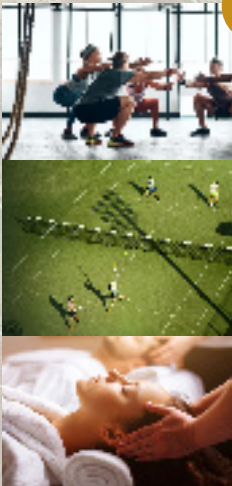


**INVESTMENT TEASER**





VIEW VIDEO



Regional Park  
El Valle & Carrascoy  
Walking and bike trails

# TOWNHOUSES AZALEA



- 25 min. Cartagena City
- 10 min. Main Hospital
- 10 min. Murcia Airport
- 35 min. La Manga del Mar Menor

Murcia City  
15 minutes

Autovia RM-19

Nearest beaches  
20 minutes

- Green Areas
- 18-Hole Golf Course
- Access Owners & Visitors
- Shopping Center
- Golf HUB
- Paddle, Tennis & Sports
- TAOLIS Logistics
- Surf Lagoon
- Wellness Center



## THE INVESTMENT OPPORTUNITY

This investment opportunity refers to the sale of properties to be constructed in Oasis de Altaona, situated next to Las Vistas Altaona. Besides the possibility for a buy-out of the entire project of 70 villas, investment packages of 3 or more villas are also available. Example calculations for both scenarios are included below. Construction could start in June 2024. The building license has been issued and the project could be completed in Q1-2025.

The properties will be rented out long term to local residents and international clientele alike. In addition, there is the option for operational (short term) rental, due to the increased attractiveness of the resort based on the many services and facilities it will offer.



## INVESTMENT DETAILS

### OPTION 1 BUYOUT OF ENTIRE PROJECT

#### INVESTMENT AMOUNT

€ 23.100.000 (70 x € 330.000) \*

#### CURRENT MARKET VALUE

€ 32.550.000 (70 x € 465.000) \*\*

#### POTENTIAL EXIT VALUE

€ 42.000.000 (70 x € 600.000) \*\*\*

#### ASSET ROI PER YEAR

27,3 % (€ 6.300.000 p/y. Exit after 3 years) \*\*\*

#### RENTAL ROI PER YEAR

4,4 % long term (€ 1.008.000 p/y. – € 1.200/house/p/m). Considering the new facilities that will be implemented in the resort (see page 10) there is also a great possibility for short term rentals that would significantly increase the rental ROI.

From the start of the 4th year, in case the investor would like to sell the properties, it will give the exclusive sales and marketing rights to developer. In case the sales price is at least €4.000/m<sup>2</sup>, as a kick-back/sales fee for the accomplished ROI, will be entitled to 15% over the sales price of the properties that it sells. To maintain the marketing and sales exclusivity will be required to sell at least 30 properties per year.





## PROPERTY VALUE & PRICES PER M<sup>2</sup>

### OPTION 1 BUYOUT OF ENTIRE PROJECT

#### \* INVESTMENT AMOUNT

Calculation based on an average size property of 150m<sup>2</sup> at € 2.200/m<sup>2</sup>. This price is significantly below market value (see below). Kindly note that the final m<sup>2</sup> to be constructed will be agreed with the investor, this might reduce or increase the total investment amount.

#### \*\* CURRENT MARKET VALUE

In a Prelaunch Market Test several villas in Oasis de Altaona have already been reserved for +/- EUR 3.100/m<sup>2</sup>. This data shows that the investor will instantly realise a ROI of +/- 40% based on the reduced price of 2.200/m<sup>2</sup> when investing now. Furthermore, recent bank valuations (Q1-2024) of properties in Las Vistas Altaona – which has the same qualities as Oasis de Altaona - confirm a value of between € 3.500/m<sup>2</sup> and € 3.800/m<sup>2</sup>.

#### \*\*\* POTENTIAL EXIT VALUE

Based on € 4.000/m<sup>2</sup> after 3 years, this would translate to a total ROI of >82% (after 3 years). expects for Oasis de Altaona a sales value of between € 4.000-4.500/m<sup>2</sup> after 3 years because of the expected value increase of Altaona due to its development as Spain's premier sports and wellness resort (see page 10). Average sales price for new villas around Murcia is currently € 3.554/m<sup>2</sup> for lower quality properties . The prices of villas with similar quality as Oasis de Altaona are on average € 6.730/m<sup>2</sup> (Q1 2024).





## INVESTMENT DETAILS

### OPTION 2

#### ACQUISITION OF 3 OR MORE PROPERTIES

Calculations below are based on an example of an investment in 3 properties.

#### INVESTMENT AMOUNT

€ 1.170.000 (3 x € 390.000) \*

#### CURRENT MARKET VALUE

€ 1.395.000 (3 x € 465.000) \*\*

#### POTENTIAL EXIT VALUE

€ 1.800.000 (3 x € 600.000) \*\*\*

#### ASSET ROI PER YEAR

18% (€210.000 p/y. Exit after 3 years) \*\*\*

#### RENTAL ROI PER YEAR

3,7% long term (€43.200 p/y. – EUR 1.200/house/p/m).  
Considering the new facilities that will be implemented in the resort (see page 10) there is also a great possibility for short term rentals that would significantly increase the rental ROI.





## PROPERTY VALUE & PRICES PER M<sup>2</sup>

### OPTION 2 ACQUISITION OF 3 OR MORE PROPERTIES

#### \* INVESTMENT AMOUNT

Calculation based on an average size property of 150m<sup>2</sup> at € 2.600/m<sup>2</sup>. This price is significantly below market value (see below). Kindly note that the final m<sup>2</sup> to be constructed will be agreed with the investor, this might reduce or increase the total investment amount.

#### \*\* CURRENT MARKET VALUE

In a Prelaunch Market Test several villas in Oasis de Altaona have already been reserved for +/- EUR 3.100/m<sup>2</sup>. This data shows that the investor will instantly realise a ROI of +/- 20% based on the reduced price of 2.600/m<sup>2</sup> when investing now. Furthermore, recent bank valuations (Q1-2024) of properties in Las Vistas Altaona – which has the same qualities as Oasis de Altaona - confirm a value of between € 3.500/m<sup>2</sup> and € 3.800/m<sup>2</sup>.

#### \*\*\* POTENTIAL EXIT VALUE

Based on € 4.000/m<sup>2</sup> after 3 years, this would translate to a total ROI of +/- 54% (after 3 years). TAOLIS expects for Oasis de Altaona a sales value of between € 4.000-4.500/m<sup>2</sup> after 3 years mainly because of the expected value increase of Altaona due to its development as Spain's premier Sport & Wellness resort (see page 10). Average sales price for new villas around Murcia is currently € 3.554/m<sup>2</sup> for lower quality properties. The prices of villas with similar quality as Oasis de Altaona are on average € 6.730/m<sup>2</sup> (Q1 2024).

Source: research, details on request.





## PROPERTY VALUE & PRICES PER M<sup>2</sup>

### RENTAL - DEMAND, SUPPLY & PRICE

has focused exclusively on sales through brokers for over 20 years. The many real estate agents in this network confirm that there is substantial demand, for the type of housing currently being developed . This applies not only to property buyers but also to tenants.

Long-term rental housing stock is at record lows. Current online offer of single-family, long term rental homes around Murcia with an individual garden and pool consists of just 5 properties (research February 2024 – Online results only). None of these properties are newly constructed and none of them are situated within a (golf) resort.

The average rental price for a single-family home with individual plot and pool, is +/-12 euros/m<sup>2</sup>. Oasis Altaona rental prices are 8/m<sup>2</sup>, offering an exceptional value for money.

Furthermore, has no direct competition in terms of price, characteristics, or amenities offered at Altaona Resort. From the 229 rental properties found online between € 1.000 and € 1.400 per month, the majority are apartments. In this price there are no individual villas with garden and pool available.

Initially the focus will be on long term rental, possibly in combination with short term rental. However, as soon as the many facilities and services in the resort are up and running, the focus would shift to short term rental, in order to attain the highest possible ROI.





## PROPERTY CHARACTERISTICS

The design will blend smoothly into the surrounding environment, and offer a high degree of privacy, an abundance of natural light, spacious interior, and a wellstudied floorplan with a logical arrangement. Internally, the idea is to create inviting, open spaces where the indoor and outdoor living merge together. In addition, the community will offer areas and services which focus on active and healthy lifestyle.

The total plot surface is +/- 42.000m<sup>2</sup> and the surrounding infrastructure has already been finished. The total construction surface will be +/- 10.500m<sup>2</sup>, consisting of 70 properties of 150m<sup>2</sup> on average. There will be a variety of 2-, 3- and 4-bedroom properties ranging from 138m<sup>2</sup> (smallest 2 bedrooms) to 211m<sup>2</sup> (biggest 4 bedrooms). All properties have an individual plot of 570m<sup>2</sup> on average (smallest plot 426m<sup>2</sup>, biggest plot 1.280m<sup>2</sup>).

The project will be built according to the highly innovative SISMO construction method, resulting in a short construction duration (8 months per house), and an energy-efficient and sustainable home.

Use can be made of solar energy and heat collectors in combination with a solar boiler. In addition, the floor, facade and green roof will be provided with very good insulation. The aim is to minimize the use of energy from the grid and the energy costs. Together with a competitive international material purchase strategy, this results in a high-quality investment opportunity.





## SPORTS & WELLNESS RESORT

Our vision with the Altaona resort is to make it the first longevity resort in Spain by prioritising healthy living for all age groups which will bring the resort to its fullest potential over the next 5 years.

By partnering with a number of international investors, a variety of new facilities and services will be created in alignment with the Blue-zone concept which include: a Surf Lagoon with artificial waves, an international Tennis and Paddle Academy, a Meditation Centre, Senior Residences, and a cutting-edge Health and Sports complex. Additionally, in collaboration with a well-known hotel chain, plans are currently being drawn up for a hotel to be constructed.

These facilities will not only promote a healthy and active lifestyle but also create a community which residents can become part of as all of the above mentioned facilities will have communal areas where people can relax and connect with others, which is one of the key aspects contributing to longevity.

Moreover, “The Parador” which is located in the heart of Altaona is a historic square built around a church which will be fully restored by integrating contemporary design and bringing out the traditional architecture to create a beautiful setting for events and leisure where residents can enjoy local and fusion cuisine, shop, or relax. The preparations have already started with construction expecting to begin before September 2024.



## THE RESORT LOCATION & STATUS

Altaona Resort is located in the Murcia region of Spain, within a 15 minute drive from the city center, a 10 minute drive from the new Murcia International Airport, and a 20 minute drive from the beach. Spanning an expansive 3.6 million, the resort opened its gates as “Mosa Trajectum” in 1999 with a grandiose party with football player Johan Cruyff as ambassador, and is currently home to more than 600 residents.

The low building density of 9% is one of its most attractive features which is consistently praised by visitors and residents as it makes the Altaona resort feel spacious when compared to other resorts in the area. Moreover, the resort boasts a complete infrastructure with roads, parks, in addition to a number of facilities and services which include a shopping center, a clubhouse, a golf practice range, padel, and tennis courts.

The Altaona resort continues to invest in the security of the resort, recently by building a secure access entrance with an automatic number-plate vehicle system (ANPR technology) to ensure the safety of its residents.







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