

## **“Off Market” Investment Opportunity**

With EU Golden Visa Included if required.

High Yielding with secure existing proven 8.5% Net income.  
This investment is open to entities or HNWI clients in a position to move quickly to acquisition. As the investment on title exceeds €500,000 it qualifies buyer for EU Visa Residency Permit if desired.





Commercial Properties tenanted and yielding.

A rare and exclusive opportunity to invest in a portfolio package consisting of 3 tenanted and occupied unencumbered freehold commercial units. The units are located within a modern commercial centre on Spain's Costa Blanca in arguably the busiest part of the popular region.

***The exact location and details will only be provided once an "NDA" non-disclosure agreement is signed.***

The need for this unusual requirement is due to the sensitivity surrounding the freehold sale and to avoid unnecessary concern or disruption to the business activities currently in operation through the various long-term tenants who occupy the properties. The owner/landlord has provided the following detail relating to the quality of the tenants in occupation which is deemed sufficient detail prior to receiving said NDA.

All 3 units are let out to established professional entities on long term rental basis.

The size of each unit is approximately 65M2 for units 1 & 2, 80M2 for unit 3. Units 1 and 2 have considerable outside terrace space which can be used commercially as auxiliary use to the main activity in operation.

Located in prime position in La Zenia on the Costa Blanca in Spain.

All 3 existing tenants will sign new 5 year fixed rental income contracts as they are keen to secure the ongoing agreement of tenancy.

Tenants are responsible for insuring the property and day to day maintenance.



### Unit & Tenant Details:

**Unit 1:** The tenant is a market leader within the provincial real estate market, a position sustained over a 15-year period to date. The company continues to expand annually and occupy multiple offices in the region, activities include:

Brokerage and Consultancy

Leading multi-lingual property real estate sales, rental and management.

Annual turnover is in excess of 15 million Euro (2016)

Operating in the region since 2001.

Prominent corner unit which benefits exclusively from 50m<sup>2</sup> of outside terrace space with auxiliary use relating to core activity.

### Rental Income 2,200 euro per month.

**Unit 2:** The tenant is a major Insurance broker operating in Spain and Portugal providing clients:

Insurance services relating to: Health, Commercial & Domestic Vehicle, Home & Business, Yacht & Marina as well as Pet insurance.

Established 17 years in Spain.

Authorised cover holder for Lloyds of London and partners of Tokio Marine Kiln, Iberian Claims Service, amongst others.

This unit and location is one of their most profitable units and forms part of their impressive network consisting of 12 offices.

### Rental Income 1,500 euro per month.

### Unit 3:

The tenant is a market leading well established and respected bilingual tax and legal specialist.

Working out of this location since 2005.

The company specialises in non-resident taxes, real estate transaction, wills, probate, divorce, legal issues, business set up etc.

The company has completed over 8,000 legal and tax transactions in Spain.

### Rental Income 1,000 euro per month.

### Total gross Income per annum

**56,400 euro:** 8.5% NET Yield per Annum. (After management & local fees)

Purchase Price fixed at **€625,000** plus associated buying fees.





# CONTACT US

Request NDA for further information



CALL: +44 (0)203 322 6419  
EMAIL: [info@residencyspain.com](mailto:info@residencyspain.com)