INVESTO | LUXURY REAL ESTATE
INTERNATIONAL

AQUAMARINA

myriam@investo-international.com Tel: ES +34 663 329 202 / BE +32 476 211 233 www.investo-international.com



myriam@investo-international.com
Tel: ES +34 663 329 202 / BE +32 476 211 233
www.investo-international.com

LUXURY VILLAS
MODERN AND FRESH DESIGN

The design of these villas is modern and fresh. The horizontal lines, parallel to the sea, create a symmetrical shape, while the vertical lines break and give movement to the villa. Set on 2 levels, this spacious Costa del Sol villa is going to be built using only the finest materials throughout.



myriam@investo-international.com
Tel: ES +34 663 329 202 / BE +32 476 211 233
www.investo-international.com





DREAMS
DO COME TRUE

All the highest qualities we use into our houses are high standard, we only use the best marbles, woods and carpentry for our luxury designs. Our in-house interior designers will work together with you to find the best choices in furniture and finishes.









myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com







myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com

DELIGHTFUL AMBIANCE

Every single element, starting from the architecture that gives shape to the building up to the smallest design details, pursues the same philosophy and uses the same language. All the qualities we use into our houses are of the highest standards.

The design of this villa seeks to maximize the indoor-outdoor flow that is so essential for Mediterranean lifestyle.





myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com

MARVELOUS LOCATION



GIBRALTAR AIRPORT — 25 MIN — SOTOGRANDE — 12 MIN — 10 MIN — ESTEPONA — 35 MIN — MARBELLA

myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com

MARVELOUS LOCATION

Beds	3 / 4
Baths	3 / 4
Built area	180,2 m²
Plot	492 - 809 m²
Terraces	59,35 m²
Pool	30 m²

South facing



myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com



ENJOY A PRIVILEGED LIFESTYLE

Discover the facilities and services that you can find living in these spectacular villas.

You will have the best golf courses, tennis clubs, water sports, polo club, horseback riding, parks with wildlife and more at your disposal.

All these accompanied with over 320 days of sunshine yearly.

THE BEACH JUST ONE STEP AWAY

Live comfortably, with amazing views overlooking the Mediterranean Sea and walking distance to the beach.



myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com

EXCLUSIVE SURROUNDINGS

You will enjoy stunning views over the Mediterranean Sea towards North Africa. In and around Sotogrande you will find a harbour and delightful marina, chic restaurants, beach clubs, Spa, luxury shops and the most prestigious Golf Courses in a natural and exclusive environment.





GETAWAYS WITH CHARM

With just a couple of hours you can experience dream escapes to charming cities such as Ronda, Granada, Seville and more.







myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com

SPECTACULAR SPORTS FACILITIES

If you love sports, you are in the right place!

Enjoy practicing your favorite sports in a perfect setting! Sailing, playing tennis, paddle, horseback riding, among others. But if you like more golf or polo, the reputation of the exclusive clubs of Sotogrande are recognized worldwide.

Five golf courses are of the highest quality including the most famous spanish clubs: Valderrama. The green acres of the Santa María Polo Club is accredited as one of the most famous polo club internationally recognized by the elites of this sport.







QUALITY
SPECIFICATIONS

myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com

QUALITY SPECIFICATIONS

FOUNDATION AND STRUCTURE

- Reinforced concrete structural floor with a cavity above the ground, to avoid the humidity.
- Pad footings and beams to tie. (when not basement)
- Two way reinforced concrete slab, with pillars and beams, accoring to the european and spanish regulations.

ROOF AND TERRACES

- Inverted flat roof with anti slip floor tiles, when practicable and gravel when not.
- Insulation and waterproofing according to the regulations.
- Glass balustrade, with hidden aluminum profile in the first floor.

EXTERIOR WALLS

- Brick cavity Wall with partly insulated cavity with extruded polyestyrene.
- Exterior Wall rendering with cement mortar and finishes according to design.
- The pillars will be covered to break the thermal bridge.

PARTITIONS

- Double hollow ceramic bricks, received with cement mortar. Finished with gypsum plaster work and matte paint.

EXTERIOR CARPENTRY

- Thermal break Aluminum profiles by Cortizo or similar, high quality
- security laminated glass CLIMALIT 3+3 / camera / 3+3.
- Thermal glass.
- Sliding doors with invisible track (in the floor side).

PLOT ENCLOSURE

- Street front-1m hight wall+ 1m hight mesh.
- Division between plots: Stone finished retaining wall (when necessary) and metallic mesh.

HEATING AND AIR CONDITIONING

- Aerothermal heating systems LG for air conditioning/heating and hot water.

Electric underfloor heating system for all bathrooms.

FLOORS

- Interior floors: Porcelanic tile
- Exterior floors: Anti slip Porcelanic tile.

SKIRTING BOARD

- According to the floor.

BATHROOM WALLS

- Porcelanic tile (differents options to choose from)

ACCESS DOOR

- Security entrance door.

INTERNAL DOORS

- Standard height white lacquered internal doors, with hidden hinges.

WARDROBE

- Closets and walk-in closets following detailed design.
- Closets: White lacquered sliding doors with finger pull and insides finished in cancun textile.
- Walk in closets: Without doors.

QUALITY SPECIFICATIONS

SWITCHES AND SOCKETS

- Berker B7 white. (or similar).

LIGHTING

- Downlight LED on ceilings; in bathrooms, kitchens and corridors.
- Cove lighting in the livingroom.

SWIMMING POOL

- swimming pool with salt water system.
- Finished in white mosaic. Includes exterior shower.

GARDEN

- Grass seeds and automated irrigation systems.

SECURITY SYSTEM

- Alarm / Video intercom.

KITCHEN

- Low and high units lacquered with fingerpull.
- Silestone worktop and splashback finished with porcelanic tile.
- Siemens appliances; vitroceramic, extractor, oven, microwave, dishwasher, fridge / freezer
- Washing machine/ Dryer.

BATHROOMS

- Sanitary ROCA (or similar). Including Suspended hung toilets.
- Resine shower tray .
- Taps: Hans Grohe (or similar).



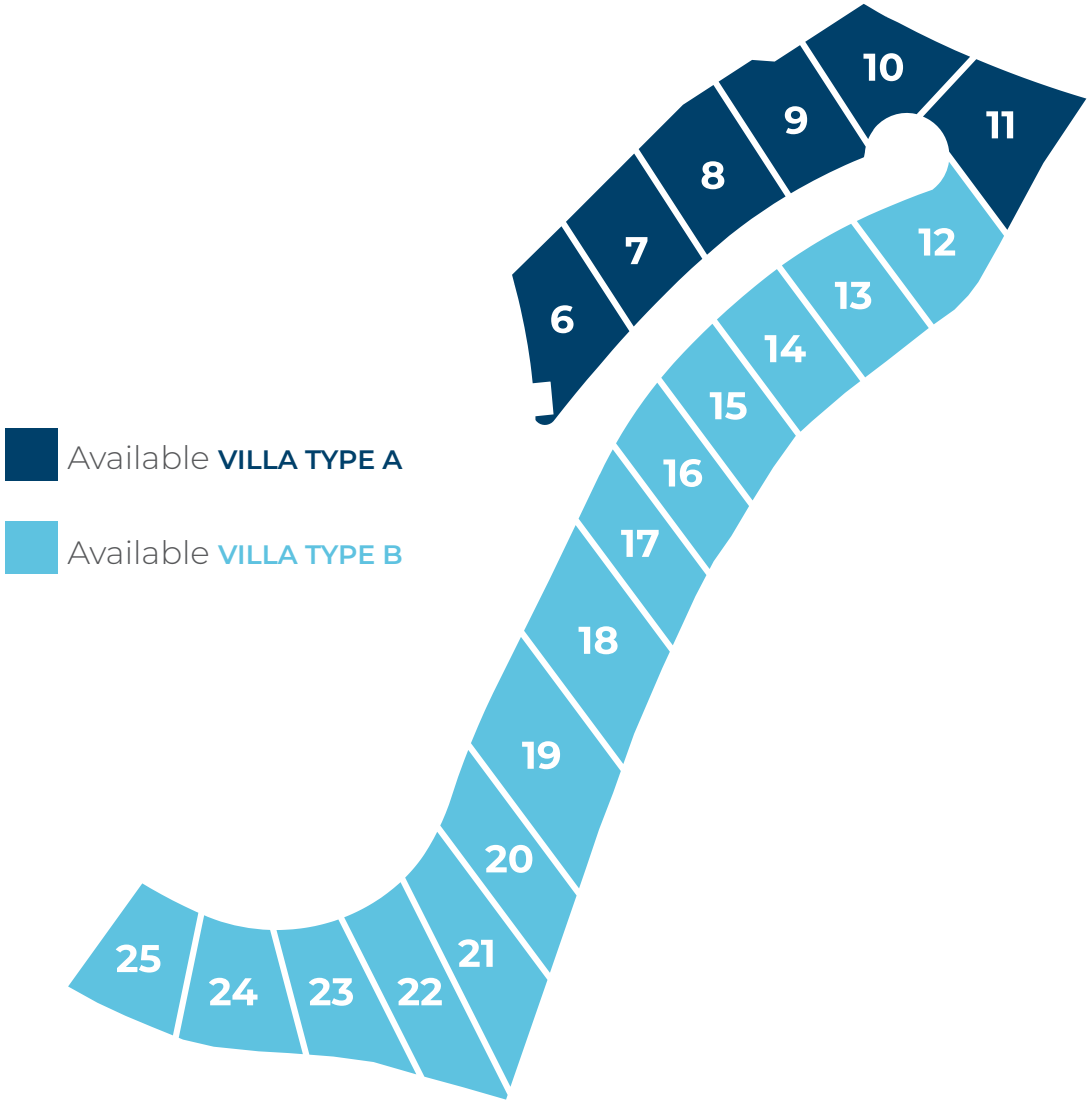
UPGRADE TO GAGGENAU APPLIANCES INDUCTION HOB / OVEN / EXTRACTOR / MICROWAVE REFRIGERATOR / FREEZER / DISHWASHER / WASHING MACHINE/ DRYER	**11.200 €**
CHILL OUT Cushions included (Size 3 x 2,6 mts)	**17.000 €**
HEAT PUMP FOR SWIMMING POOL + AUTOMATIC COVER (Size 4 x 6 mts)	**23.000 €**

V.A.T. NOT INCLUDED

myriam@investo-international.com
Tel: ES +34 663 329 202 / BE +32 476 211 233
www.investo-international.com

PRICE LIST

Villa	Total Price €	Plot m2	Plot €	BEDS
6	575.000 €	549,86	210.000 €	3
7	575.000 €	532,79	210.000 €	3
8	525.000 €	573,66	180.000 €	3
9	525.000 €	524,1	180.000 €	3
10	525.000 €	518,16	180.000 €	3
11	625.000 €	616,59	230.000 €	3
12	625.000 €	541,24	230.000 €	4
13	575.000 €	499,22	210.000 €	4
14	575.000 €	499,36	210.000 €	4
15	575.000 €	492,26	210.000 €	4
16	575.000 €	498,59	210.000 €	4
17	575.000 €	499,66	210.000 €	4
18	750.000 €	752,81	270.000 €	4
19	750.000 €	809,46	270.000 €	4
20	575.000 €	567,22	210.000 €	4
21	575.000 €	655,64	210.000 €	4
22	575.000 €	634,4	210.000 €	4
23	525.000 €	513,94	180.000 €	4
24	525.000 €	537,22	180.000 €	4
25	525.000 €	508,19	180.000 €	4



myriam@investo-international.com
Tel: ES +34 663 329 202 / BE +32 476 211 233
www.investo-international.com

PAYMENT TERMS

1 **Reservation Fee 20.000€**

2 **Buy the plot**

Client becomes the developer

Sign turnkey contract 30.000€

Payment includes:

- Cleaning of the plot if necessary
- Topography study
- Geological study
- Architect project
- 3D images
- Quantity surveyor study
- Health & security study

3 **Start building 20%**

Once the license has been granted, construction starts.

4 **Monthly payment & Finance**

The rest of the payments will be made per month, with all completed progress demonstrated by building certificates.
Once you have paid the plot, with a good credit history, it is quite simple to obtain a self-developer mortgage to finance the building costs.

5 **Completion**

Construction completion time of 10-12 months.
Once the villa is finished, we manage the final utility connections and first occupation license for you.

BENEFITS BUYING OFF-PLAN

- Buy 40% below market price
- Possibility to change internal distribution
- You can decide the finishes
- We take care of the entire project to give you total peace of mind

TAXES

The obligatory applicable taxes are:

- Over the plot: 21% V.A.T.
- Over the building cost: 10% V.A.T.

* Development Companies will NOT pay taxes over building costs

NO ADDITIONAL COSTS

There are NO additional costs - everything is covered.
The quote we give you includes:

- All the construction licensing costs
- First occupation license
- Utility connections / final connection fees
- An independent quality control company
- Decennial insurance fees
- Laboratory tests
- Quantity surveyors
- Health and security supervision
- Architect studies

The list goes on - and it´s all included

NO COMMUNITY FEE

TRIPLE GUARANTEE

- Up to 10 years structure
- 3 years installations
- 1 year finishes

Total price from: 525.000€ V.A.T. not included

myriam@investo-international.com
Tel: ES +34 663 329 202 / BE +32 476 211 233
www.investo-international.com

AQUAMARINA

myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com



myriam@investo-international.com

Tel: ES +34 663 329 202 / BE +32 476 211 233

www.investo-international.com