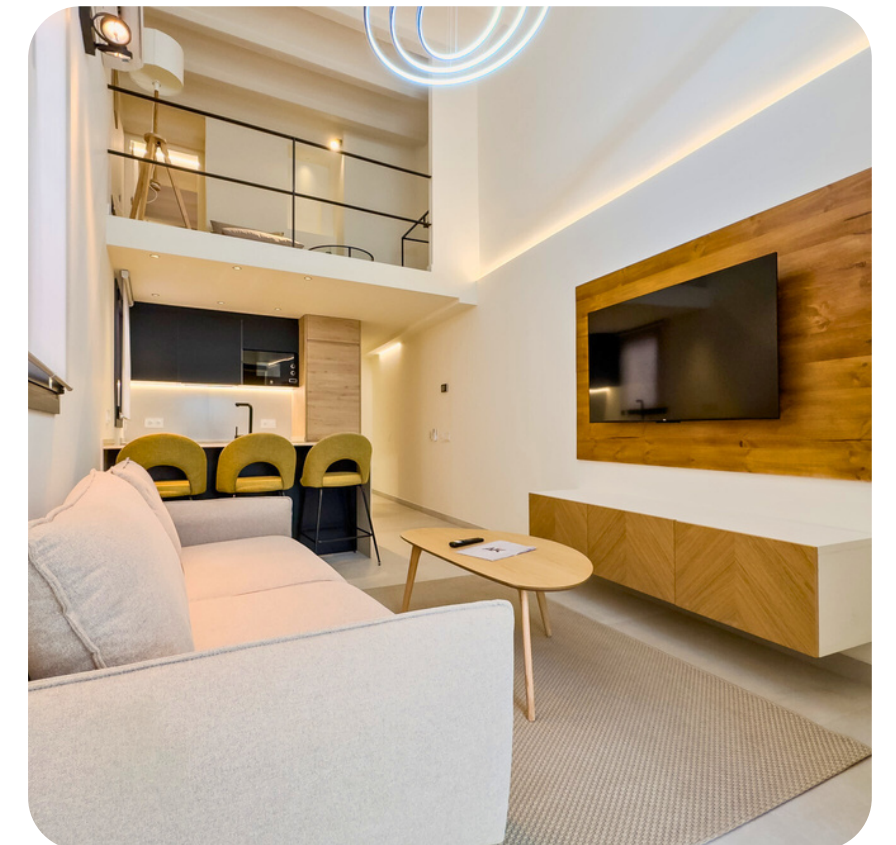
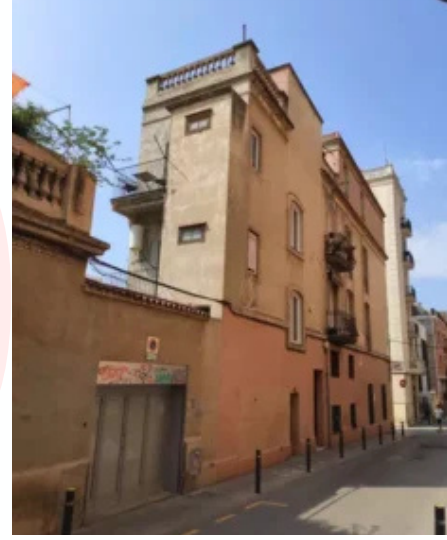




SORS 4BIS PROJECT REPORT

www.sosagroup.es



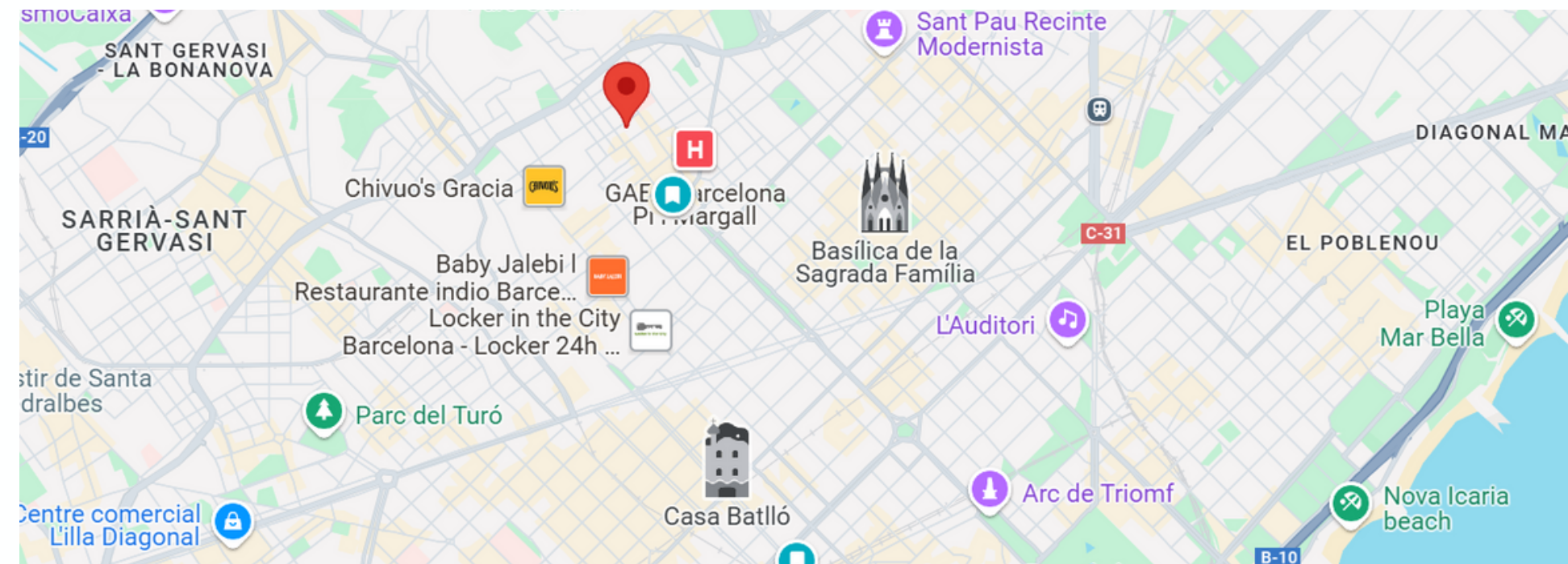


About the Project

The SORS 4BIS project focused on the **acquisition, resale, and high-end renovation** of a residential building located in the corner of Carrer de Martí and Carrer de Sors in the charming neighbourhood of Gracia, Barcelona.

The building included 5 flats:

- Ground floor - 2 flats and high ceiling
- 1st floor - 1 flat
- 2nd floor - 1 flat
- Penthouse



Our strategy

- **Pre-sell** 3 units before renovation
- **Renovate** the remaining 2 units to a high standard
- Sell all units for **maximum return** within **12 months**

Key Principles

01

Strategic Financing

We combine **bank loans**, **investor capital**, and **pre-sale income** – maximizing speed while minimizing risk.

02

High Demand Location

We focus on **vibrant neighborhoods** with strong, **proven demand** for well-designed residential units.

03

Properties with Potential

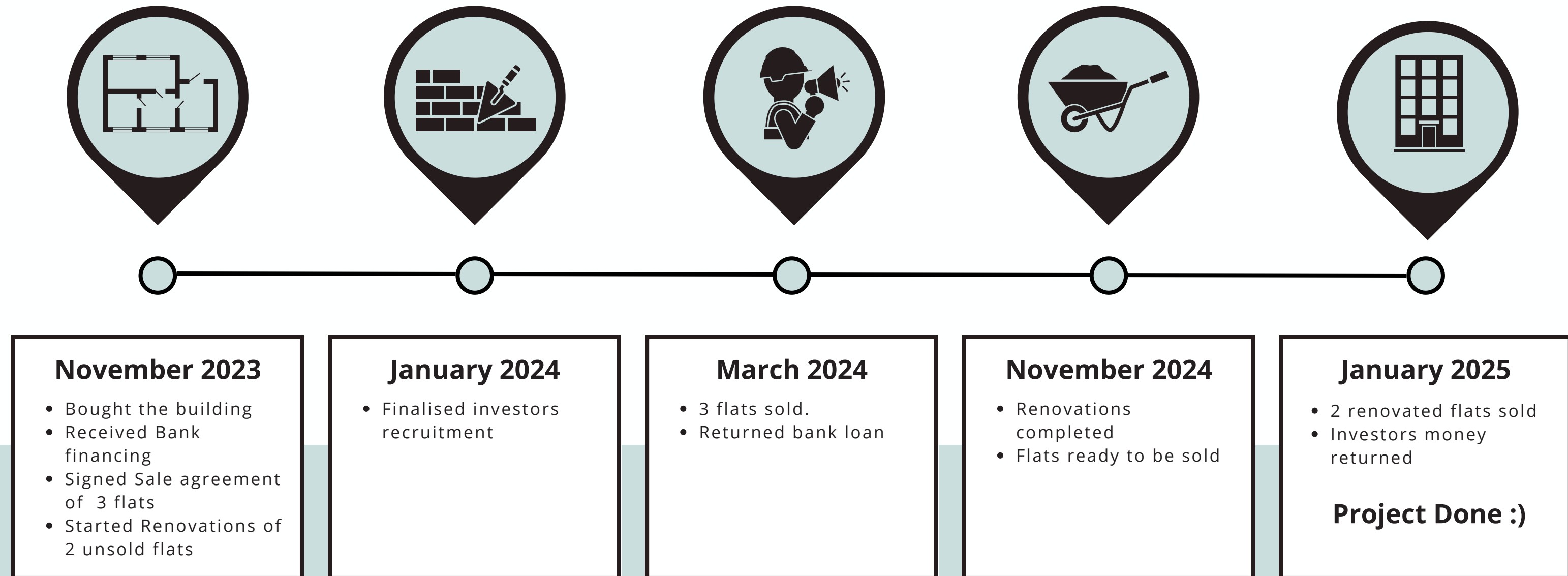
We select buildings with **physical** and **spatial** features (like high ceilings, patio etc.) that allow us to unlock hidden value.

04

Vacant at Purchase

No tenants or occupants at purchase – enabling **immediate work** and **avoiding risks**.

Timeline



Project profitability

€

1.18M**Project Cost**

Building Purchase Cost: 856K
Renovation & Project cost:
329K

€

1.4M**Net Revenue**

Sale and Rent, after agents
fee

34%**Annual return**

Yield on cash invested

€

222k**Profit to Share**

Funds manager fee: 44K
Profit to investors: 178K

Before

05

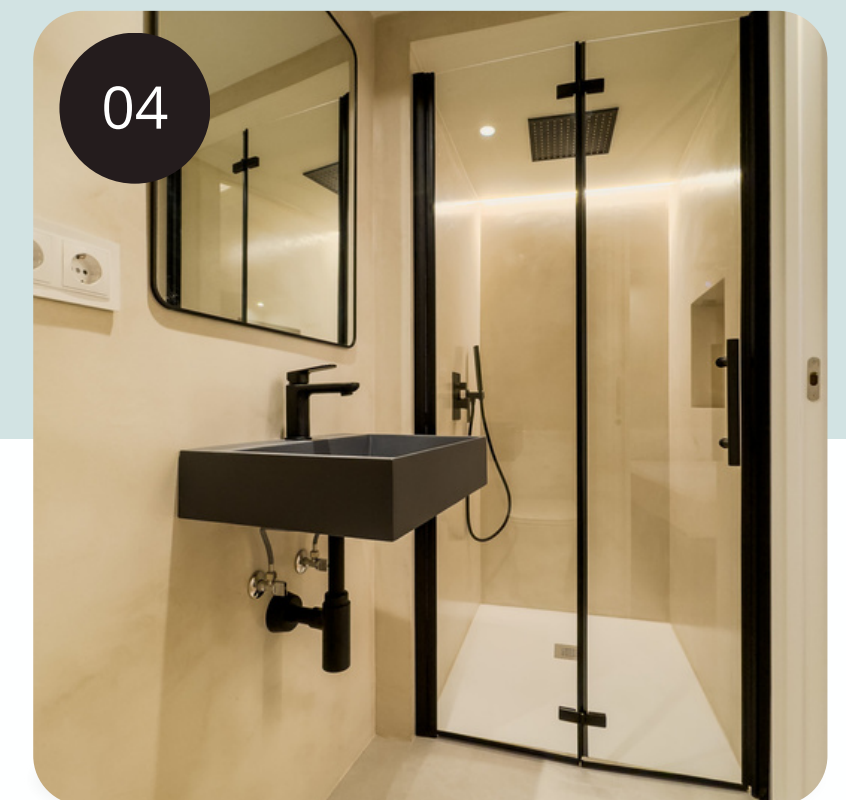
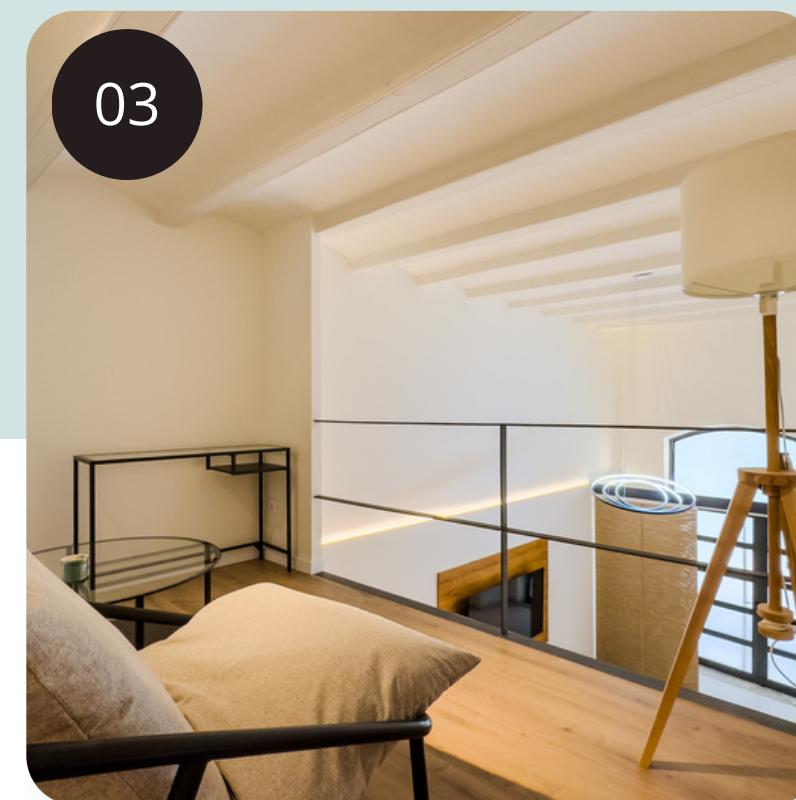
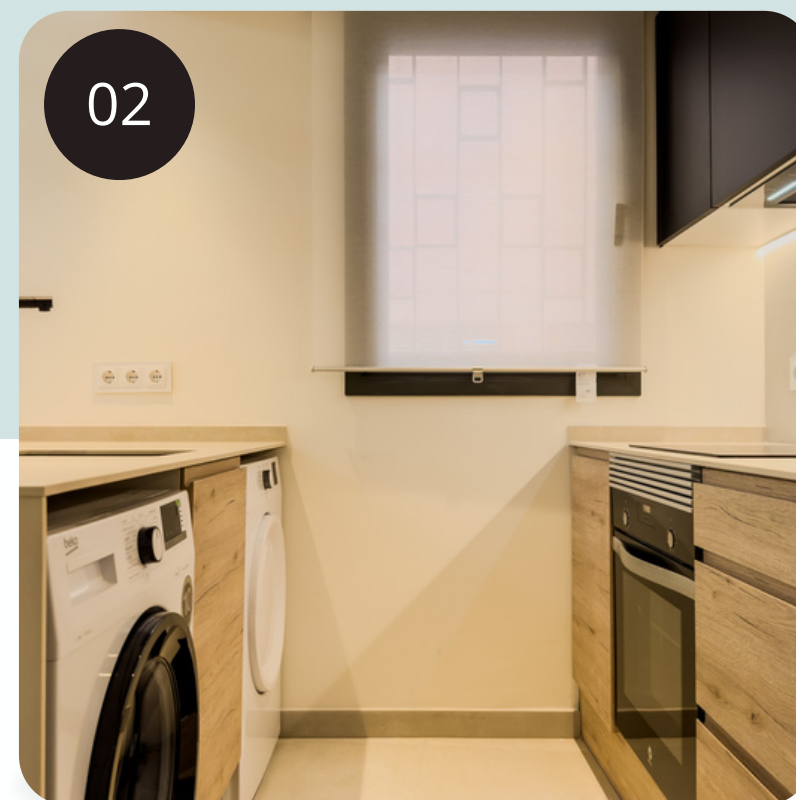
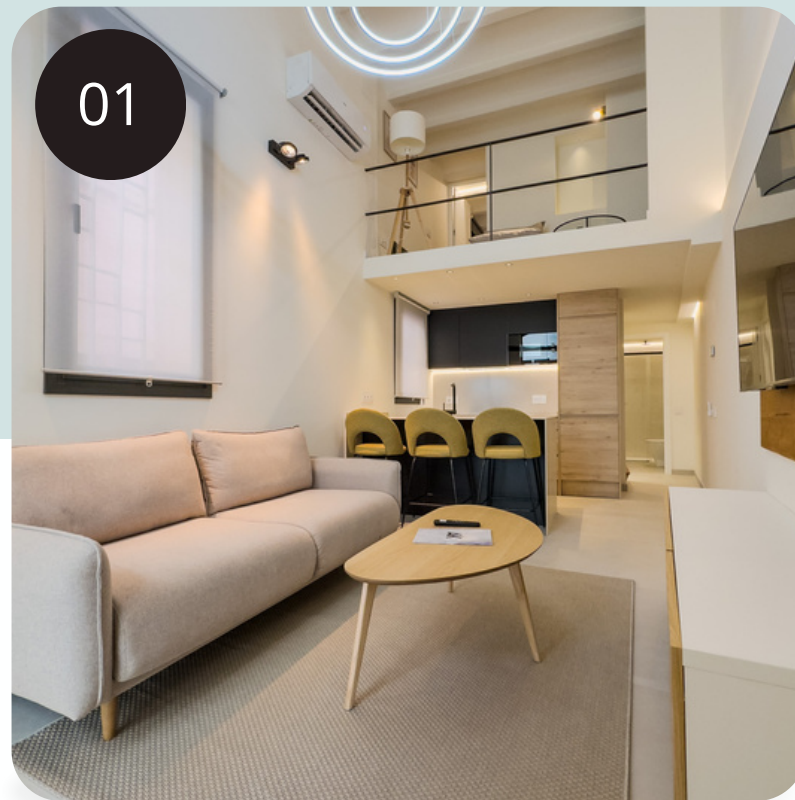




06

Sors 4bis

2 bedroom Duplex, 64 mr2

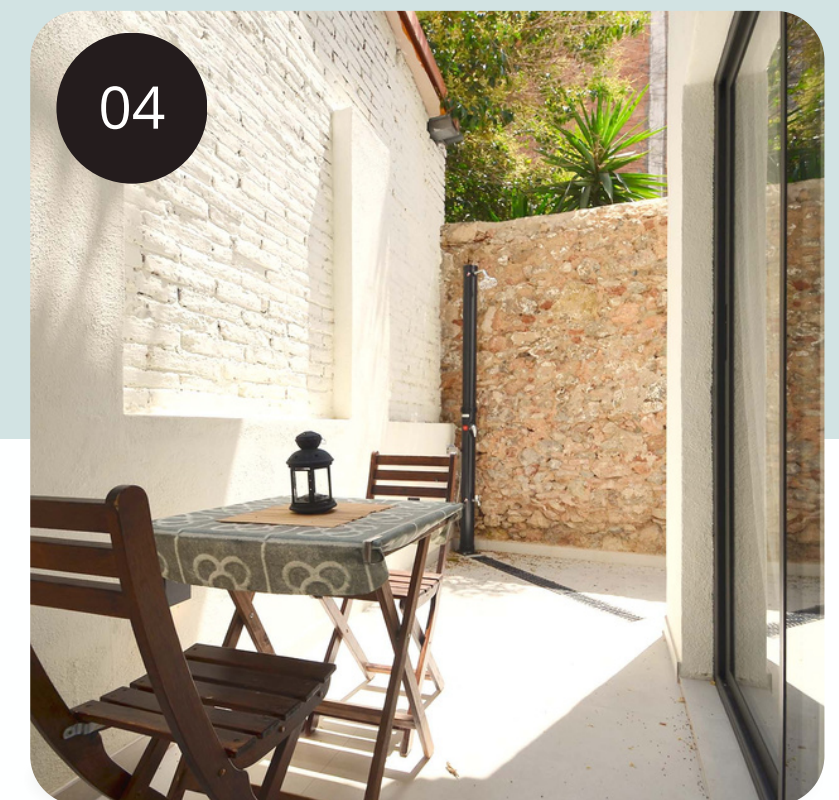
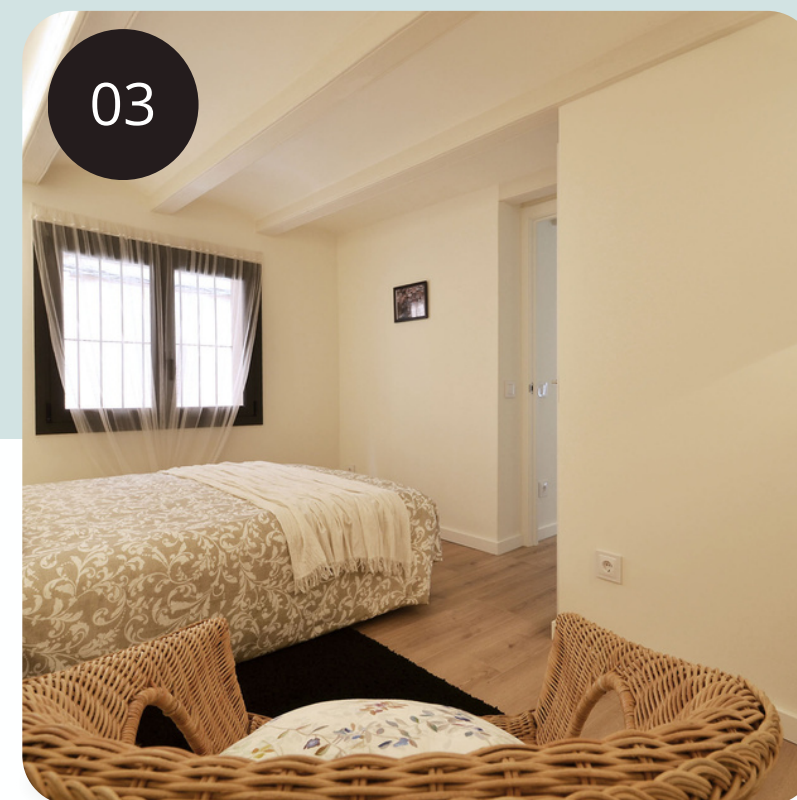
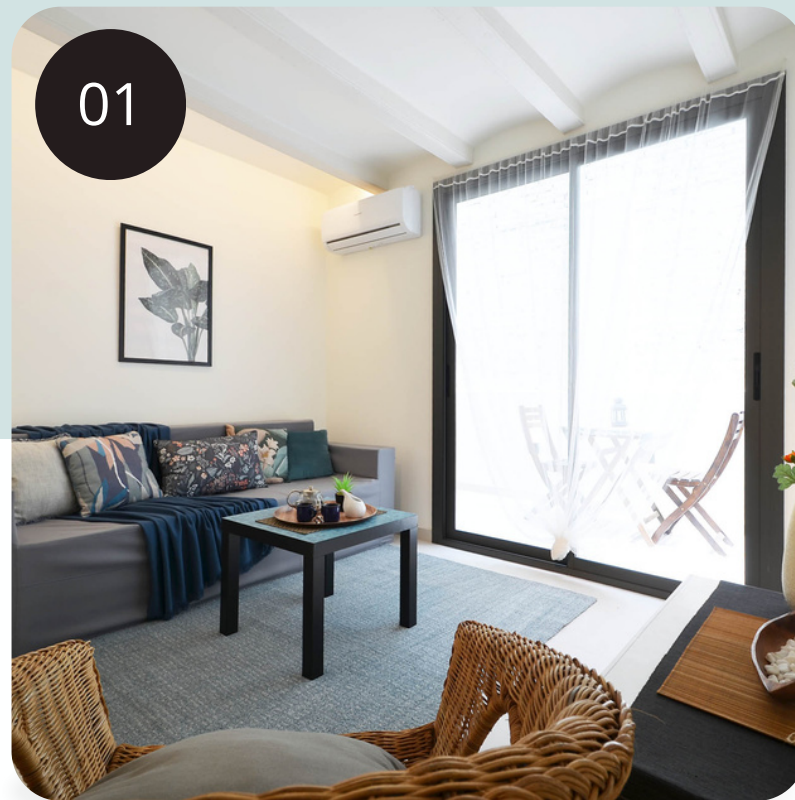




07

Marti 96

2 bedroom Duplex, 67 mr2 with private patio



08

About SOSA Group

SOSA Group is a real estate investment company operating in Spain, specializing in property development, investment sourcing, and project management for both local and international clients.

AK-BCN is a real estate and property management agency based in Barcelona, and part of the SOSA Group.

It focuses on brokerage and asset management services, with a deep understanding of the local market.

Together, SOSA Group and AK-BCN deliver intelligent, hands-on real estate solutions backed by experience, transparency, and long-term vision.



Yuval Kovesch



Asaf Kirmayer



Thank You

Contact us

-  +34 627 60 86 68, +34 646 01 74 22
-  Yuval@ak-bcn.com, Asaf@ak-bcn.com
-  www.sosagroup.es
-  Av. de Mistral, 2, Entresuelo2,
L'Eixample, 08015 Barcelona