



HESTIA  
INVERSIÓN PATRIMONIAL



# Úbeda





## Tourist Apartments in the Heart of Seville's Historic Center, Puerto Osario Area

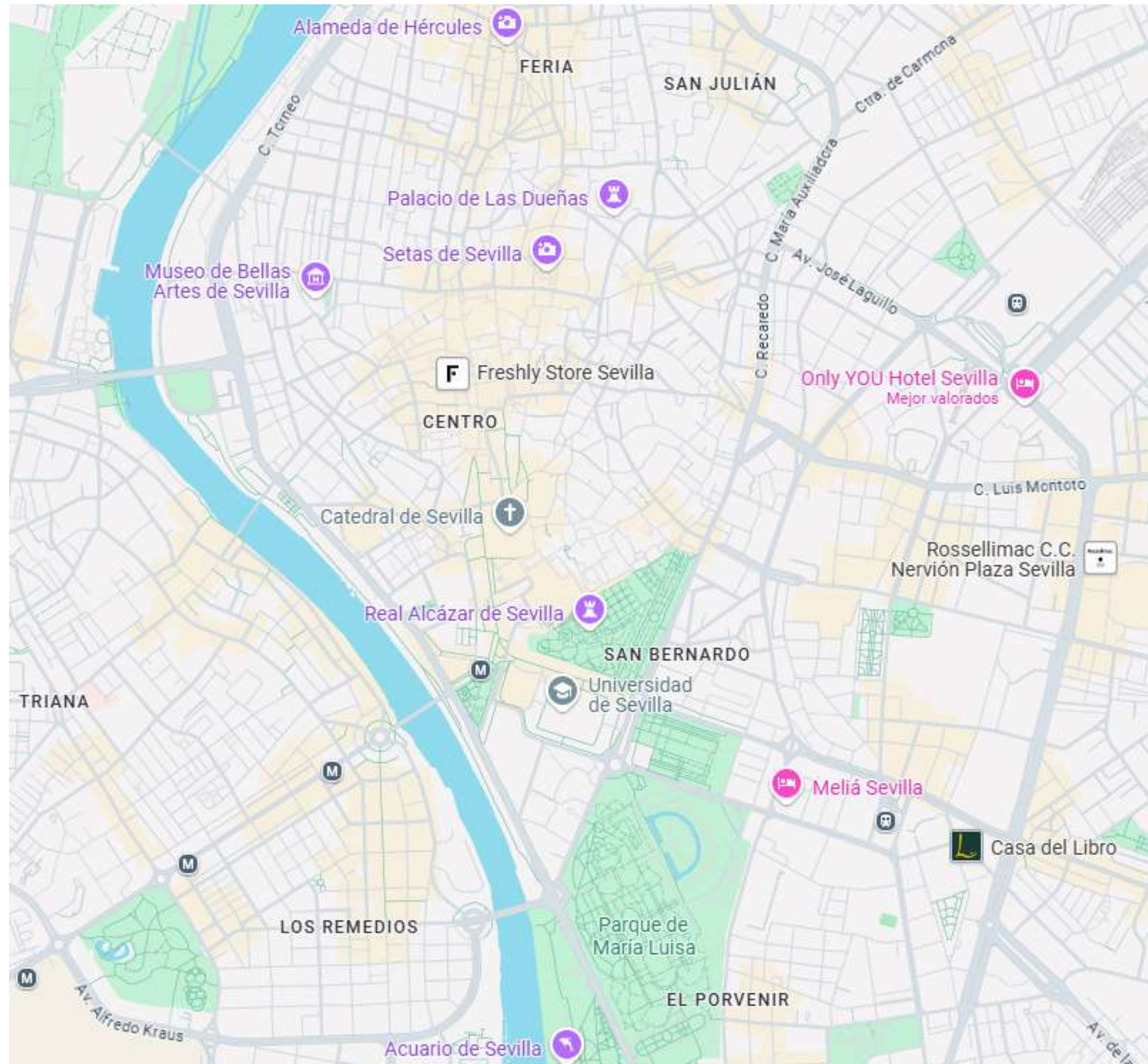
With a modern and functional design, each unit accommodates up to 3 guests, is fully equipped, and features an optimal layout to ensure maximum comfort for visitors.

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



Real Alcázar, 21 min walk.

Las Setas, 9 min walk.

Torre del Oro, 26 min walk.

Giralda, 18 min walk.

Seville Cathedral, 18 min walk.

Alameda de Hércules, 15 min walk.

Plaza de España, 28 min walk.

# Investment profitability data

# SOLD OUT

Resulting units	5
Built-up area	155m <sup>2</sup>



# Fixed investment return

6%

Annual return	6%
Total annual amount	66.000€
Total annual amount per unit	13.200€
Total monthly amount	5.500€
Monthly amount per unit	1.100€

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.

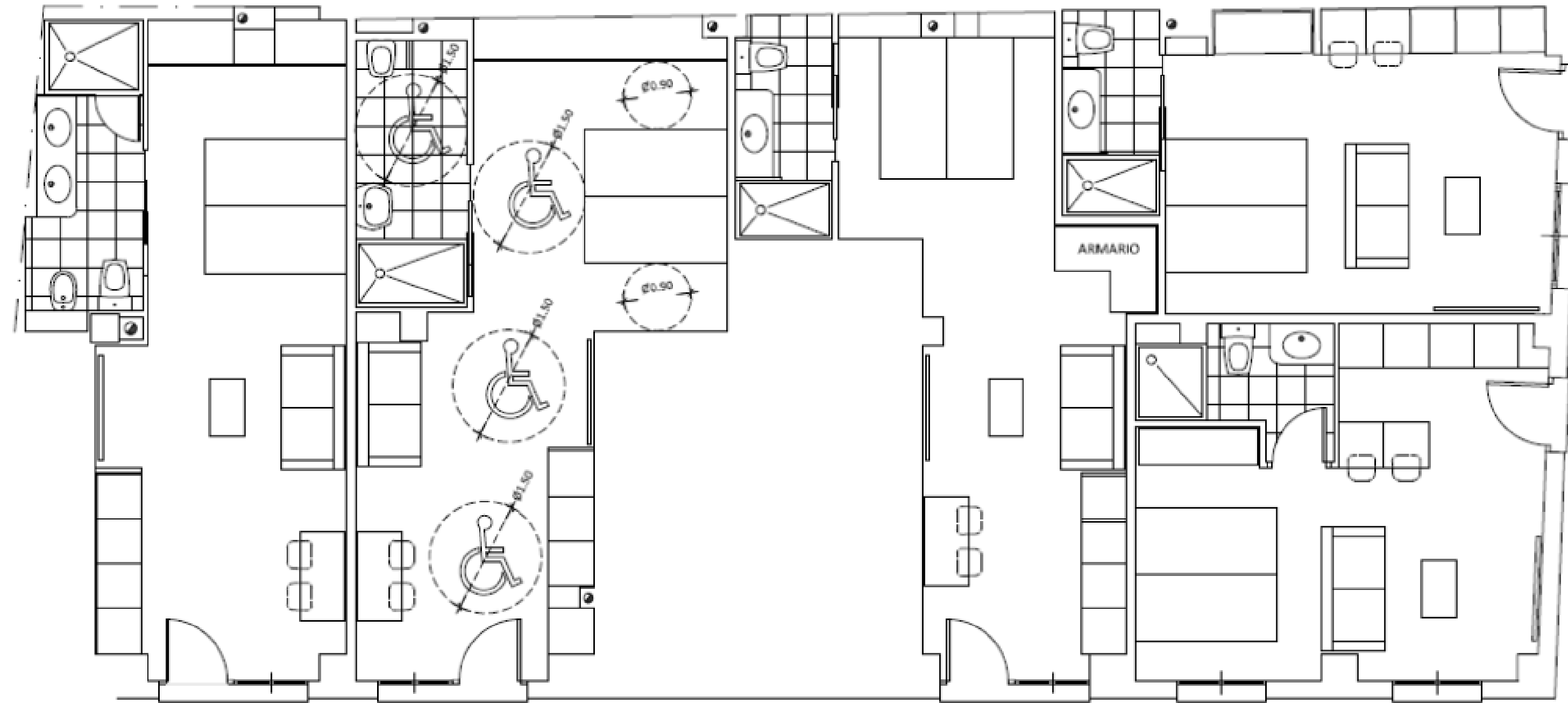
The terms are 10 years, with a mandatory period of 2 years.

# Variable investment return

Annual return	7,6%
Estimated annual turnover	141.064€
Estimated anual profit	83.250€
Importe medio noche	89€
Average occupancy	83%

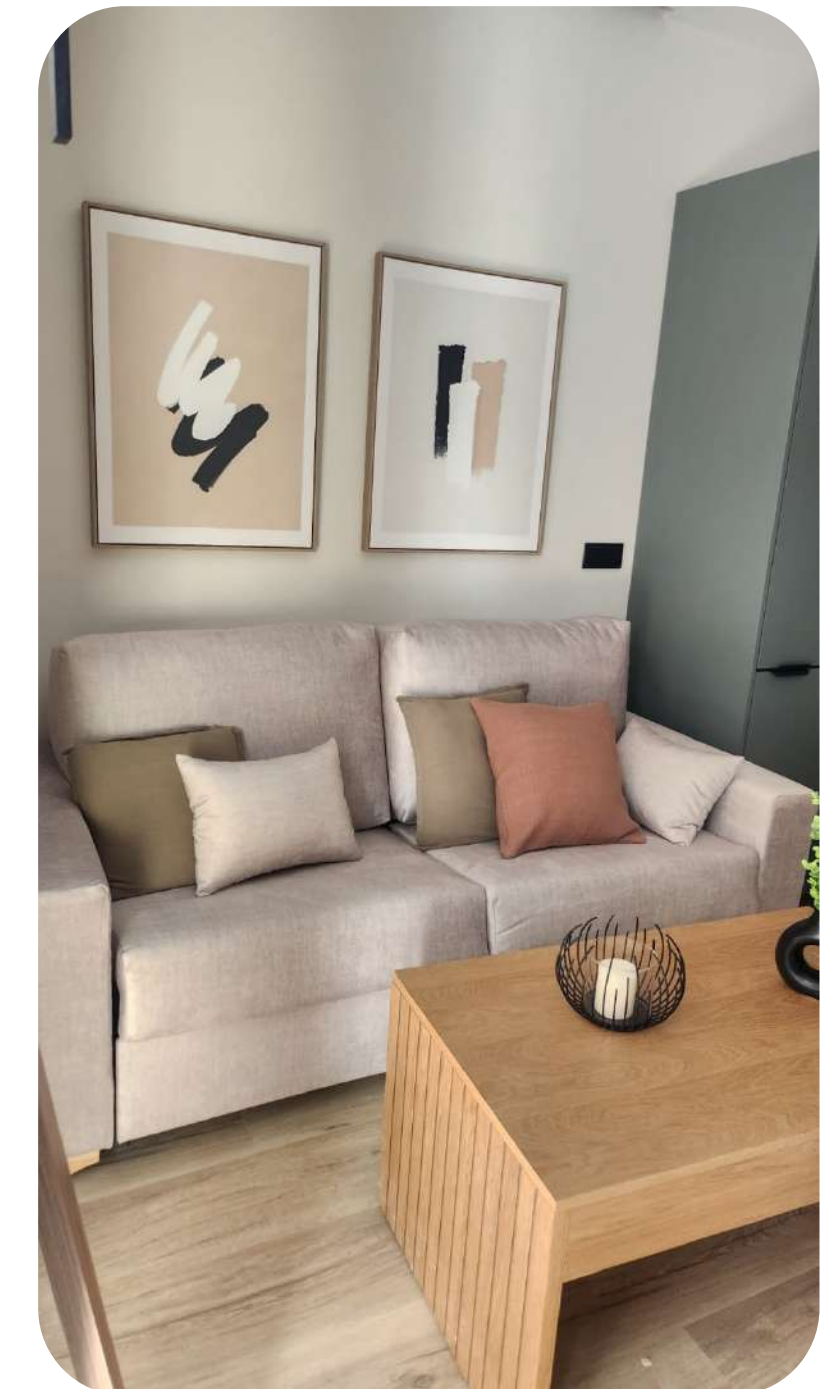
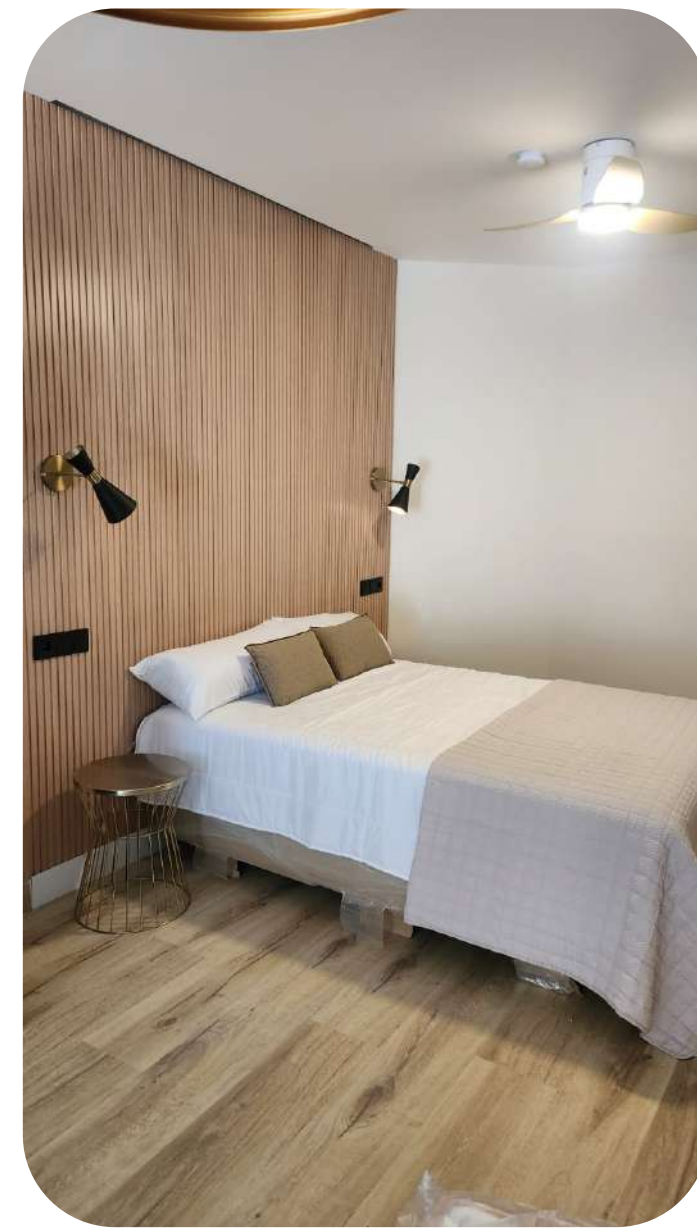
This profitability calculation includes all expenses associated with the property, such as utilities, insurance, maintenance, cleaning, laundry, management, and commissions from rental platforms like Booking.com and Airbnb.

# Floor plan





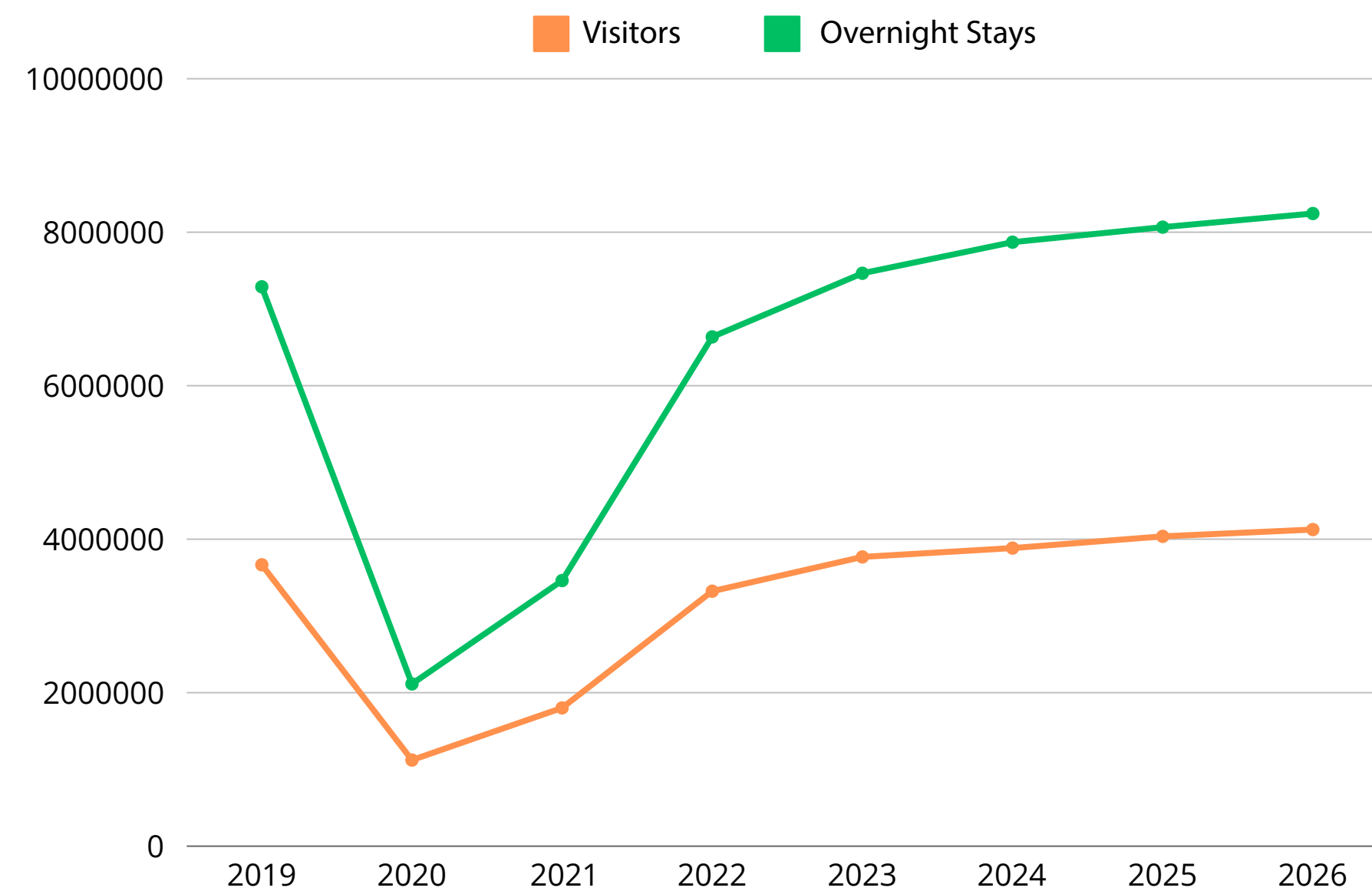
# Interior design





# 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.

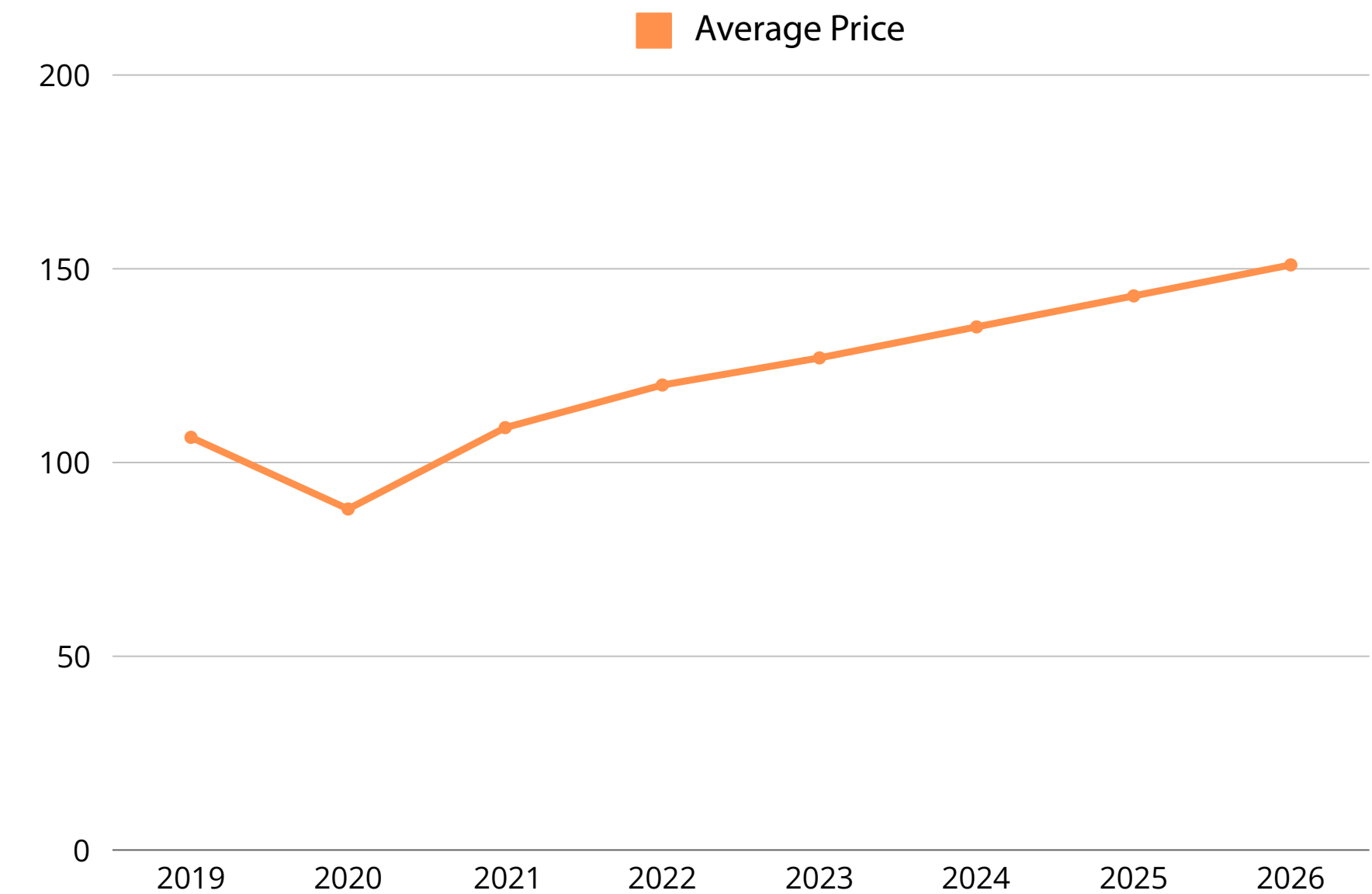
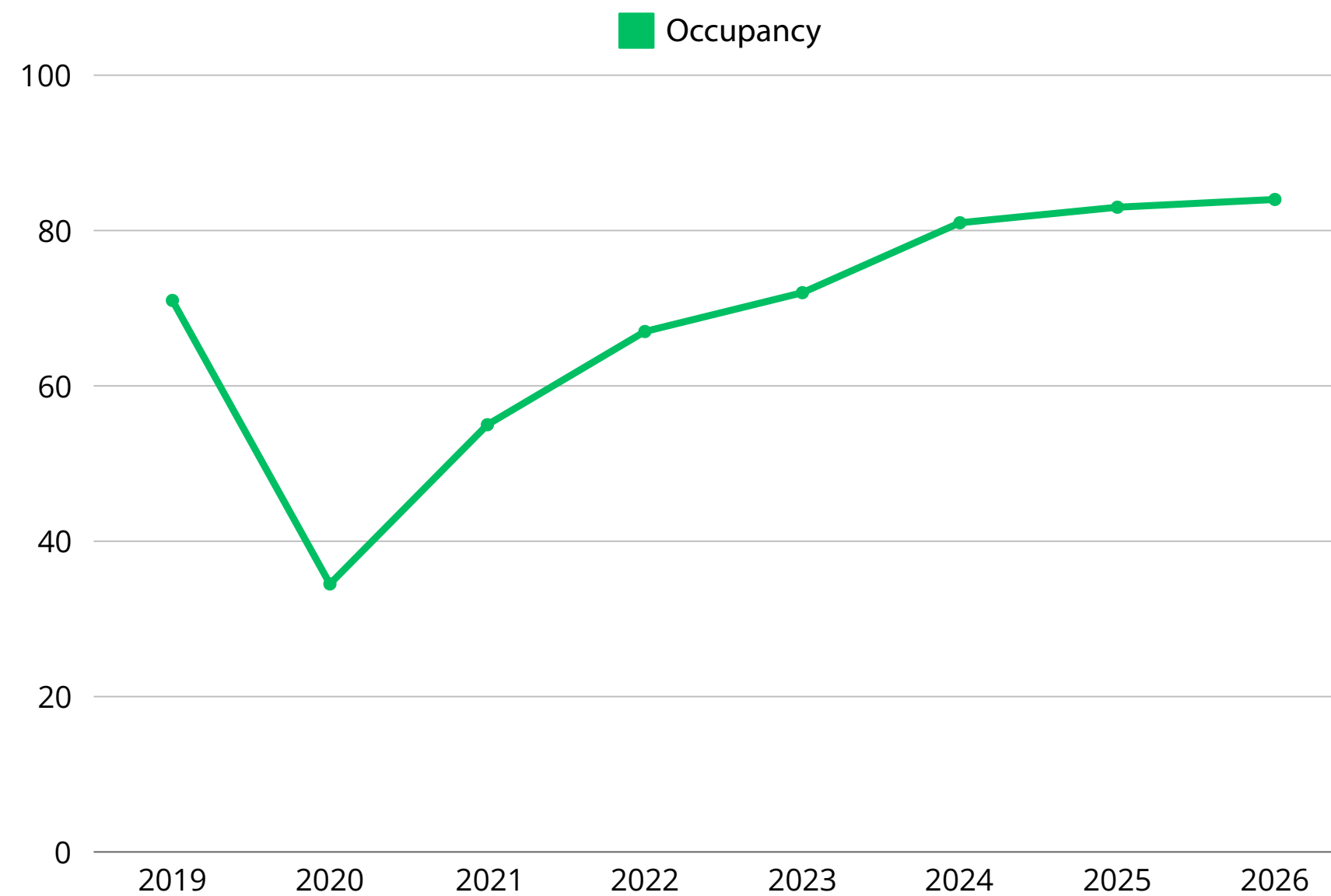


	2019	2020	2021	2022	2023	2024	2025	2026
Visitors	3.666.538	1.121.929	1.801.559	3.322.420	3.768.929	3.884.135	4.036.793	4.125.602
		-69,40%	60,60%	84,50%	13,50%	3,10%	3,80%	2,20%
Overnight Stays	7.288.638	2.114.277	3.460.715	6.635.950	7.464.999	7.870.278	8.066.064	8.243.525
		-71,00%	63,70%	91,70%	12,50%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

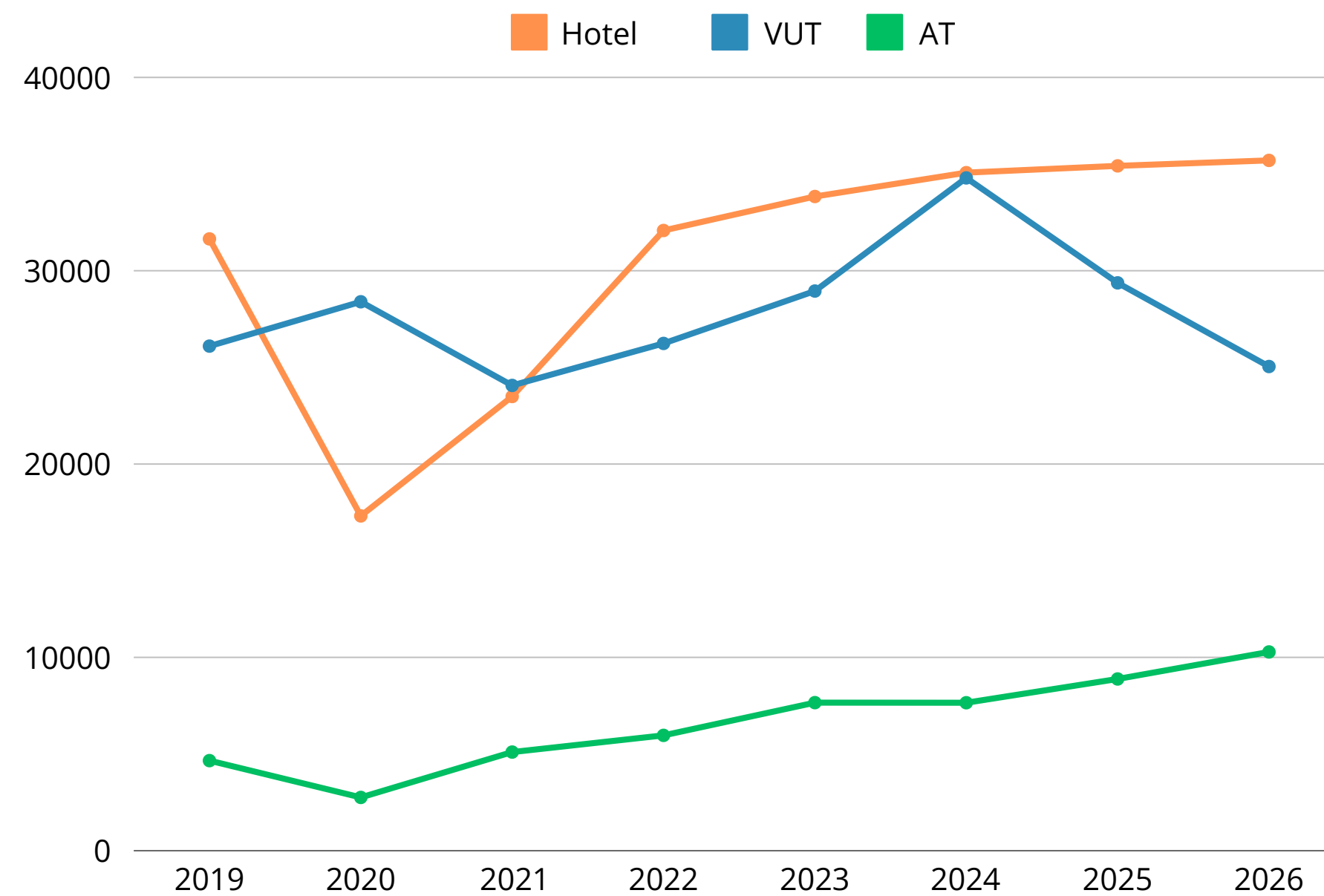


	2019	2020	2021	2022	2023	2024	2025	2026
Occupancy	71,00%	34,50%	55,00%	67,00%	72,00%	81,00%	82,50%	83,50%
		-71,87%	110,96%	99,11%	34,90%	5,80%	1,85%	1,21%
Average Price	106,05 €	87,92 €	108,74 €	119,89 €	127,68 €	135,74 €	143,23 €	151,09 €
		-17,10%	24,00%	10,20%	6,50%	6,30%	5,50%	5,50%



# 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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