MARISOL

ONE-PAGER

Santa Cruz 22

Calle Ximénez de Enciso 22 · Santa Cruz · Casco Antiguo · Sevilla

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

THE ASSET

Format	Hotel
Units	38
Keys (est.)	—
Sleeps (est.)	—
Gross m²	2.410
Asking	7.200.000 €

THE ESTIMATE

Cost taken as the asking price.

All-in cost	**7.200.000 €**
Per unit	189.474 €
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	Due diligence
Priority	High
Next action	Roof-bar licence: architect's answer to Urbanismo
Due	2026-09-16

NOTES

In DD. The technical survey is back and clean; the roof-bar licence is the open item. Bank term sheet at 55 %.

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.