



 ARTEMIS

Real Estate Investment

Liberating your savings

The step-by-step process to manage a property in Spain

Key considerations when managing RE properties in Spain

- For short term rentals (less than 30 days) it is necessary to have a touristic rental license. It is illegal to rent for short term periods without a license, the fines are very heavy and the local authorities are actively scanning the rental platforms (AirBnB, Booking etc.) to identify such activity.
- In the centre of Madrid and Barcelona it is impossible to obtain a new license, as the municipalities are keen to avoid saturating these areas with tourists. As a consequence a property with an existing license is sold at a significant premium to a property without one.
- When renting a property on a long-term contract (more than 11 months) the tenant automatically enjoys the rights of rent caps and tacit renewal. Owners can seek advice from Artemis before entering a long-term contract to avoid any surprises.



Key considerations when managing RE properties in Spain

- A touristic rental license is “attached” to a property and can not be transferred between properties. It is however transferred when a buyer buys a property that has an existing license.
- A touristic license allows short term rentals, which are more lucrative than long-term rentals. As a rule of thumb, a property with a license can yield approx. 3x than a property on a long-term rental.
- It is still possible to advertise a property without a touristic license on the platforms (AirBnB, Booking etc.) but only for rental periods of more than 30 days. As a rule of thumb, when this mid-term rental is optimized by experts like Artemis, it can yield 2x than a property on a long-term rental.



Artemis will lift returns by active management

Step 1 - Show us your property

- Reach out to Artemis at info@artemis-assets.com
- Share the details of the property with us and tell us what is your objective

Step 2 - We list it

- Artemis will advise you on small touches that will make the property more attractive
- Artemis will take professional photos of your property and will list it on different platforms
- Artemis will optimize the rental income for you

Step 3 - We manage it

- Artemis will scrutinize tenants and will attend viewings
- Artemis will look after the cleaning, the white goods, and any necessary repairs
- You will receive rental income at the beginning of each month

You get the best deal

- Artemis fees are the lowest in the industry for short- and mid-term rentals at only 10% (compared to 20-50% by other property managers) and 5% for long-term rentals
- We are more competitive through our efficient use of technology and experienced staff

Real examples of properties managed by Artemis

3-bedroom flat with license in Sants, Barcelona

Short term rental income*(ex.Airbnb) €40,000

Expenses (cleaning,repairs etc.) -€2,500

Studio without license in Raval, Barcelona

Long-term rental income** €12,000

Listing expenses @10€/m2 -€300

Artemis fees @10%+VAT -€4,840

Income for owner €32,660

Other property managers charge fees @20%+VAT. In this example the owner with Artemis earns €4,537 more!

Artemis fees @5%+VAT -€726

Income for owner €10,974

*average stay of 4-10 days

**a contract of 1 to 11 months



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**Reach out to kickstart
your project:**

✉ info@artemis-assets.com

🌐 www.artemis-assets.com

