

ELVIRIA CLUB RESORT, MARBELLA



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PGI | Marbella
Property

Elviria Club Resort, Marbella

PGI - About Us

PGI are dedicated in sourcing and packaging the best investment opportunities to meet the individual requirements of the client, be it a second home, holiday home or a pure investment. We pride ourselves on our personal approach to our investors, ideally a face to face service as most of our clients know us personally or have had recommendations from other clients. In addition to our UK head office, we have an office based in Marbella Spain and sales offices in the Algarve. Our local expertise and contacts allow us to source the best opportunities for our clients. We negotiate directly with Banks and Developers enabling us to provide you with the best financing opportunities available – generally with high LTV mortgages and favourable rates.

All of our promotions are fully transparent with **NO hidden costs** and we only use and recommend the best legal representatives! Our contacts established over the last 25 years in the banking industry ensure that we are the first to hear of special opportunities and we have the trust and respect from senior administrators of numerous banks!



An award winning company, having been awarded “Best Overseas Agent 2010” by Overseas Property Professional - our sales team offer a first class service from start to finish; covering all areas from financial advice, mortgage arrangements, equity release, conveyancing, foreign exchange but overall ensuring that our clients are delivered the right product as efficiently as possible.

PGI is a member of the AIPP (Association of International Property Professionals) and also a member of the Portuguese Chamber of Commerce.



Now is the time to buy in the Costa del Sol and to take advantage of the best investment conditions in history, with the largest price reductions, the best mortgage rates with the euribor at an all time low and an ever increasing tourist market demonstrating that Marbella is a great all round investment and the number 1 destination in Spain!

Elviria Club - Investment Summary

A unique and exclusive opportunity to purchase a limited number of apartments with 100% finance that includes your associated buying costs, legal fees and furniture, meaning your property will be delivered turn-key ready for lettings, or for your arrival!



Investment Summary:

- ✓ Up to 100% finance* including all costs and furniture
- ✓ Prices from €215,000**
- ✓ Prices now around 45% less than developer's price
- ✓ 5% guaranteed rental income
- ✓ Onsite Management team and concierge service
- ✓ Flexible rental scheme allowing personal use in high season
- ✓ 2 and 3 bedroom apartments and penthouses
- ✓ Fixed mortgage rate for 5 years
- ✓ Located in Elviria - one of Marbella's best residential areas
- ✓ Buy with just €6,000!!!

* subject to status

** includes taxes, registration and notary fees. Legal fees are separate

Elviria Club - The Concept

Buy a holiday apartment in Elviria Club Resort, and not only will it be a luxury apartment in the prestigious Marbella area, you will also benefit from a package of services designed to make your time at Elviria Club Resort the best holidays of your life. Relax and enjoy, we take care of everything:

✓ **We offer a unique entertainment experience.**

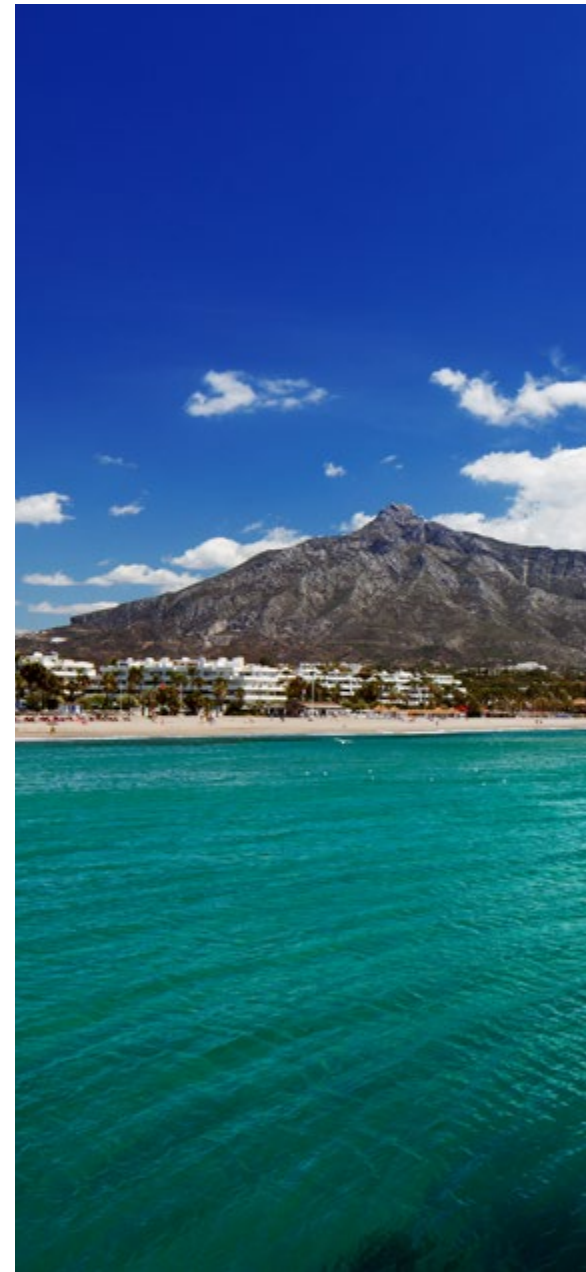
Choose between a round of golf on Marbella's first class courses, or socializing in its exclusive beach clubs.

✓ **We help you manage your investment.**

Get the most out of your investment with our Rental program that enables you to enjoy holiday time, in peak months, whilst generating rental income on your investment. Our dedicated, experienced management team take care of everything providing you with a safe, low risk, hassle free investment.

✓ **We take care of your home.**

When you arrive to Elviria Club, you will find your apartment clean and your fridge full with your favorite groceries. We will also take care of your apartment's maintenance while you are away.



Everything at your convenience. Shuttle Service to and from Malaga's airport, and to and from the beach and Marbella downtown. Pick up and drop off your car rental at Elviria Club. And in case you are missing anything, our Concierge Service with our attentive, professional, and discreet staff will be happy to help.

Our overall aim is to provide investors with a fully managed investment eliminating the hassle of a standard property purchase, providing realistic returns, which, with a minimal amount of upfront equity requirement, enables a low risk mid to long term investment.



* Property prices in Marbella are the lowest they've been since the beginning of the crisis and in many cases are now evident of increase. Supply is low, demand is high so now really is the time to buy!

Elviria Club - The development

Elviria Club Resort, situated in Elviria offers 231 apartments and penthouses designed with a Mediterranean style. Consists of 2,3 and 4 bedrooms.

The development is allocated in a quiet and private area of Elviria, within the Marbella municipal area, in one of the best stretches of the Costa del Sol beach.



Located only 5 minutes driving distance to Elviria Club Resort as well as shopping and entertainment areas, international schools and the well-known Nikki Beach Club.

Only about 15 minutes to Marbella town center and about 30 minutes from the Málaga airport.



Elviria Club - The Development

The promotion is surrounded by nature and welfare, with magnificent views to the mountain and the Mediterranean sea. All the properties in this development have been built so that the property owners will enjoy of unique surroundings thanks to its beautiful gardens.

Elviria Club Resort contains a total of 8 swimming pools bordered with large areas of grass where one can relax and enjoy the sun.

The wide green areas are a unique and distinctive aspect of this development.

The development is fully gated and offers a 24 hours security service and a restricted access to the development.



Elviria Club - The Apartments

The complex includes 8 swimming pools and beautiful and manicured tropical gardens offering gorgeous views to the Mediterranean sea and the mountains. Built with a combination of first quality materials to create comfort and be able to enjoy the sun and the views.

All the apartments offer south orientation and the great majority of them have excellent views to the sea.

The apartments include:

- ✓ Storage room and garage with direct access to the apartment.
- ✓ Lots of light in the Living / dining room.
- ✓ Fully equipped kitchen.
- ✓ Access to the terrace from both the Living Room and the Master Suite.
- ✓ Secured main door.
- ✓ 24 hours Security with restricted access.
- ✓ Vory color marble floors.
- ✓ Double glazed windows.
- ✓ Fitted wardrobes.



Elviria Club - Location

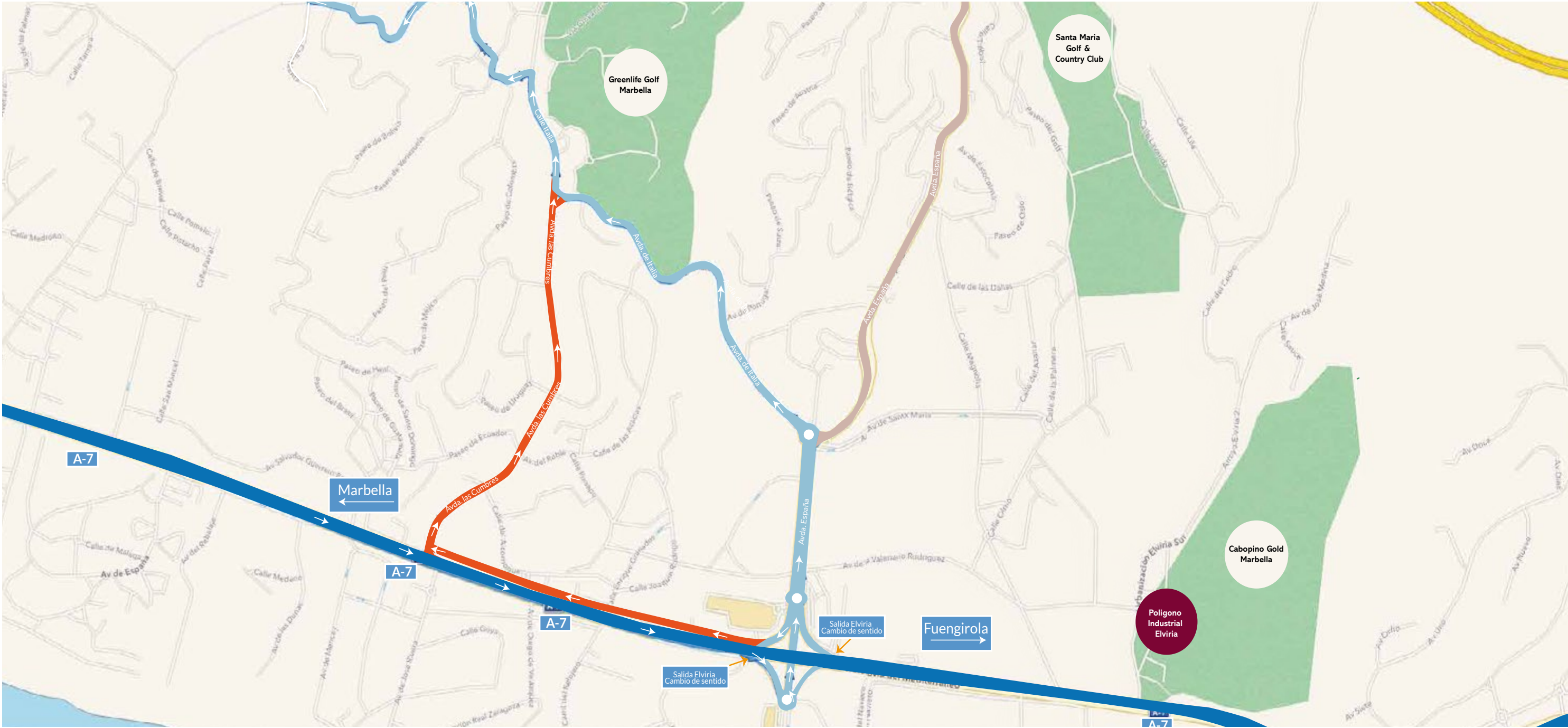
Elviria is one of East Marbella's most popular areas, well known for its countless services and gastronomic offer. Located in one of the most beautiful beaches of Costa del Sol where we can find several private international schools. The area of Elviria is unique in Costa del Sol, with its palm trees bordering the streets, wide side sidewalks and a great entertainment offer. If what you want is enjoy the sea and the tranquility that this area offers away from the city noise, Elviria is the ideal place. In the surrounding area there are several golf courses like Rio Real Golf, Santa Clara Golf, Marbella Golf, Cabopino Golf, Greenlife Golf, making this area the ideal location for golf players.



The area is excellently equipped with services, restaurants, supermarkets and entertainment places. Just a few minutes from here is the Don Carlos Hotel & Spa 5*, one of the best in the city and the Nikki Beach Marbella, an excellent place for lunch, cocktails or just relax and chill out and enjoy the views and the great ambiance.

In its surroundings we can find also sport installations (gym, pilates, paddle) inside the "El Casco Tennis Club, where they also offer health and beauty treatments.

Elviria Club - Location Map



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We trust you have found this brochure interesting and informative and you feel confident about talking with a member of our team to discuss any questions that you may have and to view further information, availability lists, prices, floor plans and anything else that you feel is relative. We are here to help and to ensure you are 100% happy with your experience of investing in this opportunity through PGI and our introducing partner agents!

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