

INVESTMENT OPPORTUNITY

| COLINA 17 ELVIRIA SEA VIEW ESTATES

Exclusive hillside enclave of Andalusian-style estates with sea views

ESTIMATED COMPLETION	3 YEARS
INVESTMENT VOLUME	€34 MILLION
EXPECTED ROI	41%



A RARE CHANCE TO ACQUIRE A PRIME HILLSIDE - SEA VIEW PLOT,
PERFECT FOR AN EXCLUSIVE LUXURY ESTATE DEVELOPMENT

| INVEST IN THE HIGHLY SOUGHT AFTER MARBELLA EAST



EXPERIENCING A **SIGNIFICANT INCREASE** IN PROPERTY VALUES



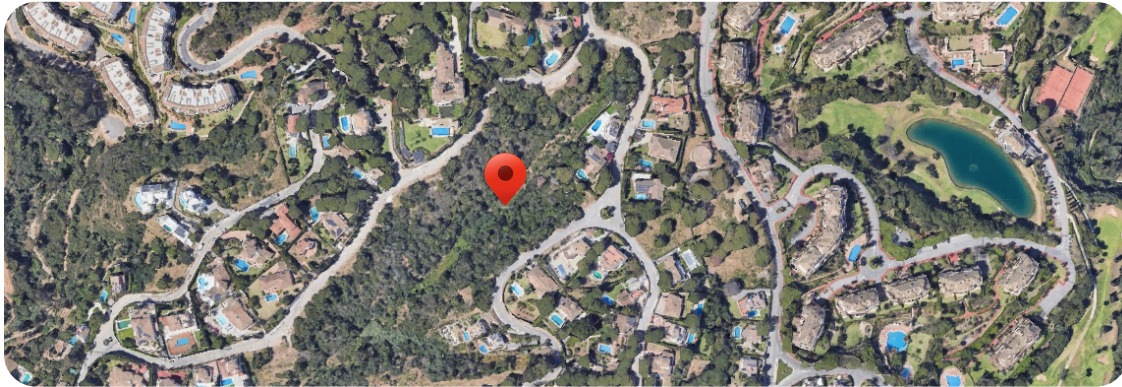
A **79% INCREASE** FROM THE PREVIOUS YEAR



IN 2024 A **20% GROWTH IN FOREIGN INVESTMENT** WAS REPORTED



OF WHICH **FEWER THAN 10%** REQUIRED MORTGAGES



LOCATION

| ELVIRIA - MARBELLAS GREEN OASIS

The hidden gem of tranquil luxury

A hillside retreat overlooking Marbella's vibrant & luxurious coastal lifestyle

- **ECONOMIC GROWTH:** Increase in property values but few new builds
- **POPULATION:** Over 165,000 resident (Municipality of Marbella)
- **CONNECTIVITY:** 15 min from Marbella
30 min from Málaga International Airport

FEATURES

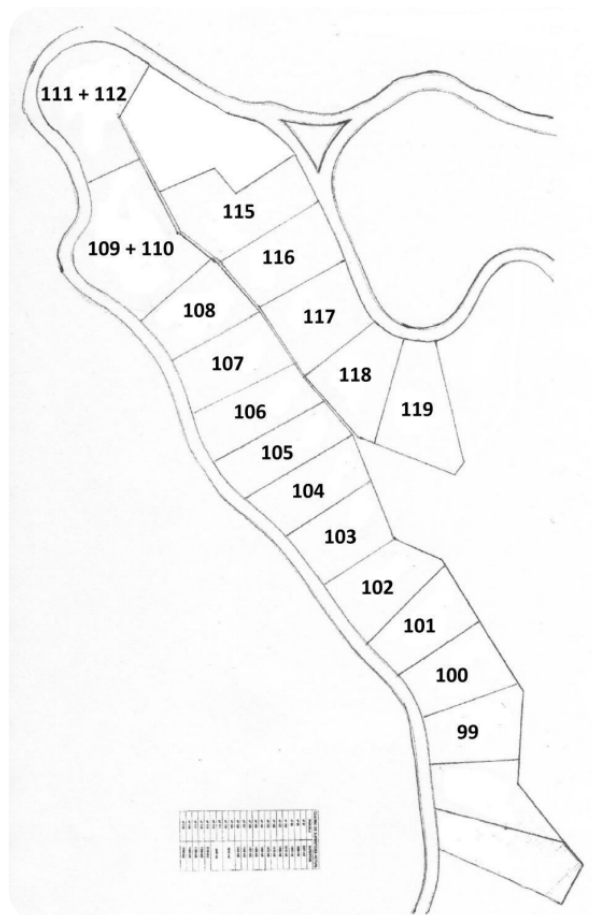
| PROJECT DETAILS

TYPE OF PROJECT	Residential
NUMBER OF UNITS	17 (400-700 m² Estates)
TOTAL AREA	9.287 m² Built

An exclusive community designed to seamlessly blend Andalusian charm with modern elegance, set in lush hills with breathtaking views of Africa and Gibraltar

- **HILLSIDE COMMUNITY** - Exclusivity, luxury & tranquility
- **ANDALUSIAN DESIGN** - Traditional architecture with modern finishes
- **PRIME LOCATION** - Golf, Tennis, Beach, Leisure
- **SEAVIEWS** - Hillside views of Africa and Gibraltar





VILLA N°	PLOT N°	PLOT SIZE	ABOVE GROUND	BASEMENT	TERRACES	BUILT
1	N° 99	1.302	260,4	130,2	50	440,6
2	N° 100	2.012	402,4	201,2	50	653,6
3	N° 101	1.456	291,2	145,6	50	486,8
4	N° 102	1.416	283,2	141,6	50	474,8
5	N° 103	1.472	294,4	147,2	50	491,6
6	N° 104	1.496	299,2	149,6	50	498,8
7	N° 105	1.499	299,8	149,9	50	499,7
8	N° 106	1.527	305,4	152,7	50	508,1
9	N° 107	1.338	267,6	133,8	50	451,4
10	N° 108	1.444	288,8	144,4	50	483,2
11	N° 109 + 110	2.840	568	284	50	902
12	N° 111 + 112	2.403	480,6	240,3	50	770,9
13	N° 115	2.136	427,2	213,6	50	690,8
14	N° 116	1.309	261,8	130,9	50	442,7
15	N° 117	1.193	238,6	119,3	50	407,9
16	N° 118	1.485	297	148,5	50	495,5
17	N° 119	1.795	359	179,5	50	588,5
TOTAL		28123	5625	2812	850	9287



RENDER

| GALLERY

Colina 17 was designed to offer an exclusive hillside retreat, seamlessly blending tranquility with proximity to the vibrant coastline. Nestled among ancient oak trees, this unique enclave combines traditional Andalusian-style architecture with breathtaking views of the sea, Gibraltar, and the distant shores of Africa.





INVESTMENT

ECONOMIC STUDY

ESTIMATED COMPLETION
3 YEARS

INVESTMENT VOLUME
€34 MILLION

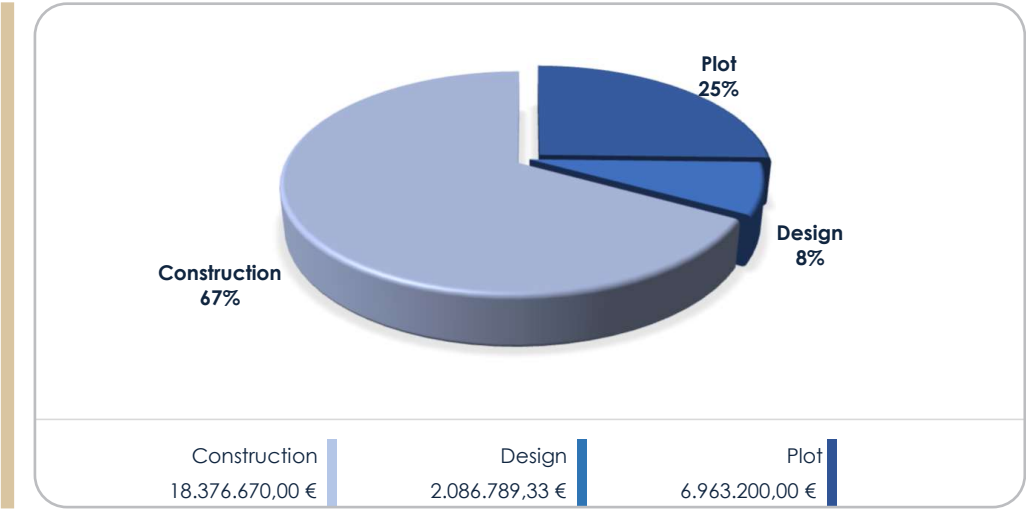
EXPECTED ROI
41%

TYPE OF PROJECT
RESIDENTIAL

NUMBER OF UNITS
17 (400-700 m² Estates)

TOTAL AREA
9.287 M² BUILT

MAIN EXPENSES



PROJECT OVERVIEW

Plot size	28123 m²
Buildable above ground	5625 m²
Number of property units	17
Typology	Villas
Land value / home impact	409.600,00 €
Land value / m2 buildable impact	1.237,99 €

Average property dimensions

Average area above ground	331 m²
Average area under ground	165 m²
Average area terraces	50 m²
Average area covered terraces	0 m²
Average total size per unit	516 m²

AVERAGE SALES PRICE	3.550.873,53 €
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Main Expenses

Plot	6.963.200,00 €
Design Project	2.086.789,33 €
Construction	18.376.670,00 €

Management & Administrative Costs

Project Management	603.648,50 €
Construction Management	905.472,75 €
State/Municipal Taxes (Building License Fees)	923.795,20 €
Marketing/Publicizing	241.459,40 €
Sales Commissions	2.414.594,00 €
Processing Costs	630.990,70 €
Insurance & Guarantees	135.819,22 €
Unforeseen Expenses	918.833,50 €
Legal advice on closing the transaction	3.000,00 €
Due Diligence	1.000,00 €

FINANCIAL SUMMARY

Total Investment Volume	34.205.272,59 €
Total Sales Volume	60.364.850,00 €
Gross Profit (Before TAX & HURDL)	26.159.577,41 €
Estimated HURDL	7.410.325,07 €
Profit After HURDL	18.749.252,34 €

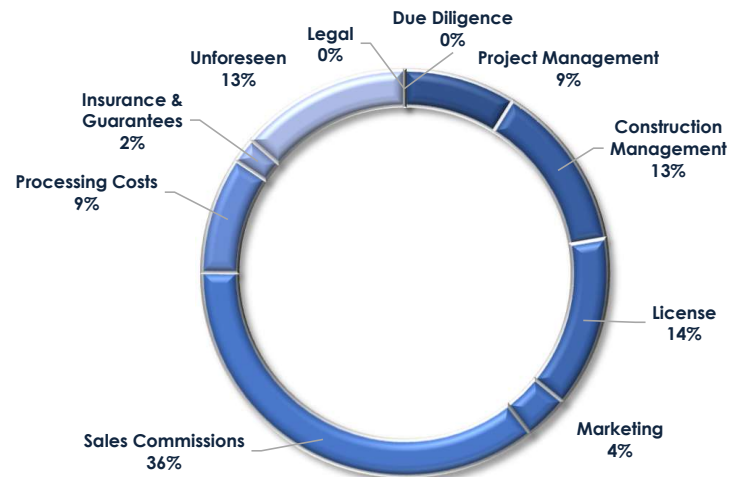
INVESTMENT RETURN

Net Profit (After TAX & HURDL)	14.061.939,26 €
Return on Investment (ROI)	41%
Project Duration	3

PLOT - DESIGN - LICENSE

SECONDARY EXPENSES

MANAGEMENT & ADMIN COSTS



P. Management
603.648,50 €

C. Management
905.472,75 €

License
923.795,20 €

Marketing
241.459,40 €

Commissions
2.414.594,00 €

Processing Costs
630.990,70 €

Insurance
135.819,22 €

Unforeseen
918.833,50

Legal & DD
4.000,00 €

EXPENSES

PLOT	6.963.200,00 €
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Plot	6.800.000,00 €
Notary	8.160,00 €
Registry	5.440,00 €
Admin	
Transfer tax	81.600,00 €
Closing	68.000,00 €

DESIGN PROJECT	2.086.789,33 €
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ARCHITECT	1.488.510,27 €
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Plan parcial (segregation of plot)	
Estudio de detalle (preliminary design)	
Urbanisation project	
Site management	
Proyecto Basico (basic project)	595.404,11 €
Proyecto Ejecucion (execution project)	446.553,08 €
Site management	446.553,08 €

TECHNICAL ARCHITECT	491.208,39 €
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Site management	446.553,08 €
Security, health and coordination study	44.655,31 €

TELECOMMUNICATIONS ENGINEER

Telecommunications project	- €
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TECHNICAL	107.070,67 €
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Topographical plan	11.000,00 €
Geotechnical study	85.000,00 €
Valuation	10.070,67 €
Quality control	1.000,00 €

STATE/MUNICIPAL TAXES (building license fees)	923.795,20 €
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ICIO (tax on works, constructions and installations)	735.066,80 €
Building license	132.128,26 €
First occupancy license (LPO)	56.600,14 €
Municipal capital gains tax sale (plusvalia) IBI	- €

CONSTRUCTION

PLANNING



CONSTRUCTION 18.376.670,00 €

INFRASTRUCTURE	45.000,00 €
Electricity	15.000,00 €
Water	15.000,00 €
Urban development	15.000,00 €

BUILDING	16.835.670,00 €
euro/m² above ground level	2.500,00 €
m² above ground level	5625 m²
	14.061.500,00 €

euro/m² terraces	286,00 €
m² terraces	850 m²
	243.100,00 €

euro/m² covered terraces	418,00 €
m² covered terraces	0 m²
	- €

euro/m² finished basement	900,00 €
m² finished basement	2812,3 m²
	2.531.070,00 €

euro/m² basement parking	900,00 €
m² basement parking	0 m²
	- €

Kitchen per unit price	25.000,00 €
Nº of units	17
	425.000,00 €

Elevator per unit price	25.000,00 €
Nº of units	17
	425.000,00 €

EXTERIOR	646.000,00 €
euro/m² water plain	650,00 €
m² pool	680 m²
	442.000,00 €

euro/m² garden	120,00 €
m² garden	1700 m²
	204.000,00 €

I INSURANCE - PROCESSING - SALE

INSURANCE & GUARANTEES	135.819,22 €
TEN-YEAR INSURANCE (seguro decenal)	108.254,21 €
Decenal	59.047,75 €
Control Office - OCT	49.206,46 €
CIVIL LIABILITY INSURANCE (seguro responsabilidad civil)	27.565,01 €
PROCESSING COSTS	630.990,70 €
NOTARY	49.985,17 €
New build	20.214,34 €
Horizontal division (division horizontal)	25.176,67 €
Completion of work	4.594,17 €
REGISTRY	58.365,44 €
New build	8.453,27 €
Horizontal property (propiedad horizontal)	10.070,67 €
Horizontal division (division horizontal)	35.247,34 €
Completion of work	4.594,17 €
TRANSFER TAX	522.640,08 €
New build	220.520,04 €
Horizontal division (division horizontal)	302.120,04 €

REVENUE

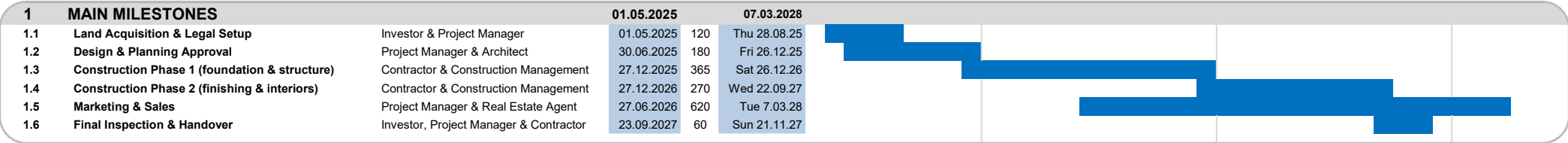
SALES VOLUME	60.364.850,00 €
euro/m² above ground level	6.500,00 €
m² above ground level	9287 m²
	60.364.850,00 €
euro/m² finished basement	- €
m² finished basement	0 m²
	- €
euro/m² basement storage units	- €
m² basement storage units	0 m²
	- €
euro/m² basement parking	- €
m² basement parking	0 m²
	- €
euro/m² commercial	- €
m² commercial	0 m²
	- €

COMPARABLE SALES & MARKET INSIGHT

- EUR/M² SALES PRICES on average between €4,800 - €7,000/m²
- HIGH DEMAND / LOW SUPPLY a 18% reduction in property supply in Q2 of 2024
- Elviria's property market has seen exponential growth, with property values surging by nearly 80% over the past year. As demand continues to rise, the current supply falls short, creating a prime investment opportunity

PROJECT TIMELINE

ESTIMATED COMPLETION IN 3 YEARS



FINAL OVERVIEW & NEXT STEPS

To recap, this investment opportunity involves:

- TOTAL INVESTMENT €34 MILLION
- EXPECTED RETURNS €14 MILLION NET PROFIT
- EXPECTED ROI 41% 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 investment opportunity



| SCHEDULE A MEETING & EXPLORE INVESTMENT OPTIONS

Email: info@aston-estates.com

Office: +34 951 744 761

Mobile: +34 649 854 034