



Villa Seaview & Golf Front La Quinta - Marbella

Size: 691sqm Indoor & Terrace: 190 sqm
Bedrooms: 5 & Bathrooms: 5 Elevator (3
Floors) - Carport: 3 Cars

Luxury Villa project with
construction license and
execution plan approved.

ABOUT THE PROPERTY

La Quinta 237 is an amazing villa on a 1,090m² plot with a license to build a villa of 691sqm indoor plus porches and terrace in the heart of La Quinta, Marbella. Taking full advantage of the stunning panoramic sea views and the Golf Front location.

The plot comes with a state-of-the-art villa project designed by well-known architect Diego Tobal at Tobal Arquitectos. The execution plan is approved in Augusti 2023. Interior Design by Ambience. Construction time is appr. 15 months.



FACILITIES



PRIVATE POOL



ELEVATOR



HOME THEATER



FULLY EQUIPPED
KITCHEN



GYM



OUTDOOR
BARBEQUE



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GET IN TOUCH

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EMAIL : puro@puro-properties.com



Ellen Property International 2.020 SL is the owner of the property, which is a 100% subsidiary of Puro Properties AB in Sweden. Puro Properties AB is owned by Jimmy Ededal & Lars Nicholls, 50% each. The purchase and other related costs are approx. 1.600.000 EUR which has been paid without any loans.

PROPERTY SPECIFICATION



3 Car Garage



4-5 bedrooms



4-5 bathrooms



Swimming pool





Funding of Constructions: Ellen Properties International 2.020 SL is now searching funding of the construction costs of appr. 3.350.000 EUR. Our estimated calculation is

Costs up till today:	1.600.000 EUR (paid)
Constructions, architect, PM:	3.350.000 EUR
Sale Price (net of broker fees):	7.600.000 EUR
Margin before financial costs:	2.600.000 EUR

PROPERTY SPECIFICATION



3 Car Garage



4-5 bedrooms

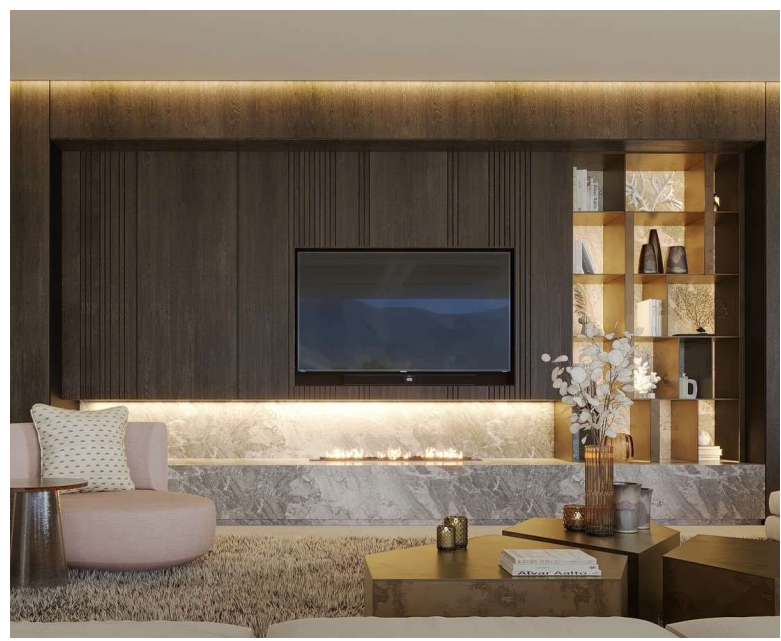
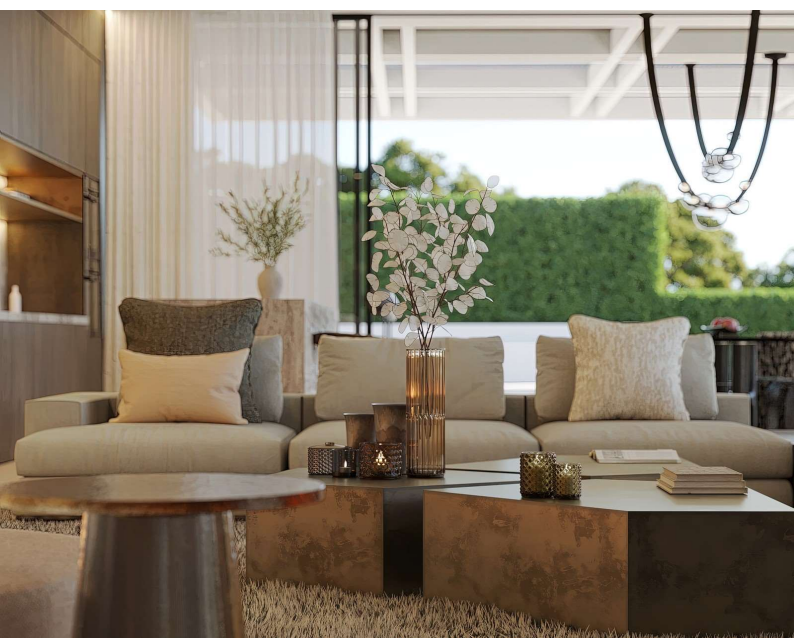


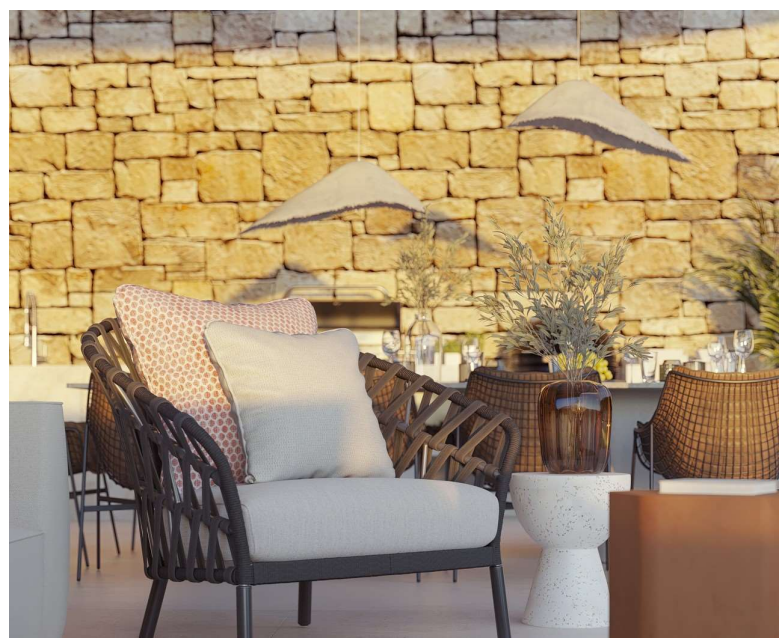
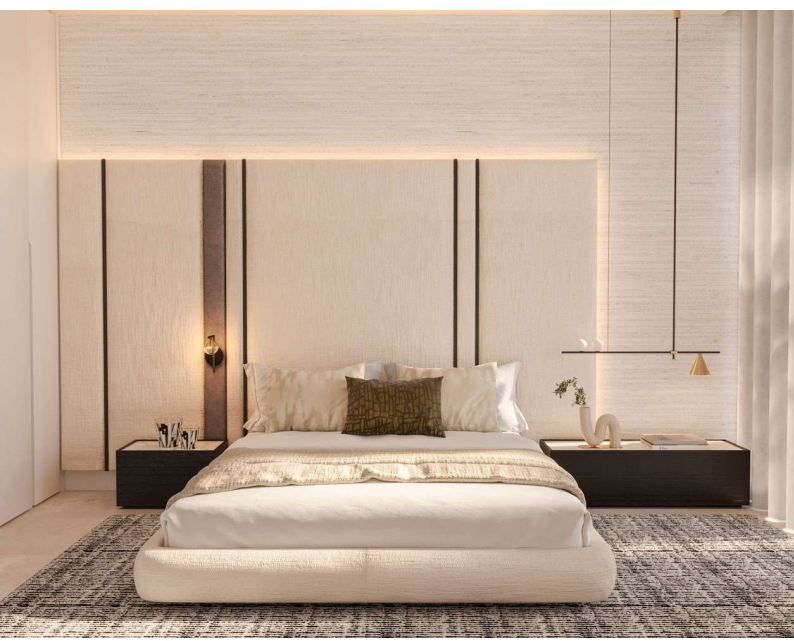
4-5 bathrooms



Swimming pool









INFORMATION & DOCUMENTS

Owner Plot:	Ellen Properties International 2.020 SL Bul Alfonso De Hohenlohe milla de oro Oficina 4, 296 02 Marbella	CIF: B67731539
Shareholders: NIE:	Jimmy Ededal & Lars Nicholls 50% each Jimmy Ededal, Y8262530-R. Lars Nicholls, Y8261489-H	
Lawyer:	Luis Heredia at Heredia Abogados S.L.P	CIF: B29561024
Accountant:	MLT Abogados & Economistas C/Bolsa 10, 4 B, 29015 Malaga	
Documents:	Final Statement Purchase Carta Decalartion Escritura Facturas Compra Valuation Report (Valum)	



Business Plan - Property		La Quinta 237 - Benahavis		
Owner		Ellen Properties International 2.020 SL		
What	Amount Paid			
Purchase Price of the plot/Project	1 200 000 €			
VAT	252 000 €			
Transfer tax 1,2%, Notary fees, Land Registry, Legal fees, Law Agent etc (incl VAT)	32 000 €			
Interior Desitner - Ambience (Incl VAT)	42 350 €			
Renders	10 000 €			
Geotechnical survey (incl VAT)	7 000 €			
Valuation Report	6 000 €			
Preparation & Marketing	15 000 €			
Project Management - John Philips at MADE	10 000 €			
TOTAL	1 574 350 €			
Coming Costs				
Constructions - Hecaserco	3 186 000 €			
Architect (incl VAT)	66 550 €			
Project Manager (incl VAT)	120 000 €			
Technical Architect (incl VAT)	60 500 €			
Marketing	50 000 €			
Total	3 483 050 €			
Financing	3 628 177 €	LTV	45%	LTC
Set Up Fee Financing (6%)	217 691 €			
Financial Costs (0,85%/month estimated)	493 432 €			
Total Costs	5 768 523 €			
Sale Price	8 000 000 €	(Valuation = 8.200.000 EUR)		
Real Estate Broker	- 400 000 €			
Sale Price Net	7 600 000 €			
Costs	- 5 768 523 €			
Profit	1 831 477 €		23%	