

INVESTMENT OPPORTUNITY

| MÁLAGA BEACHFRONT TOWERS

A Premier Beachfront Investment Opportunity in Coastal Málaga

ESTIMATED COMPLETION	3 YEARS
INVESTMENT VOLUME	€330 MILLION
EXPECTED ROI	30%



**THIS PROJECT PRESENTS A HIGH-YIELD OPPORTUNITY
IN A BOOMING REAL ESTATE MARKET**

| INVEST IN THE CAPITAL OF THE COSTA DEL SOL



EXCEEDING **130 MILLION EUROS**
IN FOREIGN INVESTMENT



MARKING A **37% INCREASE**
FROM THE PREVIOUS YEAR



40% OF FOREIGN COMPANIES REPORTED
GROWTH IN THEIR INVESTMENTS



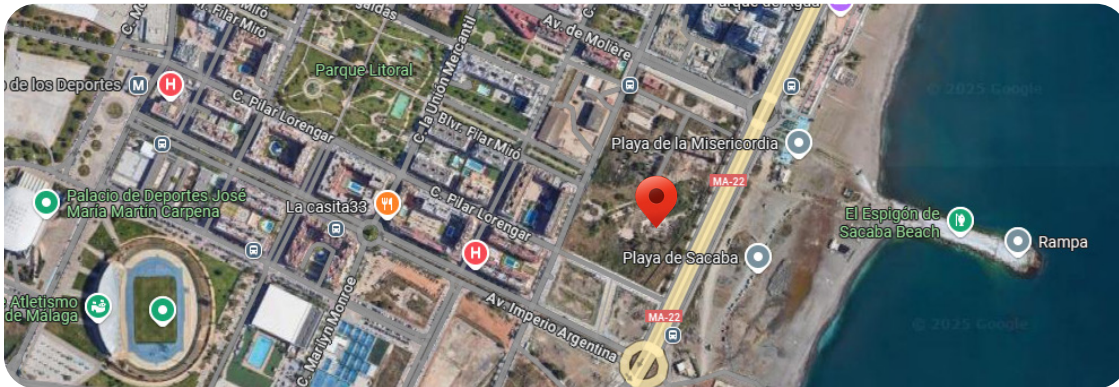
OF WHICH **33% EXPERIENCING**
INCREASED REVENUE



LOCATION

MÁLAGA - SPAIN'S SILICON VALLEY

A thriving hub of innovation & tourism
Ranked among Europe's Top 10 cities for lifestyle and investment



● **POPULATION:** Over 1 million resident in the metropolitan area

● **CONNECTIVITY:** 10 min from Málaga International Airport & Port

15 min from Málaga Tech Park & Historic Center

FEATURES

| PROJECT DETAILS

TYPE OF PROJECT	Residential & Commercial
NUMBER OF UNITS	373 (1 - 4 bedroom)
TOTAL AREA	60.000 m² Built
FACILITIES	Gym, Spa, Office, Garage

Designed to cater to year-round residents and seasonal vacationers, offering luxury, sustainability, and an unparalleled beachfront lifestyle.

- **LUXURY AMENITIES** - Premium facilities for comfort & exclusivity
- **SUSTAINABLE DESIGN** - Energy-efficient construction
- **PANORAMIC SEAVIEWS** - Unobstructed, breathtaking oceanfront views
- **PRIME LOCATION** - Direct access to excellent infrastructure & transport



RENDER

| GALLERY

Málaga Beachfront Towers was created to introduce a groundbreaking residential concept in Málaga, right on the beachfront. Its vertical layout is spread across several floors that open to the outdoors, offering spectacular panoramic views.









INVESTMENT

ECONOMIC STUDY

ESTIMATED COMPLETION
3 YEARS

INVESTMENT VOLUME
€330 MILLION

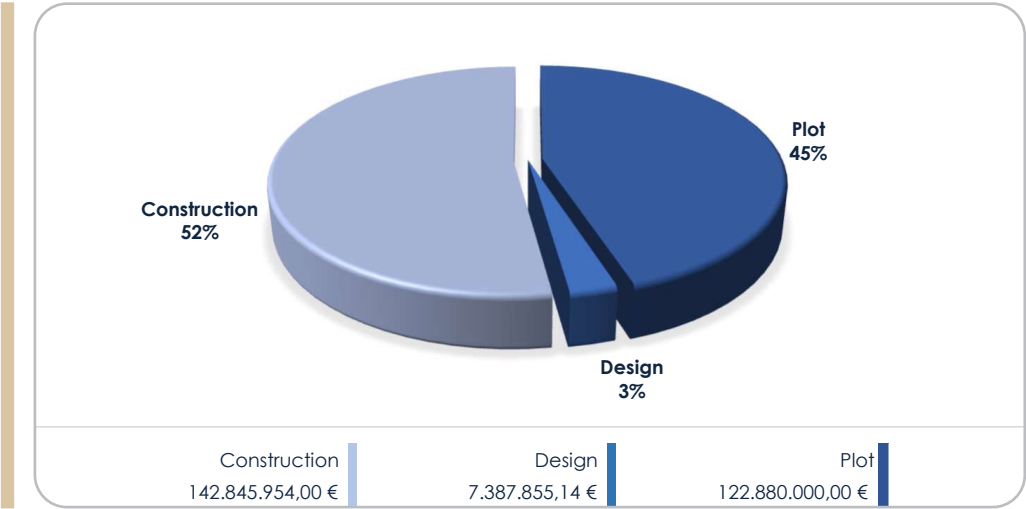
EXPECTED ROI
30%

TYPE OF PROJECT
RESIDENTIAL & COMMERCIAL

NUMBER OF UNITS
373 (1 - 4 BEDROOM)

TOTAL AREA
60.000 M² BUILT

MAIN EXPENSES



PROJECT OVERVIEW

Plot size	18908 m²
Buildable above ground	40523 m²
Number of property units	365
Typology	Apartments
Land value / home impact	336.657,53 €
Land value / m2 buildable impact	3.032,35 €

Average property dimensions

Average area above ground	111 m²
Average area under ground	125 m²
Average area terraces	28 m²
Average area covered terraces	34 m²
Average total size per unit	268 m²

AVERAGE SALES PRICE	1.588.104,33 €
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Main Expenses

Plot	122.880.000,00 €
Design Project	7.387.855,14 €
Construction	142.845.954,00 €

Management & Administrative Costs

Project Management	5.796.580,80 €
Construction Management	8.694.871,20 €
State/Municipal Taxes (Building License Fees)	7.221.366,11 €
Marketing/Publicizing	2.318.632,32 €
Sales Commissions	23.186.323,20 €
Processing Costs	5.898.534,23 €
Insurance & Guarantees	1.048.542,95 €
Unforeseen Expenses	7.142.297,70
Legal advice on closing the transaction	2.000,00 €
Due Diligence	2.000,00 €

FINANCIAL SUMMARY

Total Investment Volume	334.424.957,65 €
Total Sales Volume	579.658.080,00 €
Gross Profit (Before TAX & HURDL)	245.233.122,35 €
Estimated HURDL	82.314.892,38 €
Profit After HURDL	162.918.229,97 €

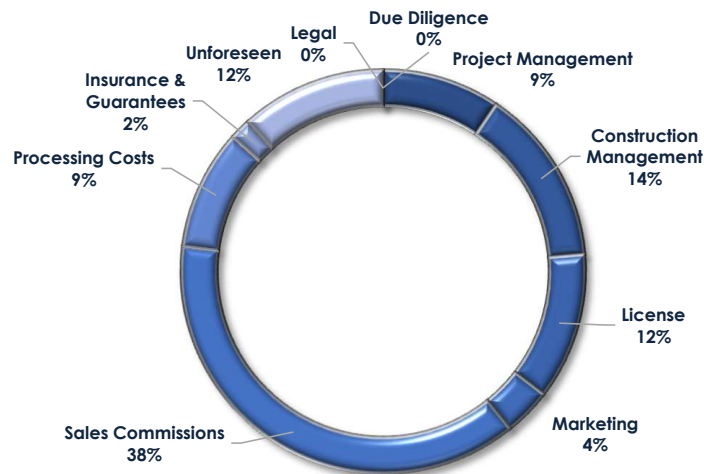
INVESTMENT RETURN

Net Profit (After TAX & HURDL)	122.188.672,48 €
Return on Investment (ROI)	37%
Project Duration	3

PLOT - DESIGN - LICENSE

SECONDARY EXPENSES

MANAGEMENT & ADMIN COSTS



P. Management
5.796.580,80 €

C. Management
8.694.871,20 €

License
7.221.366,11 €

Marketing
2.318.632,32 €

Commissions
23.186.323,20 €

Processing Costs
5.898.534,23 €

Insurance
1.048.542,95 €

Unforeseen
7.142.297,70

Legal & DD
4.000,00 €

EXPENSES

PLOT	122.880.000,00 €
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Plot	120.000.000,00 €
Notary	144.000,00 €
Registry	96.000,00 €
Admin	
Transfer tax	1.440.000,00 €
Closing	1.200.000,00 €

DESIGN PROJECT	7.387.855,14 €
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ARCHITECT	5.142.454,34 €
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Plan parcial (segregation of plot)	
Estudio de detalle (preliminary design)	
Urbanisation project	
Site management	
Proyecto Basico (basic project)	1.285.613,59 €
Proyecto Ejecucion (execution project)	1.928.420,38 €
Site management	1.928.420,38 €

TECHNICAL ARCHITECT	2.121.262,42 €
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Site management	1.928.420,38 €
Security, health and coordination study	192.842,04 €

TELECOMMUNICATIONS ENGINEER	
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Telecommunications project	- €
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TECHNICAL	124.138,38 €
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Topographical plan	4.000,00 €
Geotechnical study	10.000,00 €
Valuation	105.138,38 €
Quality control	5.000,00 €

STATE/MUNICIPAL TAXES (building license fees)	7.221.366,11 €
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ICIO (tax on works, constructions and installations)	5.713.838,16 €
Building license	1.027.062,41 €
First occupancy license (LPO)	439.965,54 €
Municipal capital gains tax sale (plusvalia) IBI	40.500,00 €

CONSTRUCTION

PLANNING



CONSTRUCTION 142.845.954,00 €

INFRASTRUCTURE 150.000,00 €

Electricity	50.000,00 €
Water	50.000,00 €
Urban development	50.000,00 €

BUILDING 136.395.954,00 €

euro/m² above ground level	2.200,00 €
m² above ground level	40523 m²
	89.150.600,00 €

euro/m² terraces	286,00 €
m² terraces	10155 m²
	2.904.330,00 €

euro/m² covered terraces	418,00 €
m² covered terraces	12589 m²
	5.262.202,00 €

euro/m² finished basement	418,00 €
m² finished basement	4179 m²
	1.746.822,00 €

euro/m² basement parking	900,00 €
m² basement parking	41480 m²
	37.332.000,00 €

Kitchen per unit price	15.000,00 €
Nº of units	365
	5.475.000,00 €

Elevator per unit price	35.000,00 €
Nº of units	15
	525.000,00 €

EXTERIOR 300.000,00 €

euro/m² water plain	150.000,00 €
m² pool	1 m²
	150.000,00 €

euro/m² garden	150.000,00 €
m² garden	1 m²
	150.000,00 €

I INSURANCE - PROCESSING - SALE

INSURANCE & GUARANTEES	1.048.542,95 €
TEN-YEAR INSURANCE (seguro decenal)	834.274,02 €
Decenal	455.058,55 €
Control Office - OCT	379.215,46 €
CIVIL LIABILITY INSURANCE (seguro responsabilidad civil)	214.268,93 €
PROCESSING COSTS	5.898.534,23 €
NOTARY	455.687,99 €
New build	157.130,55 €
Horizontal division (division horizontal)	262.845,95 €
Completion of work	35.711,49 €
REGISTRY	574.543,34 €
New build	65.709,14 €
Horizontal property (propiedad horizontal)	105.138,38 €
Horizontal division (division horizontal)	367.984,34 €
Completion of work	35.711,49 €
TRANSFER TAX	4.868.302,90 €
New build	1.714.151,45 €
Horizontal division (division horizontal)	3.154.151,45 €

REVENUE

SALES VOLUME	579.658.080,00 €
euro/m² above ground level	8.960,00 €
m² above ground level	56098 m²
	502.638.080,00 €
euro/m² finished basement	2.000,00 €
m² finished basement	0 m²
	- €
euro/m² basement storage units	2.000,00 €
m² basement storage units	4179 m²
	8.358.000,00 €
euro/m² basement parking	2.000,00 €
m² basement parking	26841 m²
	53.682.000,00 €
euro/m² commercial	2.800,00 €
m² commercial	5350 m²
	14.980.000,00 €

COMPARABLE SALES & MARKET INSIGHT

- **SIERRA BLANCA TOWER** - Luxury residences selling at €10,000 - €12,000/m²
- **VISION TOWER** - Similar beachfront development with high resale value projections
- **OCTAVIA TOWER** - A comparable project with prices averaging €10,500/m²
- **Málaga's property market has outperformed national averages, making it one of the most secure investment destinations in Spain.**

PROJECT TIMELINE

ESTIMATED COMPLETION IN 3 YEARS

1	MAIN MILESTONES		01.05.2025		12.05.2028				
1.1	Land Acquisition & Legal Setup	Investor & Project Manager	01.05.2025	120	Thu 28.08.25				
1.2	Design & Planning Approval	Project Manager & Architect	01.07.2025	180	Sat 27.12.25				
1.3	Construction Phase 1 (foundation & structure)	Contractor & Construction Management	01.03.2026	365	Sun 28.02.27				
1.4	Construction Phase 2 (finishing & interiors)	Contractor & Construction Management	01.03.2027	270	Thu 25.11.27				
1.5	Marketing & Sales	Project Manager & Real Estate Agent	01.09.2026	620	Fri 12.05.28				
1.6	Final Inspection & Handover	Investor, Project Manager & Contractor	01.12.2027	60	Sat 29.01.28				

FINAL OVERVIEW & NEXT STEPS

To recap, this investment opportunity involves:

- TOTAL INVESTMENT €330 MILLION
- EXPECTED RETURNS €120 MILLION NET PROFIT
- EXPECTED ROI 37% OVER 3 YEARS

Given the strong market potential, high demand and limited availability, now is the ideal moment to secure your position in this high-yield beachfront opportunity



| **SCHEDULE A MEETING & EXPLORE INVESTMENT OPTIONS**

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