



BALMES 2

Sant Just Desvern, Barcelona

*New construction project of two houses
Construction and sale*

The project is on sale + Solar Ready for execution



Basic Data

Location



For sale a new construction project ready for execution, a Solar + an executive project, construction of two semi-detached houses in the center of Sant Just desvern.

The Solar is 325M2, two semi-detached houses will be built, with 3 floors, with a small garden solarium patio and spectacular views



Price: € 520,000, includes the purchase of the site and the complete project advances,

Total investment pending: € 600,000 (work, remaining architect, records, ITP, etc)

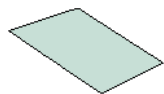
The house is expected to be sold for a total of 1.5M.

It is sold due to financial difficulties of the promoter.

DATOS DESCRIPTIVOS DEL INMUEBLE

Referencia catastral	3221413DF2832A0001ZO  
Localización	CL BALMES 2 Suelo 08960 SANT JUST DESVERN (BARCELONA)
Clase	Urbano
Uso principal	Suelo sin edif.

PARCELA CATASTRAL



Localización	CL BALMES 2 SANT JUST DESVERN (BARCELONA)
Superficie gráfica	333 m ²

The project

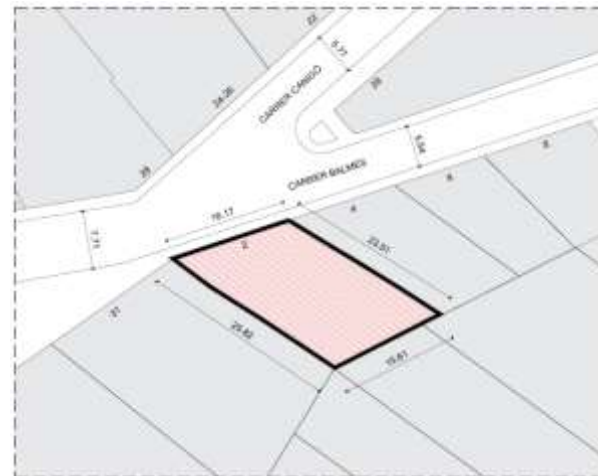
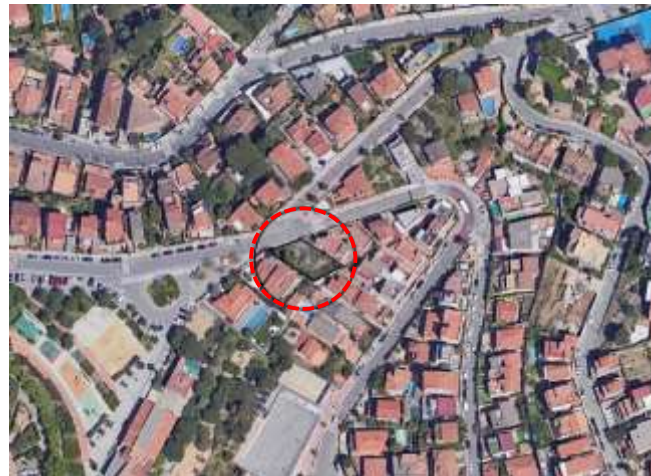
Location



Sant Just Desvern is one of the most highly value municipalities of the metropolitan area of Barcelona, it's the 8th highest Rent per Capita municipality in all Spain and the 3rd in all Cataluña.

It's a small town with a completely full build centre, where our plot and project is located. Our plot and project is unique and practically the last to find in the centre of Sant Just with a view to the sea and the Llobregat river delta. This town is a border town to Barcelona, very well connected by tram, train, buses and metro:

- 10 minutes from Camp Nou
- 17 minutes from Plaza España
- 23 minutes from Plaza Catalunya



The project

Description



New built from-ground of two identical houses, a high-end product directed to clients of high economical and social class.

The construction project is according to the new regulations sustainable, ecologic and respecting the environment.



The basic project has already been presented to the city hall at June 2020 and the license is expected to be obtained by December 2020/ January 2021.

The construction will start right away and due to last 10 to 12 months.

The project

Distribution



GROUND FLOOR



FIRST FLOOR

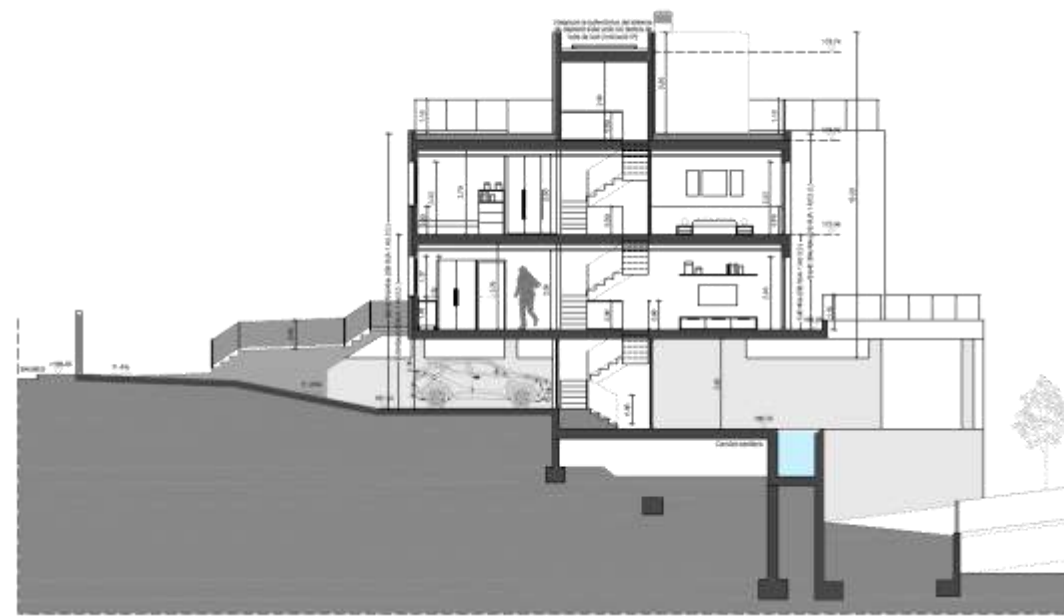


SECOND FLOOR



TERRACE

- Each house features 180M2
- Distributed in 3 floors
- Parking for 2 vehicles
- Patio
- Small garden with small swimming pool
- Rooftop tanning terrace with view to the sea and the Delta of Llobregat

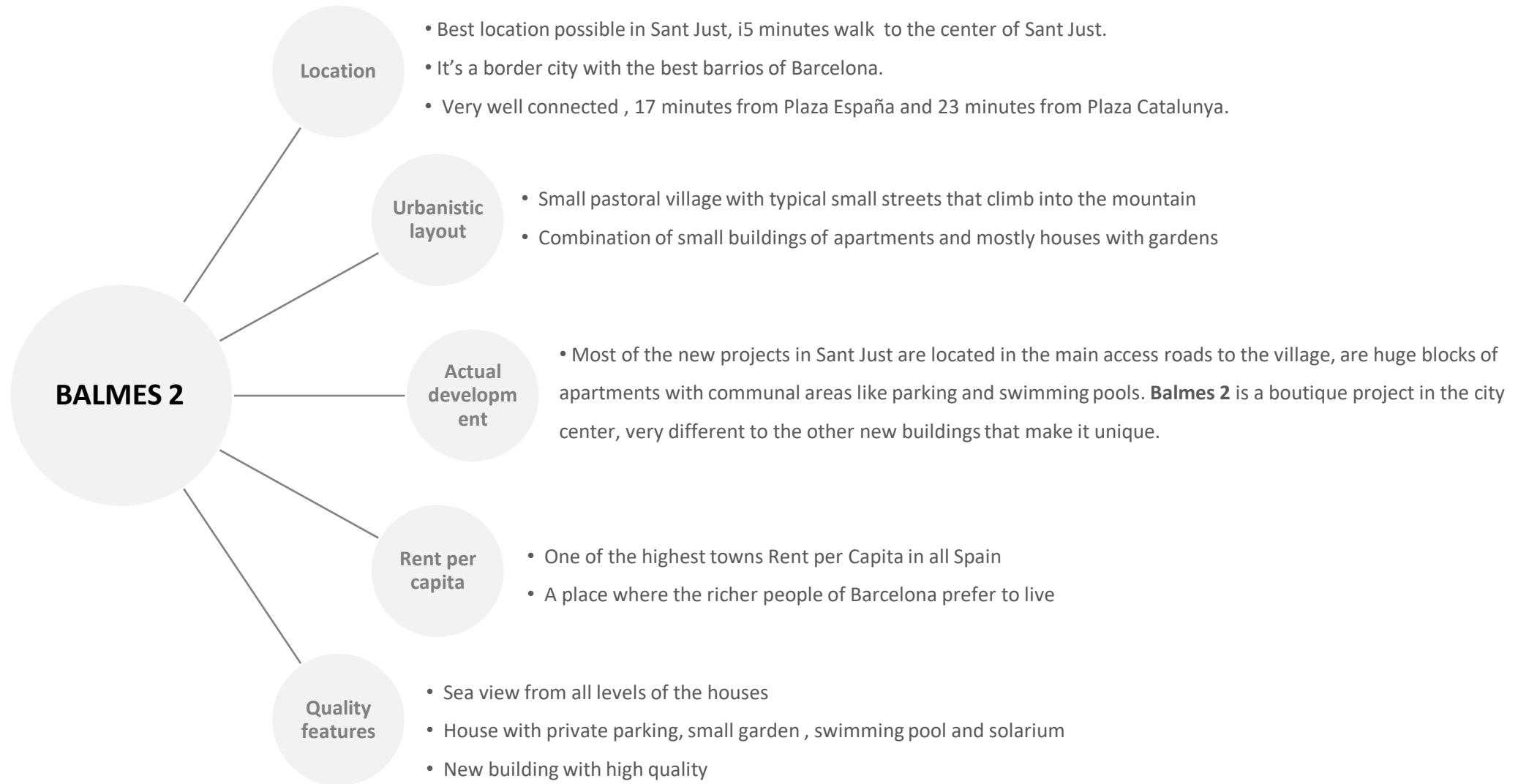


Business keys

TOTAL PROJECT PRICE	1,100, 000 € (plot + construction project)
BANK FINANCE	630,000 € (project price)
CAPITAL REQUIRED	520, 000€
SALE PRICE	1,500,000 €
IRR TOTAL COST	55 % for the project 47 % yearly
PROJECT TIME CASH OUT	14 months

*Fast operation in maximum 14 months,
moderate investment without any risk.*

Successful project keys



Market comparatives



Center Sant Just
Totally to refurbish

Area: 168m2

Price: 750,000€

Price per m2: 4464.30€

Link:
<https://www.indomio.es/anuncios/80032909/>



Miranda
Project for new build

Area: 300m2

Price: 1,090,000€

Price per m2: 3633.40€

Link:
<https://www.indomio.es/anuncios/78728757/>



Centro
Project for new build

Area: 229m2

Price: 995,000€

Price per m2: 4345€

Link:
<https://www.indomio.es/anuncios/81071506/>



Paseo Mas Ilui 6
Project for new build

Area: 86m2

Price: 420,000€

Price per m2: 4883.75€

Link:
<https://www.idealista.com/obra-nueva/33694335/inmueble/87342742/>



Paseo Mas Ilui 6
Project for new build

Area: 68m2

Price: 344,500€

Price per m2: 5066.20€

Link:
<https://www.idealista.com/obra-nueva/81564985/inmueble/89031526/>

Market comparatives Vs our project

	OTHERS PROJECTS IN SANT JUST	OUR PROJECT, BALMES 12, SANT JUST
PROJECT TYPE	New projects in the city only offer apartments (80 to 90m2) Big houses for refurbish, all second hand	New project of a house of 170m2
LOCATION	New building projects are all in the access road No plots in the city center	In the city center of Sant Just
PRICE AVERAGE	More than 1 000 000 €	600, 000 €
GUARANTEE	New projects in the city center are refurbish of existing houses, there is no new build category and guaranties in our project area	New project with 10 years guaranties
CHARACTERISTICS	Apartments in buildings with many neighbors Big private houses with garden, too expensive	Unique product, middle solution Private house of 170m2 with garden and pool, accessible price
TARGET/BUYERS/	Young couples Small young families upper class People needing something more than just a simple apartment, but less than a for mid/up class buyer	

Contact information



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