Sitges: what changed between buying and selling the plot

DNPI bought the plot, prepared the architectural design and obtained the licence. Two years after purchase, it sold the land with the design and licence in place. The reported result does not include building a house.



The site and its surroundings in Sitges. Aerial photograph from the project archive.

How the difference was calculated

Sale price	€760,000
Purchase price of the land	− €509,250
Permits and licences	− €20,000
Difference before other expenses	**€230,750**

Source: DNPI Capital. The full amounts for taxes, closing, holding, financing and sale costs, and the fee actually charged, have not been disclosed. The difference does not establish the investor’s net profit or annual return.

Read the full case and view the gallery

What to check on a similar deal

These questions apply to a new deal. The Sitges case does not establish the time to approval or the sale price for another plot.

01 Before buying

What can be built? Check the planning rules against the plot plan, the topographical survey and the ground investigation. Decide which restrictions would make you walk away.

02 While the application is under review

What stage has the application reached, and what still needs approval? Check the documents filed, requests for clarification and the cash reserve for delays.

03 Before selling

What will the buyer actually acquire? Check the scope, conditions and validity of the licence, the documents that will transfer and the prices of comparable plots with a licence.

What to bring to a first conversation

For another plot, bring the address or cadastral reference, any available information about the licence and the date by which you need to decide.

Discuss a similar project