



ESTATE
BARCELONA

Barcelona
Plaza Urquinaona, Ronda Sant Pere 21 1/3
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Calle Puigsacalm 2, Loc 3
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Local Nº39007 Eixample

PRICE	SQUARE	PROFITABILITY	ANNUAL INCOME
705 000 €	219m2	4%	36000€

Commercial premises in the Eixample district of Barcelona.

Total area 219.21 sq.m. (189.06 m2 ground floor and 29.61 m2 attillo).

Ceiling height 4 meters.

Facade 8 meters. Large showcases.

High traffic street.

Currently rented - clothing store.

The contract was signed on March 21, 2023 for a period of 10 years.

The rental amount in the first year is 2250 euros, in the 2nd





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year - 2450 euros, from 1.03.2025 - 2650 euros and from 1.03.2026 it will be 3000 euros.

The quota for comunidad and property tax is paid by the owner.

Profitability 4,8%.