



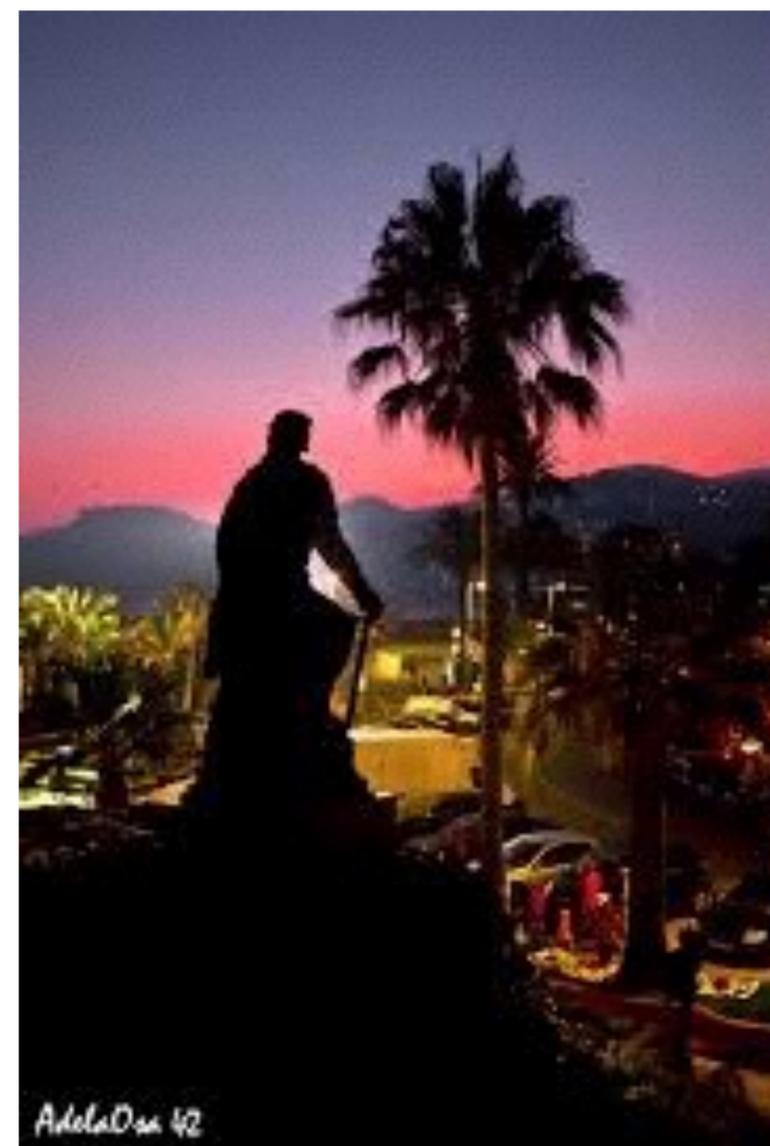
Property investment opportunity in Almuñecar

Hotel & apartment 4*



future energy
CONSULTING SERVICES

“The best idea is the one whose time has come”



November 2015



1. Almuñecar, historical outline

- The history of Almuñecar dates back to 1500 BC, the area was colonized by the Phoenicians, who varied the urban structure, under the name of EX.
- When the Romans arrived, they discovered a well - structured town, using his own currency. They remodeled the town, constructing temples, theaters, and an aqueduct, taking down the water from the close Sierra Nevada to the town to cure the fish. They called it Sexi Firmum.
- In the age of the Moorish domination of Spain (el al-Andalus), the agriculture production consisted basically in sugar, bananas, grapes, cereals and all kind of fruits.
- In the time of the Nazarri kingdom, the Almuñecar region was one of the most important commercial and administrative area in the south of Spain and it was frequently visited by the Moorish royal family, who spend long periods in the royal residence.
- Today Almuñecar is a highly appreciated reference for visitors from all around the world. More than 20 nationalities have there residence in this small town, taking care of protecting the essence of Andalusian quality of live.

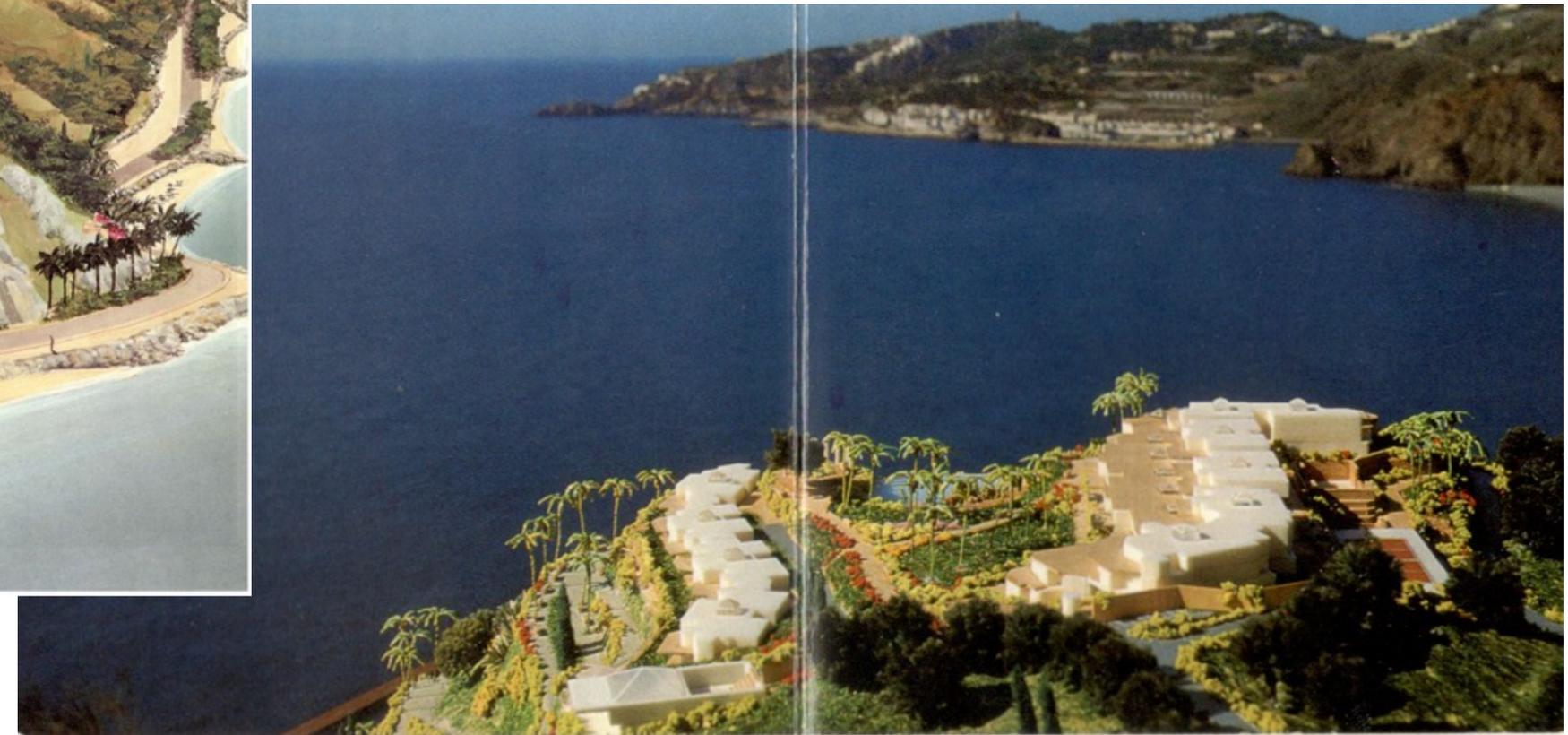


2. The property, building surface and uses

- The plot is situated in the first coast line, with fantastic views to the mediterranean see, the town of Almuñecar and the leisure port of Marina del Este.
- The total surface is **56.070 m²**, with an approved building surface of 50 % (**28.035 m²**) which can be distributed in basic level +2.
- The final area occupied by the building surface is not more then 13.500 m², so the rest of the surface can be used for the common areas, pools and gardens.
- It is possible to install a monorail elevator which gives a direct access down to the beach area and the “paseo marítimo”.
- The parcel is qualified as UA-44, and has and approved license since august 2006 for Hotel activity and apartment rent.

3. Best location, beach line & gardens

direct access to the Mediterranean see



4. Mediterranean style, views and light.

OUR CONCEPT



5. Marina del Este, Cotobro & Punta de la Mona



The Marina del Este leisure port and this two high level urbanizations are situated in-between the towns of Almuñecar and La Herradura .



6. The sun, from early morning up to Sunset



More than 300 sunny days per year are guaranteed.



7. Europeans best micro clima



Subtropical fruits, mangos, chirimoyas, advocates, lichees, papayas.....
and the mild summer and winter clime contributes to enjoy the relaxed ambience.



8. Europeans best south location



Almuñecar is located in the coast of Granada, with close airports in Malaga and Granada, and is connected by highways & high speed train with Madrid and the south of France.



9. Further information:



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