

VALUATION REPORT



CI Castillo De Belmonte 5, Las Rozas De Madrid (Madrid)
Land registry reference
4244216VK2844S0044IL
16 October 2018

[See in Goolzoom](#)

Goolzom

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References map

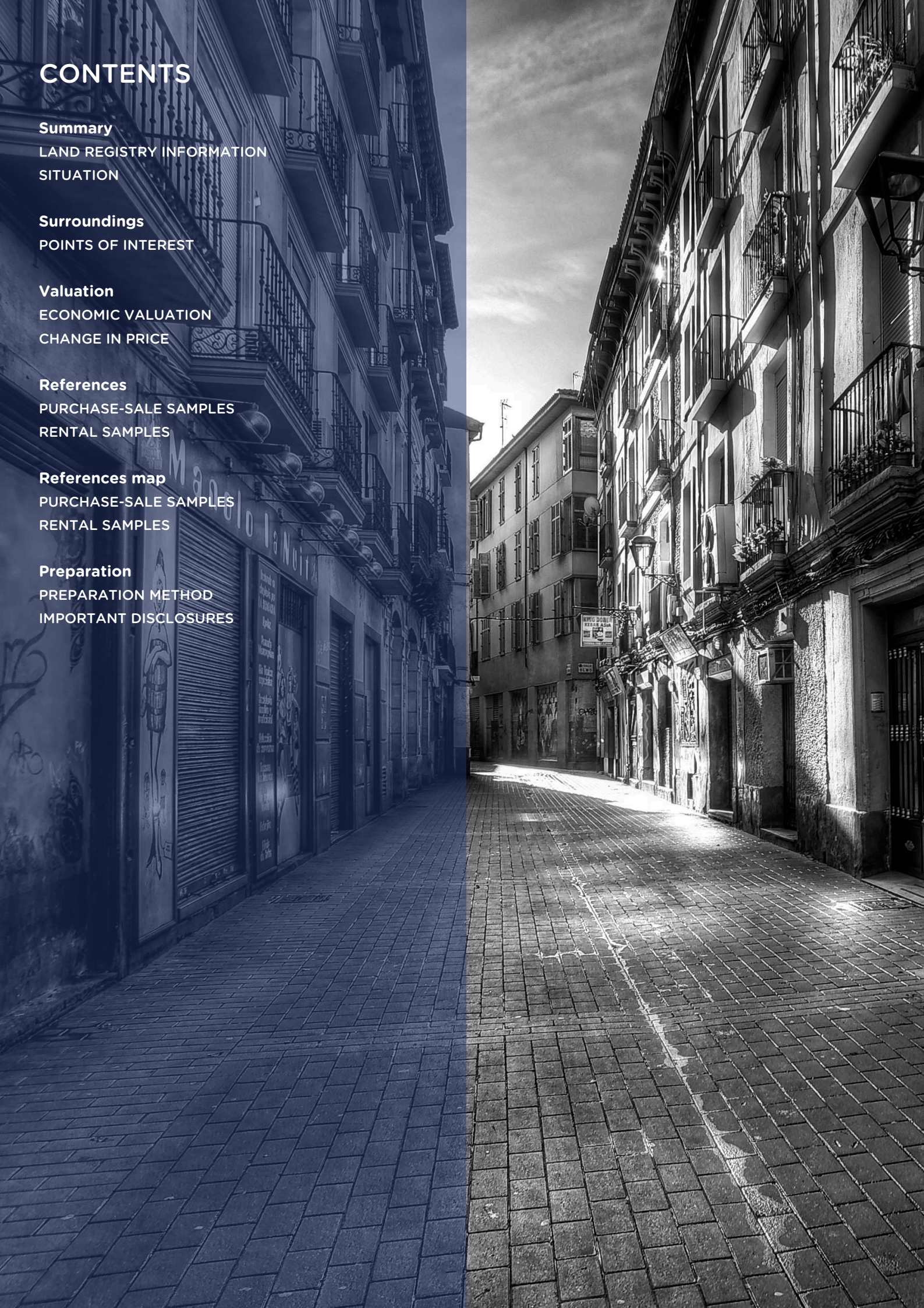
PURCHASE-SALE SAMPLES

RENTAL SAMPLES

Preparation

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LAND REGISTRY INFORMATION

Property data

Address	Cl Castillo De Belmonte 5, Las Rozas De Madrid (Madrid)
Postcode	28232
Surface area	99 m ²
Land registry reference	4244216VK2844S0044IL
Participation ratio	100.00 %
Class	Urbano
Use	Residencial
Year built	2005

Land data

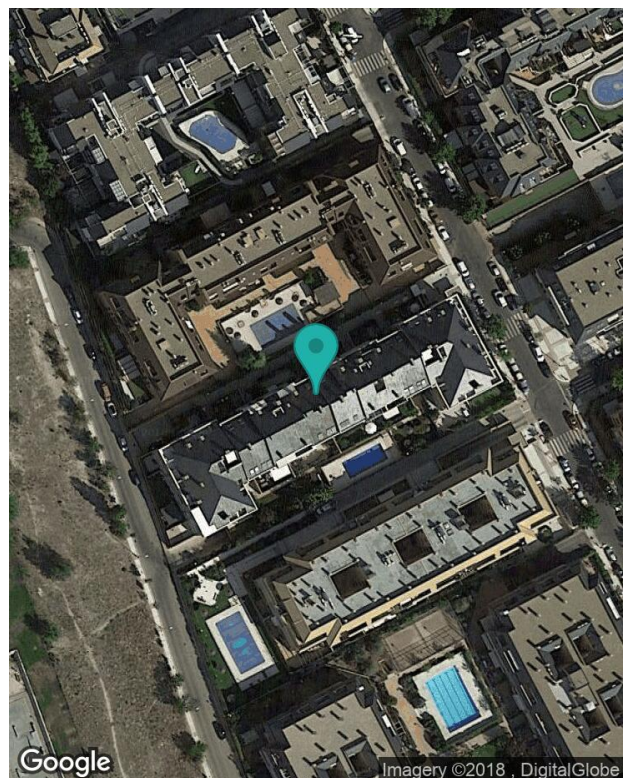
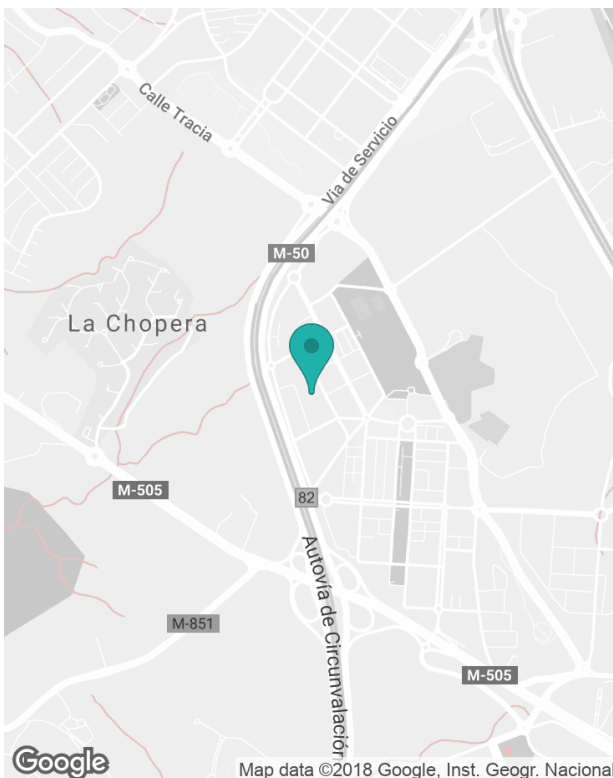
Constructed surface: 99 m²
Living surface: 90 m²

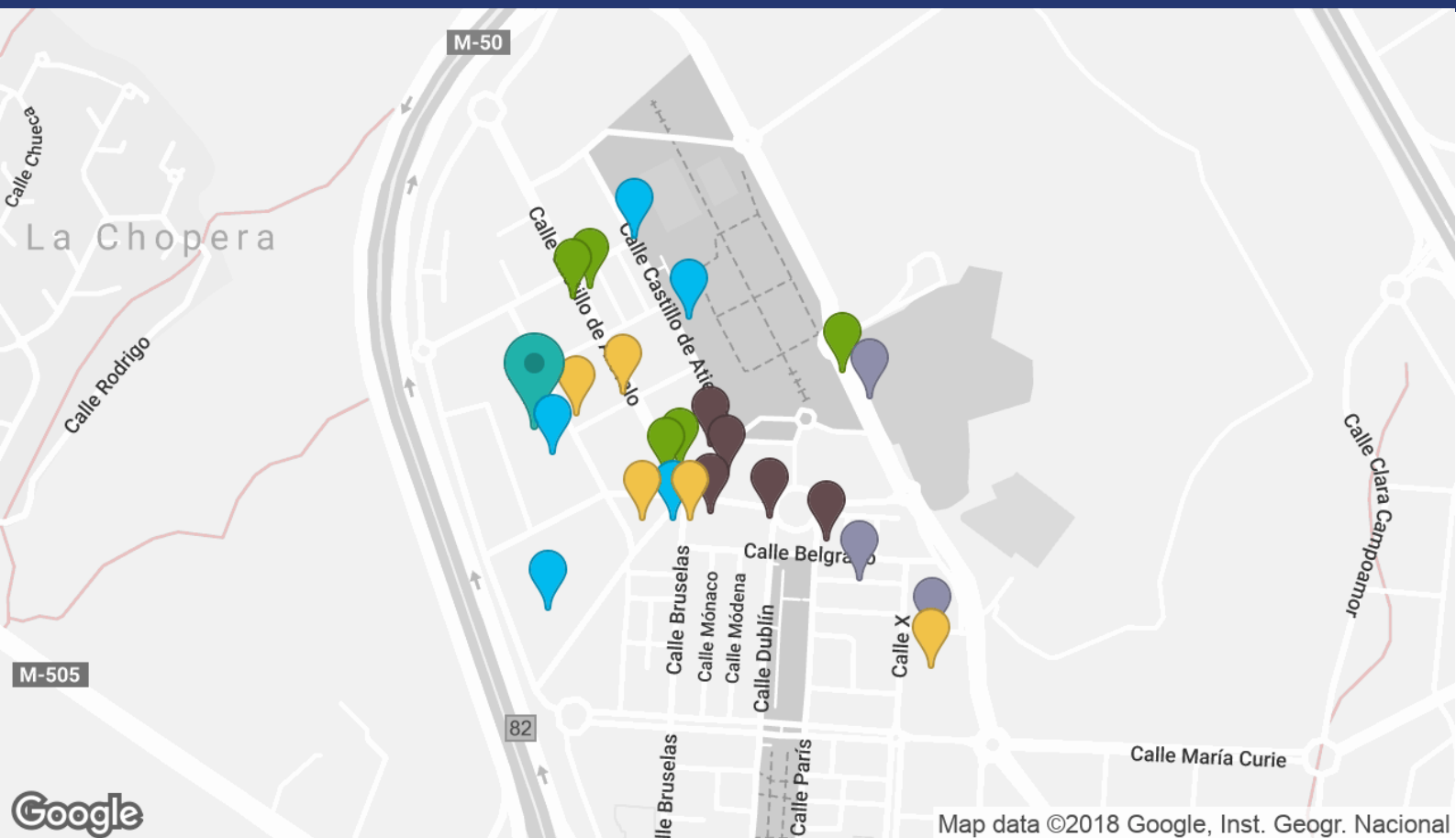
Construction elements

	Floor	Door	Area
Vivienda	01	A	90 m ²
Elementos Comunes			9 m ²



SITUATION





INFORMATION ABOUT SURROUNDINGS

Points of interest within the range.

Schools

- Hobbies And Leisure Intercamp
- Escuela De Educación Infantil Aserrin Aserran
- Kitchen Academy Escuela De Cocina Las Rozas
- Nautivel
- Aserrin Aserran

Restaurants

- Restaurante El Tomate De Las Rozas
- Hamburguesa Nostra
- Amore Gastrobar
- Domino's Pizza
- Restaurante Pasiones
- Argentinas

Shopping Centres

- Retamar
- Ayc Arquitectos
- Tuenda De Detectir De Metales

Banks

- Bbva
- Caixabank
- Caixabank
- Oficina Banco Santander - Smart Red
- Banco Popular

Public transport

- Bus Castillo Arévalo-Castillo Oropesa
- Bus Castillo Arévalo-Castillo La Mota
- Bus Castillo Arévalo-Castillo Atienza
- Bus Castillo Arévalo-Castillo Peñafiel
- Bus Trva.Navalcarbón-Polideportivo



ECONOMIC VALUATION

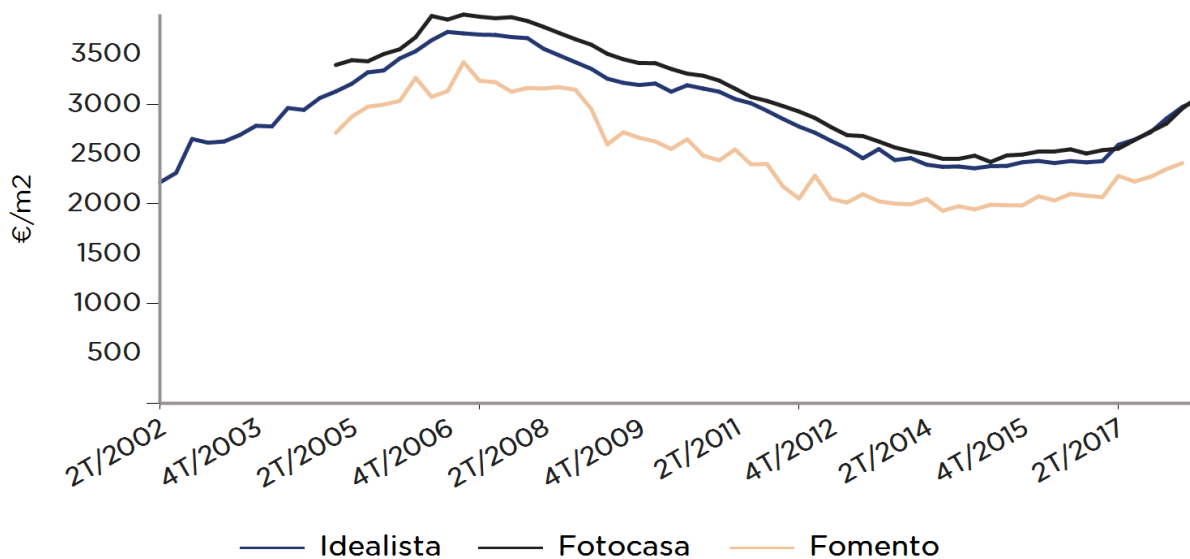
The estimated price for the property is **280.674 €** for a purchase and **768 €** for rental transactions. This valuation does not include the price of annexes to the property such as garages or store rooms which could cause slight variations in the price.

PURCHASE			RENTAL	
252.607 €		MINIMUM PRICE	691 €	
3.043 €/m ²			8 €/m ²	
280.674 €		AVERAGE PRICE	768 €	
308.742 €		MAXIMUM PRICE	844 €	
3.719 €/m ²			10 €/m ²	



CHANGE IN PRICE OVER TIME

Change over time per quarter of price per square metre of property in the municipality of Rozas De Madrid (Las) from the second quarter of 2002 to the third quarter of 2018.





REFERENCES

Purchase references



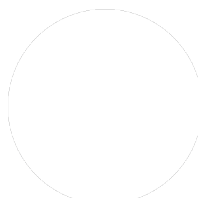
389.000 €

4.924 €/m² 3 rooms

Constructed surface area: 79 m²

Distance: 1,9 km

Ático de 94 m con 3 habitaciones y 2 baños y el otro en suite en d...



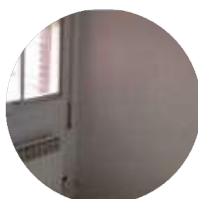
195.000 €

2.600 €/m² 3 rooms

Constructed surface area: 75 m²

Distance: 1,9 km

Financiación 100 % según perfil! Vohome propiedades ofrece en exclu...



208.000 €

2.537 €/m² 3 rooms

Constructed surface area: 82 m²

Distance: 1,9 km

Piso en las rozas de madrid. Se distribuye en salón-comedor, 3 dorm...



190.900 €

2.386 €/m² 3 rooms

Constructed surface area: 80 m²

Distance: 1,9 km

Cliventa no cobramos al comprador. Piso de 80 metros a la venta en ...



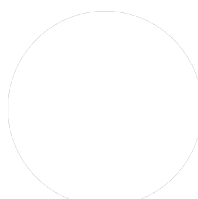
220.000 €

3.385 €/m² 3 rooms

Constructed surface area: 65 m²

Distance: 1,9 km

Se vende piso ático duplex en el centro de las rozas con tres domit...



208.000 €

2.701 €/m² 3 rooms

Constructed surface area: 77 m²

Distance: 2,1 km

Piso en las rozas de madrid. Cuenta con una superficie de 96 m dis...



220.000 €

2.444 €/m² 3 rooms

Constructed surface area: 90 m²

Distance: 2,2 km

Red piso ofrece en exclusiva un espacioso piso en el casco antiguo ...



395.500 €

4.120 €/m² 3 rooms

Constructed surface area: 96 m²

Distance: 2,4 km

Venta de piso grande, segunda planta, situado en las rozas de madri...



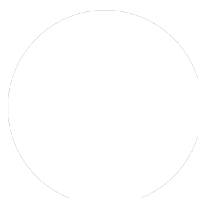
182.342 €

2.072 €/m² 3 rooms

Constructed surface area: 88 m²

Distance: 2,4 km

Piso en el casco antiguo de las rozas de madrid. Consta de amplio s...



598.000 €

6.644 €/m² 3 rooms

Constructed surface area: 90 m²

Distance: 2,6 km

Piso con reforma de lujo en finca castiza madrileña con amplias e i...



REFERENCES

Rental references



1.150 €

12 €/m² 2 rooms

Constructed surface area: 100 m²

Distance: 312 m

Piso planta 2, con superficie total 100 m, útil 90 m, 2 habitacio...



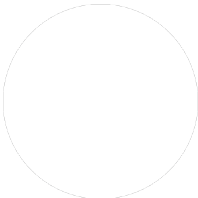
1.250 €

12 €/m² 2 rooms

Constructed surface area: 100 m²

Distance: 1,3 km

Inmobiliaria emmanuel días gratis, si firmas antes del! Vivienda a ...



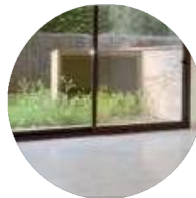
1.185 €

13 €/m² 2 rooms

Constructed surface area: 88 m²

Distance: 1,3 km

Inmobiliaria emmanuel estupendas viviendas de 2 dormitorios y 2 bañ...



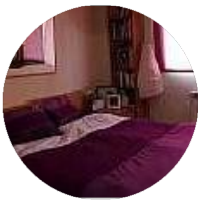
1.140 €

13 €/m² 2 rooms

Constructed surface area: 87 m²

Distance: 1,3 km

Inmobiliaria emmanuel estupendas viviendas de 2 dormitorios y 2 bañ...



925 €

13 €/m² 2 rooms

Constructed surface area: 70 m²

Distance: 1,3 km

Piso en el área del montecillo, amplia zona residencial cercana al ...



1.050 €

14 €/m² 2 rooms

Constructed surface area: 75 m²

Distance: 1,7 km

Apartamento en alquiler el burgo, 28231, las rozas de madrid madrid...



975 €

14 €/m² 2 rooms

Constructed surface area: 68 m²

Distance: 1,9 km

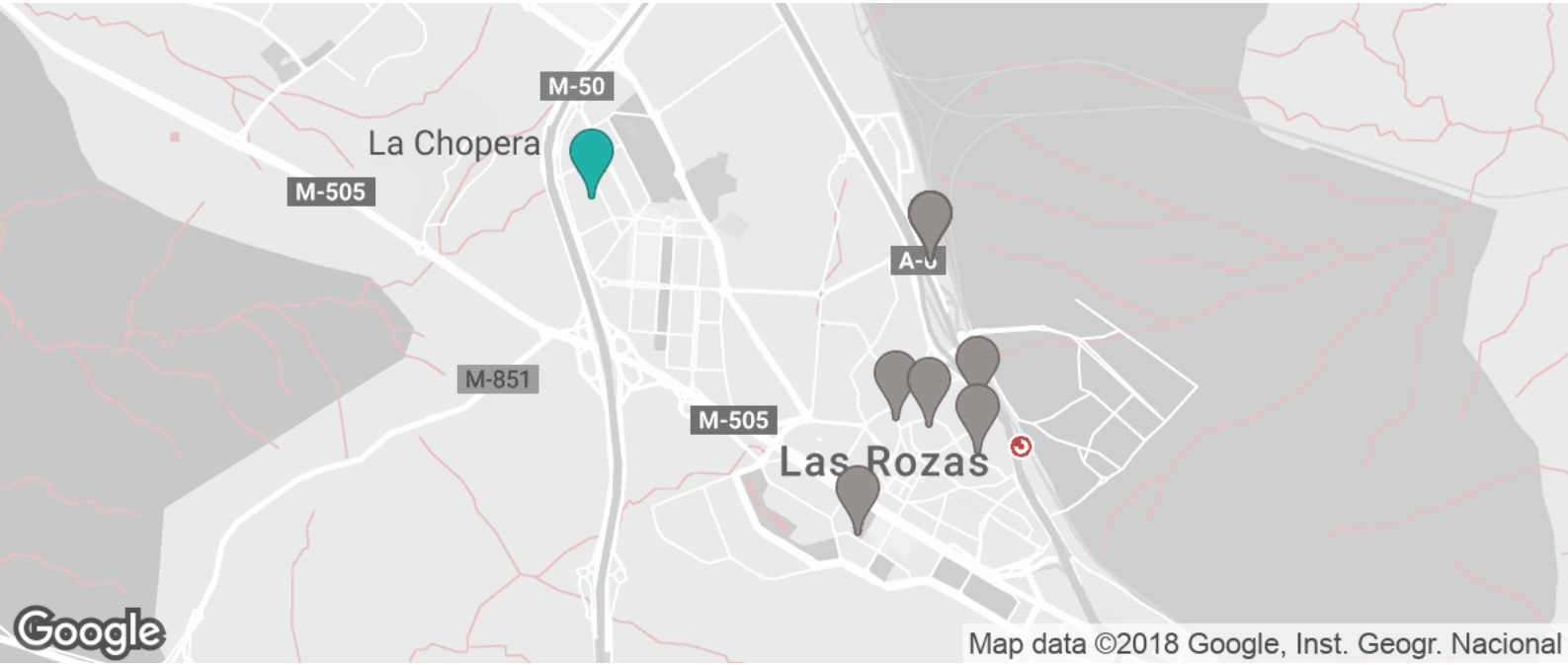
El áitico dâplex mãis de las rozas de madrid! , con vistas panorãim...



REFERENCES MAP

Location of references used in valuation of property.

PURCHASE REFERENCES



RENTAL REFERENCES





PREPARATION METHOD

Goolzoom has created this document using data from the General Department of the Land Registry, the property portal Nestoria, and Google Maps. This simplified document provides you with important information to make an approximate valuation of the price of the property.

The algorithm developed to select the references chooses between 8 and 10 nearby references within a maximum radius of 5 kilometres whose surface areas are $\pm 20\%$ of the surface indicated. The average price is calculated using the average of the selected references and the minimum and maximum price is $\pm 10\%$ over the average of the selected references.

Data from four different sources are used to generate the chart which shows the change in property prices over time in the area: Idealista, Fotocasa, the Ministry of Development, and the General Council of Spanish Notaries.

The points of interest shown in the surroundings page are obtained using the data taken from the Google Places service.



IMPORTANT DISCLOSURES

This document has been generated by Goolzoom, a website which belongs to the company GoolInvent SLU, using a range of different tools and programmes which connect with other websites to calculate and prepare the different data series.

The additional purchase or rental expenses associated with each transaction have not been taken into account to calculate the price. In some cases, adjustments may need to be made in the estimated price, such as in cases in which the property has special characteristics or properties on singular markets.

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