INVESTMENT OVERVIEW

The Catral Villa

More Than Land.

A development opportunity in Catral, Alicante, where an 11,148 m² site, established landscape, technical preparation and architectural progress come together in one defined acquisition proposition.

11,148 m^2	**CATRAL, ALICANTE**
Site scale	Costa Blanca development context

This overview is a concise public summary. It is not a formal valuation, investment recommendation or offer at a stated price. Detailed project documentation and commercial terms are available separately to qualified parties.

01 · MARKET & SPACE

Why the Site Matters in Its Market Context

The investment case begins with two observations: Alicante is shaped by substantial international housing demand, and space behaves differently in a market where coastal property values and density are high. The Catral Villa sits inland from the most expensive coastal zones while retaining access to the wider Costa Blanca market.

International demand Alicante has one of Spain's highest shares of foreign residential buyers.	Housing form Foreign buyers in Alicante purchase single-family homes at a higher rate than Spanish buyers.
Coastal price gradient Asking-price evidence shows a substantial coastal-to-inland price differential across Vega Baja.	Space as an asset Land, privacy and site scale can therefore form a distinct part of the residential proposition.

Investment principle

Land should not be evaluated only by its surface area. Planning context, development maturity, site infrastructure, landscape and the work already completed all affect how a development opportunity is understood by a purchaser.

02 · LAND VALUE · CATRAL

Not Every Large Plot Has the Same Development Potential

Under the applicable Valencian framework, isolated family housing on qualifying non-urban land is subject to a legally significant minimum plot threshold and occupation limit. Application depends on the specific planning classification, municipal conditions and project approval.

10,000 m²	2%
Minimum regional plot threshold for one isolated family dwelling, subject to applicable conditions.	Maximum building occupation of the qualifying rural parcel; an occupation/footprint limit, not a generic floor-area ratio.

Current Catral asking-price evidence

Plot area	Asking	€/m²	Development / site context
10,000 m²	€94,900	€9.49	Residential potential advertised; irrigation water; possible utilities.
10,136 m²	€99,500	€9.82	Irrigation right; olive/fruit trees; partial fencing; existing building.
11,052 m²	€106,000	€9.59	Roadside position; small existing construction; previous utility context.
10,100 m²	€114,900	€11.38	Basic house project; pool concept; prepared platform; fencing; irrigation.

Asking-price evidence only. Listings are not directly like-for-like, are not completed transactions and do not constitute a formal valuation.

03 · DEVELOPMENT PROGRESS

The Project Does Not Start at Zero

The Catral Villa has already moved through site study, architectural definition and the municipal licence process. The acquisition package is therefore more advanced than untreated land, while the execution-stage design and construction remain future purchaser stages.

01	COMPLETED	Topographic documentation	Existing site information forms part of the property documentation.
02	COMPLETED	Geotechnical study	Completed and incorporated into the submitted building documentation.
03	COMPLETED	Proyecto Básico	Architectural basic project completed, submitted and paid.
04	CURRENT	Building licence process	Application submitted and awaiting formal municipal determination.
05	NEXT	Proyecto de Ejecución	Detailed execution-stage documentation is not included in the acquisition package.
06	FUTURE	Construction	Execution, contractor appointment and construction remain outside the acquisition package.

Development preparation has a real cost

A purchaser starting again from untreated land would normally commission technical studies, architectural work and administrative preparation. Professional expenditure does not increase market value euro for euro; its relevance lies in work, information and development progress that may otherwise need to be recreated.

04 · MUNICIPAL PROCESS & SITE

Approval Has a Cost - and the Site Is Already Established

2.40%	1.00%	3.40%
ICIO municipal construction tax rate published by Catral.	Urban-planning licence fee published by Catral.	Combined illustrative municipal charge framework before project-specific base adjustments.

Mature olive grove Established landscape, shade, privacy and Mediterranean identity.	Agua de riego Existing irrigation arrangement and physical irrigation infrastructure.
Asphalt-road approach Existing access reduces a practical uncertainty often associated with rural land.	Partially fenced Existing boundary infrastructure provides an already defined starting point.

For The Catral Villa, the applicable municipal charges associated with the current licence process remain the seller's responsibility and will be determined and settled in accordance with the final municipal assessment.

05 · ACQUISITION SCOPE

A Clearly Defined Development Package

INCLUDED	NEXT STAGE / NOT INCLUDED
• 11,148 m² land • Existing olive grove • Existing irrigation infrastructure • Topographic documentation • Completed geotechnical study • Completed Proyecto Básico • Submitted building-licence process • Existing project documentation • Seller responsibility for applicable municipal licence charges, subject to final assessment	• Proyecto de Ejecución • Remaining execution-stage professional services • Construction works • Contractor appointment • Construction financing • Purchaser-specific project modifications

What differentiates the opportunity?

The value logic is not additive. Land, planning relevance, landscape, irrigation, road access, technical studies, the Proyecto Básico, administrative maturity and time already invested should not simply be summed as a valuation formula. Together, however, they explain why an advanced development opportunity is economically different from untreated land.

THE OPPORTUNITY

From Market Context to a Real Development Opportunity

Across the Investment series, the analysis moves from market context to the value of space, from development maturity to value creation and exit. The Catral Villa is where those principles converge in one specific site and one defined project.

01	MARKET
02	SPACE
03	DEVELOPMENT
04	VALUE & EXIT
05	THE CATRAL VILLA

Interested in The Catral Villa?

If this development opportunity is relevant to your investment plans, we would be pleased to discuss the project with you directly.
For further information, project documentation and commercial terms, please contact:

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Detailed project documentation and commercial information are available upon qualified request.

Methodology note: Market examples in this overview are asking-price evidence, not completed transactions. Legal and municipal references are presented as general context and remain subject to the applicable planning classification, project documentation and final administrative assessment. This document is not a formal valuation, investment recommendation, profit forecast or guarantee of future sale value.