

Market Study

Area	Name	m²	€	€/m²	Typology
Project	U. Altay Granada	96 m²	263.602 €	2.733 €/m²	1 bed
Comp. 1	1. Calle Poeta Gracián, 6	72 m²	174.333 m²	2.421 €/m²	1, 2 and 3
	Floor 1	54 m²	131.000 €	2.426 €/m²	1 bed
	Floor 2	77 m²	186.000 €	2.416 €/m²	2 bed
	Floor 3	85 m²	206.000 €	2.424 €/m²	3 bed
Comp. 2	2. Calle Maruja Mayo, 8	84 m²	299.000 €	3.560 €/m²	3 bed
Comp. 3	3. Calle Burgos, 3	70 m²	182.900 €	2.613 €/m²	2 bed
Comp. 4	4. Plaza Santa Teresa, 1	77 m²	244.500 €	3.177 €/m²	2 bed
Comp. 5	5. Calle Barcelona, 5	108 m²	327.000 €	3.028 €/m²	3 bed
Location	Second-hand offer in the area	66 m²	161.000 €	2.458 €/m²	1 and 2
	C/ Veleta 13	55 m²	149.000 €	2.709 €/m²	1 bed
	Poniente area	76 m²	173.000 €	2.276 €/m²	2 bed
Avg. Values New-Build Comps		82 €/m²	245.547 €	2.988 €/m²	
Avg. Values Second-hand Comps		66 €/m²	161.000 €	2.458 €/m²	

Location



Area considered for the comp-set

Study carried out as of 16/06/2026. Prices excluding VAT.

Important Clarifications: the information shown has been prepared by Urbanitae based on available information provided by the manager, and has not been audited or subject to professional verification by a third party. Neither Urbanitae nor its collaborators give any warranty (express or implied) nor accept any responsibility or obligation in relation to the accuracy or sufficiency of the information contained in this document. Forward-looking statements or projections refer exclusively to the date on which they were made and do not constitute any guarantee of future results. The crowdfunding projects published by Urbanitae on its Website are not subject to authorisation or supervision by the National Securities Market Commission (CNMV) or the Bank of Spain; therefore, all information provided by the manager in relation to the projects has not been reviewed by them.