

# INVESTMENT PROJECT FOR THE CONSTRUCTION OF AN URBANIZATION OF 22 VILLAS IN PINEDA DE MAR



***Barcelona-Dom***

INTERNATIONAL PROPERTIES AND INVESTMENTS

# PROPOSAL TO INVESTORS

New investment project for the construction of urbanization of 22 villas in Spain with an investment of 10.730.000 euros and an investor's income of ~ 7.000.000 euros in 2-3 years.

Development land in the town of Pineda de Mar, the coast of Barcelona in the Pinemar area.



# CONSTRUCTION COMPANY

Designed this urbanization and will carry out construction work, a well-known Italian company founded in 1980, as a design and interior design studio in Italy.

To date, the company has over 200 implemented projects in such countries as Russia, Czech Republic, Ukraine, Armenia, Switzerland, Spain, Portugal, Germany, France, Azerbaijan and many others.

The company cooperates with leading Italian factories for the production of coatings and finishing materials, sanitary ware, furniture and other items for interior and exterior interior, up to curtains and upholstery fabrics, which allows to organize a full range of services, purchase and delivery of everything necessary for construction sites.





## DESCRIPTION OF THE CITY

Pineda de Mar is a popular resort town located on the Costa del Maresme between Barcelona and Girona. Famous for many kilometers of beaches with silvery sand washed by the azure waves of the Mediterranean Sea. The beach of Pineda de Mar is annually awarded the Blue Flag by UNESCO.

Also the advantage of buying property in Pineda de Mar is its traffic junction, a close location to Barcelona and the Costa Brava.

In Pineda de Mar there are no new villas of this level, so the urbanization of the 22 designer villas will be in demand.



# CHARACTERISTICS

The total area is 24.667 m<sup>2</sup>, of which 11.048 m<sup>2</sup> have been approved by the Administration for urbanization and the construction of 22-23 separate houses with a total building area of 6.270 m<sup>2</sup>.

The plot is located 1.5 km from the sea and is located on a hill with a beautiful view of the sea.

The total cost of building 22 villas, planned in this offer "turnkey", 10.730.000 €.

All facing and finishing materials of the highest quality from Italy.





# APPROXIMATE PROFIT FROM THE PROJECT

The minimum selling price of 1 villa 800-850 000 euros

22 villas = 18,000,000 euros

18 000 000-10 730 000 = 7 270 000 euros the minimum profit from this project.

Term of return of investments in 2-3 years.

