

HESTIA
INVERSIÓN PATRIMONIAL



Santa Catalina

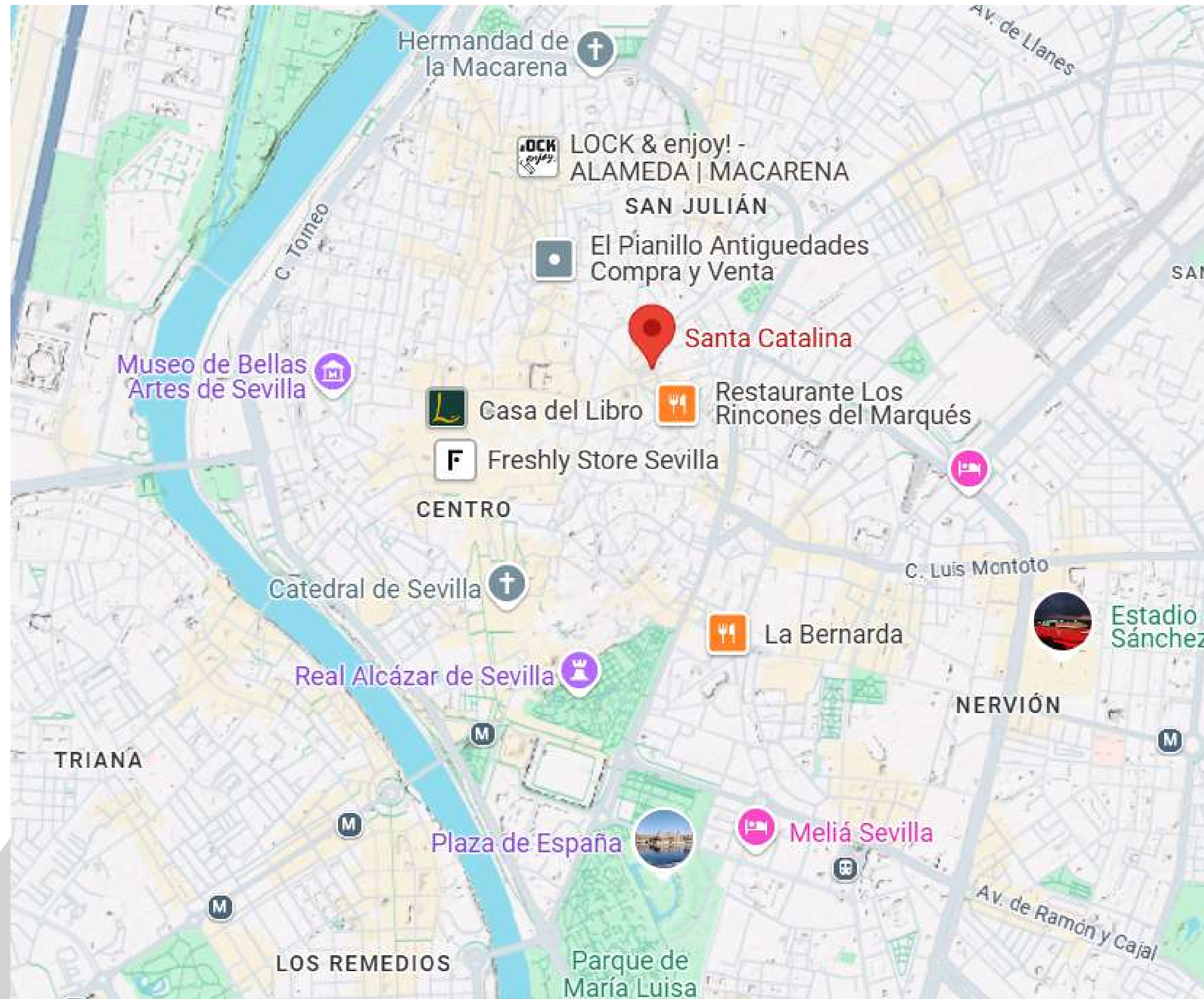
Tourist apartments in the Old Town area (Santa Catalina).

With a modern and functional design, each unit accommodates up to 3 guests, is fully equipped, and features an optimal layout to ensure maximum comfort for visitors.

Our properties are designed to provide quality and comfort, guaranteeing a unique experience and a high return on investment from day one.



Nearby tourist highlights



Triana Bridge, 25 min walk.

Giralda, 15 min walk.

Seville Cathedral, 15 min walk.

Torre del Oro, 23 min walk.

Plaza de España, 30 min walk.

Royal Alcázar, 16 min walk.

Alameda de Hércules, 11 min walk.

Las Setas, 4 min walk.

Investment profitability data

Purchase price	2.300.000 €
Resulting units	8
Price per unit	287.500€
Built-up area	398m ²
Market value in operation	2.950.000€
Developer margin	28%

Scheduled for completion in September 2025.

Fixed investment return

6,5%

Annual return	6,5%
Total annual amount	149.500€
Total annual amount per unit	18.688€
Total monthly amount	12.458€
Monthly amount per unit	1.557€

- 5,5% for the first year (€1.319 month/unit).
- 6% from the third year onwards (€1.437 per month/unit).
- 6,5% from the fifth year onwards (€1.557 per month/unit).

The rental contract will be formalised at the time of the sale of the property, establishing a grace period for the commencement of the collection of rent, which will be limited to the expected time of completion of the work. Therefore, the start of rent collection will not be subject to the total completion of the work.

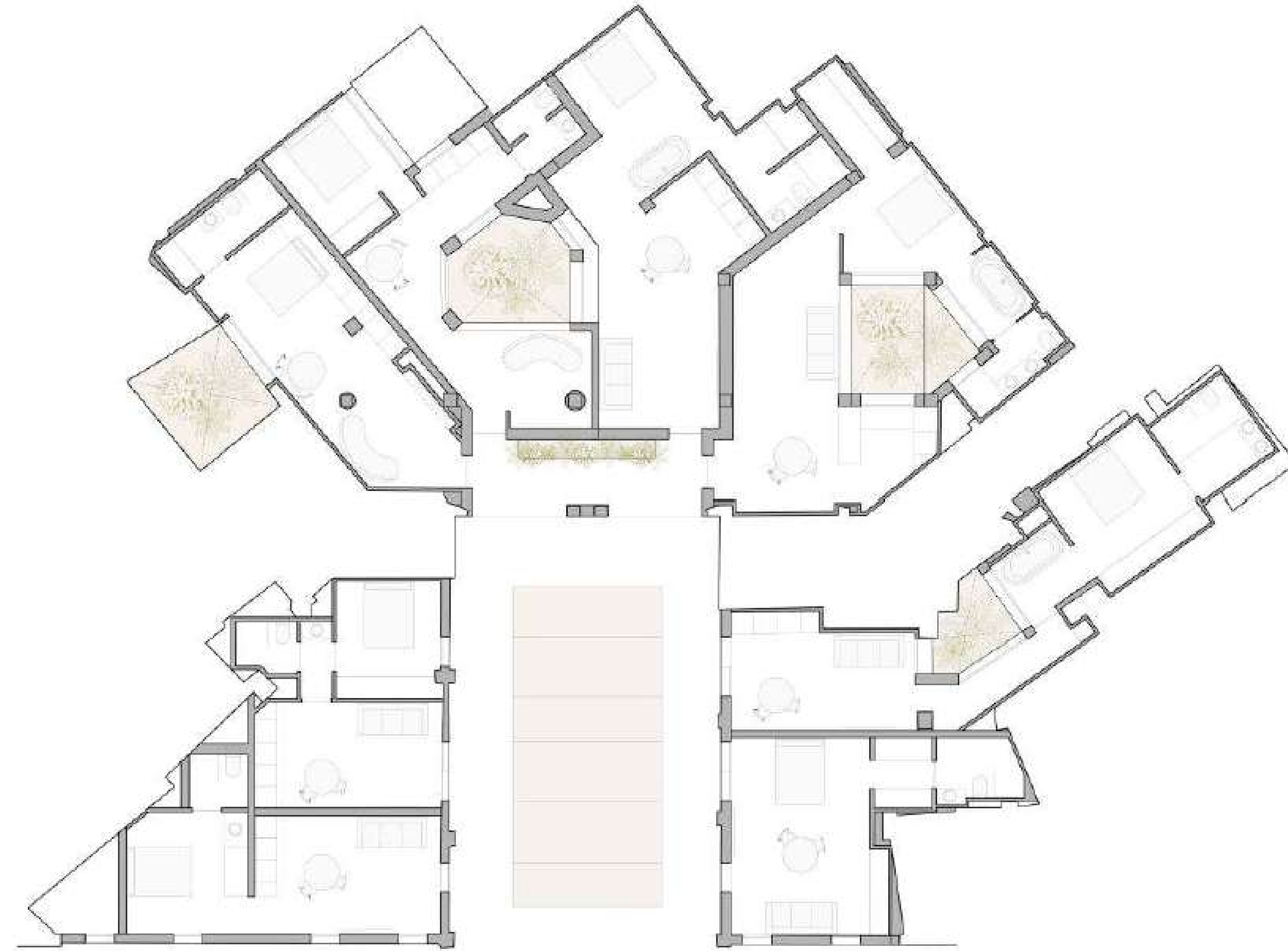
The terms are 10 years, with a mandatory period of 2 years.

Variable investment return

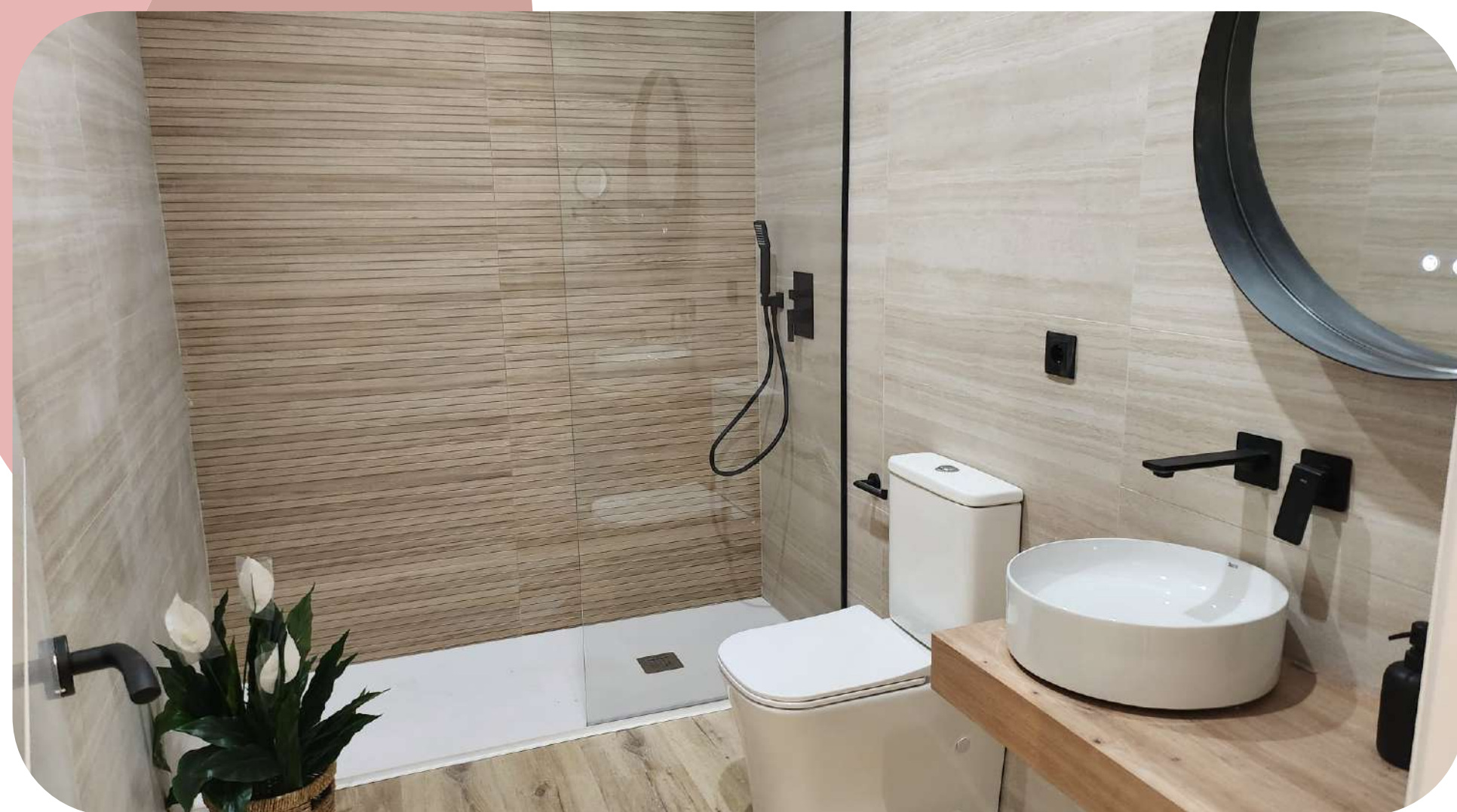
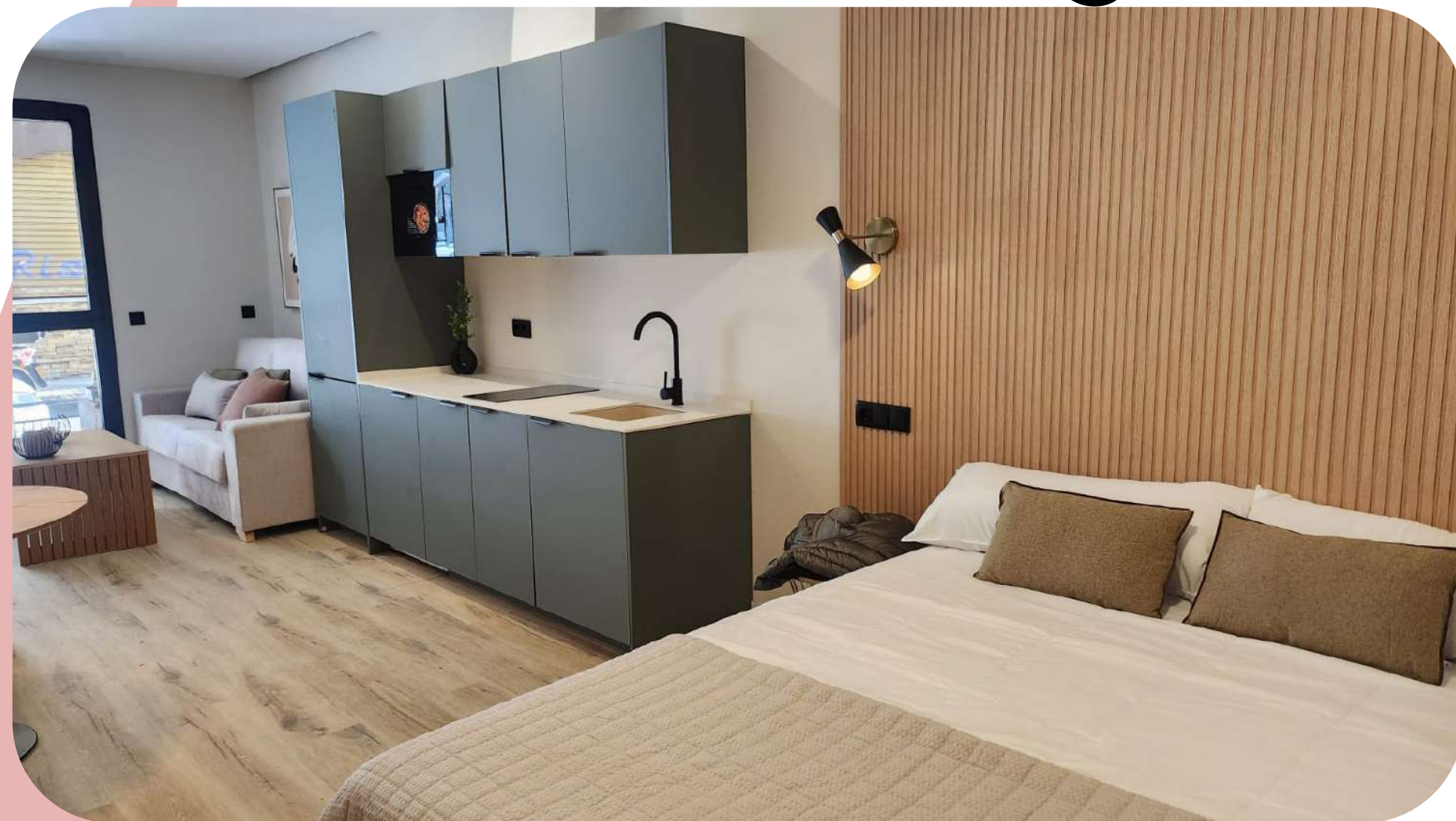
Annual return	7,5%
Estimated annual turnover	294.173€
Estimated anual profit	173.590€
Average nightly rate	116€
Average occupancy	83%

This profitability calculation includes all expenses associated with the property, such as utilities, insurance, maintenance, cleaning, laundry, management, and commissions from rental platforms like Booking.com and Airbnb.

Floor plan

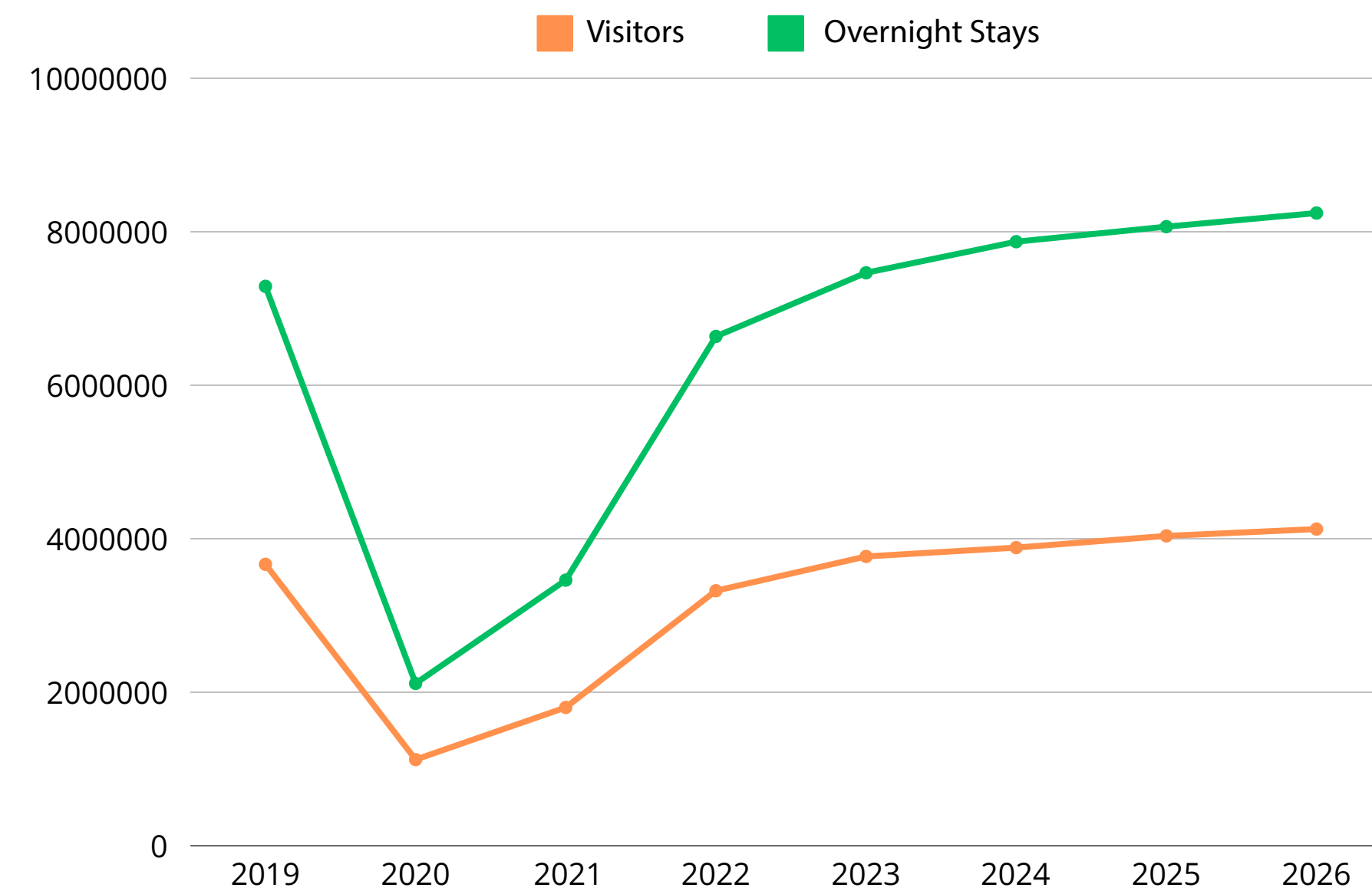


Interior design



Growth in Seville

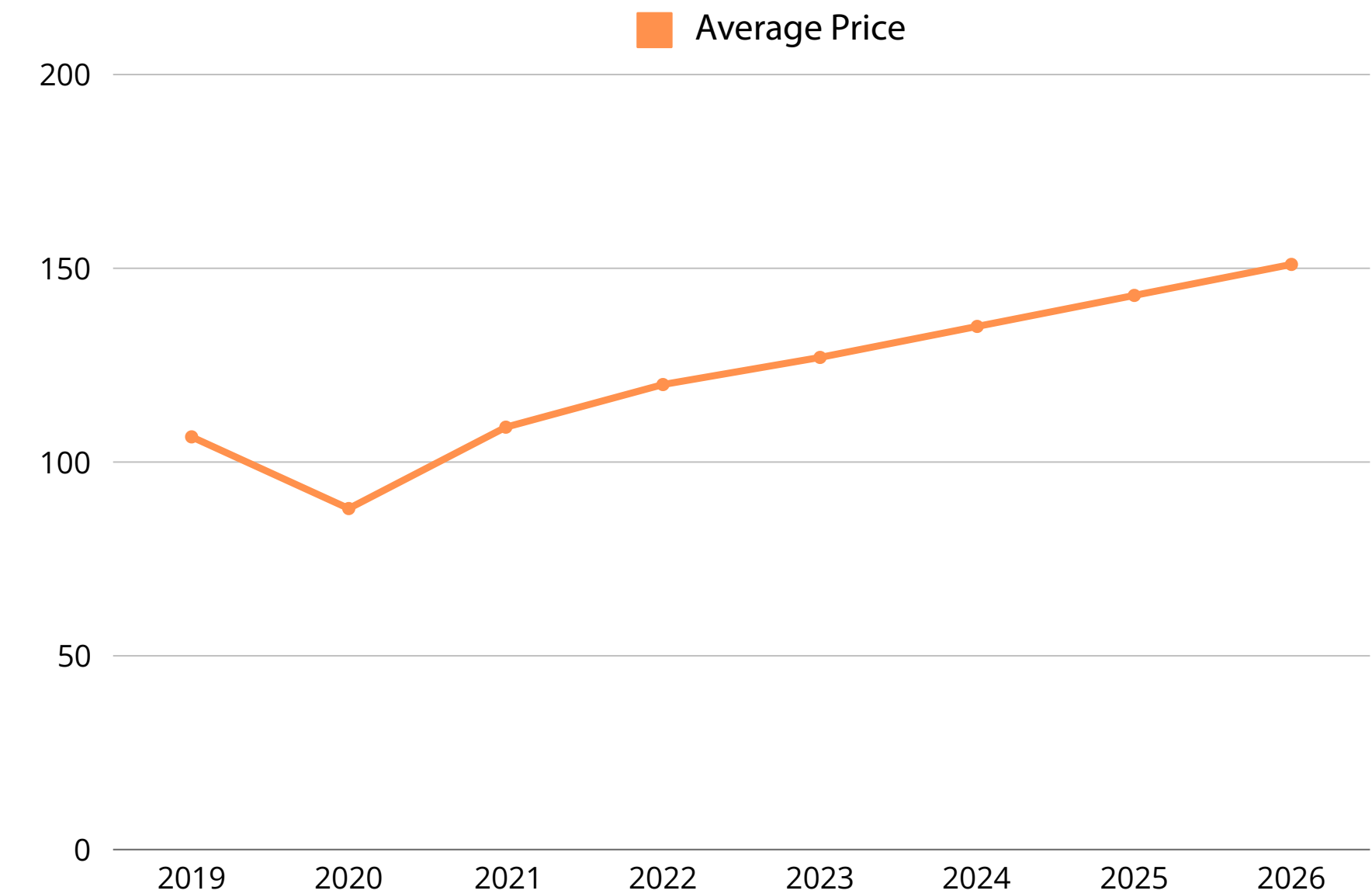
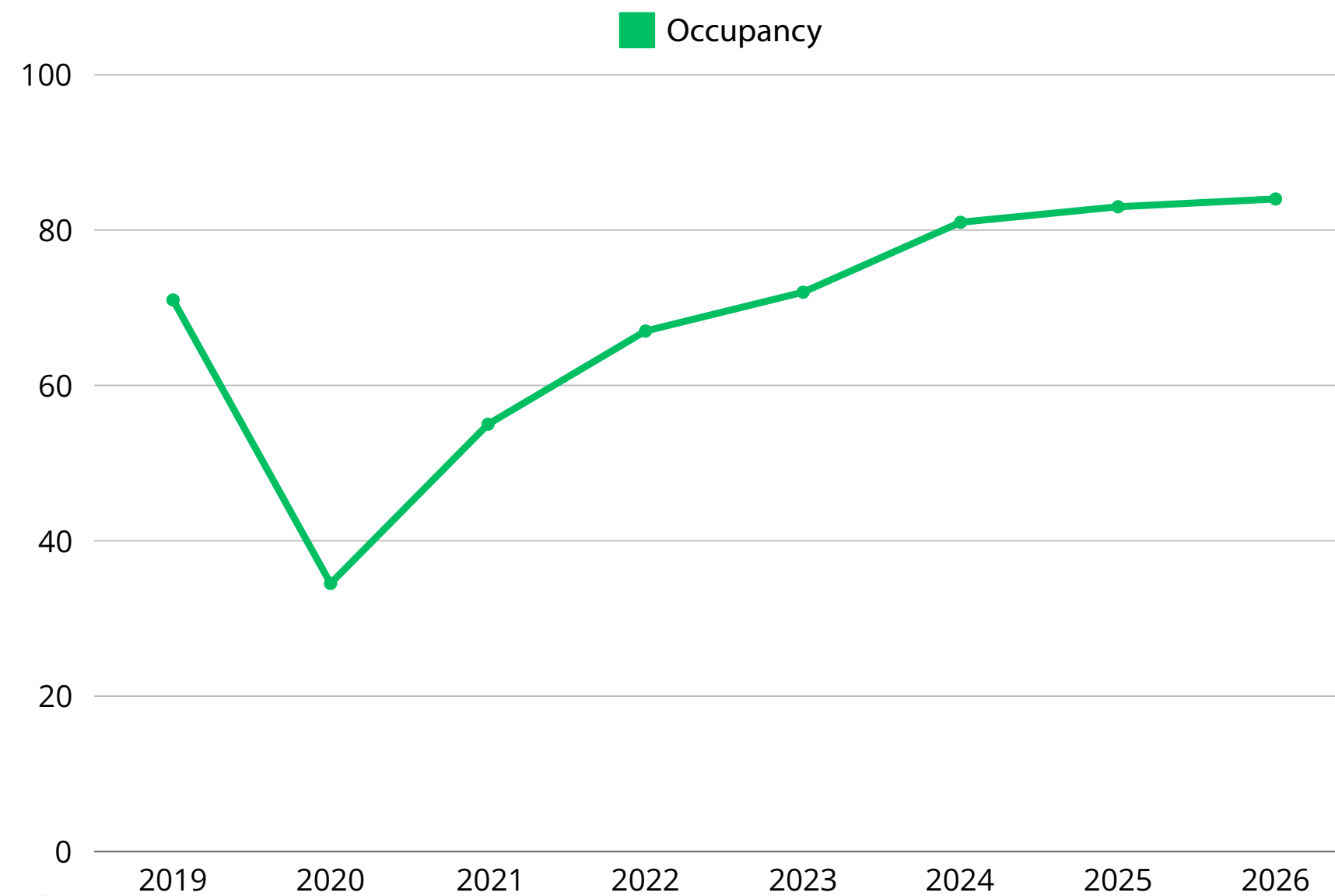
In 2019, before the pandemic, Seville reached record numbers in the tourism sector. Although in 2020 it experienced a drastic decline due to the impact of COVID-19, the city has seen a progressive recovery year after year, not only matching but surpassing pre-crisis levels in the most recent year.



	2019	2020	2021	2022	2023	2024	2025	2026
Visitors	3.666.538	1.121.929	1.801.559	3.322.420	3.768.929	3.884.135	4.036.793	4.125.602
		-69,40%	60,60%	84,50%	13,50%	3,10%	3,80%	2,20%
Overnight Stays	7.288.638	2.114.277	3.460.715	6.635.950	7.464.999	7.870.278	8.066.064	8.243.525
		-71,00%	63,70%	91,70%	12,50%	5,40%	3,80%	2,20%

Occupancy and average price

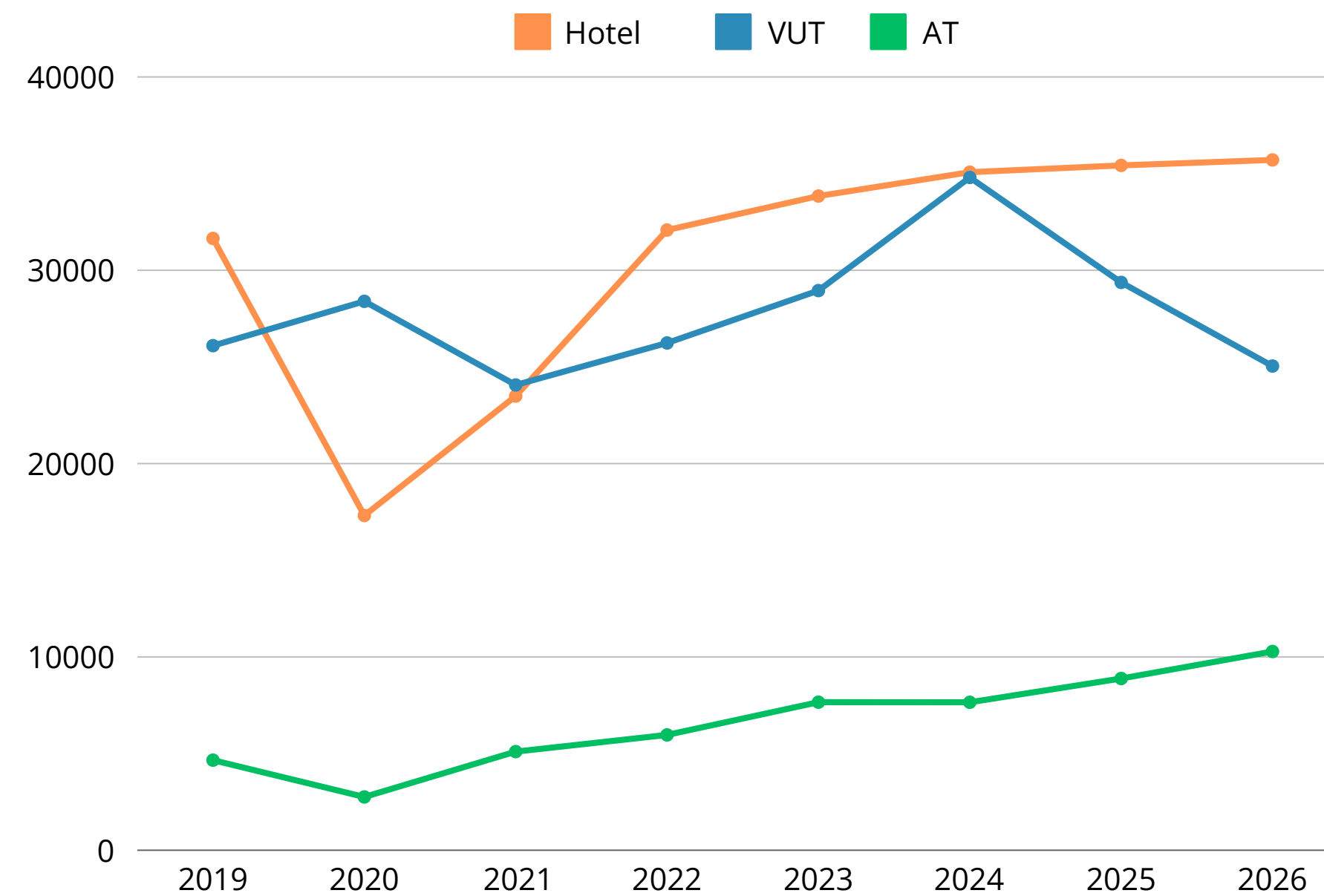
Occupancy in Tourist Apartments in Seville has experienced a strong recovery after the pandemic, surpassing pre-COVID levels and consolidating its growth. Forecasts indicate an upward trend, reinforcing Seville as a key destination for tourism investment.



	2019	2020	2021	2022	2023	2024	2025	2026
Occupancy	71,00%	34,50%	55,00%	67,00%	72,00%	81,00%	82,50%	83,50%
		-71,87%	110,96%	99,11%	34,90%	5,80%	1,85%	1,21%
Average Price	106,05 €	87,92 €	108,74 €	119,89 €	127,68 €	135,74 €	143,23 €	151,09 €
		-17,10%	24,00%	10,20%	6,50%	6,30%	5,50%	5,50%

Hotel, VUT and AT places

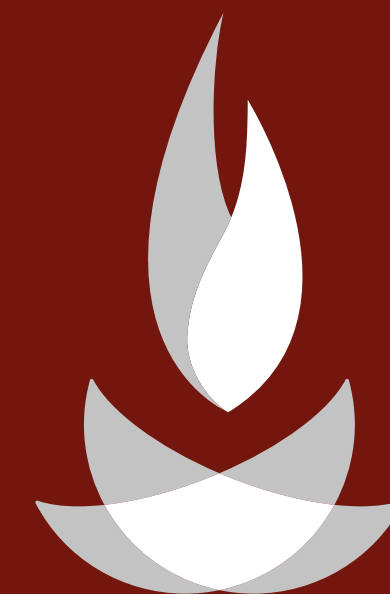
VUTs in Seville are decreasing due to new regulations, while Tourist Apartments (AT) are growing, absorbing the demand. Hotel room availability remains stable with a slight increase, solidifying ATs as the best alternative for tourism investment.



	2019	2020	2021	2022	2023	2024	2025	2026
Hotel	25.196	25.949	26.591	26.016	27.582	35.078	35.429	35.712
		2,99%	2,47%	-2,16%	6,02%	27,15%	1%	0,80%
VUT	26.100	28.394	24.066	26.239	28.949	34.801	29.372	25.045
		8,80%	-15,30%	9,00%	10,30%	20,20%	-15,63%	-14,80%
AT	4.659	2.755	5.105	5.965	7.658	7.653	8.882	10.280
		-40,90%	85,30%	16,80%	28,40%	-0,07%	15,98%	15,68%

INVEST IN
THE SOUTH,
INVEST IN
SEVILLE.

*Profitability that grows
every day*



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