



Residential real estate / Land / Barcelona

Plot in Barcelona

Barcelona

1100000 €

REF
BCN86

AREA
m2

BATHROOMS


ROOMS



VIEW ON WEBSITE

Plot in Barcelona

Investment Project: Land for a 1-star Hotel in Barcelona

A rare investment asset is available for sale: a land plot for a hotel in Barcelona,  the Verdun / Via Júlia area.

The location offers excellent transport access: nearby metro lines L1 and L4, as well as convenient access to the city center (approximately 20 minutes to Plaça de Catalunya and the Sagrada Família).

Main plot characteristics

- Plot area: ~90 m²
- Facade: ~6.9–7 m
- Depth: ~12.8–12.9 m
- Urban planning category: 13B

Building potential:

- PB + mezzanine + 3 floors
- Total above-ground development: ~360 m²

Project concept

The plot already has:

- Hotel reservations (PEUAT)
- Confirmation of hotel capacity

The project includes:

12 rooms

Total capacity: 20 guests

Typology:

4 single rooms

8 double rooms

Important: The construction permit is currently being processed, expected to be obtained in May–June 2026.

Financial model

Project cost:

- Construction work estimate: ~€652,000
- Additional costs: ~€146,000
- Equipment (furniture): ~€60,000
- Total project budget: ~€1,858,000

Profitability:

- Projected income: ~€130,000–134,000 / year
- Expected yield: ~7.2% per annum

Interested hotel operator available

15-year lease possible (8 years mandatory)

Guarantee:

2-month deposit

Additional corporate guarantee of up to 12 months

Important advantage

Barcelona has PEUAT regulations, which strictly restrict the opening of new hotels.

Finding a site suitable for hotel development is an extremely rare opportunity.



VISIT WEBSITE







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