

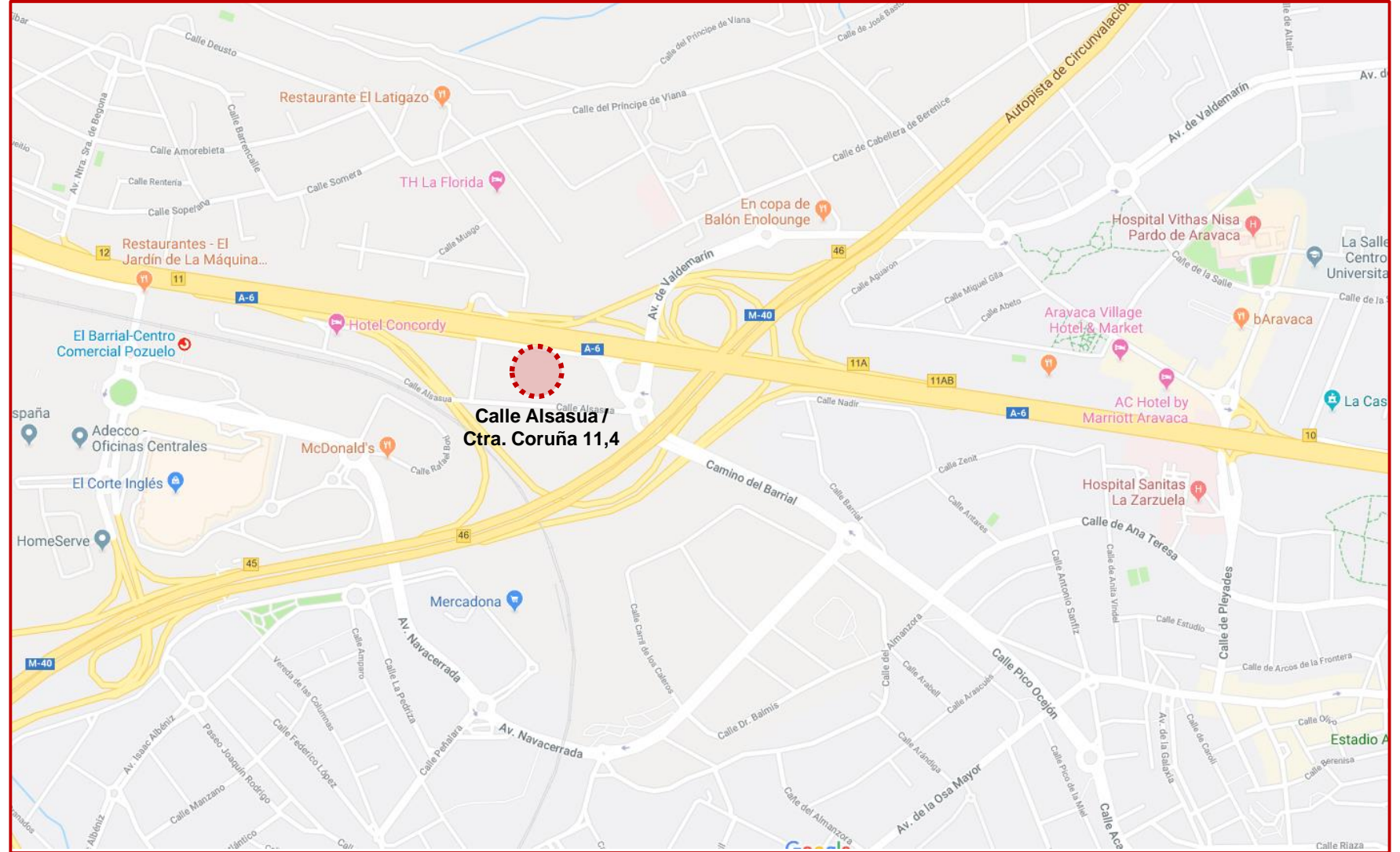
# Oportunidad de inversión

Suelo residencial  
Aravaca, Madrid.

Privado y Confidencial  
2021



# Suelo – Aravaca, Madrid



## Los números clave

**4**  
PARCELAS  
FINALISTAS

**8.123**  
m2  
SUELO

**USO**  
RESIDENCIAL  
DOTACIONAL  
TERCIARIO

**4.061**  
m2  
EDIFICABILIDAD

# Suelo – Aravaca, Madrid



## Ubicación



# Suelo – Aravaca, Madrid



## Condiciones urbanísticas

### PGOU Madrid 1997

- NORMA ZONAL: 8- 2º C
- USO CUALIFICADO: Residencial, en Vivienda Unifamiliar
- USO COMPLEMENTARIO: Industrial, hasta un 30%
- USO ALTERNATIVO: Dotacional, en edificio exclusivo
- USOS AUTORIZABLES: Terciario, en edificio exclusivo: Oficinas, hospedaje, comercial y recreativo
- PARCELA MINIMA: 1.000 m2
- EDIFICABILIDAD: 5 m2 por cada 10 m2
- OCUPACIÓN: 30%
- ALTURA: 3 Plantas ó 10,50 m
- SEPARACIONES: 5m a linderos / 7m retranqueo
- FACHADA: máximo de 48m por plano de fachada



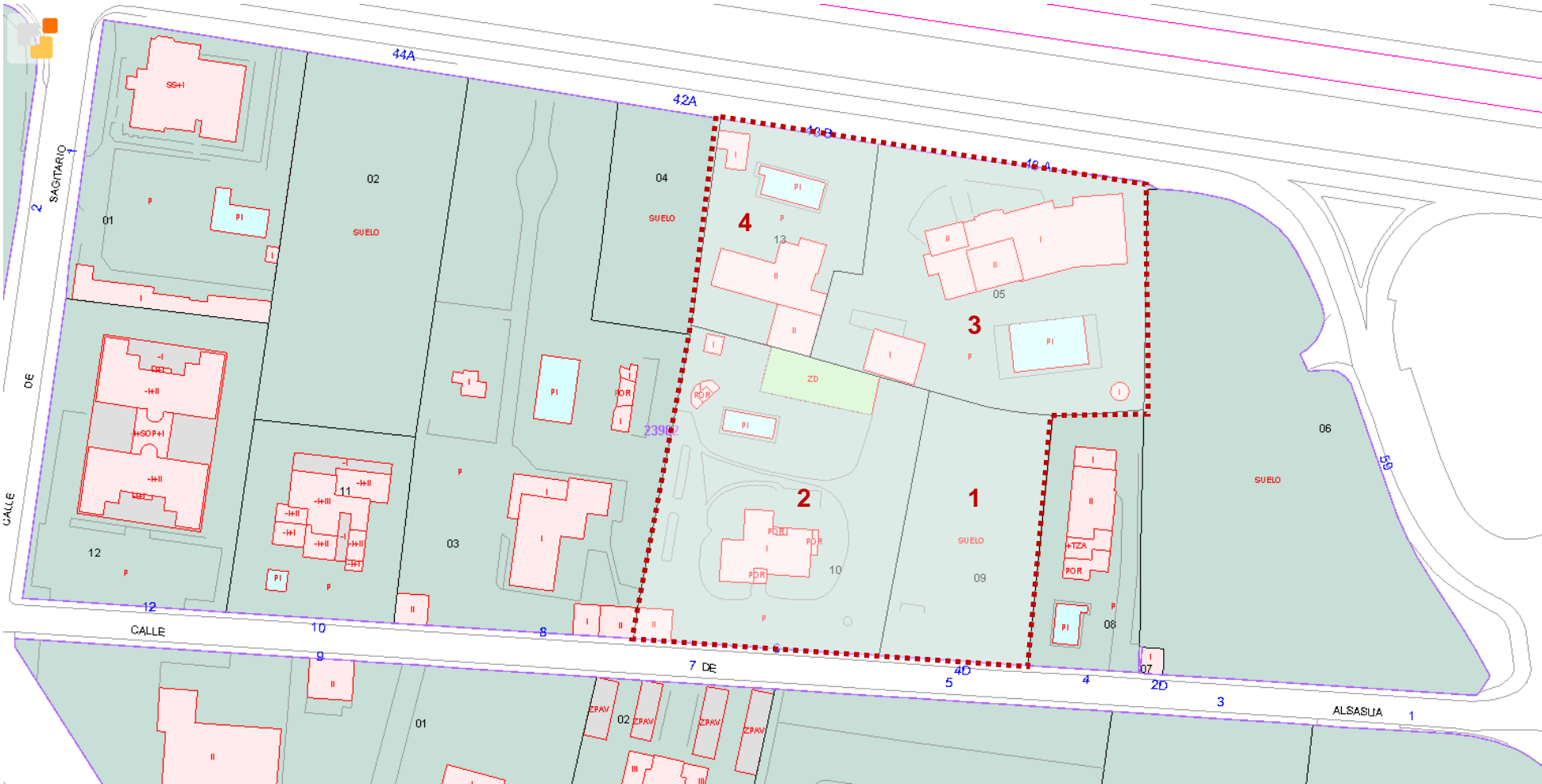
### Parcelas en Aravaca

| N.           | Finca               | Ref. Catastral       | Sup. Construida (m2) | Sup. Catastral (m2) | Sup. Registral (m2) | Edificabilidad (m2) | Vendedor       | Tributación | Notas    |
|--------------|---------------------|----------------------|----------------------|---------------------|---------------------|---------------------|----------------|-------------|----------|
| 1            | C/ Alsasua 4-B      | 2398209VK3729G0001PQ | -                    | 1.358,00            | 1.497,00            | 748,50              | Persona Física | ITP         | Suelo    |
| 2            | C/ Alsasua 6        | 2398210VK3729G0001GQ | 526,00               | 2.788,00            | 2.640,00            | 1.320,00            | Sociedad       | IVA         | Vivienda |
| 3            | Ctra. Coruña 11,400 | 2398205VK3729G0001BQ | 885,00               | 2.724,00            | 2.804,11            | 1.402,06            | Persona Física | ITP         | Vivienda |
| 4            | Ctra. Coruña 11,450 | 2398213VK3729G0001LQ | 459,00               | 1.226,00            | 1.167,09            | 583,55              | Persona Física | ITP         | Vivienda |
| <b>Total</b> |                     |                      | <b>1.870,00</b>      | <b>8.096,00</b>     | <b>8.108,20</b>     | <b>4.054,11</b>     |                |             |          |

# Suelo – Aravaca, Madrid



## Catastro



# Suelo – Aravaca, Madrid



## Estudio ocupación

## Unifamiliar

7 viviendas

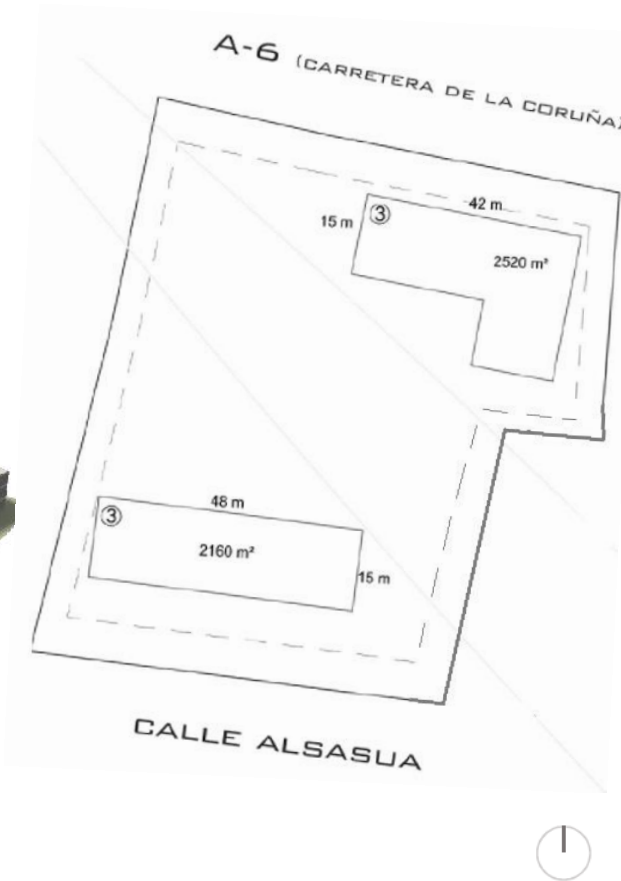
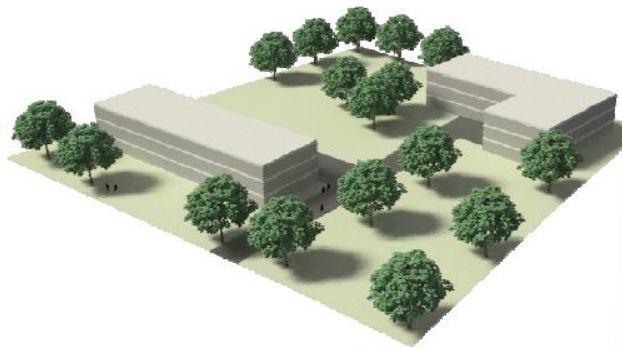


| N.           | Sup. Privada (m <sup>2</sup> ) | Sup. Común (m <sup>2</sup> ) | Superficie Total (m <sup>2</sup> ) |
|--------------|--------------------------------|------------------------------|------------------------------------|
| 1            | 738                            | 266                          | 1,004                              |
| 2            | 735                            | 265                          | 1,000                              |
| 3            | 753                            | 272                          | 1,025                              |
| 4            | 764                            | 276                          | 1,040                              |
| 5            | 745                            | 269                          | 1,014                              |
| 6            | 755                            | 272                          | 1,027                              |
| 7            | 735                            | 265                          | 1,000                              |
| 8            | 737                            | 266                          | 1,003                              |
| <b>Total</b> | <b>5,962</b>                   | <b>2151</b>                  | <b>8,113</b>                       |

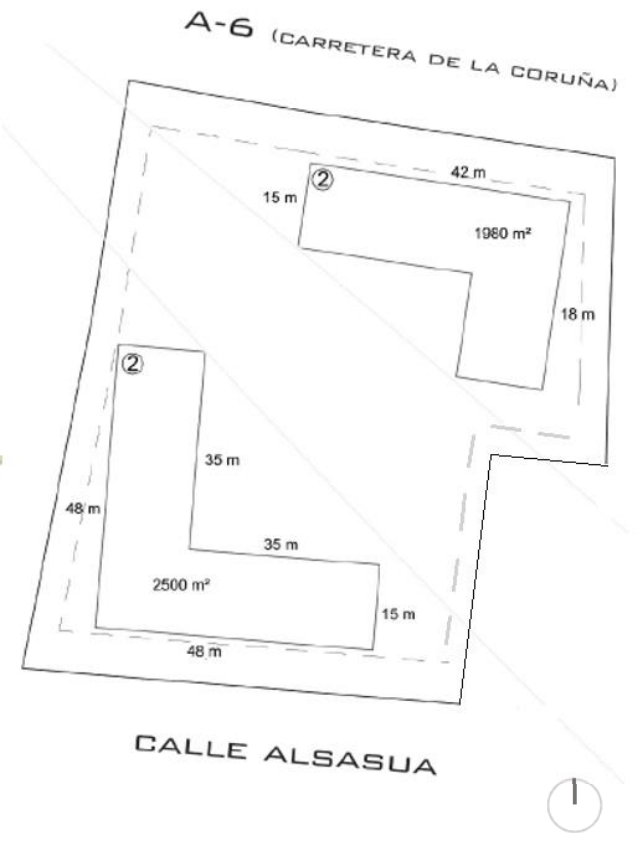
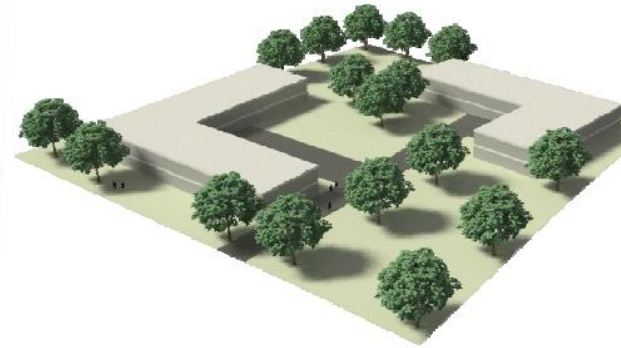
## Estudio ocupación

## Terciario / Dotacional

Opción 1: 3 PLANTAS



Opción 2: 2 PLANTAS





# Suelo – Aravaca, Madrid



## Precio de venta



| N.           | Finca               | Edificabilidad (m2) |
|--------------|---------------------|---------------------|
| 1            | C/ Alasua 4-B       | 748.50              |
| 2            | C/ Alasua 6         | 1,320.00            |
| 3            | Ctra. Coruña 11,400 | 1,402.06            |
| 4            | Ctra. Coruña 11,450 | 583.55              |
| <b>Total</b> |                     | <b>4,054.11</b>     |

### Precio de Venta:

**6.486.576 €**  
(1.600 €/m2)

*Honorarios JLL de la parte vendedora*

# Contacto

---

## **María de la Puerta**

Director Multifamily, Living – Capital Markets

+34 666 53 58 20

[Maria.Delapuerta@eu.jll.com](mailto:Maria.Delapuerta@eu.jll.com)

## **Borja Suárez**

Consultant, Living – Capital Markets

+34 627 544 222

[Borja.suarez@eu.jll.com](mailto:Borja.suarez@eu.jll.com)

Jll.es

© 2021 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to JLL and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of JLL and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of JLL. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.