

PPU TORRENT DANIEL

sòl 26.469 n° plantes 11.193,00 habitatges 112,00

| | sòl | previs fixes | previs variables | tècnics | cons. Edif. (PEM) | CG + BI (19%) | IVA (21%) | gestió | COSTOS | VENDA | MARGE |
|-------------------|----------|---------------------|---------------------|-------------------|-------------------|---------------------|---------------------|---------------------|-------------------|----------------------|---------------------|
| 70,00% | 7.835,10 | 592,07 | 287,03 | 40,65 | 33,88 | 700,00 | 133,00 | 174,93 | 80,00 | 2.240,00 | 198,45 |
| Lliure | | 4.638.927,66 | 2.248.880,94 | 318.496,82 | 265.414,01 | 5.484.570,00 | 1.042.068,30 | 1.370.594,04 | 626.808,00 | 17.550.624,00 | 1.554.864,24 |
| | | 29,00% | 14,06% | 1,99% | 1,66% | 34,29% | 6,51% | 8,57% | 3,92% | | |
| 20,00% | 2.238,60 | 128,63 | 287,03 | 40,65 | 33,88 | 625,00 | 118,75 | 156,19 | 80,00 | 1.440,00 | -30,12 |
| R. general | | 287.959,91 | 642.537,41 | 90.999,09 | 75.832,58 | 1.399.125,00 | 265.833,75 | 349.641,34 | 179.088,00 | 3.223.584,00 | -67.433,08 |
| | | 8,75% | 19,52% | 2,77% | 2,30% | 42,51% | 8,08% | 10,62% | 5,44% | | |
| 10,00% | 1.119,30 | 242,92 | 287,03 | 40,65 | 33,88 | 625,00 | 118,75 | 156,19 | 80,00 | 1.600,00 | 15,59 |
| Concertat | | 271.899,96 | 321.268,71 | 45.499,55 | 37.916,29 | 699.562,50 | 132.916,88 | 174.820,67 | 89.544,00 | 1.790.880,00 | 17.451,46 |
| | | 15,33% | 18,12% | 2,57% | 2,14% | 39,45% | 7,49% | 9,86% | 5,05% | | |
| TOTALS | | 5.198.787,53 | 3.212.687,05 | 454.995,45 | 379.162,88 | 7.583.257,50 | 1.440.818,93 | 1.895.056,05 | 895.440,00 | 22.565.088,00 | 1.504.882,63 |
| | | 865.005.461,26 | 534.546.147,50 | 75.704.872,94 | 63.087.394,12 | 1.261.747.882,40 | 239.732.097,66 | 315.310.795,81 | 148.988.679,84 | 3.754.514.731,97 | 250.391.400,44 |
| | | | | | | | | | | | 6,67% |

| | |
|---------------------|--------------|
| topogràfic | 6.617,25 |
| geotècnic | 6.352,56 |
| licència enderroc | 4.235,04 |
| enderroc | 47.644,20 |
| urbanització | 2.249.865,00 |
| OCT | 52.938,00 |
| translat | 397.035,00 |
| escriptures | 336.000,00 |
| assegurança | 112.000,00 |
| licència d'obres 6% | |
| tècnics 5% | |

| | 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 | 5.198.787,53 | 24,69% |
| previs fixes | 3.212.687,05 | 15,25% |
| previs variables | 454.995,45 | 2,16% |
| tècnics | 379.162,88 | 1,80% |
| cons. Edif. (PEM) | 7.583.257,50 | 36,01% |
| CG + BI (19%) | 1.440.818,93 | 6,84% |
| IVA (21%) | 1.895.056,05 | 9,00% |
| gestió | 895.440,00 | 4,25% |
| TOTAL | 21.060.205,38 | 100,00% |

| Preu venda hab. | m2 contruits | venda e/m2 contruit | preu venda |
|--------------------|--------------|---------------------|------------|
| hab. Lliure UNI | 140,00 | 2.240,00 | 313.600,00 |
| hab. Lliure PLURI | 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 |