

# Luxury Duplex Residences in Marbella

3-5 Bedroom Duplex Homes with Private Pools - High-Yield,  
Fully Managed Investment in the New Golden Mile.



# in 30 Seconds

- **3–5 bedroom luxury duplex** residences with private pools and sea views.
- Located in Marbella’s New Golden Mile, one of the Costa del Sol’s most dynamic investment corridors. (Idealista)
- **Target 8–10%** gross annual returns through high-end short-stay rentals.
- **Fully managed** , community-based model that keeps net income significantly closer to gross than standard rentals.
- Delivery from 2026, with rental income expected from late 2026 onwards.
- Designed for both personal enjoyment and **serious euro-based income.**

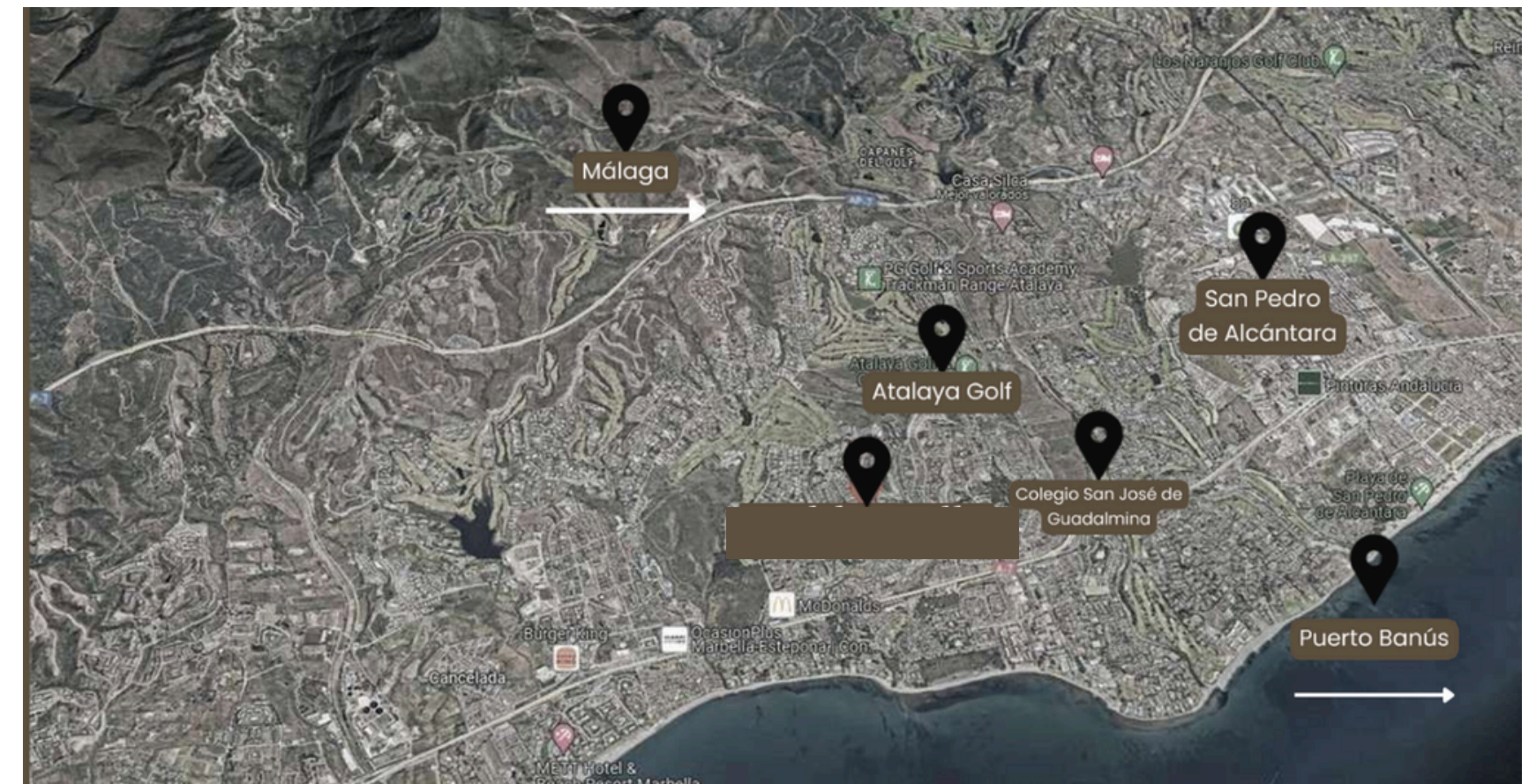


“Your place in the sun. Your income in euros.”

---

# Why Marbella & The New

- **Growing, wealthy resident base:** Marbella's population has grown around 6–7% in the last five years, reaching over 150,000 residents, making it the 7th largest city in Andalucía. (In Spain)
- **Strong international demand:** In Málaga province, over one-third of all property purchases are made by foreign buyers, underpinning price stability and liquidity. (caestatesmarbella.com)
- **Record tourism & flight traffic:** Málaga–Costa del Sol airport handled ~24.9 million passengers in 2024, a record and +11.5% vs 2023, with strong growth from the UK, Netherlands, Germany, and other key markets. (Road Genius)
- **Costa del Sol boom:** The region welcomed over 14 million tourists in 2024, with tourism revenue and hotel profitability hitting new highs. (Amea)
- **Year-round destination:** Climate, international schools, healthcare, and a growing base of entrepreneurs and digital nomads are turning Marbella into a 12-month hub, not just a summer spot. (Financial Times)



– perfectly positioned between Marbella and Estepona, minutes from beaches, golf, gastronomy and nightlife



## Luxury Duplex Homes With Private Pools & Sea Views

Golden Hills combines luxury residential living with a hotel-style management model designed to generate **stable, predictable passive income**.

All units are delivered in **2026**, fully finished and ready for rental operations immediately.

- Golden Hills offers a curated collection of 3, 4 and 5-bedroom homes designed for modern travellers and premium long-stay guests.
- Each home includes private outdoor spaces, generous terraces, premium finishes, and full resort-level facilities.

# Premium Services Included in the Community Model

## Guests receive

- Concierge & 24/7 assistance
- Professional cleaning
- Private security
- Optional private chef & catering services

## Owners receive

- Full rental & operations management
- Revenue optimisation & dynamic pricing
- Check-ins / check-outs
- Full supervision & reporting dashboard

## is ideal for:

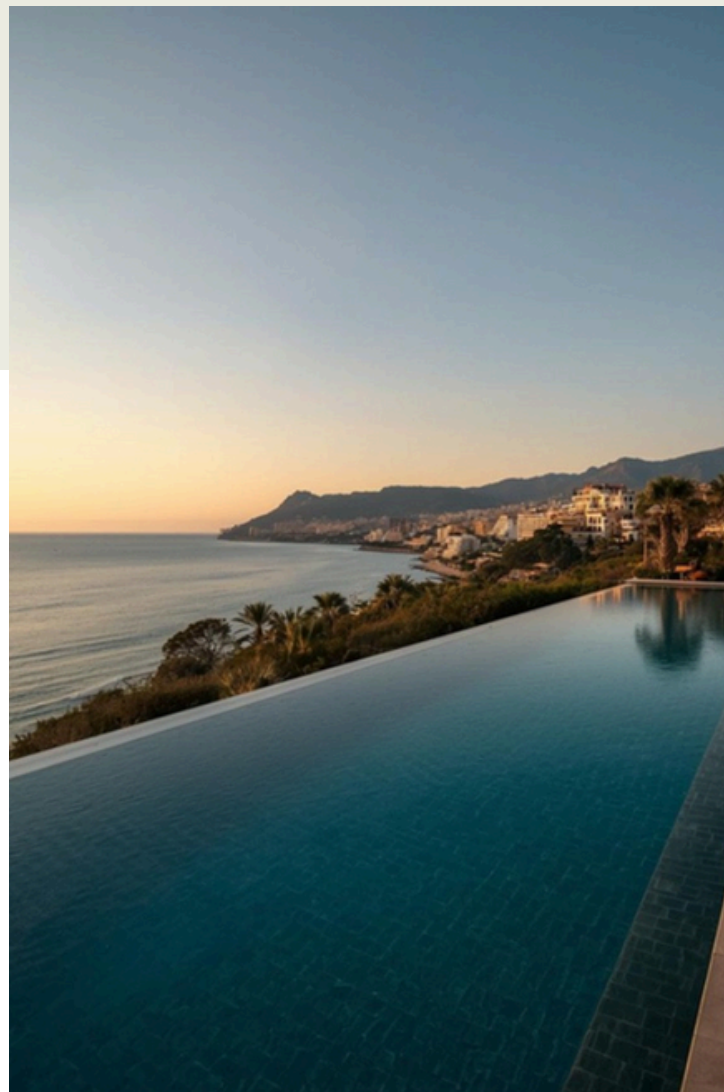
- Investors seeking 8–10% gross returns with a hands-off structure.
- Families who want a luxury holiday home that can also pay for itself.
- Buyers looking for a safe, euro-based asset in a strong appreciation zone.
- Investors who prefer fully managed, low-friction ownership.



# Resort-Style Amenities That Drive Higher Revenue

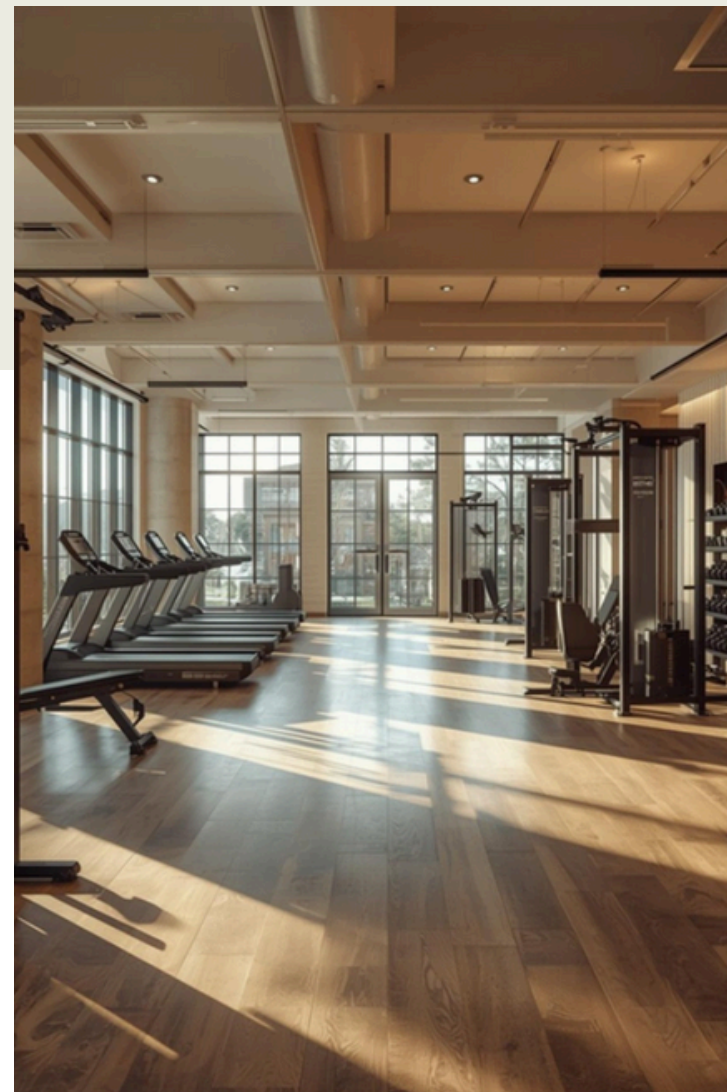
## **Pool**

Designer pool with panoramic views



## **Gym**

State-of-the-art fitness facilities



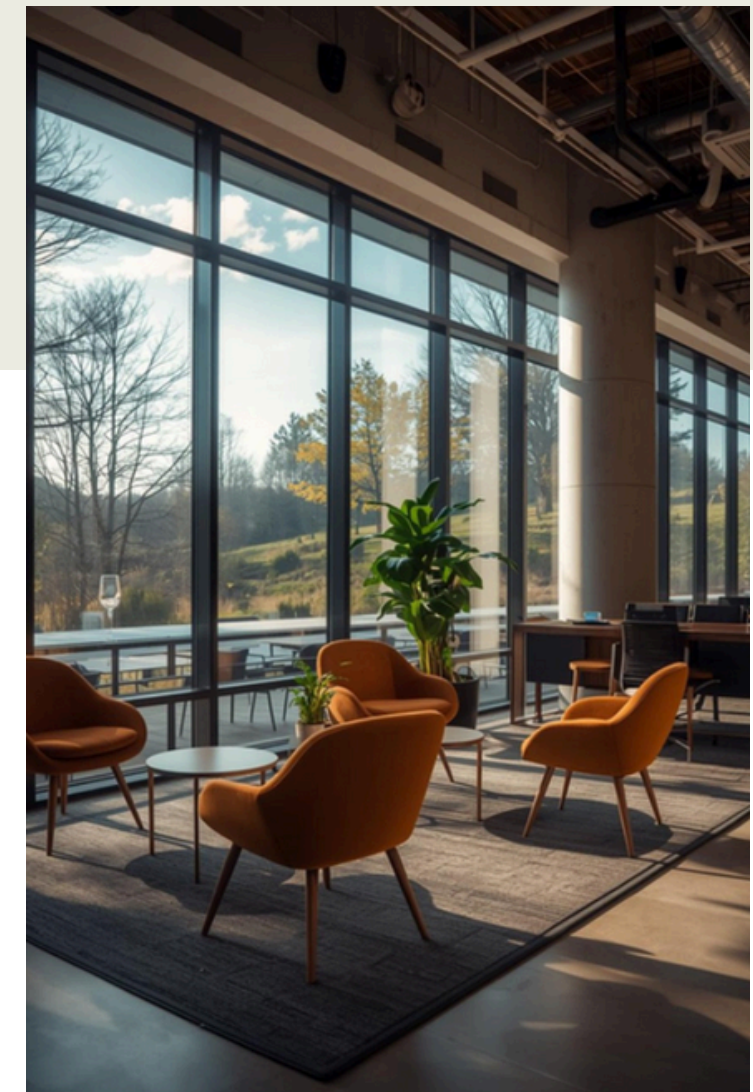
## **Gardens**

Mediterranean landscaping, relaxation areas



## **Co-Working**

Modern workspaces ideal for long-stay demand





Private pool or jacuzzi in every residence – extremely rare for multi-unit developments at this price point.



Large 3–5-bedroom layouts – ideal for families and groups, in a market where truly spacious homes are limited.



Resort-style services included in the community: 360° security, concierge, valet, gym, co-working, designer central pool, gardens and wellness partnerships.



Community-based cost model – operations centralised at community level, keeping net returns significantly closer to gross than in standard agency models.



Turnkey delivery & interior design packages – ready to rent from day one, without renovation or setup headaches.

# Why Has Almost No Direct Competition



# Market Proof: Strong Demand for Luxury Rentals

- **High occupancy:** Comparable high-end rentals in the Marbella / New Golden Mile area typically reach around 50–70% annual occupancy, depending on product and pricing strategy.
- **Premium nightly rates:** Large 3–5-bedroom properties with private pools and quality finishes command premium ADRs, especially in peak season, supported by strong international demand for “villa-style” stays. (Link2Property)
- **Growth in visitors:** Costa del Sol tourism and Málaga airport passenger numbers have set new records, confirming a structural increase in demand rather than a temporary spike. (Road Genius)
- **International guest base:** The UK, Germany, France, the Netherlands, Scandinavia, and the US form a diversified visitor mix, reducing dependency on a single market. (Link2Property)

is positioned at the intersection of rising tourism, strong foreign buyer demand, and limited new luxury supply.



# Estimated Annual Gross Income per Unit Type

## 3 Bedrooms

ADR: €330–€400

Occupancy: 65–72%

**Gross income: €80,000–€90,000/year**

## 4 Bedrooms

ADR: €380–€450

Occupancy: 65–72%

**Gross income: €95,000–€105,000/year**

## 5 Bedrooms

ADR: €450–€550

Occupancy: 68–75%

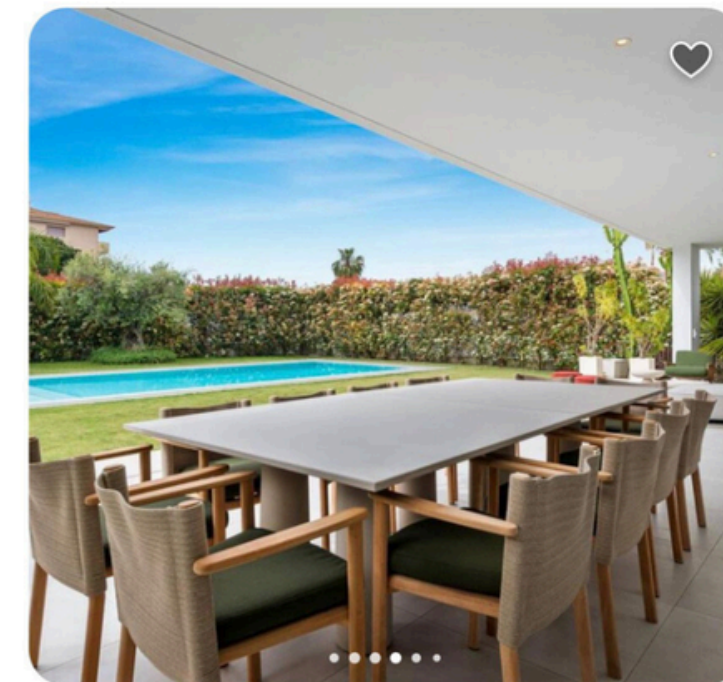
**Gross income: €120,000–€135,000/year**

Revenue ranges sourced from market data & internal projections.

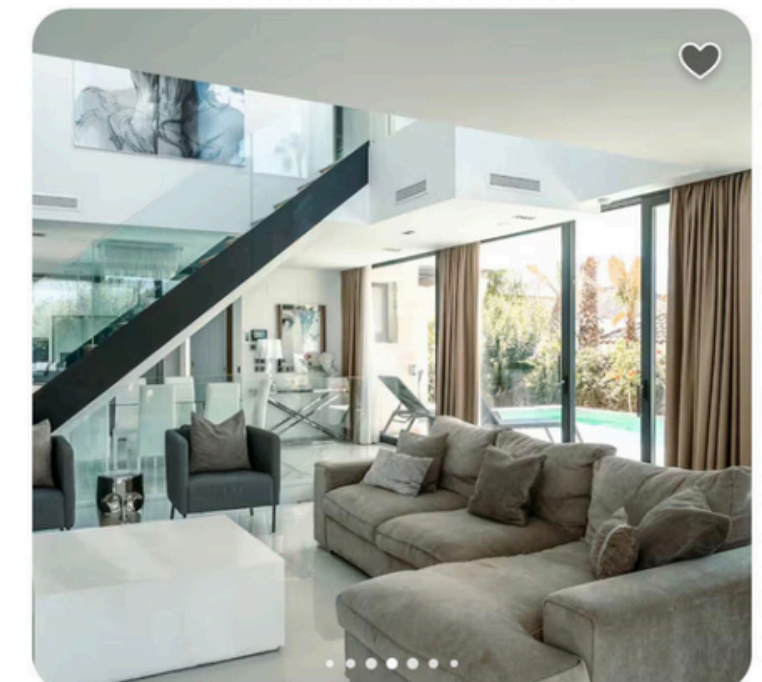
Price list available upon request; values depend on final unit characteristics



Source: Idealista - Monthly rental for 5 Bedrooms



**Home in Marbella**  
Luxury 5 Bedroom Villa – Marbella Nueva Andalucia  
5 bedrooms · 5 beds  
Business host  
**€1,950** for 1 night  
Free cancellation



**Villa in Marbella**  
Villa Azur  
5 bedrooms · 5 beds  
Business host  
**€3,204** for 1 night

Source: Airbnb - Daily Rental for 5 Bedrooms Apartments

# Traditional Rentals

	Long-Term Rental	Short-Term Rental	
Typical ROI	3–4%	4–6%	<b>8–10%</b>
Occupancy Management	None	Owner/agency	<b>Full team</b>
Operational Costs	Medium	High	<b>Included</b>
Cleaning/Security	Extra fees	Extra fees	<b>Included</b>
Pricing Strategy	Fixed	Agency-dependent	<b>Professional &amp; dynamic</b>
Owner Involvement	High	High	<b>100% passive</b>
Property Positioning	Standard	Variable	<b>Luxury resort identity</b>

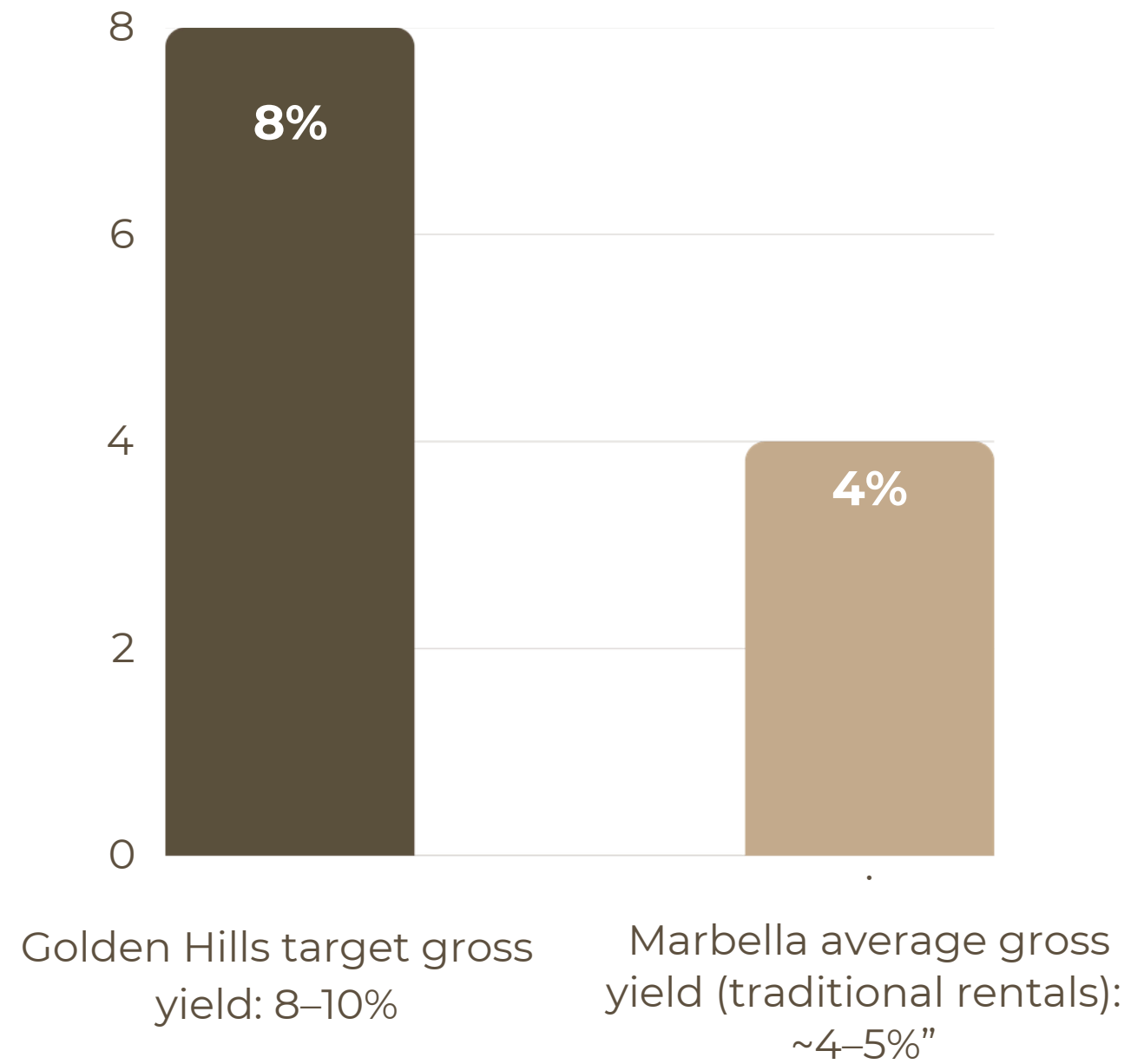
Indicative high-range pricing (many units are available below these levels):

- 3BR residences: up to approx. €1,000,000
- 4BR residences: up to approx. €1,100,000
- 5BR residences: up to approx. €1,200,000

## Scenarios:

- Base scenario: ADR and occupancy as shown in the table, targeting around 8–10% gross yield.
- Conservative scenario: slightly lower occupancy and ADR, still comparing favourably to traditional rentals in Marbella. If you show occupancy in the table, reflect your choice:
  - Typical market rentals are around 50–55%
  - Golden Hills base target around 70%.

# A High-Yield Passive Investment Model



**8-10% target gross yield**



Based on Marbella's luxury rental performance



Net income significantly closer to gross than standard rentals, thanks to our community-based operations.



All units revenue-ready **immediately in 2026**

## Illustrative example (4BR):

- ~€100,000 gross income/year
  - Community & operations organised at the building level
- Net result significantly closer to gross vs. standard short-term rentals.

# Typical 4–5BR Apartment in Marbella vs

Idealista with filters	Similar 5BR Apartment in Marbella	Golden Hills Duplex Residence
Purchase price	<b>From</b> ~€1,300,000+	<b>Around</b> ~€1,150,000 (most units below this level)
Construction year	Recent or old	New build – 2026
Private pool	Rare	Yes, private pool/jacuzzi
Resort amenities	Limited or none	Full resort-style community (pool, gym, co-working, concierge, wellness)
Management	External agencies, fragmented	Centralised, in-house model
Occupancy	~50–55% typical	Target ~70% (base scenario)
Maintenance burden	The owner pays the full costs individually	Shared via the community model
Operational complexity	High (multiple suppliers, agencies)	None – fully managed

Golden Hills is designed to deliver a similar or better lifestyle than a standalone high-end apartment, while offering a lower entry price for this level of service and a simpler, fully managed ownership experience.

# Smart Financing & Professional Support



## Financing for investors

- Financing for non-residents: access to Spanish mortgages through banks such as Bankinter, Sabadell, CaixaBank, and others, for qualifying buyers.
- Typical LTV up to around 60–70%, subject to bank approval and client profile.
- Rental income can support mortgage payments, depending on usage and financing structure.
- Our team coordinates introductions and helps you prepare the required documentation.

## Advisory ecosystem

- Access to independent legal and tax advisors, including a Madrid-based law firm specialised in Spanish real estate.
- Guidance on ownership structuring (personal vs company, EU / non-EU) with qualified external advisors.
- Support for understanding IVA/ITP, non-resident tax, and Wealth Tax implications.
- We do not provide tax advice ourselves, but we connect you with the right experts so you can make informed decisions



# Strong Long-Term Capital Appreciation

Golden Hills is not only a high-yield income asset.

It is positioned in one of Europe's most resilient luxury real estate markets, where limited supply and increasing premium demand support **long-term value growth.**

- Foreign buyers account for more than 33% of transactions, maintaining constant demand.
- The scarcity of developable land and prime land creates a bottleneck in supply.
- Malaga has established itself as a technology hub and global investment destination, attracting international buyers with high purchasing power.



## Security, Trust & Full Transparency

- **Full ownership** in the buyer's name
- **20+ units already sold**
- Professional, transparent investment structure
- Banking, legal and tax advisory available
- Multilingual support team
- **Optional first-year rental guarantee**
- We offer **optional resale support** through our network of agencies and qualified buyers when the time comes to exit.

## Who is Behind Golden Hills

### Developer / Project Owner – Mazel Capital Group

- Over 8 years of experience in residential real estate.
- Active in Madrid, Marbella, and Ibiza, focused mainly on luxury residential projects.

### Financial Partner – Frux Capital



- A large real estate investment fund is financing part of the project.
- Their involvement adds an additional layer of professional oversight and financial solidity.

### Rental Operations & Management

- Managed by the Golden Hills in-house team, in partnership with a local company specialised in fully automated short-term rentals.

### Legal & Tax Partners

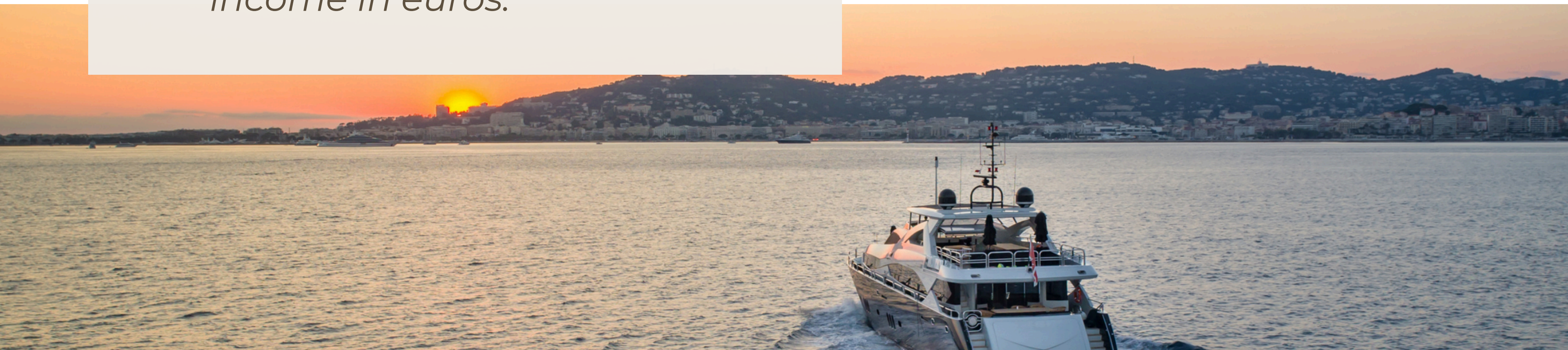
- Collaboration with a Madrid-based law firm specialised in real estate and independent tax advisors for international clients.

# Marbella: A Lifestyle That Drives Demand



*Your place in the sun. Your income in euros.*

For your family, this is a **holiday home**. For your portfolio, this is a **performing asset**.



# All Units Delivered in 2026

All phases are unified. Investors start generating returns **immediately after summer 2026.**



**2024**



Construction started

**2025**



First units fully finished

**2026**



Construction completion,  
handover & immediate rental  
readiness

Disclaimer:

All figures shown are indicative and based on current market data and internal projections. Past performance of the Marbella and Costa del Sol markets does not guarantee future results. Rental income and yields are not guaranteed and may vary due to seasonality, market conditions, regulatory changes, and personal usage. Investors should seek legal and tax advice before making any investment decision.

