



# AVENIA CAPITAL

Premium Real Estate Investment  
in the Costa del Sol

*Connecting Nordic Capital with Spanish Luxury Real Estate*

[www.aveniacapital.com](http://www.aveniacapital.com)

# WHO WE ARE

## About Avenia Capital

Avenia Capital is a premium real estate investment platform focused exclusively on the Costa del Sol — one of Europe's most desirable and resilient property markets.

We bridge Nordic and international capital with high-quality Spanish real estate opportunities, offering investors access to properties in Marbella, Estepona, Benahavís and surroundings.

Our model combines deep local market knowledge with rigorous investment discipline — offering a curated selection of residential and investment-grade assets with strong return potential.



Focus Market

**Costa del Sol, Spain**



Investor Base

**Nordic & International**



Asset Class

**Premium Residential**



Approach

**Curated & Advisory**

# WHY COSTA DEL SOL

300+

Sunny Days Per Year

€7k+

Avg Price/m<sup>2</sup> (Prime Areas)

6-7%

Gross Rental Yield

#1

International Buyer Destination in Spain

## Established Luxury Market

Marbella and surrounding areas are globally recognised luxury destinations with strong long-term price appreciation.

## Strong Rental Demand

Year-round tourism and growing expat communities drive consistent rental income for investors.

## International Connectivity

Málaga Airport offers direct connections across Europe and beyond, making it easily accessible for Nordic investors.

## Regulatory Stability

Spain offers a transparent legal framework for foreign real estate ownership, with well-established property rights.

## Supply Constraints

Limited buildable land in prime coastal areas acts as a natural floor on property values.

## Lifestyle Premium

Exceptional climate, golf, marinas, and Michelin-starred dining sustain high demand from UHNW buyers.

# OUR INVESTMENT PROPOSITION



## Residential Investments

Carefully selected apartments, villas and townhouses in prime locations — from Estepona's New Golden Mile to Marbella's Golden Mile and Benahavís. Focus on properties with strong rental yield and capital appreciation potential.



## Off-Plan Opportunities

Access to vetted new developments at early-stage pricing, offering significant capital uplift potential upon completion. All developments are pre-screened for developer quality and planning certainty.



## Full-Service Advisory

End-to-end support covering property sourcing, due diligence, legal and tax structuring, property management and eventual exit — allowing investors to participate without operational burden.



## Target Returns

Investment cases are structured to target gross rental yields of 5–7% and annualised total returns of 8–12% over a 5–7 year horizon, underpinned by strong underlying market fundamentals.

# OUR FOCUS AREAS

## Marbella

*The Golden Mile & East Marbella*

The crown jewel of the Costa del Sol. Home to Michelin-starred restaurants, Puerto Banús marina and world-class golf. Prices from €4,000–€10,000/m<sup>2</sup>. Enduring international demand drives long-term capital appreciation.

## Estepona

*New Golden Mile*

One of Spain's fastest-growing luxury markets. Beachfront supply is tightly constrained, driving price growth of 50%+ over the last five years. Strong off-plan pipeline at competitive entry prices.

## Benahavís

*'The Golf Valley'*


An exclusive residential enclave bordering Marbella. Known for ultra-luxury villas, privacy and tranquility. Preferred destination for UHNW buyers. Very limited available land ensures scarcity premium.

# COMPLETED PROJECTS

## Partnership Development Projects — Costa del Sol

### Elite Cortijo Blanco

 Cortijo Blanco, Marbella

 4 Exclusive Luxury Villas

Four 550–580 m<sup>2</sup> villas 250 m from the beach, just steps from Puerto Banús. Designed by AMES arquitectos with 4 bedrooms each on 1,200 m<sup>2</sup> plots.

 [View Project →](#)

[aveniacapital.com/en/projects/elite-cortijo-blanco](https://www.aveniacapital.com/en/projects/elite-cortijo-blanco)

### Torrequebrada Beach

 Torrequebrada, Benalmádena

 Beachfront Apartments


Premium beachfront residences in Benalmádena's most exclusive coastal district, with panoramic Mediterranean sea views and direct beach access.

 [View Project →](#)

[aveniacapital.com/en/projects/torrequebrada-beach](https://www.aveniacapital.com/en/projects/torrequebrada-beach)

### Elite Benalmádena Villas

 Arroyo de la Miel, Benalmádena

 2 Modern Luxury Villas

Two contemporary 5-bedroom villas with unobstructed Mediterranean and Atlas Mountain views. Built to Scandinavian–Spanish standards with large garden and pool.

 [View Project →](#)

[aveniacapital.com/en/projects/elite-benalmadena-villas](https://www.aveniacapital.com/en/projects/elite-benalmadena-villas)

Full project portfolio:

[www.aveniacapital.com/en/projects](https://www.aveniacapital.com/en/projects)

# CORE TEAM



**Daniel Pasternack**

*Co-Founder & Managing Partner*

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Daniel holds a Ph.D. in Finance. He served as CEO of EAB Group Plc (Nasdaq Helsinki: EAB) from 2012 to 2021, growing the company 10x in revenue and 20x in client assets through multiple acquisitions and a stock exchange listing. At EAB he led the private capital and sustainable investment division. He brings deep expertise in fund management, capital markets and investment structuring to Avenia Capital.



**Juan Samper**

*Co-Founder & Head of Spain Operations*

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Juan is a seasoned entrepreneur and real estate professional based in Spain, founder of Samper + Associates. With extensive local market knowledge across the Costa del Sol, he leads Avenia Capital's on-the-ground operations — including property sourcing, developer relationships and transaction execution. His deep network in Spanish real estate is a cornerstone of Avenia Capital's deal flow.



**Janne Nieminen**

*Co-Founder & Senior Advisor*

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Janne brings close to 30 years of experience from leading positions within the financial industry and real estate investments. He is one of the founders of EAB Group Plc, a mid-sized asset manager and private bank listed on Nasdaq Helsinki (EAB) and sold to Evli in 2022. Janne also served as lead portfolio manager of the EAB Spanish property funds from 2013 to 2022.

# WHY AVENIA CAPITAL?

*What sets us apart*

## **Nordic-Spanish Bridge**

Unique positioning connecting Nordic capital and investors with Spain's leading luxury real estate market.

## **Institutional Expertise**

Leadership team with decades of institutional-grade asset management experience from listed financial companies.

## **Local Knowledge**

Deep on-the-ground presence in the Costa del Sol with established developer and agency relationships.

## **Curated Deal Flow**

Every investment opportunity is rigorously screened for quality, liquidity, and return potential before presentation.

## **Full-Service Platform**

From sourcing to management and exit — investors enjoy a hands-off, professionally managed investment experience.

## **Proven Track Record**

Combined team experience managing Spanish property funds since 2013 and Nordic fund businesses across multiple market cycles.

# GET IN TOUCH

We welcome conversations with investors, family offices and partners interested in premium real estate on the Costa del Sol.

**Website:** [www.aveniacapital.com](http://www.aveniacapital.com)

**Projects:** [www.aveniacapital.com/en/projects](http://www.aveniacapital.com/en/projects)

**Market:** Costa del Sol, Spain