

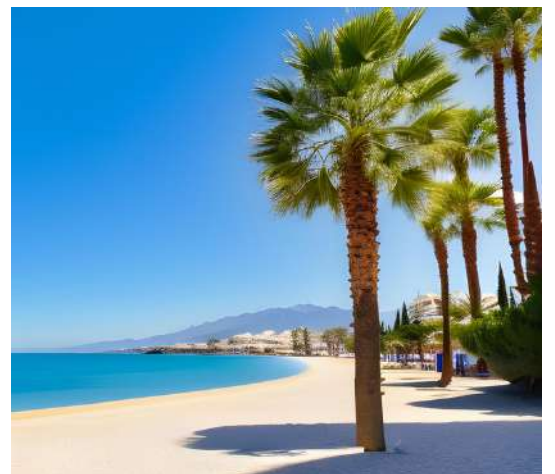
VALLE ROMANO APARTMENTS



YOUR HOLIDAY HOME, WITHIN A GOLF RESORT ON THE COSTA DEL SOL.

These apartments present a fantastic opportunity to purchase a property within the sought-after Golden Triangle of the Costa del Sol. Boasting the finest real estate appreciation in Spain, this prime destination offers an excellent investment in both the booming tourism and the real estate markets. Valle Romano Golf Resort offers a competitive purchase price, as well as professional management to guarantee that your investment is well-cared for.

Valle Romano Golf Resort is now offering second residences for sale. These units are sold in full ownership and are conveniently located in Estepona, just 5 minutes away from the beach. Additionally, the complex is near Puerto Banus, Marbella, and Sotogrande.



VALLE ROMANO APARTMENTS



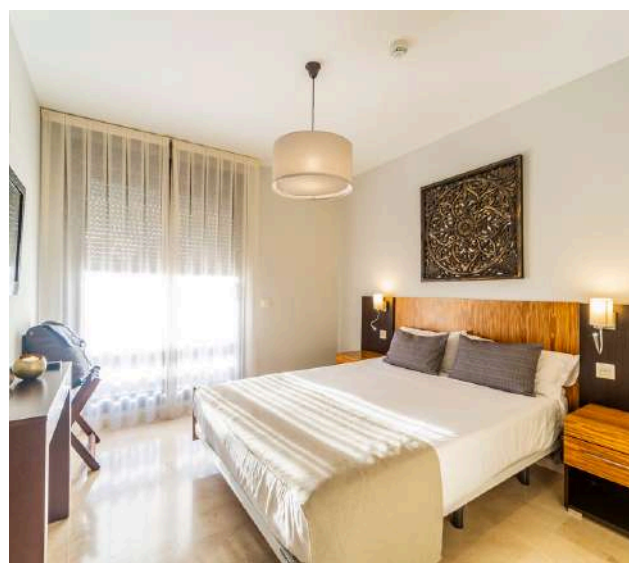
A NEW CONCEPT OF SECOND HOME

The Revolutionary Real Estate Solution.

Valle Romano Apartments cater to the requirements of contemporary buyers. The concept merges the desire for a second property and a secure investment opportunity, resulting in a unique offer.

Benefits of Being a Valle Romano Apartment Owner:

- Enjoy your property during the holidays and free periods.
- Access to all resort services available.
- A dedicated team responsible for managing, maintaining, and caring for the property.
- Guaranteed annual return through the Valle Romano Golf Resort's "Rental Program."
- Considerable reduction in annual expenses and significant tax advantages.
- No risk of illegal occupation.





01.

Spacious and Furnished Apartment

Catalogue of Apartments



Apartment Type A Virtual Tour



Apartment Type B Virtual Tour



Penthouse (Type C) Virtual Tour



The apartments come fully furnished and equipped with everything you need to enjoy a comfortable lifestyle.

Each unit comes with two bedrooms, two bathrooms, a kitchen, a living room, a terrace, a garage, and a storage area.

Areas ranging between 114-124 m2.



02.

Enjoy your property with the services of an exclusive complex

Resort Amenities Available:

- 24-hour reception and security
- Three swimming pools
- Two gyms
- Spa facilities
- An 18-hole golf course
- Paddle tennis courts
- Clubhouse and stores
- A prestigious Golf Academy
- Mini club for children
- Various restaurants and cafes
- Gardens and walking paths along the golf course



See the Resort



Enjoy peace of mind knowing your apartment is always in perfect condition.

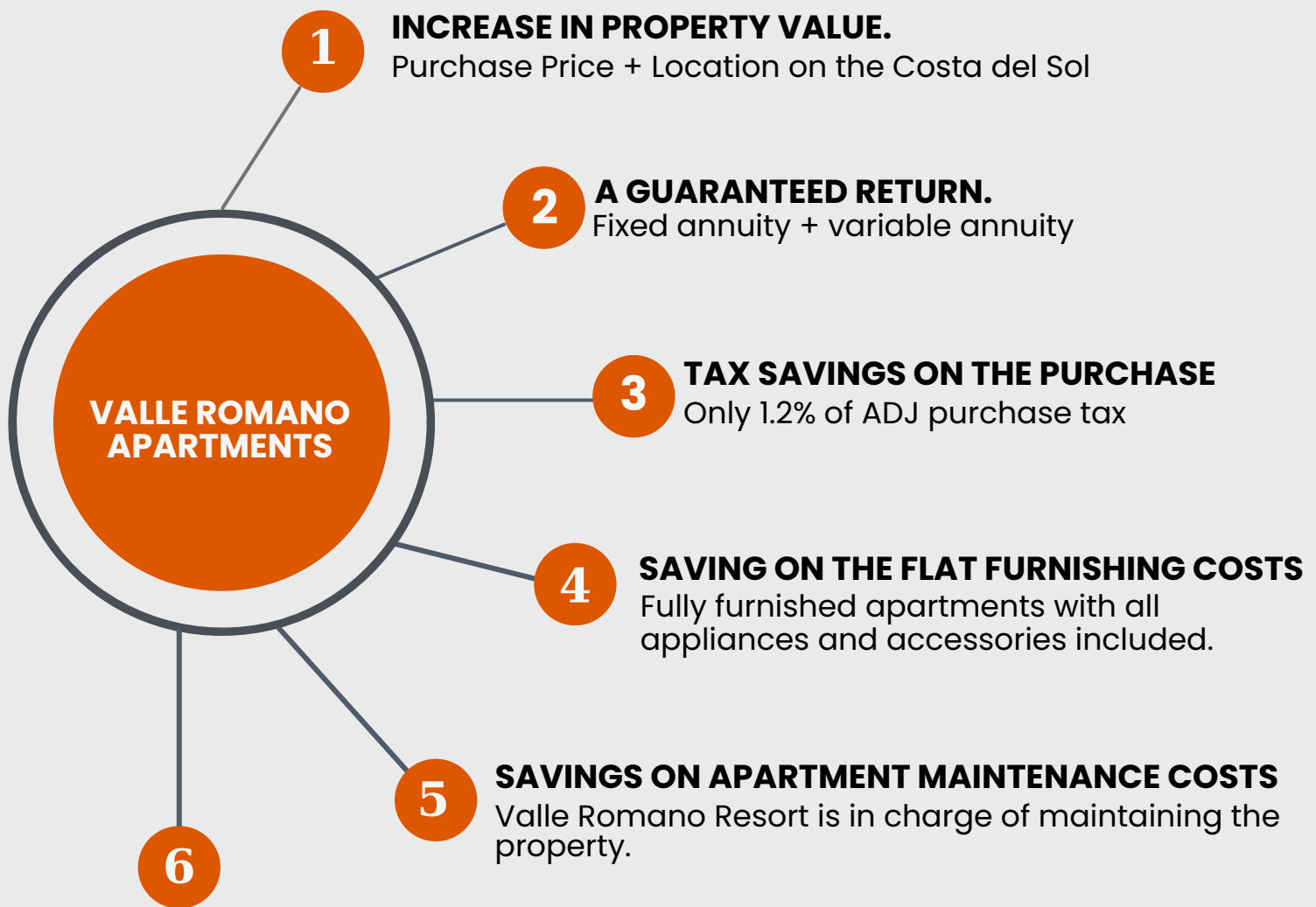
The apartment owners have access to all the resort services. Plus a 30% discount for playing on the golf course, discounts for the Clubhouse restaurant and the Chiringuito Beach Club, and many other perks.





A safe and profitable investment with multiple benefits

Discover the advantages of Valle Romano Apartments. Here are five essential factors that determine the property's performance.



THE RESORT'S AMENITIES AND PROPERTY USAGE ADD VALUE.

Renting the apartment does not preclude the use of the owner.



QUALITY/ PRICE RATIO

The purchase price is an essential factor in an investment and can affect long-term profits. This real estate offer has an unmatched quality-price ratio in the market, with prices from 1,200 euros/m².



RISING VALUE OF THE PROPERTY.

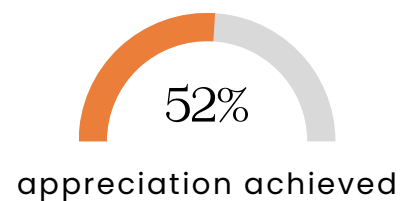
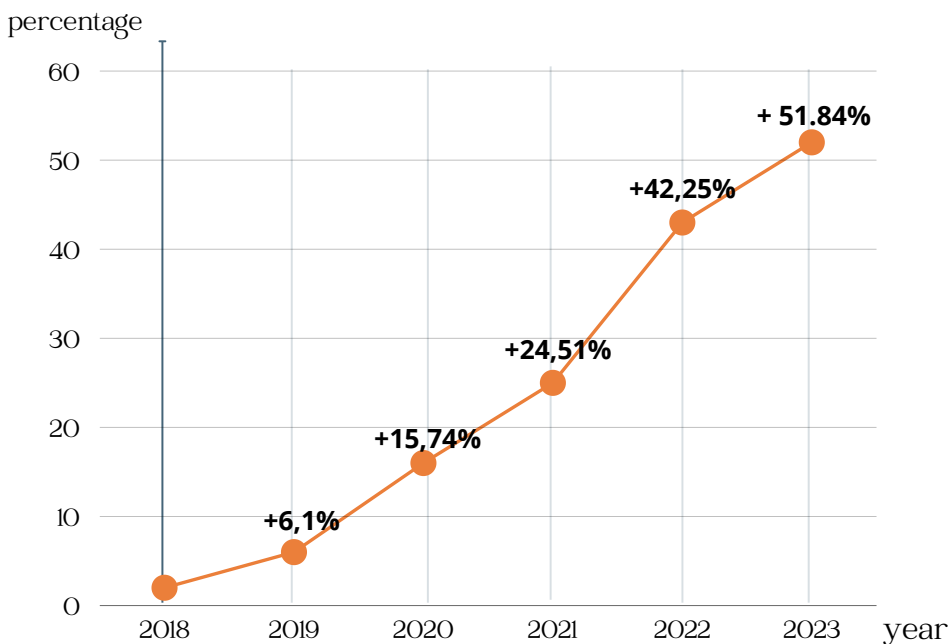
Over the last decade, this region has experienced a substantial increase in tourism, with over 13 million visitors annually.



The Sociedad de Tasación Data reveals that housing in Spain has appreciated by 148% over the last 25 years, with an average annual increase of 6%. The numbers are even more impressive in prime areas such as the Costa del Sol, where the real estate value rose by 15.45%.



Since the launch of these apartments, they have experienced an average annual revaluation of 10.59% and an overall increase of 51.84%.





YOUR APARTMENT'S PROFITABILITY IN SIX YEARS

Valle Romano ensures the safety and tranquility of its owners by preventing illegal occupation or conflicts between tenants.

- Apartments have no restrictions on the annual increase in rental prices.
- Safe & Profitable: we offer a guaranteed profit base of 24%, distributed as a safe annual return for 6 years.
- It is divided into a fixed annual income of 6% for the first three years, and from the fourth year onwards, 80% of the resort's rental income is distributed among the owners.*
- The Return variable component also has a guaranteed minimum base of €2,000 per year.

**A GUARANTEED PROFITABILITY INVESTMENT.
THIS INVESTMENT PROVIDES A FIXED AND VARIABLE INCOME,
ENSURING AN ANNUAL RETURN.**

24% of return guaranteed. Fixed income in 6 years :

- 1st year = 6%
- 2nd year = 6%
- 3rd year = 6%
- 4th year = 2%
- 5th year = 2%
- 6th year = 2%

+

Variable component : estimated return of 4% (with a guaranteed minimum base)

- 1st year = /
- 2nd year = /
- 3rd year = /
- 4th year = 4% estimated
- 5th year = 4% estimated
- 6th year = 4% estimated

**The profitability of Valle Romano Apartments is not determined by the individual units' occupancy rates but by the complex's overall occupancy rate. In this regard, the combination of golf and beach activities plays a crucial role in attracting tourists during both high and low seasons.*



REDUCE COSTS AND INCREASE PERFORMANCE

- **FAVORABLE TAX RATES**

The tax rate for the mentioned apartments is notably lower, at only +1.2% of the purchase price, compared to the tax rate of 10% VAT + 1.2% AJD for newly constructed buildings.

- **FULLY FURNISHED INCLUDED**

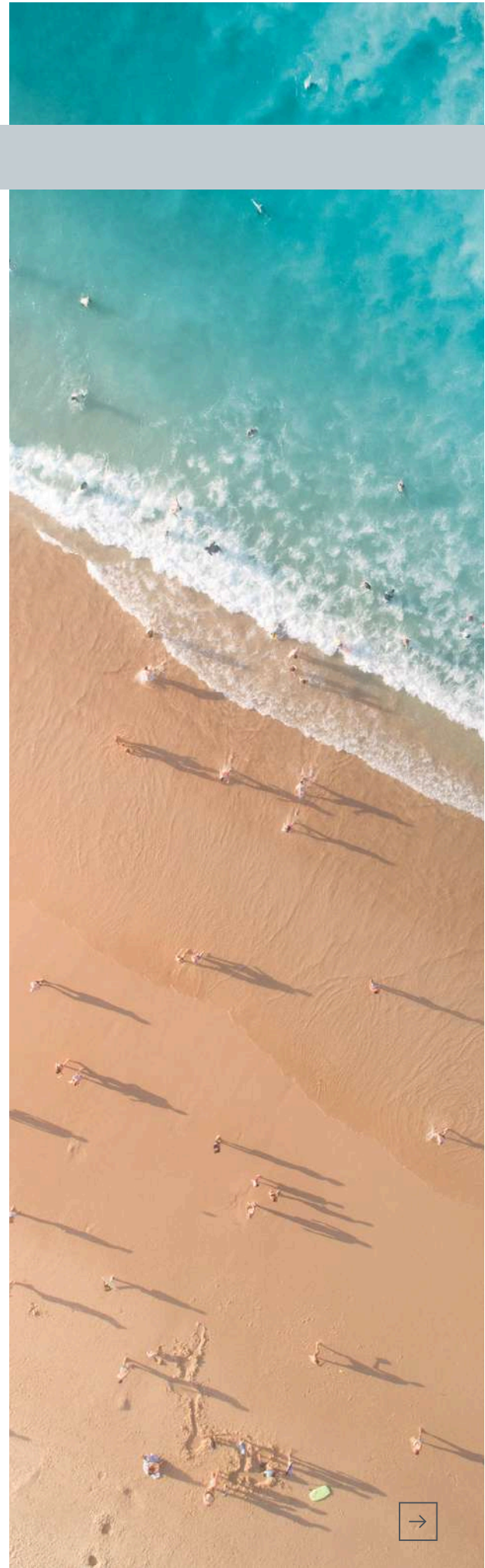
Furnish Your Property for Maximum Enjoyment
To make the most of your property, it is important to furnish it with the right equipment. Did you know that the value of the furniture already included can amount to 8% to 10% of the total price of the apartment?

- **MAINTENANCE INCLUDED AND**
- **MINIMUM ANNUAL SUPPLY COSTS**

With the comprehensive management of your apartment, the main annual expenses are borne by the operator: maintenance, repairs, electricity, internet, water supply contract, and property insurance.

You will only pay the part corresponding to the time you enjoy your property, an amount that includes cleaning, electricity, water, internet, reception, and security 24 hours and all services.

These expenses in a property easily represent over 1% of the annual price of the apartment.





Cost and Earnings Comparison: Valle Romano Apartment vs. Other Real Estate. Example of apartment comparisons for sale at € 150,000.

REAL ESTATE EXPENCES	RESIDENCIAL APARTMENT	VALLE ROMANO APARTMENT
TAX	+10% VAT + 1,2AJD 15.000 € + 1.800 €	TAX SAVINGS 10% VAT ONLY AJD: 1.800 €
FURNITURE AND ACCESSORIES	15.000 €	0
ANNUAL SUPPLY EXPENCES Electricity, Water, Wi-fi	2.400 €	0 (*)
PROPERTY INSURANCE, MAINTENANCE, REPAIRS, PAINTING, AND MORE.	1.500 €	0 (**)
TOTAL COSTS	€ 35.700	€ 1.800

REAL ESTATE PROFITABILITY	RESIDENCIAL APARTMENT	VALLE ROMANO APARTMENT
FIXED INCOME	/	YES 24% GUARANTTED 1st/2nd/3rd year: 6% anual 4th/5ft/6st YEAR 2% anual
VARIABLE INCOME	For real estate owners, the rental income depends on the total number of rental days. The agency usually charges a minimum of 30% of revenues and not on profits	Starting from the 4th year, 80% of the total revenue of the Valle Romano Rental Activity is allocated to the owners of the apartments. An annual amount of 2,000 euros is guaranteed
USE OF THE PROPERTY BY OWNERS	If the owner use his property , he will not receive any income	YES. (***) Own use of the apartment does not affect the annual profitability of the investment

* OWNERS only have these expenses for the period they use their apartment.

** OWNERS are not responsible for insurance, repairs, or maintenance; all expenses are covered by the Resort tour operator.

*** OWNERS maintain their annual profitability regardless of whether they utilize their apartments.