MARISOL

ONE-PAGER

Gràcia 31

Carrer de Verdi 31 · Vila de Gràcia · Barcelona

An estimate, not a plan. Prepared 25 November 2026.

THE ASSET

Format	Aparthotel
Units	24
Keys (est.)	—
Sleeps (est.)	—
Gross m²	1.790
Asking	5.900.000 €

THE ESTIMATE

Cost taken as the asking price.

All-in cost	**5.900.000 €**
Per unit	245.833 €
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	Arras
Priority	High
Next action	Notary date — waiting on the seller's cédula
Due	2026-09-16

NOTES

Arras signed 24-Aug for 5.200.000. Notary set. Structural report clean; the only open item is the cédula de habitabilidad on the third floor.

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.