



Hotels, Buildings & Jewels For Sale in Spain

Your reliable partner in Spain for
Off Market Properties & Investment Opportunities

Introduction Buildings Spain

- Buildings Spain
- Off market & direct contact
- Our exclusive contacts
- Hotels, buildings & jewels
- Our investors
- Contact

Your reliable partner to 100+ investment opportunities in Spain



Buildings Spain

We are **international real estate professionals in Spain** with the best local contacts and a broad experience with buildings, hotels, villas, castles, offices, penthouses, etcetera, since 1996.

Usually we have 100+ off-market properties for sale that you will not find through the common commercial channels.

Our clients are private investors, investment funds, family offices and foreign real estate consultancies.



Off market

We get our properties and investment opportunities from the very private **confidential counselors of the direct owners**.

The owners are mostly **wealthy families** but in need of liquidity. For obvious reasons they don't want themselves to explain to others that they sell a property because they need 'cash'.

Because of being **more than 20 years in this market** and people knowing we are in contact with international investors, we get properties offered that are **'off-market'** and not available through the traditional worldwide known real estate consultancies.

We deliver top quality opportunities to top contacts.



Direct contact with owners

This is what our investors are looking for

We are specialized in 'off-market properties', which means that the properties we offer to our investors are not widely published.

This is what our local property contacts want

We will inform the local owners about your interest. If required we can provide the first documentation and contracts.

This is what both want

We will establish in a confidential way **direct contact** between investors and local owners.



Buildings

We are specialized in buildings in Barcelona and Madrid.

We don't offer apartments or offices in an office building, we offer **the whole residential building** or **the whole office building** as an investment object.

Just as we only offer the whole commercial center or whole buildings for **co-working, co-living** or **student housing**.

We know the best locations and price per m2 or per room indices.

It is our specialty to detect opportunities and to inform our investors.



Buildings | Price ranges

Normally we have 40+ off market offices, residential, student housing, health & co-living buildings for sale within the following price ranges:

Zone	Low/m2	High/m2	Comments
B+	2.500 €	4.000 €	These B-zones are often authentic districts that are interesting for foreigners to buy and rent.
A+	3.800 €	6.000 €	At the higher end if with touristic licences and up to 9.000 € /m2 for spectacular buildings.
AAA	10.000 €	20.000 €	Emblematic buildings at the most beautiful locations in Barcelona and Madrid.



Hotels

We have hotels for sale in the most important places of Spain, such as **Barcelona** and **Madrid** or the touristic zones like the Balearic Islands (**Ibiza, Mallorca**), the Canary Islands (**Tenerife, Gran Canary**), Costa del Sol (**Malaga, Marbella**), etc.

These are usually 3, 4 and 5 star hotels. Normally they are offered to us for a price which we can recalculate to a '**price per room**'.

Foreign investors require normally yield information, but our hotels are mostly not sold because of a luxury yield situation.

We know the price per room per star category, we detect opportunities, and we inform our investors. See next page.



Hotels | Price ranges

We use to have between 40 and 60 off market hotels for sale. The prices per room are generally within the following ranges:

Stars	Low/Room	High/Room	Comments
3	80.000 €	140.000 €	Depending of the zones prices go up till 370.000 € per room in Barcelona and Madrid.
4	100.000 €	200.000 €	Exceptions till 54.000 € in unpopular zones en 420.000 € in prime zones in Barcelona/Madrid.
5	250.000 €	400.000 €	Exceptions from 130.000 € (bankrupt, abandoned) till 750.000 € (grand luxe, first line sea).



‘Jewels’

The same owners that now want to sell their real estate that they bought in the good times, normally also bought in those good times **the most beautiful houses** of Spain, which they want or need to sell sometimes too.

These properties are so authentic, spectacular and/or luxury that we call them **the ‘Jewels’ of Spain**.

We belong to the happy few who get these jewels offered **off-market** to comment these with our investors.

We will inform our interested contacts about these jewels too.



Jewels | Price ranges

We use to have between 10 and 20 off market Jewels for sale.
We consider houses and estates as a jewels if:

- The original realistic asking price was **over 5 million euros** and
- There are **spectacular and authentic** construction features.

We consider jewels as opportunities when **discounts are +30%**.

Off market	Prices till	Comments
Country houses	20.000.000 €	Spectacular authentic country houses, the real jewels.
City palaces	10.000.000 €	In Barcelona, Madrid and other beautiful cities.
Villa's	16.000.000 €	Authentic and modern villas with the best sea views.
Vineyards	8.000.000 €	An increasing dream for the wealthy.



Our Investors

The professional parties we use to work with are:

- **Private investors** that want to buy (distressed) properties.
- **Family offices** with a long term vision.
- **Consultancies** with high net worth clients and investors.
- **Investment funds** that need professional counselors in Spain.
- **The happy few** able to buy the most beautiful jewels of Spain.

And most of all:

Willing to enter in a **long-term** business relation with us and to enjoy working together with a **win-win** purpose.





Contact

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