

THE GOLDEN VISA INVEST

The Golden Visa Program

On 28 September 2013 the law in support of entrepreneurs and their internationalization came into effect, which introduces a new framework (Title V Section 2 International Mobility) for qualified immigration, promoting the international mobility of professionals and executives and attracting foreign investment.

The program is based on the establishment of a flexible system that is specific to the concession of visas and residency authorizations while safeguarding those guarantees that are essential for our society's security and the sustainability of our public services. The objectives of the program are as follows:

- To promote the enterprise culture and create an environment that is conducive to economic activity.
- To facilitate the entry of investment and talent for the purpose of fostering economic growth and creating jobs.
- To obtain these objectives, entrance into Spain and residency permits are facilitated in the interest of the economy, for the following categories:

-Investor Residence

-Entrepreneur Residence

-Highly Skilled Professional Residence

-R&D&i and Training Residence

-Intra-Corporate Transferee Residence

Benefits

The residence permit allows its holder to live and work anywhere in Spain.

The awarding of this residence permit does not require actual residence in Spain, which is considered to be that over 183 days.

The only requirement is to visit Spain once during the period of residence.

Combined processing of permits for couples and their children.

Who Can Apply

- * Besides other categories, Investors who make an investment in Spain for more than € 500,000





PROYECTO

THE INVESTMENT

CARRER DE LA MARINA - PREMIA DE MAR

FECHA

NOV 2019

CLIENTE

INVESTOR PORTFOLIO

About Premià de Mar

Premià de Mar is a municipality in the comarca of the Maresme in Catalonia, Spain. It is situated on the coast between El Masnou and Vilassar de Mar, to the north-east of Barcelona. The town is both a tourist centre and a dormitory town for Barcelona.

Like almost all municipalities of Maresme, Premià de Mar has been historically very well connected with the rest of the comarca and with Barcelona thanks to old Camí Real (Royal Way) (actual N-II main road) and railroad (Barcelona-Mataró railroad route (1848) was the first to be constructed in all the Iberian Peninsula). Communications have been enhanced in recent years with the construction of the C-32's Barcelona-Mataró section, also the first autopista (highway) to be constructed in all the Iberian Peninsula.

The town centre has buildings in a wide range of styles: neoclassical, modernista, noucentista and simply eclectic. The church of Sant Cristòfol has a baroque doorway with maritime motifs.



Ajuntament de
Premià de Mar
www.premiademar.cat

- * According to the National Institute of Statistics in Catalunya, there are almost 30.000 registered residents living on town. Plus a 20% extra non registered or is in process.

INVESTMENT ADVANTAGES

Carrer de La Marina

Project Profitability

- * Invest in a overpopulated town with a high level of demand for new flats and appartments
- * Obtain a remarkable yearly 6% of ROI (Return of Investment) renting your properties .
- * Property price valorization expected in a conservative 15% following the last 12 months trend of 35%.
- * Open your access to Schengen for future investments across EU.

Market Going up 15%*

Características de la vivienda

Conoce los datos de esta vivienda según la Dirección General del Catastro.

TIPO DE VIVIENDA

Piso

SUPERFICIE VIVIENDA

63 m²

CONSTRUIDA EN

1957

USO

Residencial

SUPERFICIE TOTAL

63 m²

¿Cómo calculamos estos valores?

Información económica

Se trata de una estimación de los ingresos medios mínimos y máximos brutos anuales de las personas o familias que viven en esta zona. Una persona o una familia por debajo de los ingresos medios mínimos puede tener dificultades para comprar una vivienda con estas características en esta zona.

COMO 1ª VIVIENDA

MÍN. MA.

30.887€

MÁXIMA

56.626€

¿Cómo calculamos estos valores?

COMO 2ª VIVIENDA

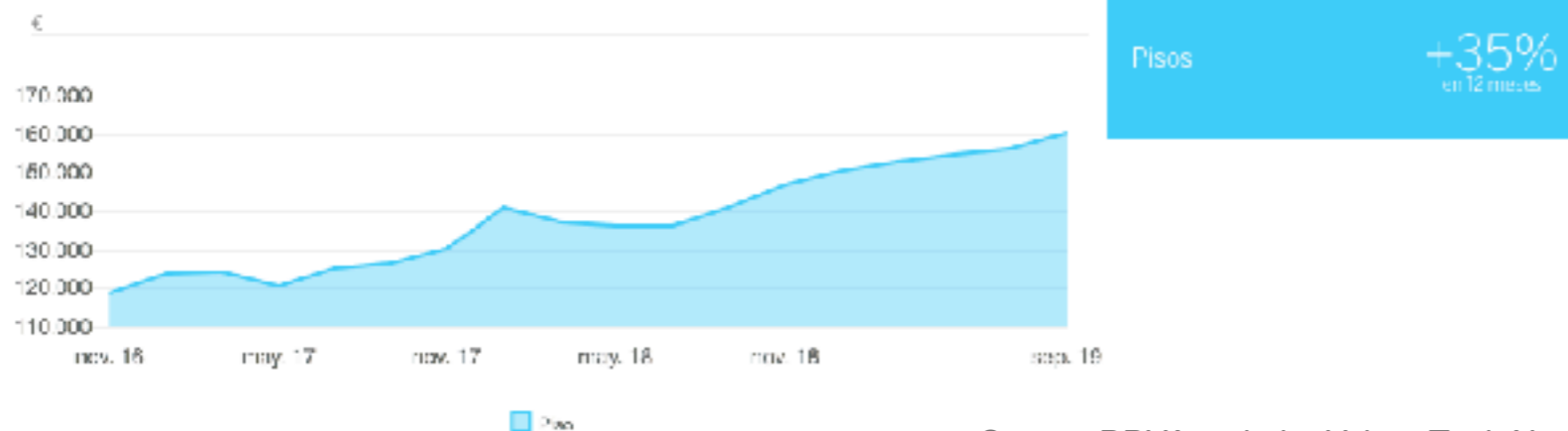
MÍNIMA

98.838€

MÁXIMA

181.203€

Evolución del precio estimado de venta



* Source BBVA website Valora Tool, Nov 2019

- * BBVA (Bilbao Biscaya Argentaria Bank) informs on their website tool “Valora”, according to recent properties sold in this area of Premia de Mar, that prices has been increased on 35% over the last 12 months.

6% ROI on Property Rental

The screenshot shows the Goolzoom website interface. On the left, there are filters for 'Alquiler' and 'Pisos', and a table of rental listings. The table has columns for 'p', 'm²', 'dor', 'bañ', '€/m²', and 'precio'. The listings are as follows:

p	m²	dor	bañ	€/m²	precio
77	3	1	13	1005 €	
67	3	1	10	730 €	x
70	2	1	17	1250 €	
46	3	1	16	700 €	
70	2	1	18	1300 €	
80	3	2	11	900 €	
60	2	1	13	800 €	
85	5	2	12	1100 €	
70	2	1	17	1200 €	

Below the table, it says '9 resultados' and 'Descargar'. On the right, there is a map of a city area with a large orange circle highlighting a specific location. A text box is overlaid on the map with the following text:

* Rental info portal such as goolzoom.com reports few offers in the area nothing less than 40 years old buildings for up to 17 Euro/month Square Meter.

* Source GoolZoom Website Rent Information, Nov 2019

THE PROJECT VIEW

STREET VIEW



Internal Finishing Sample



Block A

Ground Floor Layout

APT 1

III OC A - Habitatge Marxa 1ª

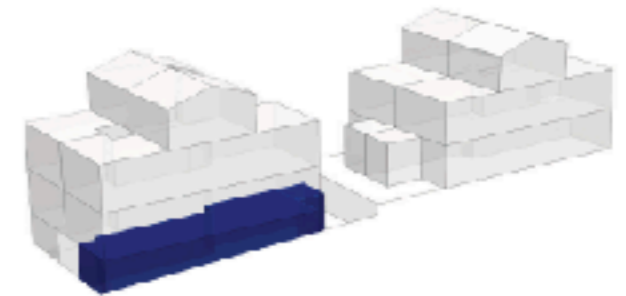
SUPERFÍCIES ÚTILS

- 1 Estar, menjador o sala - 18,07 m²
- 2 Passadís - 0,65 m²
- 3 Bany - 6,88 m²
- 4 Sala bany - 1,76 m²
- 5 Dormitori 1 - 9,82 m²
- 6 Dormitori 2 - 11,14 m²

SUPERFÍCIE ÚTIL TOTAL = 68,32 m²

SUPERFÍCIE CONSTRUÏDA TOTAL = 84,18 m²

- 7 Superfície útil patí - 10,40 m²



Carrer de la Marina

Block A

Ground Floor Layout

APT 2

BLOC A • Habitação Baixos 2º

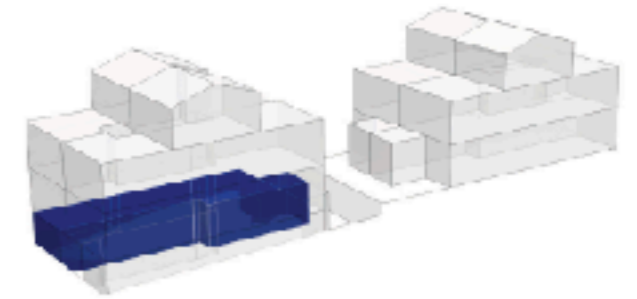
SUPERFÍCIES ÚTILS

- 1 Ceter - menjador - cuina - 20.00 m²
- 2 Passadiz - 0.90 m²
- 3 Dany - 3.00 m²
- 4 Soforolç - 1.18 m²
- 5 Dormitóri 1 - 8.00 m²
- 6 Dormitóri 2 - 10.18 m²

SUPERFÍCIE ÚTIL TOTAL - 60.48 m²

SUPERFÍCIE CONSTRUIDA TOTAL - 60.66 m²

- 7 Superfície útil pati - 18.66 m²



Block A

First Floor Layout

APT 1

BLOC A - Habitatge Primer 1ª

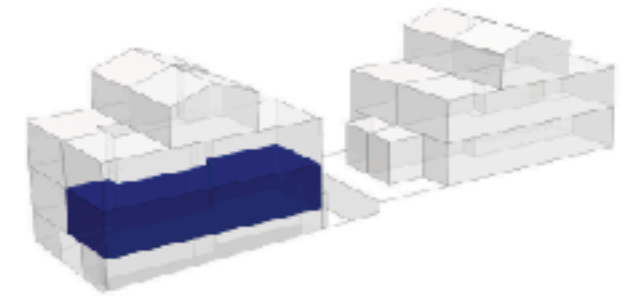
SUPERFÍCIES UTILS

- 1 Extor - men, adob - eu na - 50,07 m²
- 2 Passadís - 0,60 m²
- 3 Bany - 6,42 m²
- 4 Sala bany - 1,77 m²
- 5 Dormitori 1 - 10,00 m²
- 6 Dormitori 2 - 6,83 m²

SUPERFÍCIE ÚTIL TOTAL - 85,29 m²

SUPERFÍCIE CONSTRUÏDA TOTAL - 107,86 m²

- 7 Superfície útil pòs - 6,80 m²



Block A

First Floor Layout

APT 2

BLOC A - Habitatge Primer 2^a

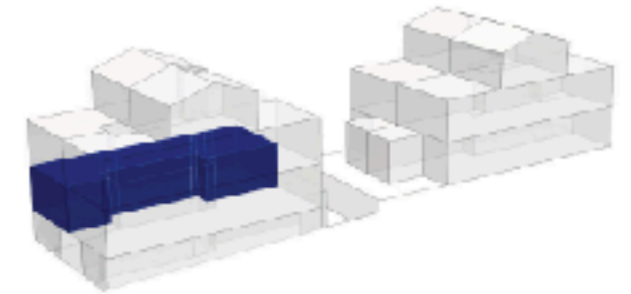
SUPERFÍCIES ÚTILS

- 1 Cota - menjador - cuina - 00,94 m²
- 2 Passadís - 0,88 m²
- 3 Pass - 0,91 m²
- 4 Banyola - 1,70 m²
- 5 Dormitori 1 - 0,84 m²
- 6 Dormitori 2 - 6,40 m²

SUPERFÍCIE ÚTIL TOTAL - 00,24 m²

SUPERFÍCIE CONSTRUÏDA TOTAL - 00,00 m²

- 7 Superfície útil ext - 5,51 m²



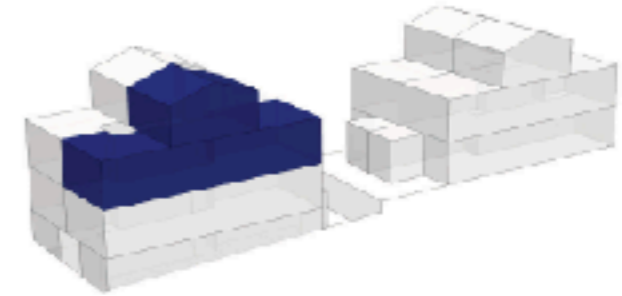
Block A

Second Floor Layout

APT 1

III (IC) A - Habitatge Segon 1ª

Planta superior



SUPERFÍCIES ÚTILS

- 1 Estar - menjador - cuina - 27,15 m²
- 2 Passadís - 3,80 m²
- 3 Dormitori 1 - 8,82 m²
- 4 Safareig - 4,76 m²
- 5 Dormitori 2 - 10,70 m²
- 6 Dormitori 3 - 7,08 m²
- 7 Bany 2 - 1,02 m²
- 8 Balcó - 6,72 m²
- 9 Terrat - 12,00 m²

SUPERFÍCIE ÚTIL TOTAL - 76,76 m²

SUPERFÍCIE CONSTRUÏDA TOTAL - 98,78 m²

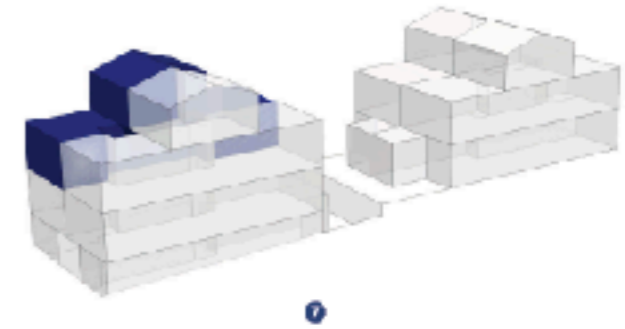
10 Superfície útil terrat - 20,00 m²

Planta inferior



Carrer de la Marina

#00101 2024/04/04



SUPERFÍCIES ÚTILS

- 1 Fòbra - menjadora - ca. línia = 27,89 m²
- 2 Passadís = 8,68 m²
- 3 Bany 1 = 2,81 m²
- 4 Sala bany = 6,34 m²
- 5 Dormitori 1 = 8,56 m²
- 6 Dormitori 2 = 7,24 m²
- 7 Bany 2 = 1,02 m²
- 8 Escala = 9,42 m²
- 9 Estudi = 11,45 m²

SUPERFÍCIE ÚTIL TOTAL = 76,00 m²

SUPERFÍCIE CONSTRUÏDA TOTAL = 84,24 m²

10 Superfície útil terrat = 20,15 m²



Block B

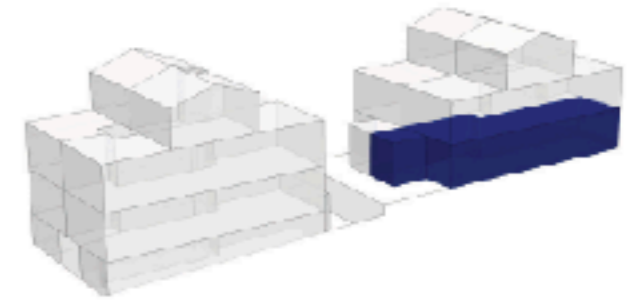
Ground Floor Layout

APT 1

BLOC B • Habitatge Baixos 1^a

SUPERFÍCIES ÚTILS

- 1 Estar - menjador - cuina = 27,69 m²
 - 2 Passadís = 0,70 m²
 - 3 Bany = 6,64 m²
 - 4 Balcó = 0,80 m²
 - 5 Dormitori 1 = 8,75 m²
 - 6 Dormitori 2 = 12,20 m²
-
- SUPERFÍCIE ÚTIL TOTAL = 67,98 m²
-
- SUPERFÍCIE CONSTRUÏDA TOTAL = 71,03 m²
-
- 7 Superfície útil pat = 14,44 m²



Block B

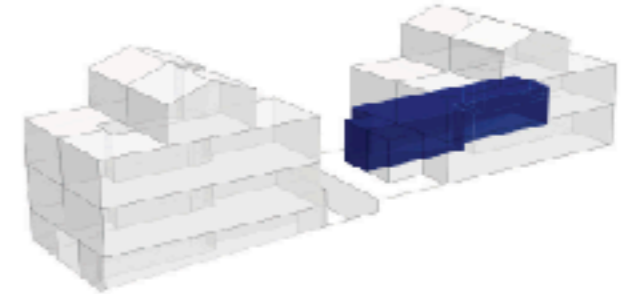
Ground Floor Layout

APT 2

BLOC B • Habitatge Baixos 2º

SUPERFÍCIES UTILS

- 1 Passa - menjador - cuina • 20,21 m²
 - 2 Hall d'entrada - 6,68 m²
 - 3 Passa - 5,76 m²
 - 4 Sala d'estar - 2,83 m²
 - 5 Dormitori 1 - 10,93 m²
 - 6 Dormitori 2 - 12,63 m²
- SUPERFÍCIE ÚTIL TOTAL • 68,04 m²
SUPERFÍCIE CONSTRUÏDA TOTAL • 84,83 m²
- 7 Superfície útil patí - 10,97 m²



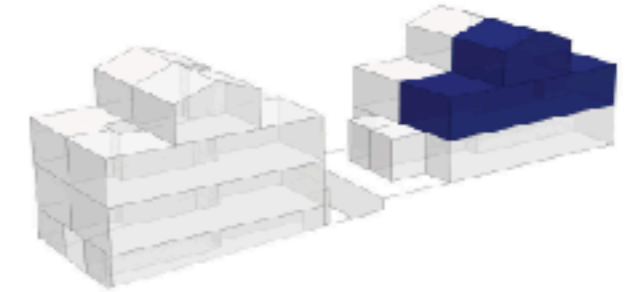
Block B

First Floor Layout

APT 2

BLOC B · Habitatge Primer 1^a

Planta superior



SUPERFÍCIES ÚTILS

- ❶ Botar menjador-cuina - 27,60 m²
- ❷ Passadís - 0,64 m²
- ❸ Dormi 1 - 3,70 m²
- ❹ Banyorq - 6,81 m²
- ❺ Dormi 2 - 2,98 m²
- ❻ Dormi 3 - 7,34 m²
- ❼ Dormi 4 - 1,70 m²
- ❽ Escala - 8,42 m²
- ❾ Fideuà - 14,45 m²

SUPERFÍCIE ÚTIL TOTAL - 78,37 m²

SUPERFÍCIE CONSTRUÏDA TOTAL - 100,08 m²

- ❶ Superfície útil terrassa - 6,66 m²
- ❷ Superfície útil terrat - 20,44 m²

Planta inferior



Carrer de la Marissa

Carrer Torres i Bages

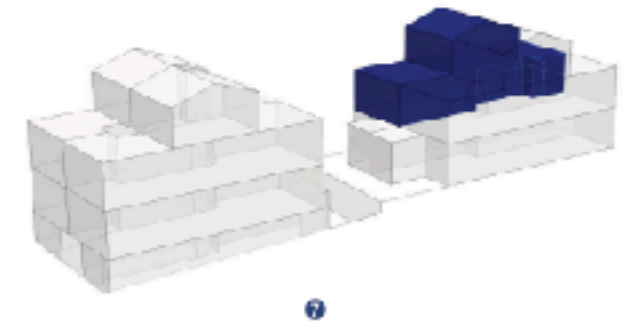
Block B

First Floor Layout

APT 2

BLOC B - Habitatge Primar 2ª

Planta superior



SUPERFÍCIES ÚTILS

- ① Fida - menjada - cuina = 26,17 m²
 - ② Passadís = 6,68 m²
 - ③ Bany 1 = 5,96 m²
 - ④ Salorotj = 6,11 m²
 - ⑤ Dormitori 1 = 10,40 m²
 - ⑥ Dormitori 2 = 7,71 m²
 - ⑦ Bany 2 = 1,71 m²
 - ⑧ Escala = 6,22 m²
 - ⑨ Botuli = 14,20 m²
-
- SUPERFÍCIE ÚTIL TOTAL = 78,65 m²
- SUPERFÍCIE CONSTRUÏDA TOTAL = 97,85 m²
- ⑩ Superfície útil terrassa = 5,07 m²
 - ⑪ Superfície útil terrat = 20,44 m²



Carreer Torres i Bages

Thank you for your attention

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