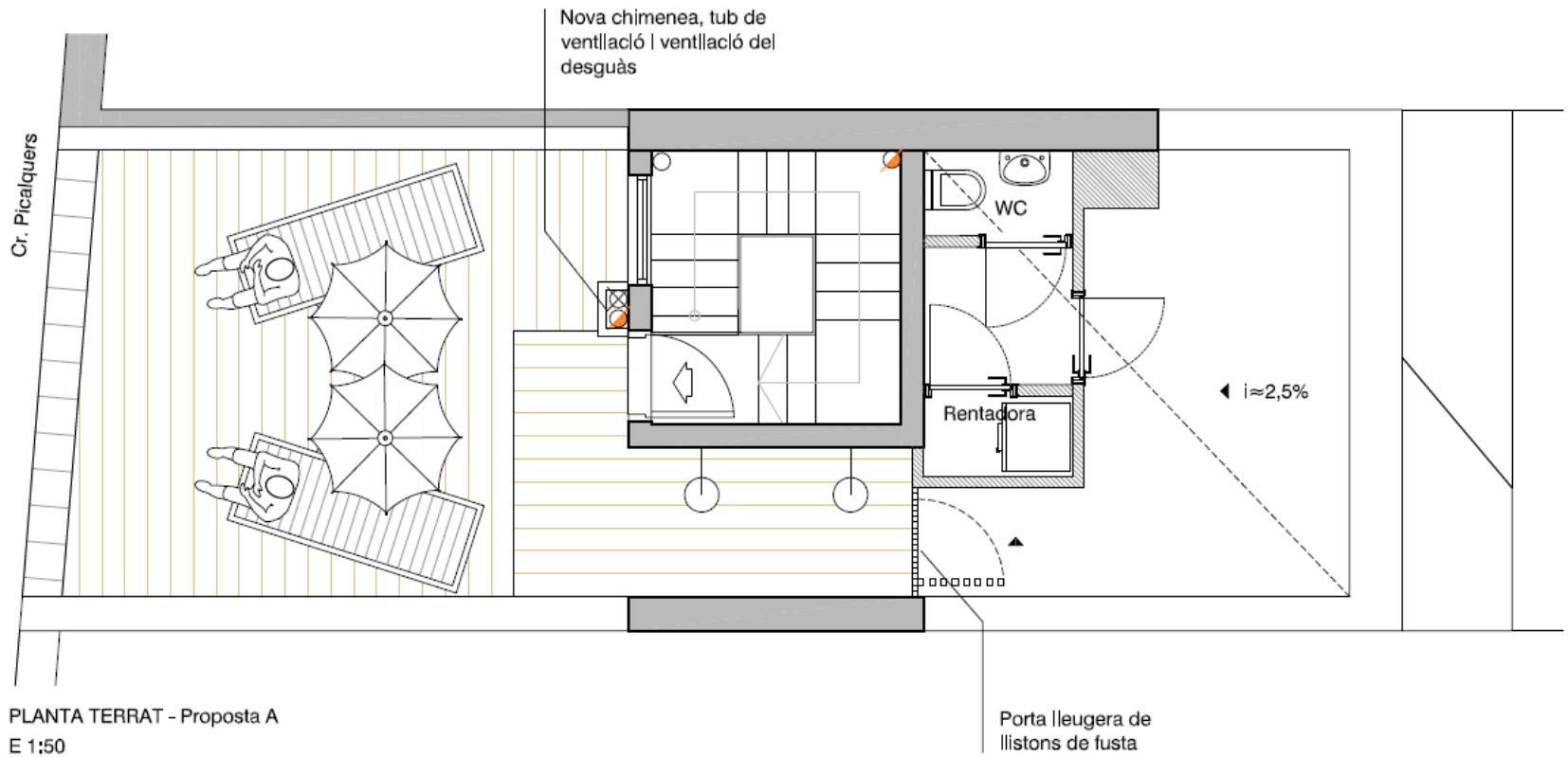
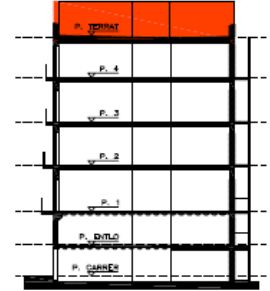
Cr. Picalquers

PLANTA 1A 4 - Proposta B
E 1:50

- Cuina**
- Mòdul 50cm amb placa Ø45
 - Mòdul 60cm amb calaixos
 - Placa de vitro 2 focs 50x30

- Moble**
- Mòdul 40x40 o 40x30 per tapar comptador de llum

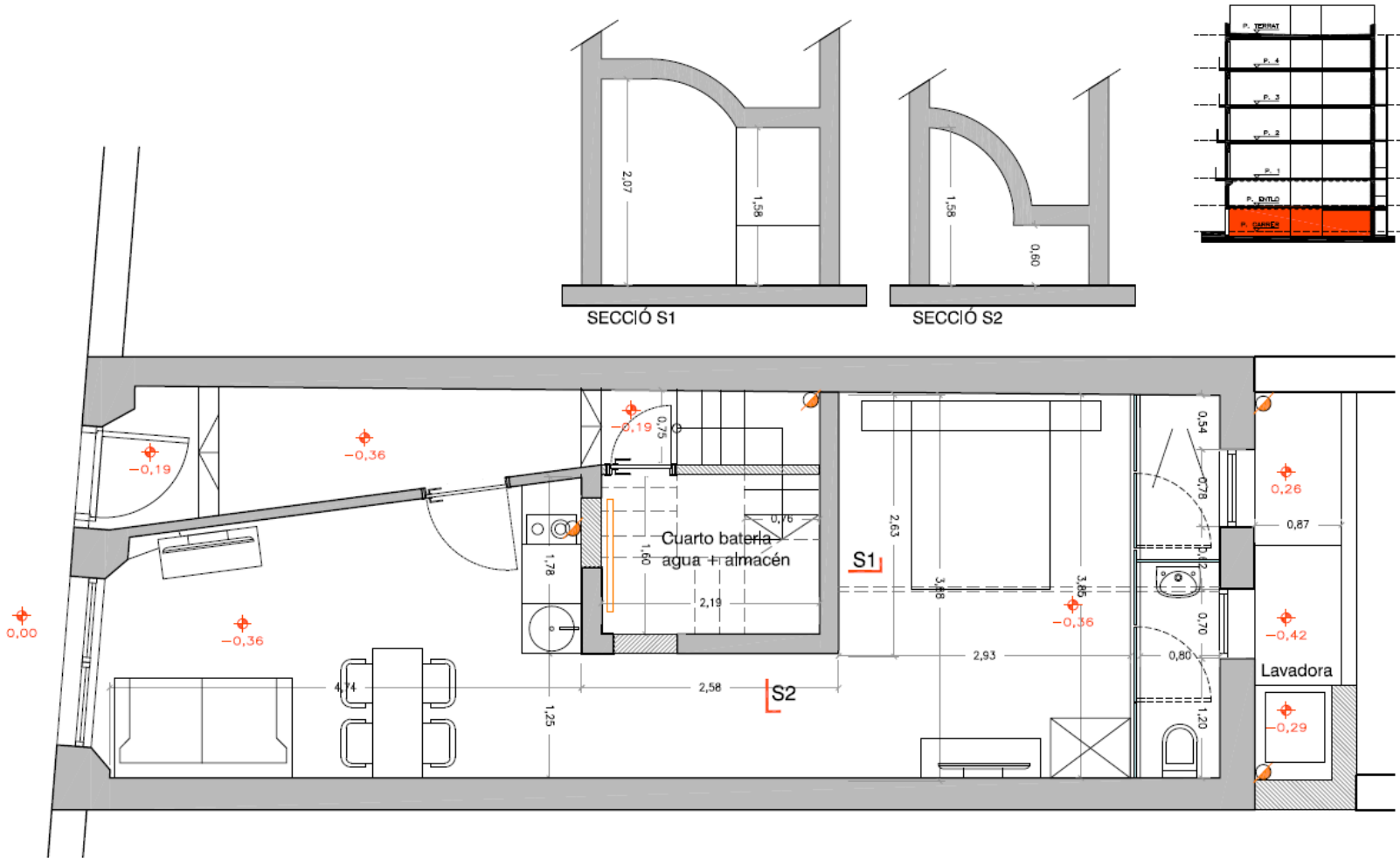
A1



PLANTA TERRAT - Proposta A
E 1:50

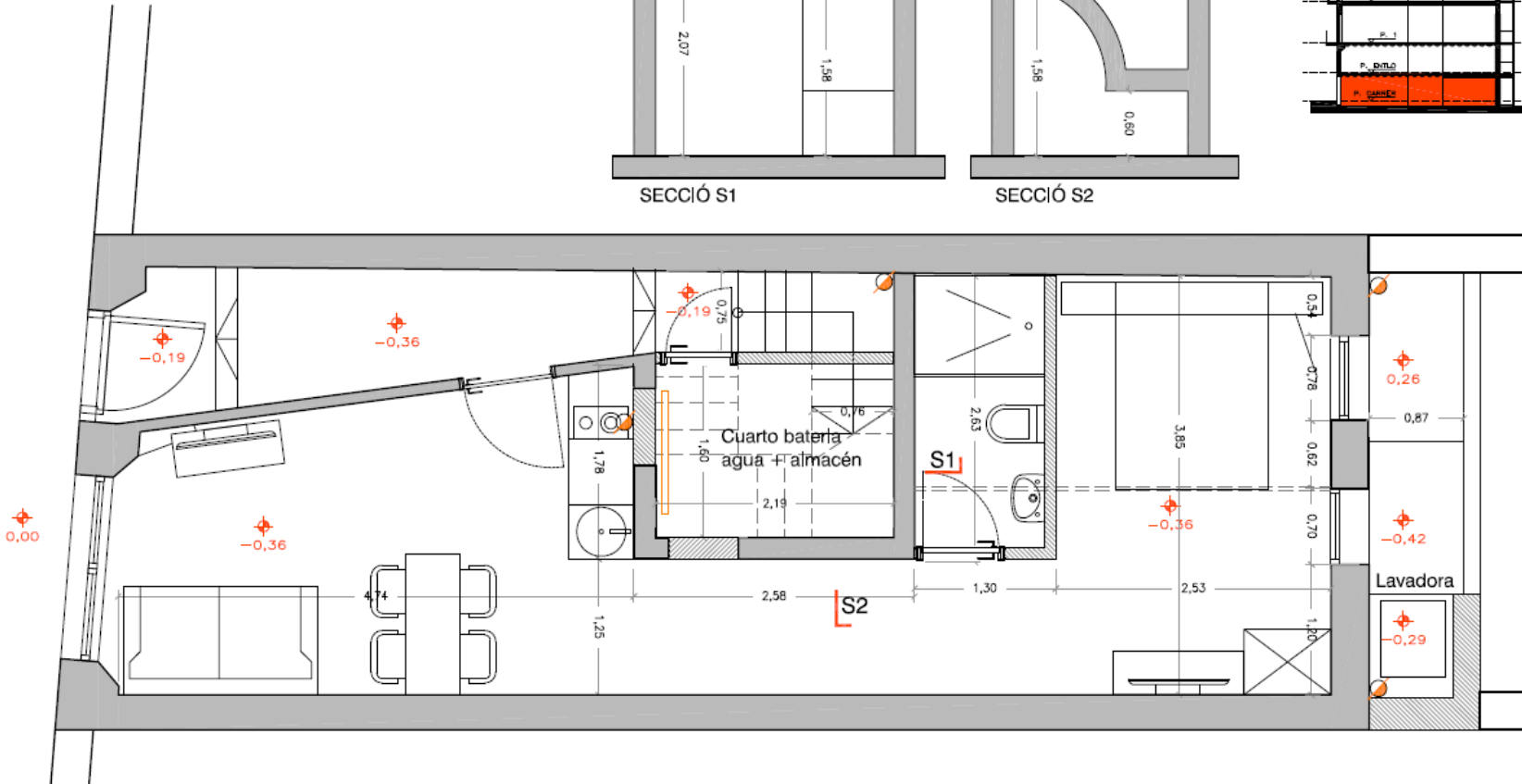
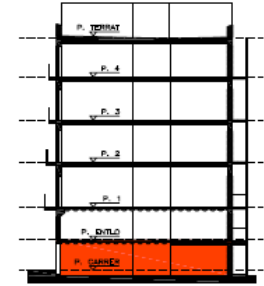
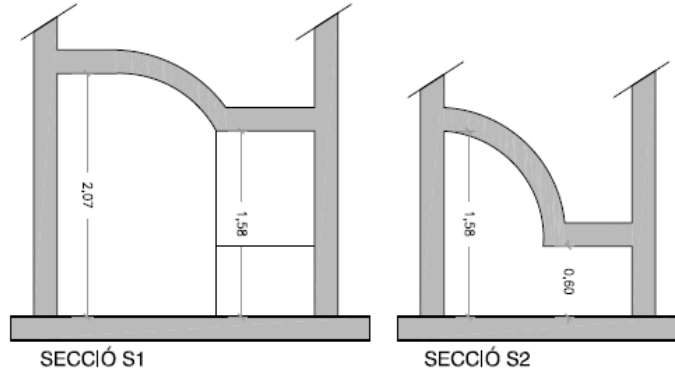
RENOVATION PROPOSAL "A"

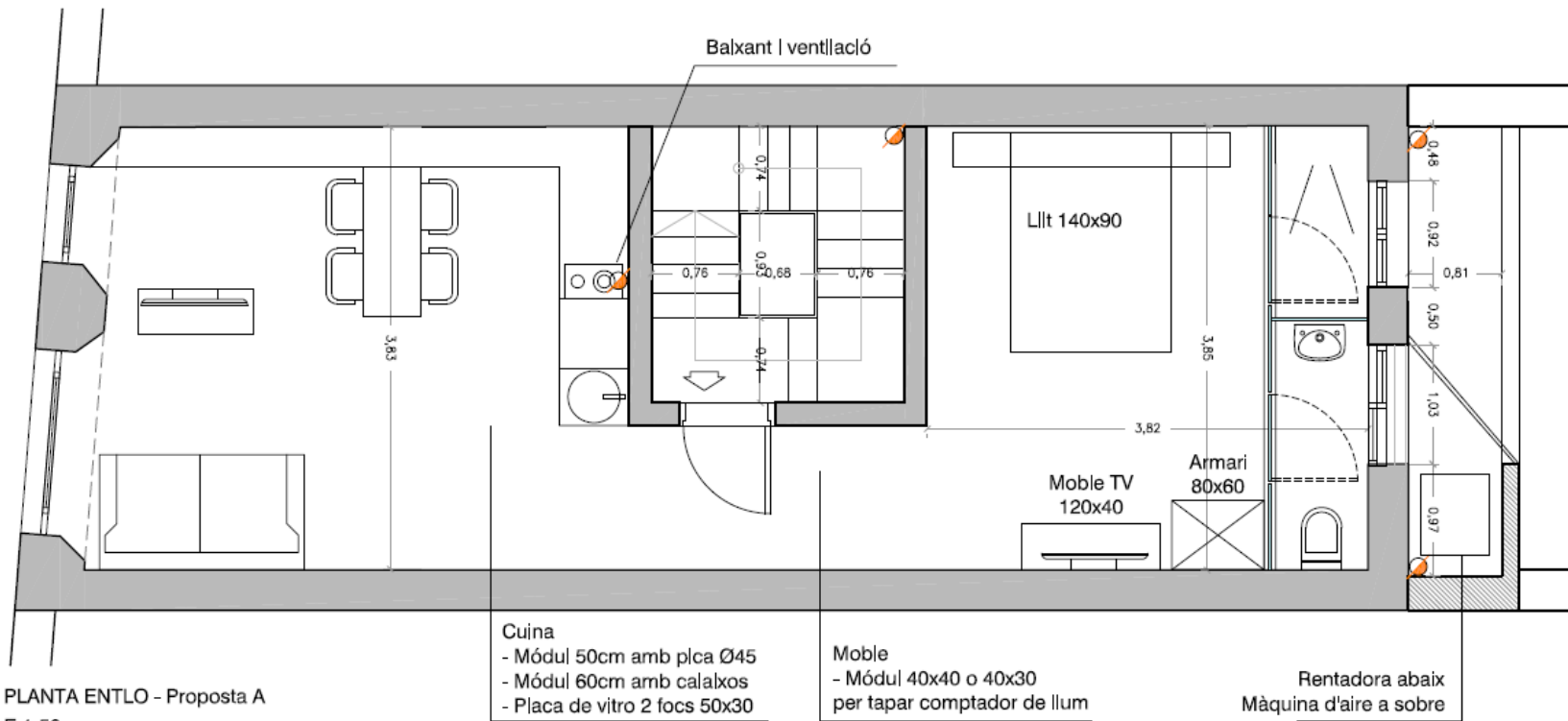
Groundfloor



PLANTA BAIXA - Proposta A

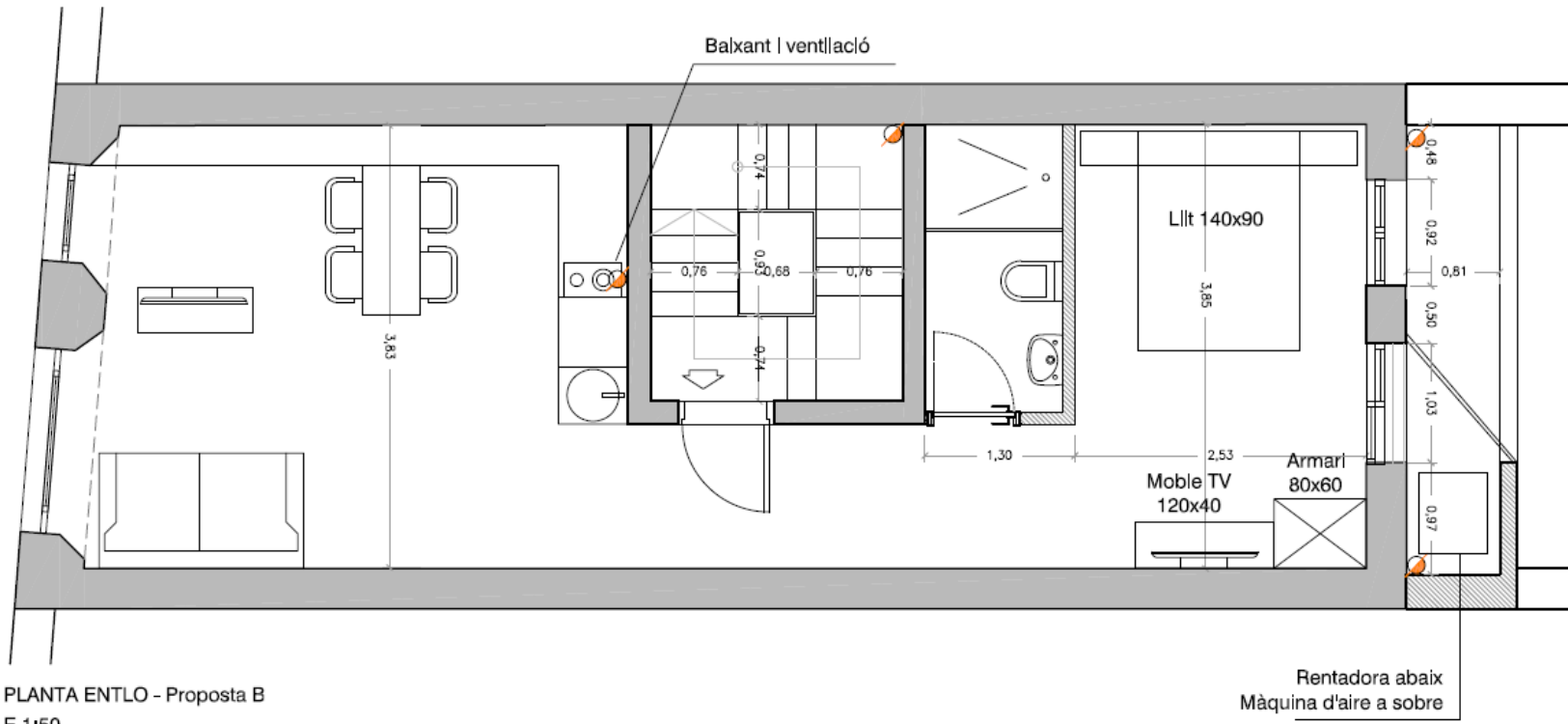
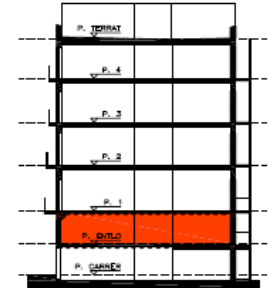
E 1:50





RENOVATION PROPOSAL "B"

Mezzanine floor



PLANTA ENTLO - Proposta B
E 1:50



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