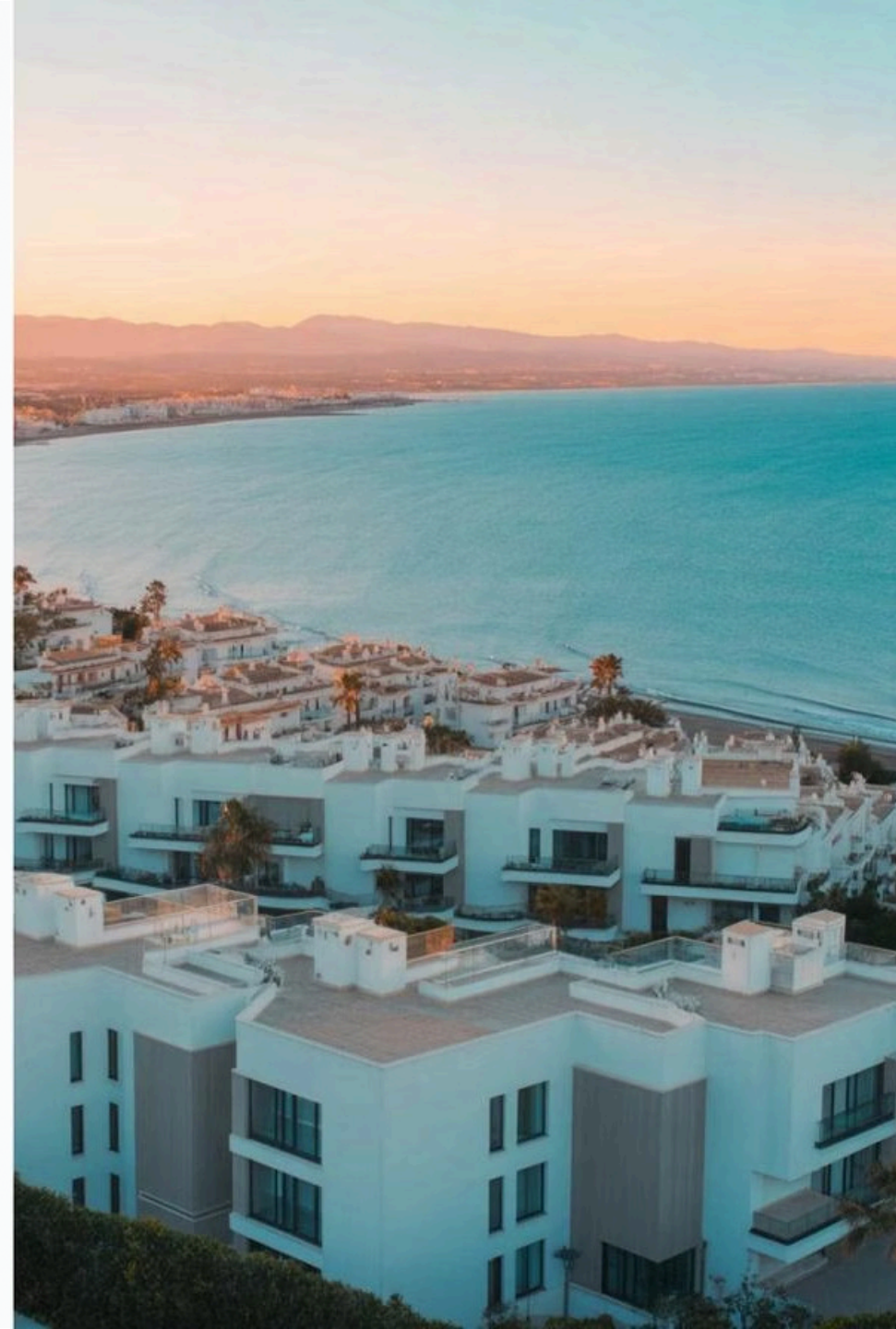


REAL ESTATE INVESTMENT PROPOSAL

RESIDENTIAL DEVELOPMENT IN LOS REALES, ESTEPONA

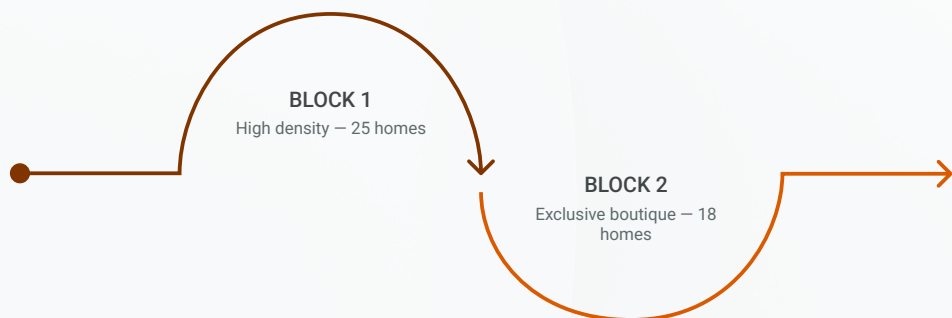
An exceptional real estate investment opportunity in one of the most sought-after areas of the Costa del Sol, combining the Mediterranean essence with contemporary design.



OVERVIEW

A UNIQUE OPPORTUNITY IN LOS REALES

This project encompasses the development of two strategically located residential blocks in Los Reales, with the potential to create an exclusive community in Estepona.



Key Project Data

43

In total, the project comprises 43 homes distributed across two complementary blocks, with a combined buildable area exceeding 4,900 m², making maximum use of current planning regulations and privileged views of the Mediterranean.

The project is set within the dynamic real estate market of the Costa del Sol, with high national and international demand.

BLOCK 1

BLOCK 1: HIGH-DENSITY RESIDENTIAL DEVELOPMENT

25

HOMES

Total capacity for multi-family residential
development

3,037

M² PLOT AREA

Total surface area available for construction
and communal zones

2,973

M² BUILDABLE AREA

Permitted buildability according to current
planning regulations

The "**PM**" typology allows for optimal residential development with controlled density, maximising the use of space without compromising the quality of life of residents. The ratio between surface area and buildability guarantees open spaces for communal zones.

AMENITIES AND QUALITY OF LIFE



POOLS AND GARDENS

Spacious communal areas with pools and gardens designed for the enjoyment and well-being of residents.



RECREATIONAL AREAS

Leisure spaces that complement the residential offering and foster community living.



MEDITERRANEAN VIEWS

A privileged location in Estepona with visual access to the sea and optimal orientation for all units.

Block 1 offers an excellent opportunity to develop a premium residential complex with extensive communal areas, including pools, gardens, and recreational spaces that complement the residential offering.



BLOCK 2

BLOCK 2: EXCLUSIVE RESIDENTIAL DEVELOPMENT

1

BOUTIQUE DEVELOPMENT

18 exclusive homes designed for a premium market, with a focus on privacy and exclusivity. The "PMd" typology allows for the creation of high-quality residential spaces with superior finishes.

2

COMPACT PLOT

2,000 m² of total surface area enabling an efficient and cohesive design. The configuration of the land favours panoramic views and optimal orientation for all units.

3

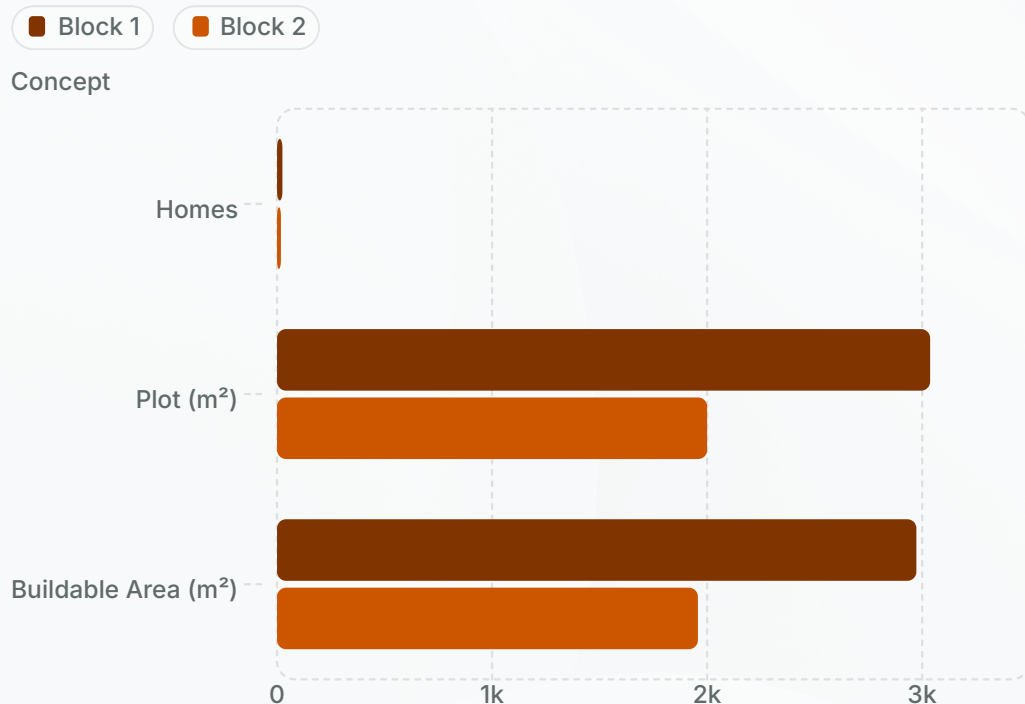
OPTIMISED BUILDABILITY

1,957.54 m² of buildable area ensuring a perfect balance between built space and communal areas, allowing for spacious homes without overloading the surroundings.

COMPARISON

COMPARATIVE SUMMARY OF BOTH BLOCKS

DATA BY BLOCK



PM TYPOLOGY — BLOCK 1

High-density multi-family residential with an extensive communal zone. Ideal for volume developers targeting the consolidated residential market of Estepona.

PMD TYPOLOGY — BLOCK 2

Maximum-exclusivity boutique residential. Aimed at developers specialising in the luxury segment, with superior finishes and complete privacy.

Block 1 leads in residential capacity and buildable surface area, while Block 2 focuses on exclusivity and the high-end premium market.



DEVELOPMENT ROADMAP

DUE DILIGENCE AND PLANNING

Initial Phase

- Urban planning and regulatory verification
- Costa del Sol market study
- Definition of the architectural programme
- Financial feasibility analysis

1

2

DESIGN AND PERMITS

Development Phase

- Preparation of basic and execution project
- Permit processing