



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 m<sup>2</sup>
- 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 m<sup>2</sup>

### 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](#)





Ronda Sant Pere 21, 1/3, Plaza Urquinaona, Barcelona, 08010  
+34 932 205 680

Avinguda Vila de Blanes 135, local 4, Lloret del Mar, 17310  
+34 872 585 017

[office@estate-barcelona.com](mailto:office@estate-barcelona.com)



VISIT WEBSITE

