

INVESTMENT PROJECT  
FOR THE OPENING OF THE HOTEL  
«HAMPTON» IN BARCELONA

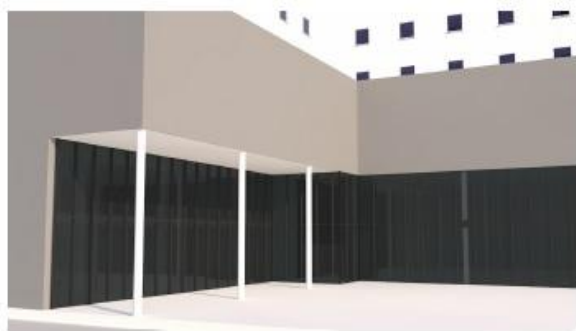


  
***Barcelona-Dom***  
INTERNATIONAL PROPERTIES AND INVESTMENTS

# PROPOSAL TO INVESTORS

Invest in a new hotel project for the construction of the hotel "Hampton" in Barcelona with a sum of investments of 14.130.000 euros and an annual profitability of 8.2%.

A ready-made hotel project developed in accordance with the Municipal regulations and standards "Hilton" for the opening of the hotel "Hampton".



# CONSTRUCTION COMPANY

A ready-made construction estimate is provided from the national developer "OHL Construcción-Portada" with a guarantee.

OHL Construcción-Portada is the 37 -largest contractor in the world, the tenth in the US and the fourth-largest contractor in Latin America, according to the prestigious Engineering News Records (ENR) in 2017, conducted among the world's 250 largest construction companies.

## LOCATION

The site for the construction of the hotel "Hampton" has an ideal location - next to the Barcelona Airport "EL PRAT". A zone with developed infrastructure, in close proximity to a large shopping complex.





# **BARCELONA SUFFERS FROM AN INFLUX OF TOURISTS**

The statistics of the last year states that nine million tourists stayed at the hotels of Barcelona for at least one night! However, this figure should be supplemented by information about other types of rental housing in Barcelona - booking through the tourist sites of private housing and hotels in the suburbs. If the data are put down, then 1.6 million people a year account for more than 30 million tourists!

The Barcelona authorities banned the opening of new hotels in the city center, and fined the rental sites of Airbnb and Homeaway for 600,000 euros for advertisements of housing that did not have permits for tourist accommodation.

That's why the hotel project of the hotel "Hampton" has been developed, which will bring unbelievable high profitability.

# CHARACTERISTICS

Land area 1.635 m<sup>2</sup>

Total built-up area 9.950,51 m<sup>2</sup>

The project provides 135 numbers

Having a geotechnical survey of the site, the foundation was calculated, which is an important part of the estimate.

Finishing work of the hotel is included in the price, with the exception of the commercial zone, due to lack of information about its future purpose.

Despite the fact that the project has two levels in the parking on the ground floor, the price is only included in the estimate for one level.

The cost includes technical fees for the project and construction management.

Also, the budget includes a Construction License and an economic amount equivalent to the transfer of 10% of use.

The price of the plot is 5.500.000 € + VAT

The amount of construction is 8.630.000 € + VAT

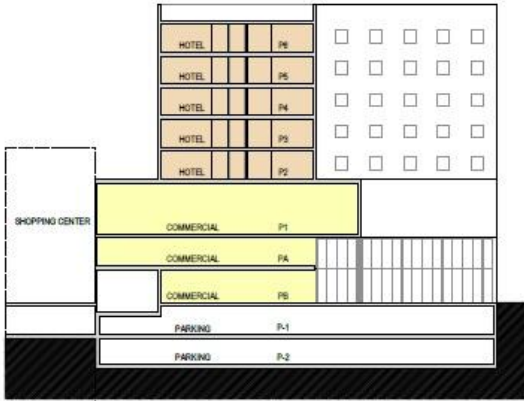
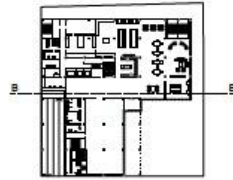
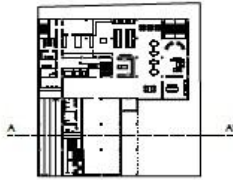
# **BENEFIT OF THE INVESTOR**

Company Hilton-ready to sign a contract for the rental of the hotel "Hampton".

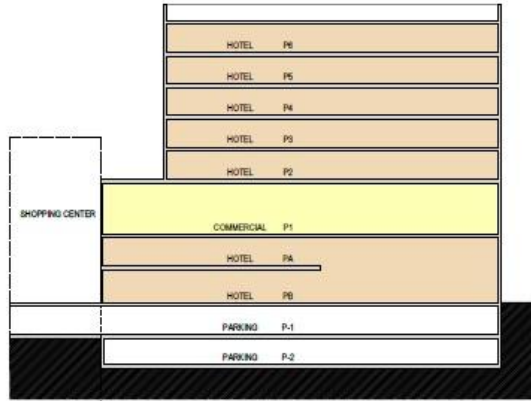
Hilton is one of the largest hotel corporations, with more than 4,200 hotels and resorts located in 93 cities around the world, which combine the traditions of the past and the present.

**IF HILTON IS A MANAGER:**

**ANNUAL PROFIT: 8.2%**

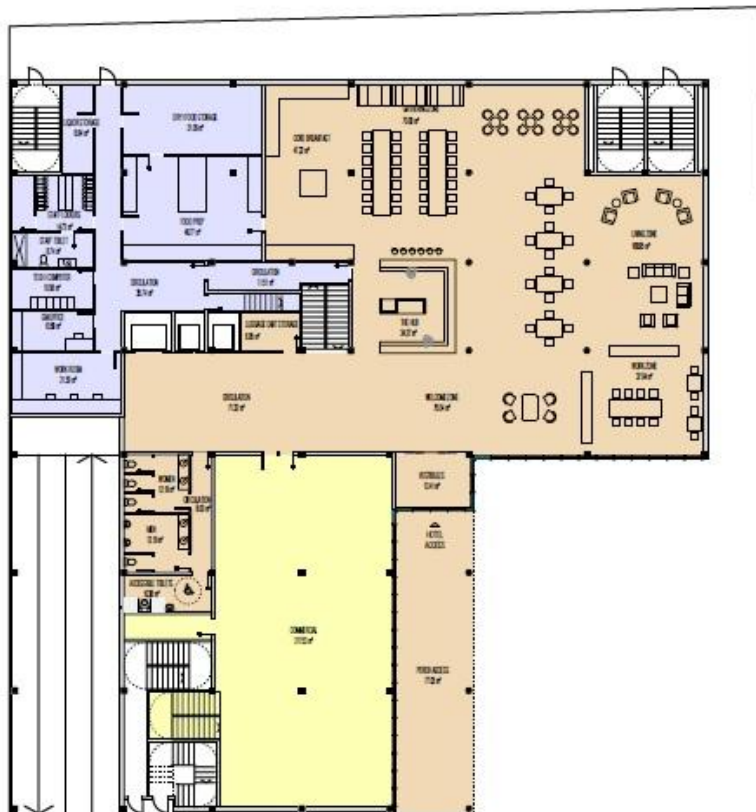


SECTION A-A



SECTION B-B

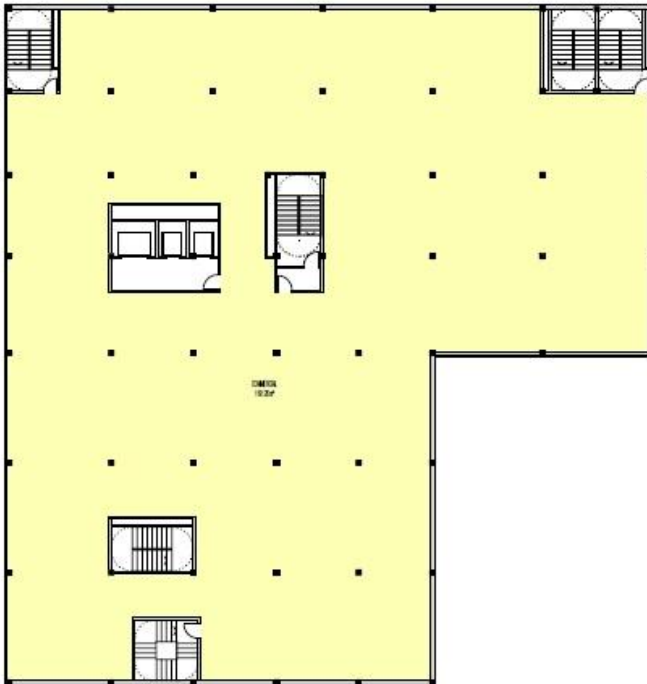
Sections



Ground floor



*Mezzanine floor*

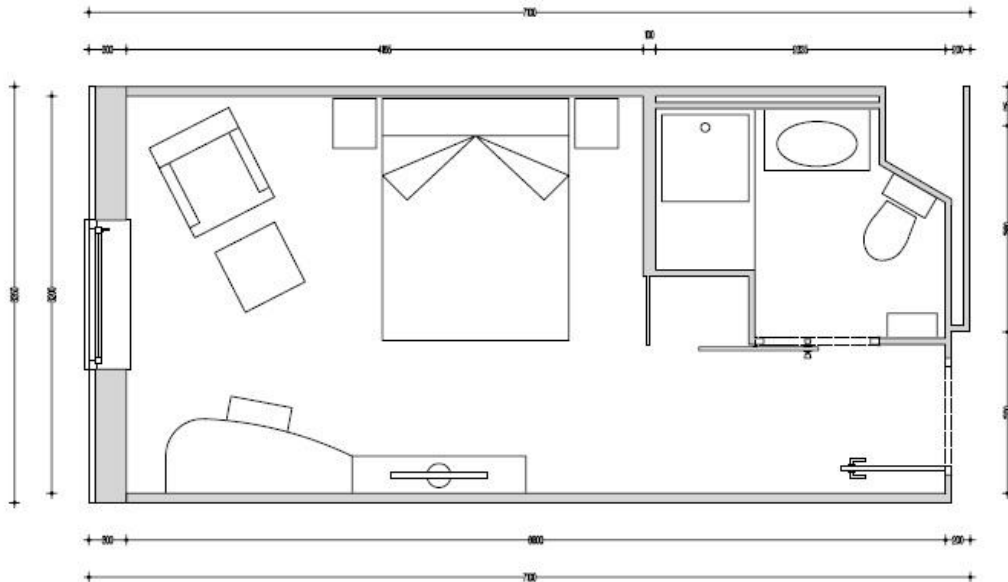


*First floor*

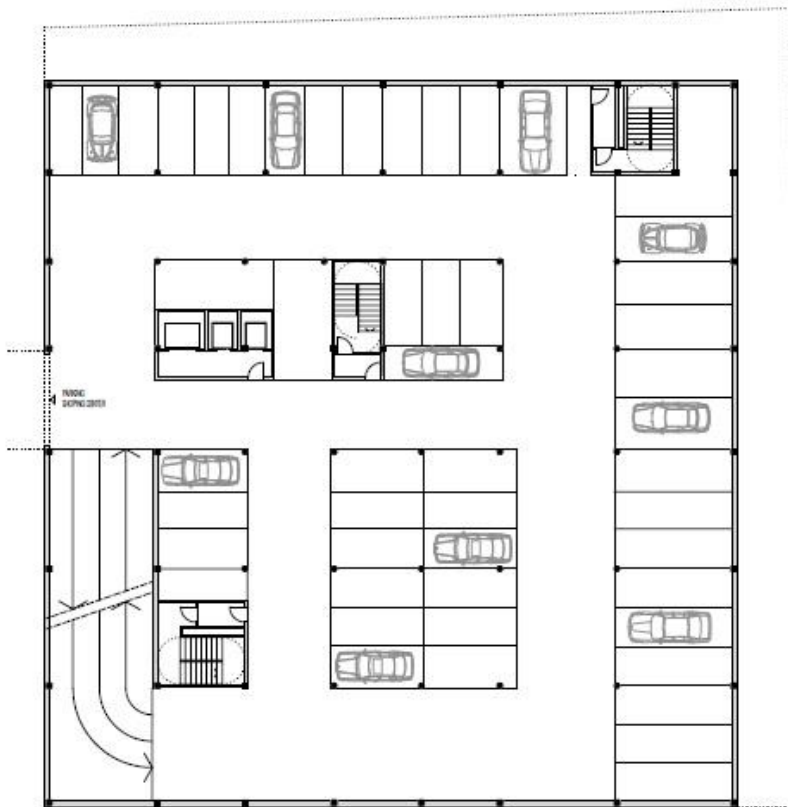




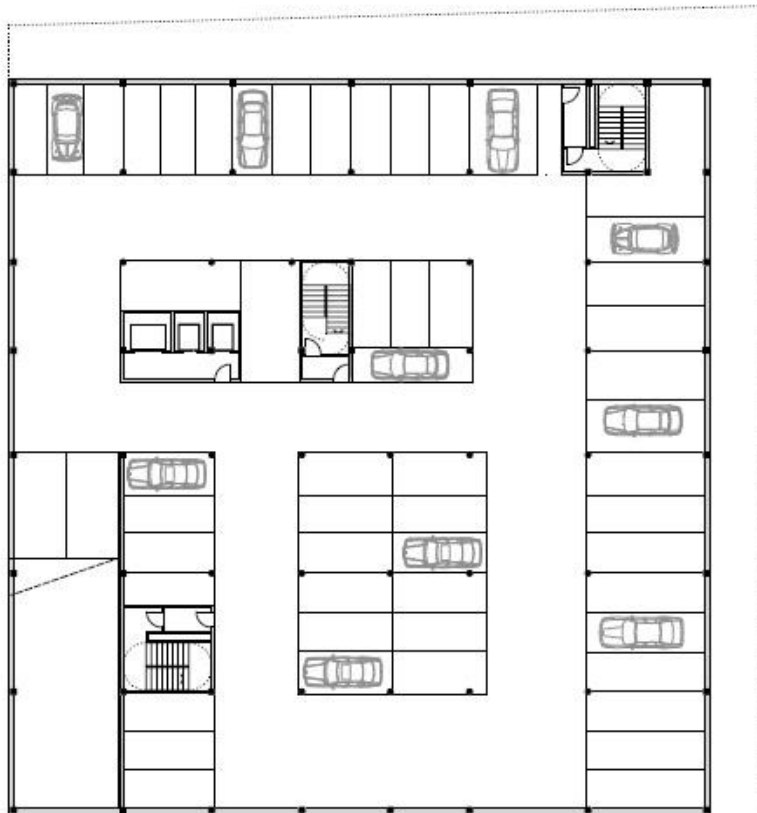
Second floor



Room type



*Basement -1 floor*



*Basement -2 floor*