

PA SANTS MARTIRS

sòl 938 n° plantes 778,00 sostre 778,00 habitatges 8,00

| | sòl | previs fixes | previs variables | tècnics | cons. Edif. (PEM) | CG + BI (19%) | IVA (21%) | gestió | COSTOS | VENDA | MARGE | |
|--------------------------|--------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|------------------|---------------------|---------------------|-------------------|
| 70,00% Lliure | 544,60 | 592,07 | 184,24 | 33,88 | 27,10 | 700,00 | 133,00 | 174,93 | 125,00 | 1.970,22 | 2.240,00 | 269,78 |
| | | 322.441,32 | 100.338,42 | 18.448,33 | 14.758,66 | 381.220,00 | 72.431,80 | 95.266,88 | 68.075,00 | 1.072.980,41 | 1.219.904,00 | 146.923,60 |
| | | 30,05% | 9,35% | 1,72% | 1,38% | 35,53% | 6,75% | 8,88% | 6,34% | 100,00% | | |
| 20,00% R. general | 155,60 | 128,63 | 184,24 | 33,88 | 27,10 | 625,00 | 118,75 | 156,19 | 125,00 | 1.398,79 | 1.440,00 | 41,21 |
| | | 20.015,44 | 28.668,12 | 5.270,95 | 4.216,76 | 97.250,00 | 18.477,50 | 24.302,78 | 19.450,00 | 217.651,54 | 224.064,00 | 6.412,46 |
| | | 9,20% | 13,17% | 2,42% | 1,94% | 44,68% | 8,49% | 11,17% | 8,94% | 100,00% | | |
| 10,00% Concertat | 77,80 | 242,92 | 184,24 | 33,88 | 27,10 | 625,00 | 118,75 | 156,19 | 125,00 | 1.513,07 | 1.600,00 | 86,93 |
| | | 18.899,15 | 14.334,06 | 2.635,48 | 2.108,38 | 48.625,00 | 9.238,75 | 12.151,39 | 9.725,00 | 117.717,20 | 124.480,00 | 6.762,80 |
| | | 16,05% | 12,18% | 2,24% | 1,79% | 41,31% | 7,85% | 10,32% | 8,26% | 100,00% | | |
| TOTALS | | 361.355,91 | 143.340,60 | 26.354,75 | 21.083,80 | 527.095,00 | 100.148,05 | 131.721,04 | 97.250,00 | 1.408.349,15 | 1.568.448,00 | 160.098,85 |
| | | 60.124.564,36 | 23.849.869,07 | 4.385.061,43 | 3.508.049,15 | 87.701.228,67 | 16.663.233,45 | 21.916.537,04 | 16.181.038,50 | 234.329.581,67 | 260.967.788,93 | 26.638.207,26 |
| | | | | | | | | | | | | 10,21% |

| | |
|----------------------|-----------|
| topogràfic | 1.876,00 |
| geotècnic | 2.063,60 |
| llicència enderroc | 2.345,00 |
| enderroc | 3.752,00 |
| urbanització | 70.350,00 |
| OCT | 2.814,00 |
| translat | 28.140,00 |
| escriptures | 24.000,00 |
| assegurança | 8.000,00 |
| llicència d'obres 5% | |
| tècnics 4% | 26.354,75 |
| | 21.083,80 |

| COST CONST | PEM | 19,00% | 21,00% | TOTAL |
|------------|--------|--------|--------|----------|
| Lliure | 700,00 | 133,00 | 174,93 | 1.007,93 |
| R. general | 625,00 | 118,75 | 156,19 | 899,94 |
| Concertat | 625,00 | 118,75 | 156,19 | 899,94 |

| RESUM COSTOS | | |
|-------------------|---------------------|----------------|
| sòl | 361.355,91 | 25,66% |
| previs fixes | 143.340,60 | 10,18% |
| previs variables | 26.354,75 | 1,87% |
| tècnics | 21.083,80 | 1,50% |
| cons. Edif. (PEM) | 527.095,00 | 37,43% |
| CG + BI (19%) | 100.148,05 | 7,11% |
| IVA (21%) | 131.721,04 | 9,35% |
| gestió | 97.250,00 | 6,91% |
| TOTAL | 1.408.349,15 | 100,00% |

| Preu venda hab. | m2 contruits | venda e/m2 contruit | preu venda |
|--------------------|--------------|---------------------|---------------|
| hab. lliure | 100,00 | 2.240,00 | 224.000,00 |
| hab HPO R. general | 90,00 | 1.440,00 | 129.600,00 |
| hab hpo concertat | 90,00 | 1.600,00 | 144.000,00 |
| | | | 37.270.464,00 |
| | | | 21.563.625,60 |
| | | | 23.959.584,00 |