# Gràcia 31

Carrer de Verdi 31 · Vila de Gràcia · Barcelona

An estimate, not a plan. Prepared 10 November 2026.

## THE ASSET

| | |
|---|---|
| Format | Aparthotel |
| Units | 24 |
| Keys (est.) | — |
| Sleeps (est.) | — |
| Gross m² | 1.790 |
| Asking | 5.900.000 € |

## THE ESTIMATE

Cost taken as the asking price.

| | |
|---|---|
| **All-in cost** | **5.900.000 €** |
| Per unit | 245.833 € |
| Revenue a year | — |
| Costs a year | — |
| **NOI** | **—** |
| **Yield on cost** | **—** |

## THE OFFER

No structured offer has been made on this asset, so there is nothing here to judge. What would be paid, and how it would be paid, is the missing half of this page — the offer wizard on the deal writes it, and this page then says whether the building can carry it.

## WHERE IT STANDS

| | |
|---|---|
| Stage | Arras |
| Priority | High |
| Next action | Notary date — waiting on the seller's cédula |
| Due | 2026-09-16 |

## NOTES

Arras signed 24-Aug for 5.200.000. Notary set. Structural report clean; the only open item is the cédula de habitabilidad on the third floor.

Every figure on this page is an estimate entered on the pipeline, not the output of the model. It is for deciding whether an asset is worth the work of a business plan — it is not one, and nothing here should be quoted to an investor.