Lavapiés 18

Calle del Ave María 18 · Lavapiés · Centro · Madrid

An estimate, not a plan. Prepared 26 November 2026.

THE ASSET

Format	Aparthotel
Units	28
Keys (est.)	—
Sleeps (est.)	—
Gross m²	1.960
Asking	6.900.000 €

THE ESTIMATE

Cost taken as the asking price.

All-in cost	**6.900.000 €**
Per unit	246.429 €
Revenue a year	—
Costs a year	—
NOI	**—**
Yield on cost	**—**

THE OFFER

No structured offer has been made on this asset, so there is nothing here to judge. What would be paid, and how it would be paid, is the missing half of this page — the offer wizard on the deal writes it, and this page then says whether the building can carry it.

WHERE IT STANDS

Stage	Offer
Priority	High
Next action	Bank committee — chase the answer
Due	2026-09-18

NOTES

Offer in at 6.300.000, the bank's committee meets on the 20th. Licence history confirmed by the gestor.

Every figure on this page is an estimate entered on the pipeline, not the output of the model. It is for deciding whether an asset is worth the work of a business plan — it is not one, and nothing here should be quoted to an investor.