MARISOL

ONE-PAGER

Orzán 19

Rúa do Orzán 19 · Centro · A Coruña

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

THE ASSET

Format	Hotel
Units	34
Keys (est.)	—
Sleeps (est.)	—
Gross m²	2.260
Asking	5.400.000 €

THE ESTIMATE

Cost taken as the asking price.

All-in cost	**5.400.000 €**
Per unit	158.824 €
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	Offer
Priority	Normal
Next action	The family's answer to 4.900.000
Due	2026-09-19

NOTES

Offer at 4.900.000 against 5.400.000. The family wants one buyer for the whole and no earn-out.

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.