

CO-INVESTMENT

INVESTMENT OPPORTUNITY

ENTRELAGOS - FRONTLINE GOLF VILLA

Prime co-investment opportunity in La Cala's sought-after golf resort



SECURE YOUR SHARE IN A MODERN FRONTLINE GOLF VILLA WITH CO-INVESTORS AND BENEFIT FROM YEARLY INTEREST.

ESTIMATED COMPLETION	18 MONTHS
MIN. TICKET SIZE	€100.000.00
CAPITAL TO BE RAISED	€600.000.00
FIXED ANNUAL RETURN	7%
BACKED BY FULLY PERMITTED PROJECT & OWNED PLOT	

CO-INVEST IN LA CALA GOLF RESORT - SPAIN'S TOP GOLF DESTINATION WITH RISING PROPERTY VALUES AND HIGH DEMAND



EXCEEDING **100 MILLION EUROS** IN FOREIGN INVESTMENT



INTERNATIONAL BUYERS HOLD **33.7%** MARKET SHARE



TOP **FOREIGN BUYERS**: BRITS (16%) SWEDES, BELGIANS, FRENCH AND GERMAN



300 HOMES SOLD OVER THE PAST 6 YEARS & TREND RISING



LOCATION

LA CALA GOLF, MIJAS RESORT-STYLE LIVING

Three 18-hole world class golf courses, 4 star hotel, fitness & spa

- **ECONOMIC GROWTH:** Strong expansion with luxury developments
- **POPULATION:** Diverse international community
- **CONNECTIVITY:** 30 min from Marbella
30 min from Málaga International Airport

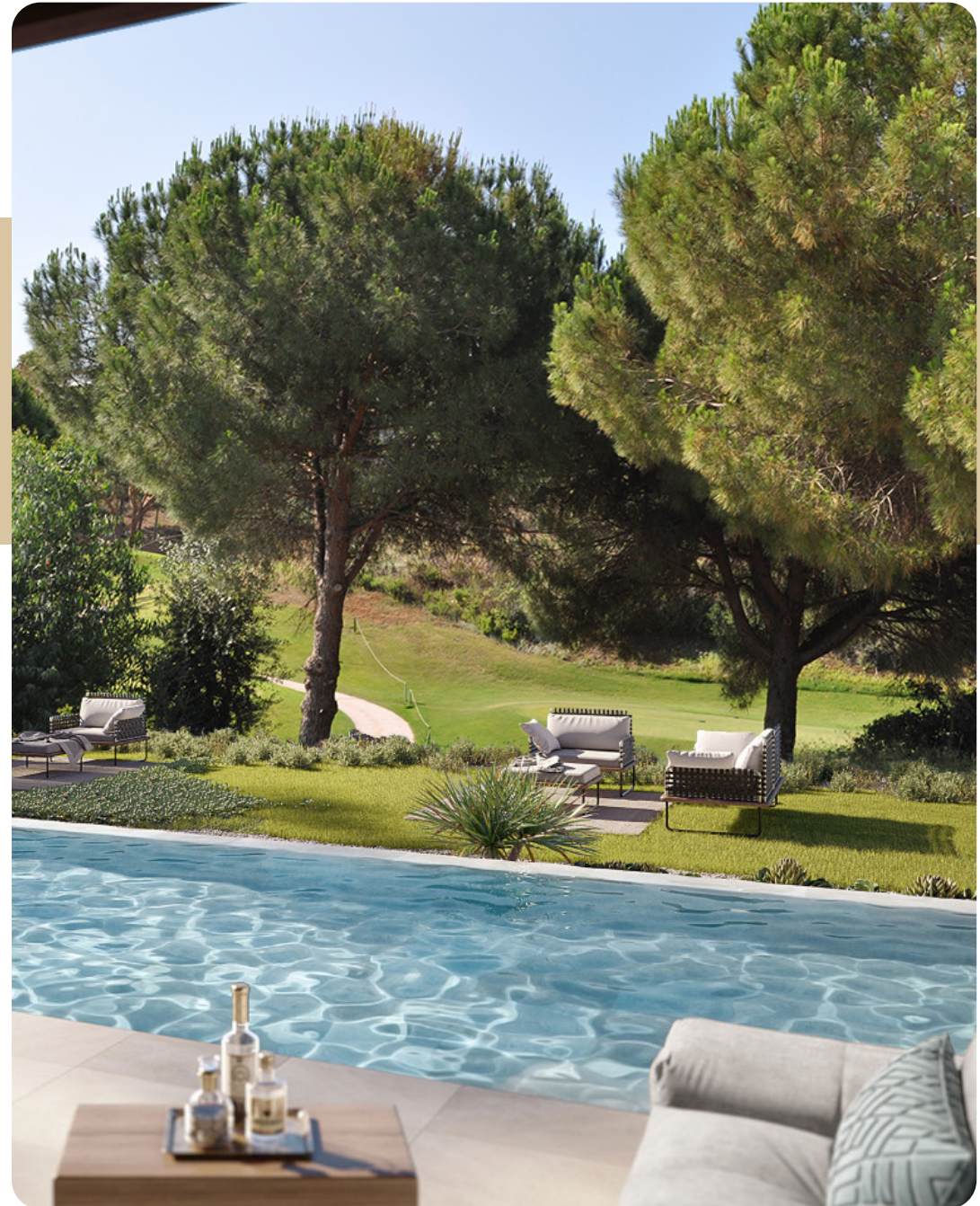
FEATURES

| PROJECT DETAILS

TYPE OF PROJECT	Co-investment
INVESTMENT TYPE	Frontline Golf Villa
AREA COVERED	300 m ² Built
USE OF FUNDS	Development
INVESTMENT STRUCTURE	SPV Structure

Designed for those seeking exclusivity, modern design, and resort style living in one of the top golf resorts in Europe. Now made accessible to investors seeking a lucrative co-investment opportunity in Marbella, Spain.

- **GOLF RESORT COMMUNITY** – luxury resort style living experience
- **CONTEMPORARY DESIGN** – Stylish architecture with premium finishes
- **GOLF COURSE VIEWS** – South oriented, elevated frontline golf plot
- **PRIME LOCATION** – Close to the beach, world-class golf & luxury amenities



RENDER

| GALLERY

Entrelagos - frontline golf villa, was created to combine modern luxury with resort-style living. Your home away from home, where all your needs are met within one resort - the place to be for golf enthusiasts. Entrelagos is located near the end of a cul-de-sac street which lies inbetween two golf courses. Along with its elevated plot the villas offer perfect privacy.

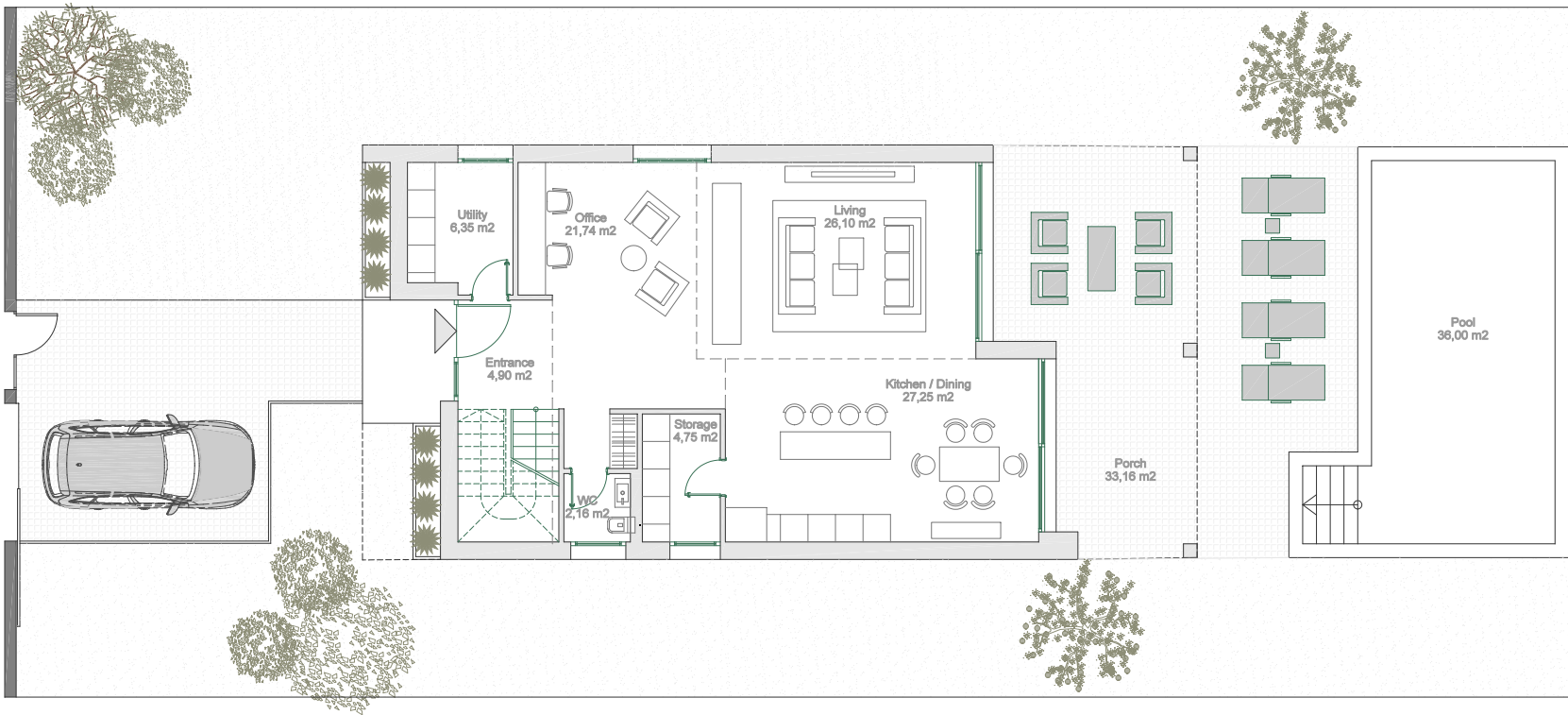






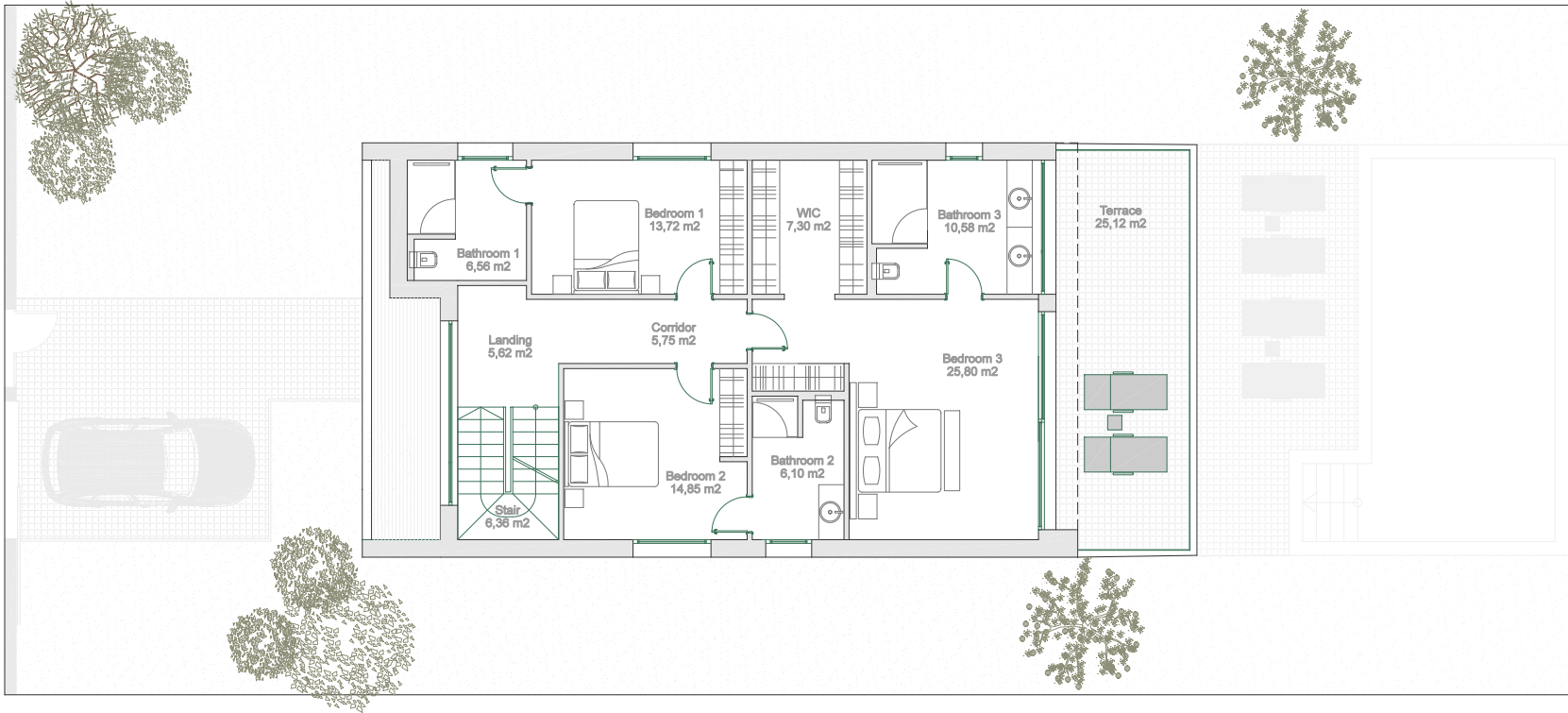
LAYOUT

GROUND FLOOR PLAN



LAYOUT

FIRST FLOOR PLAN



| INVESTOR TERMS

CAPITAL TERMS

ESTIMATED COMPLETION
18 MONTHS

MIN. TICKET SIZE
€100.000.00

FIXED ANNUAL RETURN
7% (paid at project exit)

EXIT TERMS
CAPITAL + INTEREST REPAYED ON SALE

DEVELOPMENT

TYPE OF PROJECT
RESIDENTIAL

TOTAL AREA
300 M² BUILT

CAPITAL TO BE RAISED
€600.000.00

LOW RISK
PLOT OWNED & PROJECT LICENSED

INVESTMENT STRUCTURE

SPV STRUCTURE
SPV HOLDS THE ASSET

CO-INVESTORS
OWN SHARES IN SPV

USE OF FUNDS
DEVELOPMENT & SALE

PRIORITY
REPAYMENT BEFORE PROFIT DISTRIBUTION

- **FRONTLINE GOLF VILLA IN TOP LOCATION**
- **PLOT OWNED & LICENSED - 0 ACQUISITION RISK**
- **MODERN ARCHITECTURE, HIGH DEMAND PRODUCT**
- **HIGH RESALE VALUE BASED ON COMPS**

LA CALA GOLF IS EXPERIENCING A SURGE IN DEMAND AND HIGH-END DEVELOPMENT. WITH ITS PRIME LOCATION, WORLD-CLASS GOLF FACILITIES, AND RESORT-STYLE LIVING, THE AREA PRESENTS A COMPELLING INVESTMENT OPPORTUNITY IN ONE OF EUROPE'S PREMIER GOLF DESTINATIONS.

PROJECT TIMELINE

| DEVELOPMENT & SALE

ESTIMATED COMPLETION IN 18 MONTHS

1	MAIN MILESTONES			
1.1	Land Acquisition & Legal Setup	POSITION FULLY ESTABLISHED		
1.2	Design & Planning Approval	POSITION FULLY ESTABLISHED		
1.3	Construction Phase 1 (foundation & structure)	CO-INVESTMENT FUNDS		
1.4	Construction Phase 2 (finishing & interiors)	CO-INVESTMENT FUNDS		
1.5	Marketing & Sales	CO-INVESTMENT FUNDS		
1.6	Final Inspection & Handover	PROJECTED EXIT		

FINAL OVERVIEW & NEXT STEPS

To recap, this co-investment opportunity involves:

- MIN. TICKET SIZE €100.000.00
- FIXED ANNUAL RETURN 7%
- INVESTMENT TERM 18 MONTHS
- TOTAL RETURN €110.500.00
- EFFECTIVE ROI 10.5%

Due to outstanding amenities & its resort-style living, La Cala Golf is experiencing rapid growth. Now is your time to secure your share in this co-investment opportunity and benefit from annual interest.



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

Email: info@aston-estates.com

Office: +34 951 744 761

Mobile: +34 649 854 034