

VALUATION REPORT



CI Castillo De Belmonte 1, Las Rozas De Madrid (Madrid)
Land registry reference
4242101VK2844S0100KD
21 November 2018

[See in Goolzoom](#)



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References map

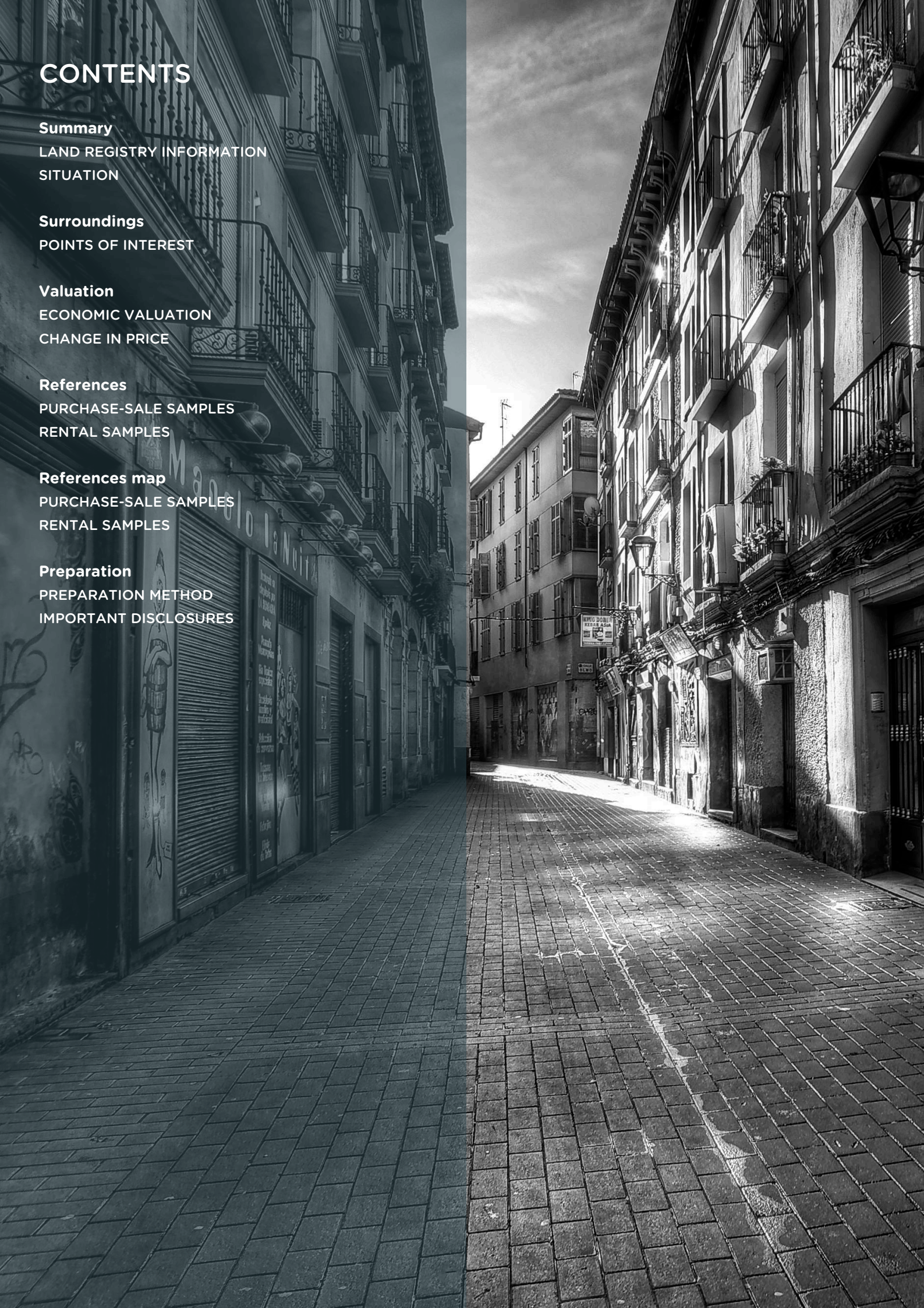
PURCHASE-SALE SAMPLES

RENTAL SAMPLES

Preparation

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LAND REGISTRY INFORMATION

Property data

Address	Cl Castillo De Belmonte 1, Las Rozas De Madrid (Madrid)
Postcode	28232
Surface area	153 m ²
Land registry reference	4242101VK2844S0100KD
Participation ratio	100.00 %
Class	Urbano
Use	Residencial
Year built	2003

Land data

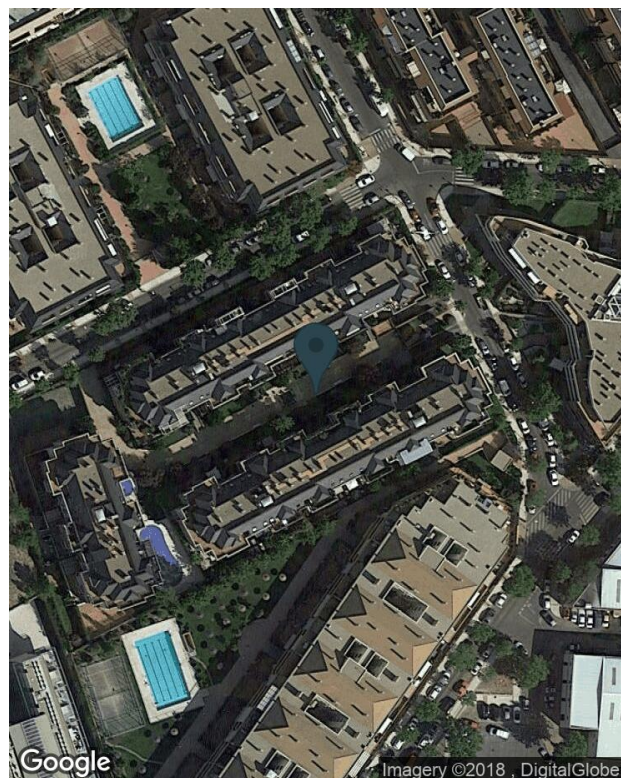
Constructed surface: 153 m²
Living surface: 100 m²

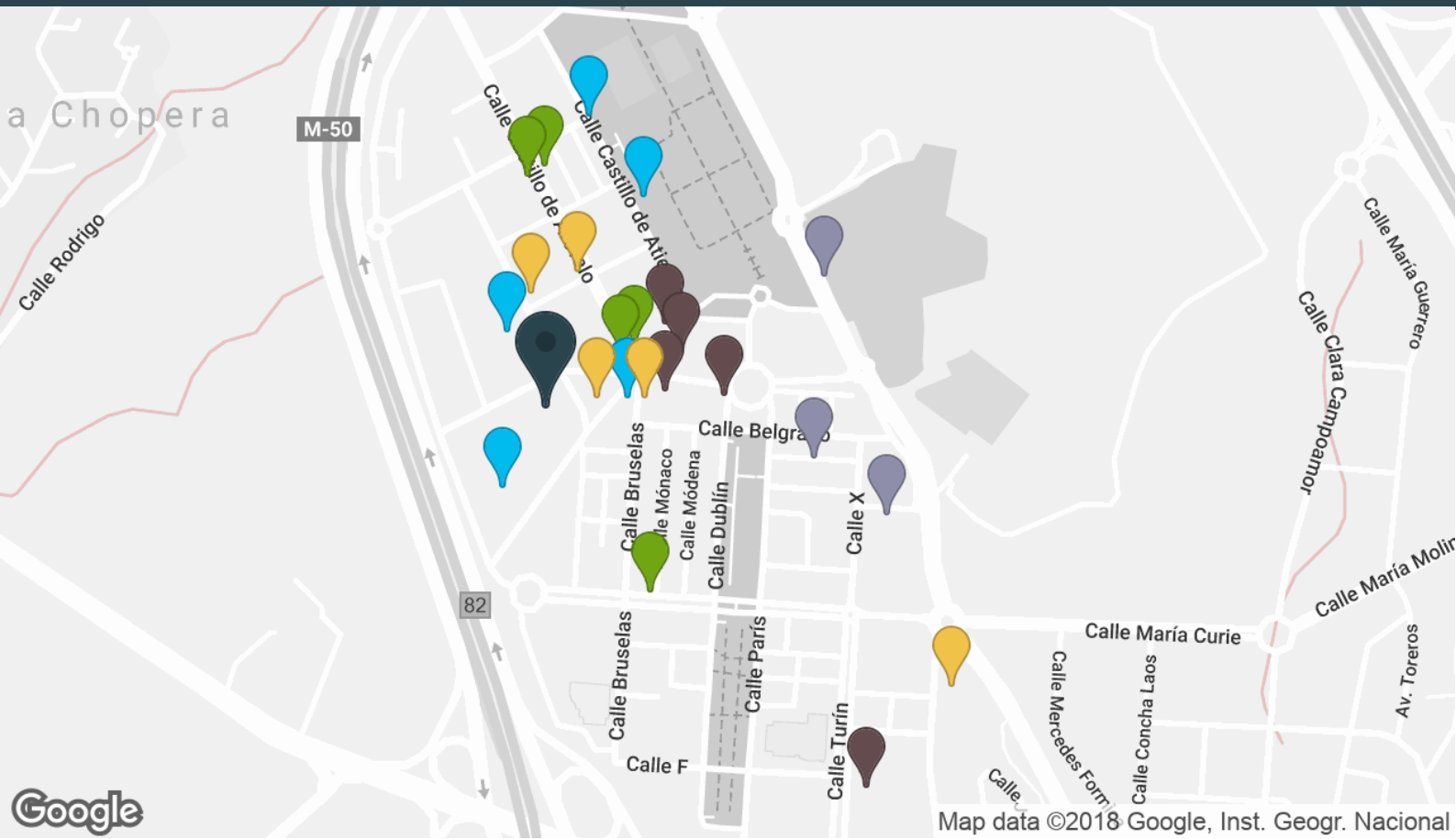
Construction elements

	Floor	Door	Area
Vivienda	01	F	100 m ²
Aparcamiento	-1	18	10 m ²
Almacen	SM	T21	10 m ²
Elementos Comunes			33 m ²



SITUATION





INFORMATION ABOUT SURROUNDINGS

Points of interest within the range.

Schools

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

Restaurants

Cervezas La Virgen
Restaurante El Tomate De Las
Rozas
Hamburguesa Nostra
Amore Gastrobar
Domino's Pizza

Shopping Centres

Retamar
Ayc Arquitectos
Tuenda De Detectir De Metales

Banks

Bbva
Unicaja Banco
Caixabank
Caixabank
Oficina Banco Santander -
Smart Red

Public transport

Bus Castillo Arévalo-Castillo La
Mota
Bus Castillo Arévalo-Castillo
Atienza
Bus Londres-Bruselas
Bus Castillo Arévalo-Castillo
Oropesa
Bus Castillo Arévalo-Castillo
Peñafiel



ECONOMIC VALUATION

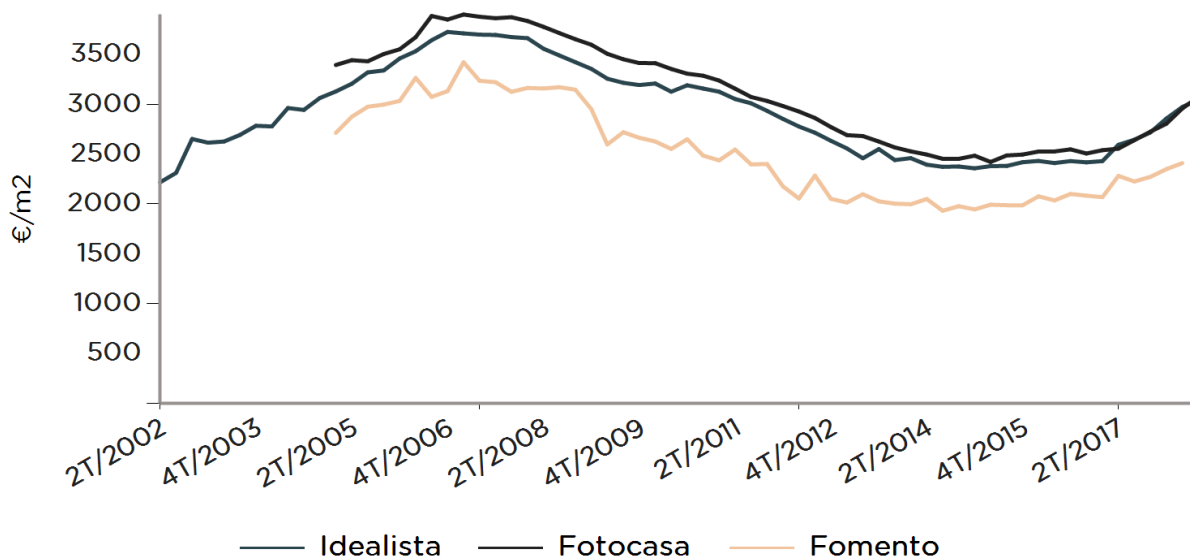
The estimated price for the property is **383.800 €** for a purchase and **1.254 €** for rental transactions. This valuation does not include the price of annexes to the property such as garages or store rooms which could cause slight variations in the price.

PURCHASE			RENTAL	
345.420 €		MINIMUM PRICE	1.129 €	
3.151 €/m ²			11 €/m ²	
383.800 €		AVERAGE PRICE	1.254 €	
422.180 €		MAXIMUM PRICE	1.379 €	
3.852 €/m ²			13 €/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



399.000 €

3.912 €/m² 3 rooms

Constructed surface area: 102 m²

Distance: 100 m

Venta de ático, con piscina, 3 habitaciones, 2 baños, con 2 plazas ...



435.000 €

3.816 €/m² 3 rooms

Constructed surface area: 114 m²

Distance: 415 m

Ático planta 2, con superficie total 114 m, útil 114 m, 3 habitac...



425.000 €

3.696 €/m² 3 rooms

Constructed surface area: 115 m²

Distance: 556 m

Piso listo para entrar. Estupendas calidades. Salón luminoso con ve...



205.000 €

2.562 €/m² 3 rooms

Constructed surface area: 80 m²

Distance: 614 m

Las rozas pueblo. Proximo a la estación. Primera planta, ascensor. ...



395.000 €

3.657 €/m² 3 rooms

Constructed surface area: 108 m²

Distance: 701 m

Ático singular en europolis. Vivienda de 108 m en una sola planta,...



400.000 €

3.704 €/m² 3 rooms

Constructed surface area: 108 m²

Distance: 1,0 km

Arganzuela chopera, junto a madrid rio, 108 metros catastrales, ext...



440.000 €

3.667 €/m² 3 rooms

Constructed surface area: 120 m²

Distance: 1,1 km

Oportunidad, como nuevo construcción del 2008. Bajo con jardín de t...



360.000 €

3.273 €/m² 3 rooms

Constructed surface area: 110 m²

Distance: 1,1 km

Piso completamente exterior situado en el pinar de las rozas con au...



380.000 €

3.167 €/m² 3 rooms

Constructed surface area: 120 m²

Distance: 1,1 km

Las rozas, el pinar, bajo luminoso de esquina, 120 m de vivienda,a...



399.000 €

3.562 €/m² 3 rooms

Constructed surface area: 112 m²

Distance: 1,2 km

Apartamento madrid comunidad de madrid inmoelite presenta sin comis...



REFERENCES

Rental references



1.300 €

11 €/m² 3 rooms

Constructed surface area: 120 m²

Distance: 1,1 km

Las rozas, el pinar, bajo luminoso de esquina, 120 m de vivienda,a...



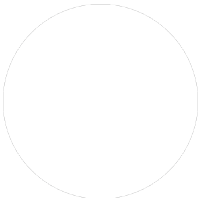
1.600 €

16 €/m² 3 rooms

Constructed surface area: 100 m²

Distance: 1,6 km

Inmotectum alquiler; bajo en el montecillo de 100 m y 191 m de jar...



950 €

11 €/m² 3 rooms

Constructed surface area: 90 m²

Distance: 1,8 km

Piso desarrollado en 2 plantas vacio. Muy proximo a estacion tren l...



1.440 €

13 €/m² 3 rooms

Constructed surface area: 108 m²

Distance: 1,8 km

Sin comisión de agencia vivienda en alquiler en las rozas de madrid...



1.350 €

11 €/m² 3 rooms

Constructed surface area: 120 m²

Distance: 1,8 km

Las rozas de madrid, burgo parque paris. Bajo con jardín de 120 m ...



1.250 €

11 €/m² 3 rooms

Constructed surface area: 110 m²

Distance: 2,0 km

Alquile piso recién pintado en muy buen estado.! Este piso se encue...



1.200 €

11 €/m² 3 rooms

Constructed surface area: 110 m²

Distance: 2,3 km

Piso de 110m, dispone de 3 dormitorios , amplio salón comedor inde...



1.000 €

11 €/m² 3 rooms

Constructed surface area: 95 m²

Distance: 2,6 km

Vivienda de alquiler en las rozas de madrid en la marazuela, inmejo...



1.200 €

11 €/m² 3 rooms

Constructed surface area: 108 m²

Distance: 3 km

Se alquila piso reformado de tres habitaciones, salón con terraza, ...



1.250 €

14 €/m² 3 rooms

Constructed surface area: 91 m²

Distance: 3 km

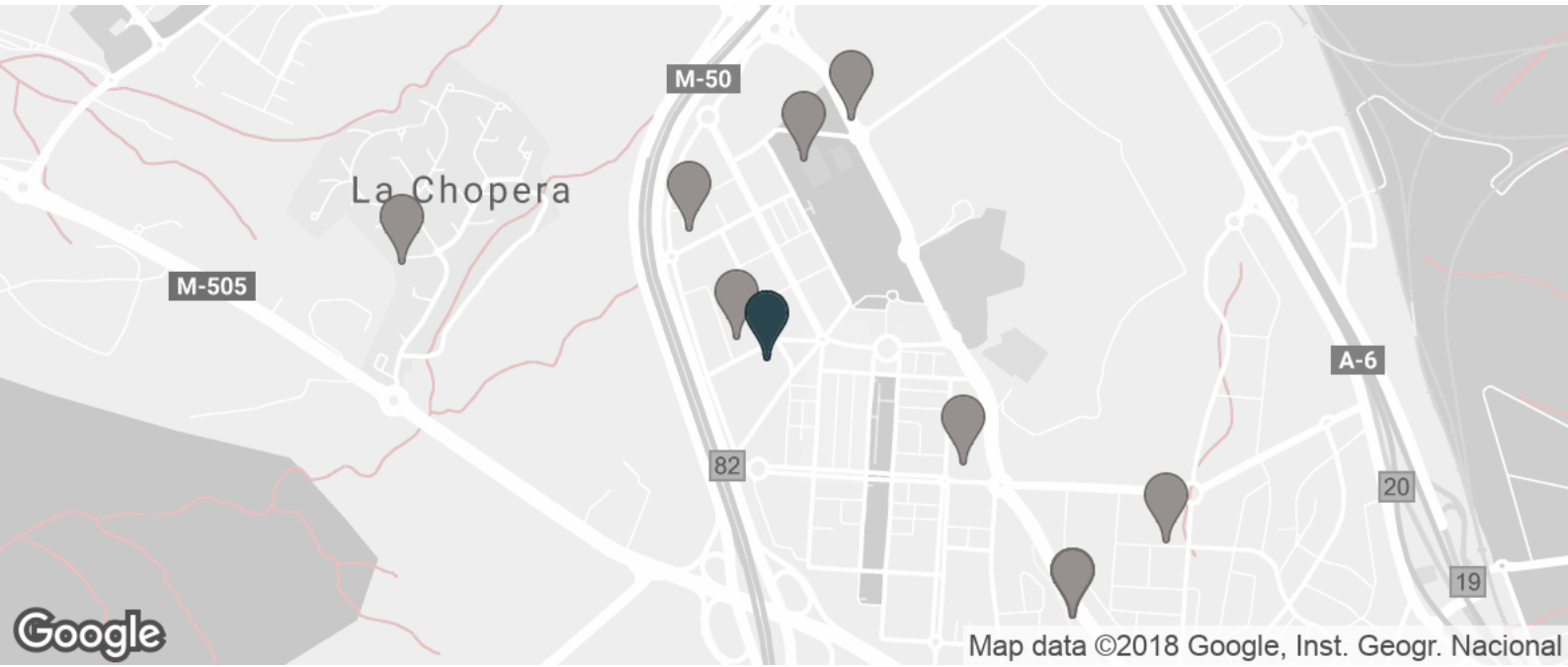
Bajo con jardín en una estupenda urbanización. Salón luminoso con v...



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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