

ROY BOSTON PALACIO DE CONGRESOS



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PGI | Marbella
Property

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.

Up to 45% discount



150m from the beach



Prices from €229k



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!

Roy Boston Palacio de Congresos

A rare opportunity to buy a brand new luxury apartment in the heart of Marbella. This beautiful development of 1, 2 or 3 bedroom apartments is situated at the beach side of the Golden Mile.

This convenient location is only one step away from the famous Don Pepe 5 star Hotel, and within walking distance of the beautifully managed parks and gardens and the narrow streets of Marbella's romantic 'Casco Antiguo' (Old Town), where homes and shops intermingle to create the atmosphere of a small village rather than a cosmopolitan town.

Just walk two minutes and you will find yourself on Marbella's seafront promenade, sandy beaches, world class restaurants and exciting bars. Additionally, exhibitions and concerts organized at Palacio de Congresos make this area a great choice.

Roy Boston Palacio de Congresos has been built with focus on a high standard of quality. The kitchens are fully fitted with granite work surfaces and Miele electrical appliances including oven, hob, extractor fan, dishwasher, fridge-freezer and washing machine. The apartments have cream marble flooring, air conditioning and under floor heating throughout, double glazing, electric shutters on all the windows, ample terraces, and underground parking.

A luxury development that satisfies the most demanding of today's clients, designed to provide comfort, elegance and wellbeing.



Investment Summary:

- ✓ Up to **45%** discount off original price
- ✓ Prices from just **€229k**
- ✓ Marbella centre location
- ✓ **150m** from the beach
- ✓ Fully fitted kitchens with Miele appliances
- ✓ Spacious, south facing apartments
- ✓ Under floor heating in all rooms
- ✓ Under ground car parking
- ✓ Large sun deck and swimming pool
- ✓ Buy-to-let options
- ✓ Great Investment opportunities



The Development

Finished in 2009, Roy Boston Palacio de Congresos consists of **93** apartments spread across **9 floors**. The building faces south with top 4 floors enjoying views to the sea and ground floors enjoying private gardens. It has a pool, sun deck and underground parking.



The apartments

The apartments have been built to a high quality standard with marble flooring, full A/C as well as under floor heating in all rooms, and can be delivered fully furnished with a choice of furniture packages.

There are apartments with 1 bedroom and 1 bathroom, 2 bedrooms and 2 bathrooms, and 3 bedrooms and 3 bathrooms, varying in size from **60sqm to 125sqm**.



The apartments

Price from: **€229.000** (1 bed – 1 bath)

To: **€555.000** (3 bed – 3 bath)

Built area: **60m²** (1 bed apt)

125m² (3 bed apt)

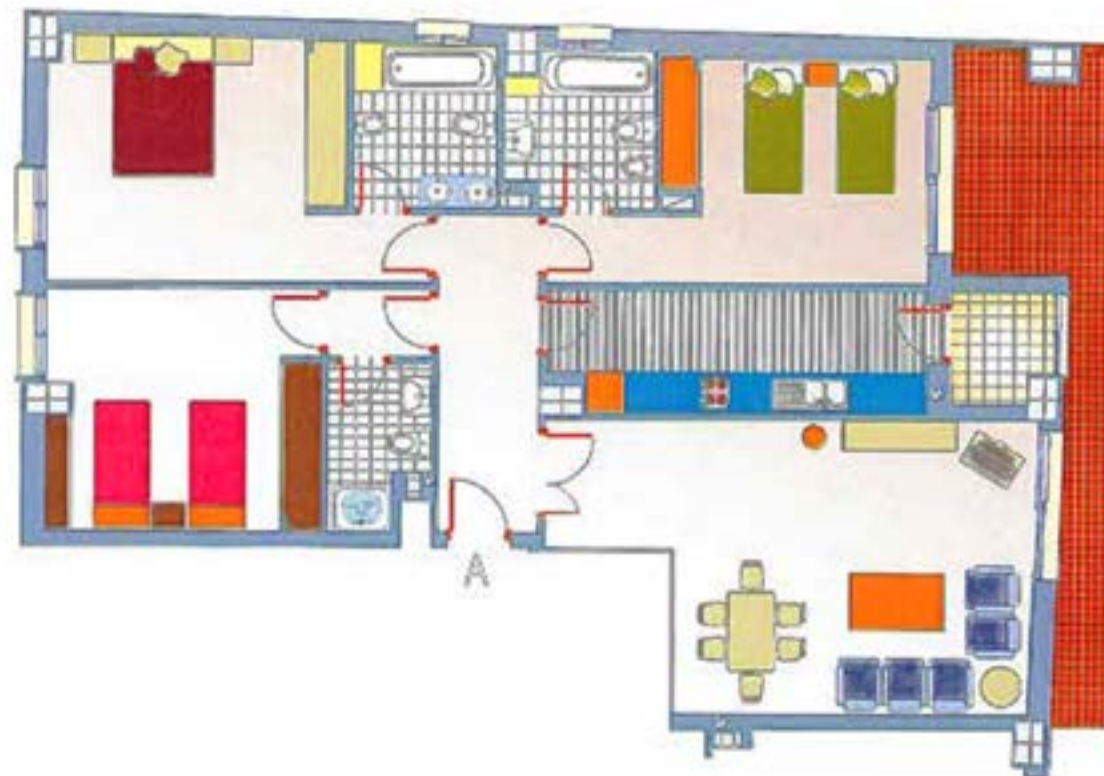
Garage: **Yes**

Orientation: **South & West**

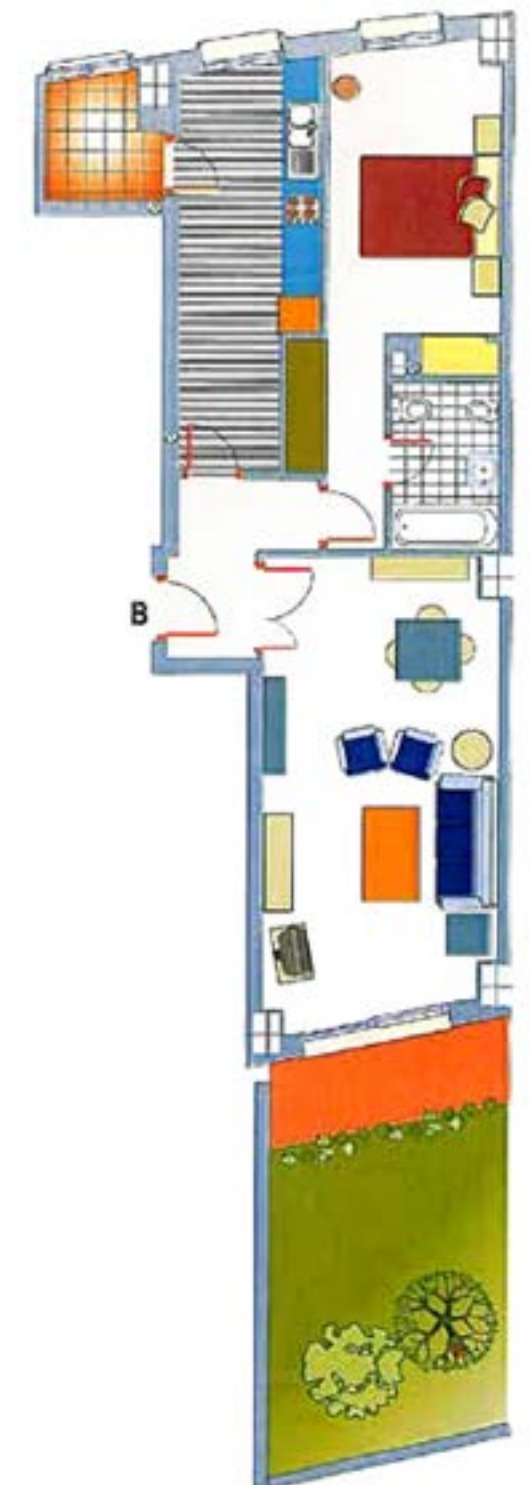
Terraces: **10m² – 37m²**

Views: **Street, private garden or sea**

3 bedroom

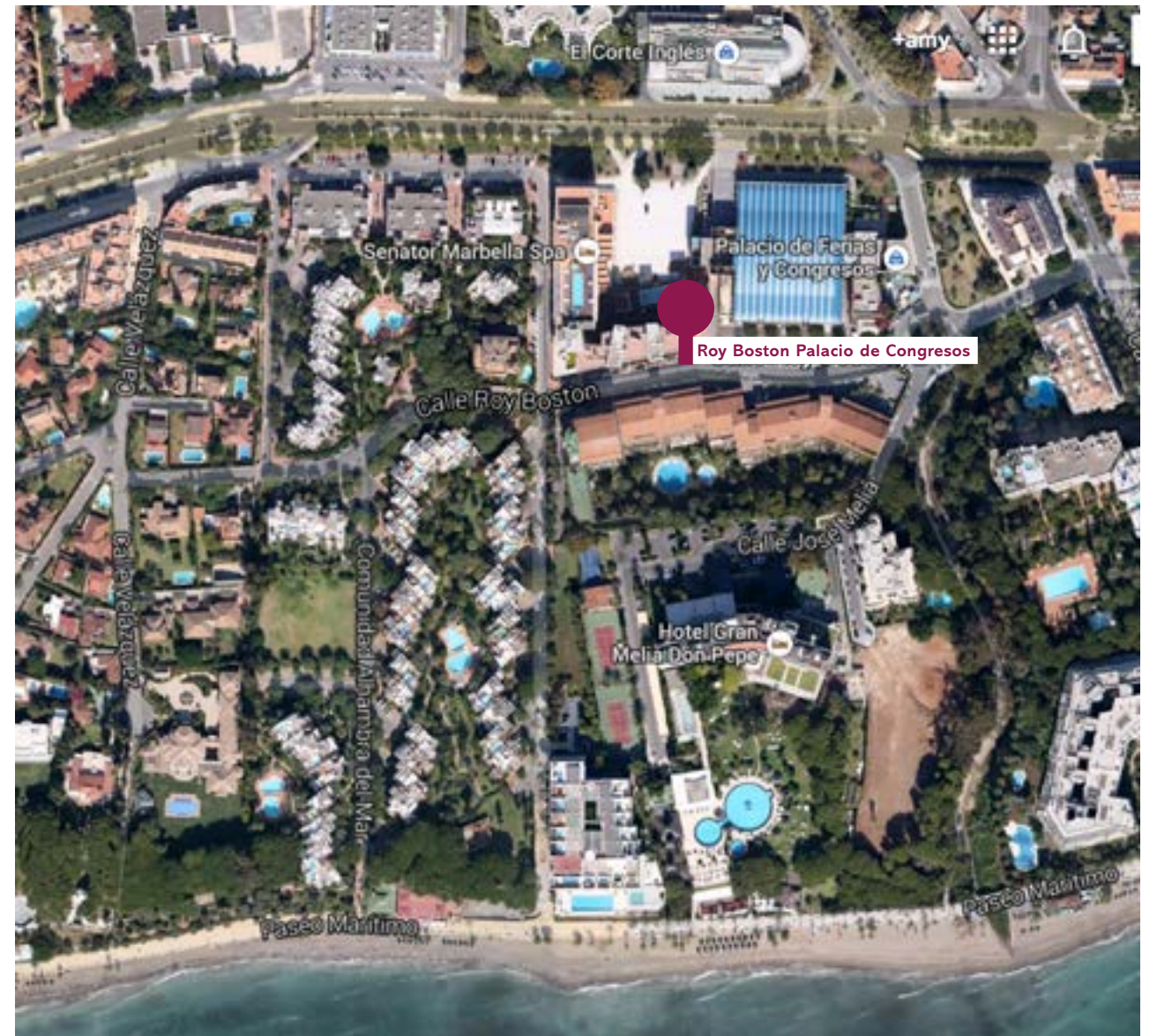


1 bedroom



Location Roy Boston Palacio de Congresos

Roy Boston Palacio de Congresos is located in the city centre of Marbella at the start of the Golden Mile. It is next door to the Marbella Conference Centre on the west side of Marbella. The building is within walking distance to shops, restaurants, the beach and the city main square. The building faces the sea with a distance of **150 meters** to the beach.



ROY BOSTON PALACIO DE CONGRESOS

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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