



EXCELION

Excel, Create, Vision

ALVA PARK | LORRET DE MAR | SPAIN

WWW.EXCELIONDEV.COM

A large Spanish flag with its characteristic three horizontal stripes of red, yellow, and red, and the national coat of arms, is shown waving in the upper left. Below it, the Gothic architecture of a cathedral, likely Seville's Giralda tower, is visible against a clear blue sky.

SPAIN

A MOSAIC OF EXPERIENCES

Spain stands as a vibrant testament to life lived with zest, framed by stunning landscapes, bathed in a glorious climate, enriched by a profound history, and animated by a culture that is both deeply traditional and exhilaratingly innovative.

Spanish cuisine, with its medley of flavors, is a celebration of the country's bountiful harvests and the Mediterranean's bounty, offering a culinary journey that is as diverse as it is delectable. The Spanish way of life, with its unwavering commitment to family, friendship, and festivity, fosters a warmth and hospitality that is truly heartwarming.

Renowned for its dynamic blend of the old and the new, Spain consistently ranks highly in quality of life indices, reflecting its citizens' satisfaction in their rich cultural heritage and their embrace of modern conveniences and technologies. Whether it's the architectural marvels that span centuries, the pulsating beats of flamenco, or the innovation evident in its cities' infrastructure and services, Spain is a country where tradition and progress dance in harmonious rhythm.

Spain is more than a destination; it is an invitation to experience the joy of living, a place where every moment is savored, and every encounter is an opportunity for celebration. With its stable and inviting real estate market, offering both modern marvels and traditional homes, Spain not only promises a high quality of life but also offers a piece of its vibrant soul. Discover the wonders of Spain and let its passion for life inspire you.



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LLORET DE MAR

LOCATION

The Alva Park Residence is nestled in the vibrant town of Lloret De Mar, a mere 30-minute drive from Girona-Costa Brava Airport.

Lloret De Mar, a gem on the sun-drenched Costa Brava, is celebrated for its stunning Mediterranean beaches, rich cultural heritage, and lively nightlife. This corner of Spain is a treasure trove of experiences, blending the allure of pristine beaches with the charm of historic sites.

Costa Brava, a region renowned for its rugged coastline, hidden coves, and crystalline waters, serves as a perfect canvas for adventure and relaxation alike. Standing out for its blend of natural beauty, with its inviting beaches like Fenals Beach and Santa Cristina, and cultural landmarks, including the medieval Castle of Sant Joan and the modernist Santa Clotilde Gardens.

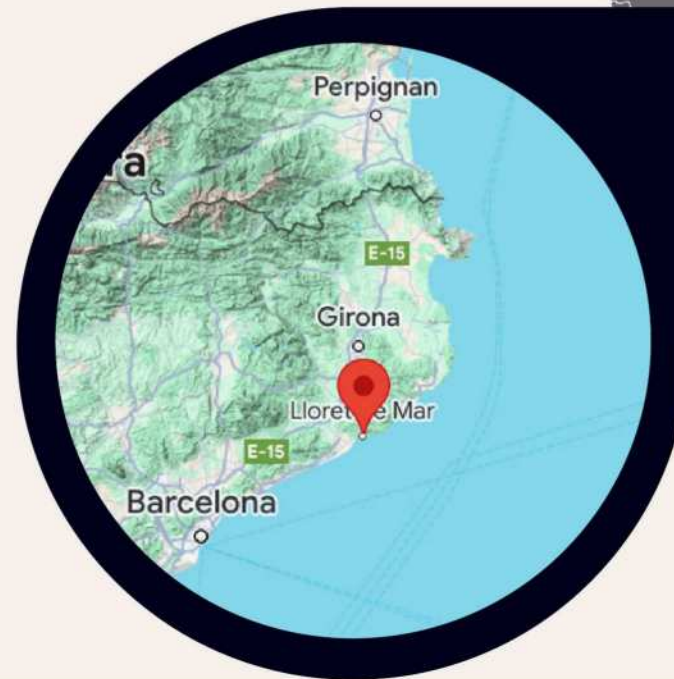
ON THE COSTA BRAVA

BARCELONA 75KM

FRANCE 100KM

ANDORRA 260KM

MADRID 700KM





LLORET DE MAR

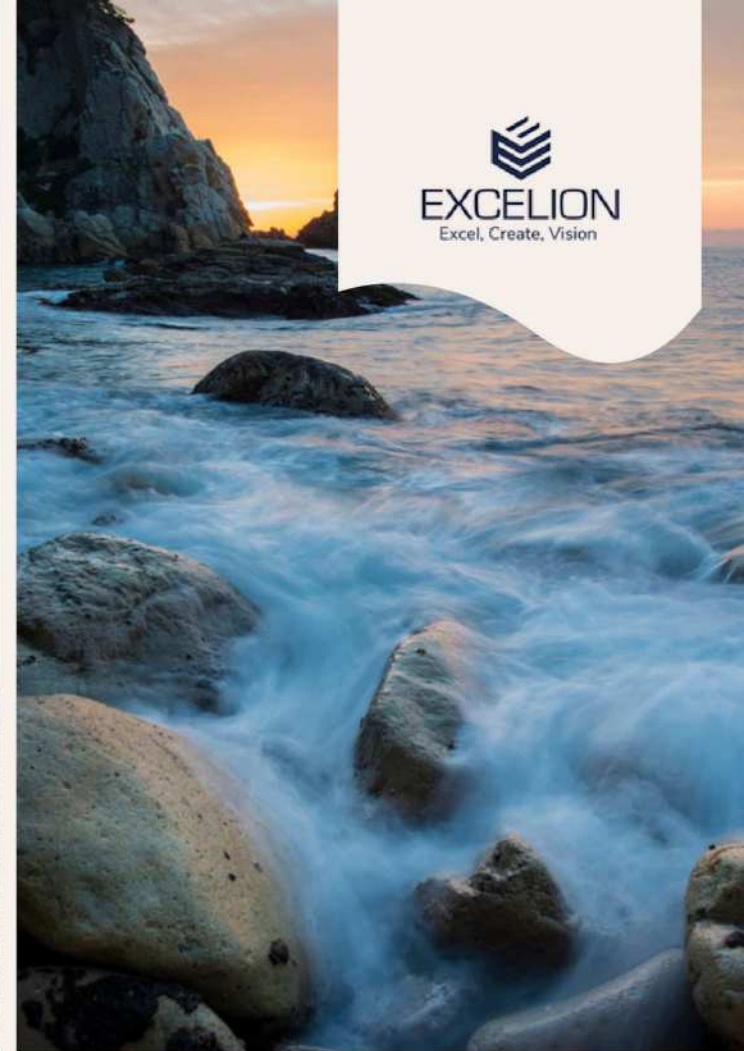
A MEDITERRANEAN ESCAPE

Lloret De Mar is a vibrant coastal town, nestled along the stunning shores of the Costa Brava. Renowned for its exquisite beaches, historical sites, and lively entertainment, it offers a plethora of experiences for every visitor.

As a jewel of the Costa Brava, Lloret De Mar is a year-round haven for tourists seeking both adventure and relaxation. Its mix of natural beauty, cultural richness, and modern amenities draws visitors from around the globe, making it a premier destination for those in pursuit of the quintessential Mediterranean lifestyle. The town is celebrated not only for its nightlife and beaches but also for its gardens, such as the Santa Clotilde Gardens, and cultural landmarks, offering a perfect blend of leisure and exploration.

This combination of attributes makes Lloret De Mar an appealing option for real estate investment, with properties here enjoying high demand among those looking to own a slice of this Mediterranean paradise.

- **APPROXIMATELY 37,000 PERMANENT RESIDENTS**
- **BALANCED GENDER DISTRIBUTION WITH A VIBRANT MIX OF LOCAL AND INTERNATIONAL COMMUNITIES**
- **A HUB OF TOURISM WITH OVER 100 HOTELS PROVIDING MORE THAN 30,000 BEDS**
- **OVER 120 RESTAURANTS OFFERING A VARIETY OF LOCAL AND INTERNATIONAL CUISINE**
- **HOME TO SEVERAL BEAUTIFUL BEACHES, INCLUDING FENALS BEACH, LLORET BEACH, AND SANTA CRISTINA BEACH**
- **CULTURAL AND RECREATIONAL FACILITIES, INCLUDING THE MARITIME MUSEUM AND WATER WORLD PARK**
- **SEVERAL PARKING AREAS AND CONVENIENT ACCESS TO PUBLIC TRANSPORT, FACILITATING EASY EXPLORATION OF THE COSTA BRAVA AND BEYOND**



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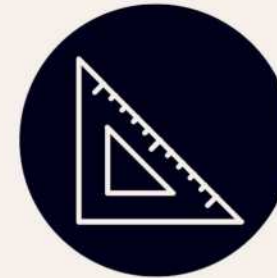
ALVA PARK

A VISION OF LUXURIOUS COASTAL LIVING

Alva Park is undergoing an extraordinary transformation, evolving from its esteemed heritage as a prestigious hotel into an exclusive residential sanctuary. Nestled in an enviable location that boasts breathtaking sea vistas, Alva Park is poised to redefine upscale living in Lloret De Mar, emerging as a beacon of luxury and elegance.

This distinguished development offers an unparalleled lifestyle, with luxurious one-bedroom apartments that provide the perfect blend of comfort, style, and sophistication. Each residence has been meticulously designed to cater to the highest standards of modern living, ensuring that every moment spent here is a testament to luxury and exclusivity.

From the moment you step inside, you will be enveloped in an ambiance of sophistication and style. Expansive living spaces merge seamlessly with modern kitchens, embodying the essence of contemporary living. Large, sunlit windows frame stunning views of the sea, inviting the beauty of Lloret De Mar into your home.



**78 - 82 sqm
Apartment**



**11.55 sqm
Balcony**



**Pool or
Sea View**



ALVA PARK

ELEVATE YOUR LIFESTYLE

Experience the pinnacle of luxury living at Alva Park, where exclusive facilities and amenities are designed to cater to every aspect of your lifestyle. Within this prestigious development, every day is an opportunity to indulge in the exceptional and enjoy the convenience and joy of upscale living.

Whether you wish to invigorate your senses at the state-of-the-art gym, unwind in the tranquility of the spa, savor gourmet cuisine at the exquisite restaurants, or bask in the sun by the pool, Alva Park caters to every desire. For our younger guests, a dedicated kids' play area offers endless fun, while professionals will find our fully-equipped meeting rooms to be an ideal setting for productivity and success.

At Alva Park, we are not just offering a residence; we are offering a lifestyle that is unmatched in its luxury, serenity, and convenience. Embrace the opportunity to live in a place where every detail has been considered for your utmost comfort, where the stunning sea views become your daily backdrop, and where every amenity is designed with you in mind.



Outdoor &
Indoor Pools



Sea Views &
Access



Bar &
Golf Room



Kids
Play Area



Spanish & Japanese
Restaurants



Meeting &
Business Hub



Fitness
Centre



Wellness
Spa

**Welcome to Alva Park, where luxury living meets the
charm and vibrancy of Lloret De Mar.**




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MANAGEMENT AND SERVICE

By engaging Wyndham Global Hotel Management's services, Alva Park reaches new heights in property management and guest satisfaction, ensuring first-class operational efficiency and adherence to global standards, harmoniously blended with Bulgaria's distinct culture.

This engagement enhances Alva Park's profile, optimizes occupancy, and improves financial outcomes, presenting a compelling proposition for investors.

The commitment to operational excellence ensures that Alva Park is recognized as a top choice for living and investment, benefiting from the professional services provided.



“Utilizing Wyndham's recognized hospitality services, Excelion enhances the living and investment quality at Alva Park. This approach ensures a seamless experience for investors and guests, aligning with high standards of property management and guest satisfaction.”






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RENTING

UNLOCK THE POTENTIAL OF YOUR RESIDENCE

Owning a luxurious apartment at Alva Park not only offers you an exclusive retreat in the heart of Lloret De Mar but also presents a unique investment opportunity through our partnership with Wyndham. With our expert management services, you can enjoy peace of mind knowing that your property is cared for in your absence and generating income through our rental program.

Seamless Ownership and Rental Experience: Your elegant residence at Alva Park is more than just a home; it's a gateway to effortless ownership and potential earnings. When you're not basking in the comfort of your apartment, Wyndham's professional management team ensures it is maintained to the highest standards and ready for rental to discerning guests. Your return to Alva Park is always a pleasure, with everything arranged for your immediate relaxation and enjoyment.

Flexible Letting with a 7% Yield: The freedom to use your apartment as you wish remains paramount. Whether you decide to share this luxury with family and friends or capitalize on rental income is entirely up to you. When opting for the rental program, Wyndham takes the reins, offering a 7% yield on your property. This income is calculated fairly and transparently, based on your apartment's size relative to the total rentable area, ensuring you receive a proportionate share of the total rental income.

A Network That Works for You: Wyndham leverages its extensive global network, including platforms like Airbnb, Booking.com, and others, to secure a steady stream of tenants. This strategic approach guarantees a consistent occupancy rate, enhancing the financial attractiveness of your investment in Alva Park.

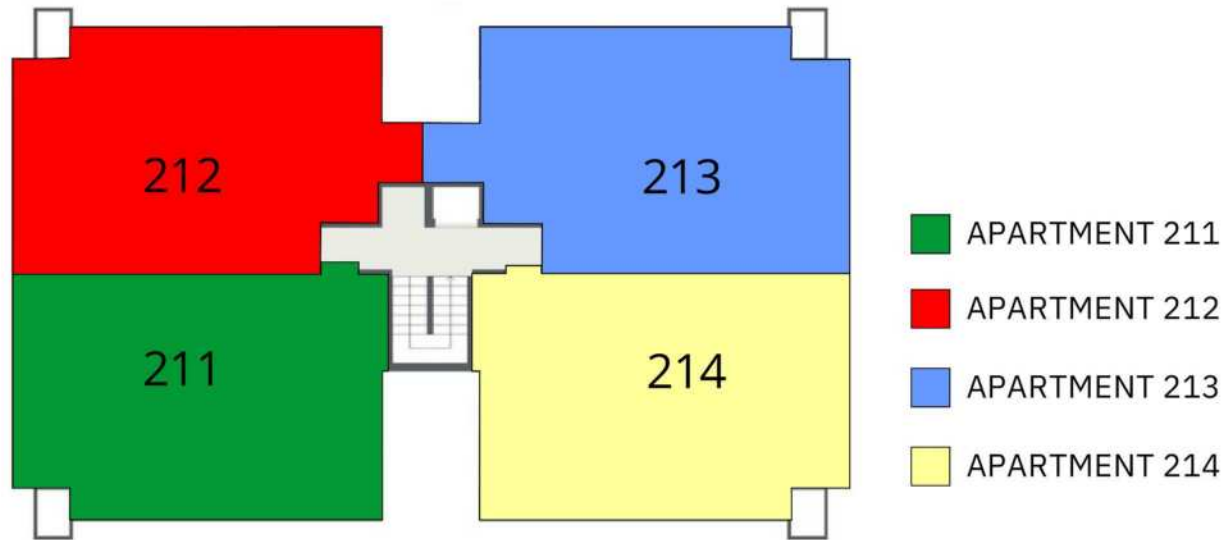
An Investment that Grows: In today's economic landscape, the combination of property ownership in a prime location like Lloret De Mar, partnered with Wyndham's rental management, makes for an exceptionally appealing financial venture. Not only does this arrangement cover the costs associated with your property, but it also promises a healthy and stable return, further amplified with financing options.

Discover Alva Park with Us: If the prospect of owning and potentially renting out a luxury apartment at Alva Park intrigues you, let us guide you through this captivating region. We're eager to share why Alva Park has captured our hearts and to provide comprehensive details about the purchase process, construction timelines, and financing opportunities.

Embark on a journey with Alva Park and Wyndham, where luxury living meets lucrative investment opportunities.



SECTION 2 - FIRST FLOOR



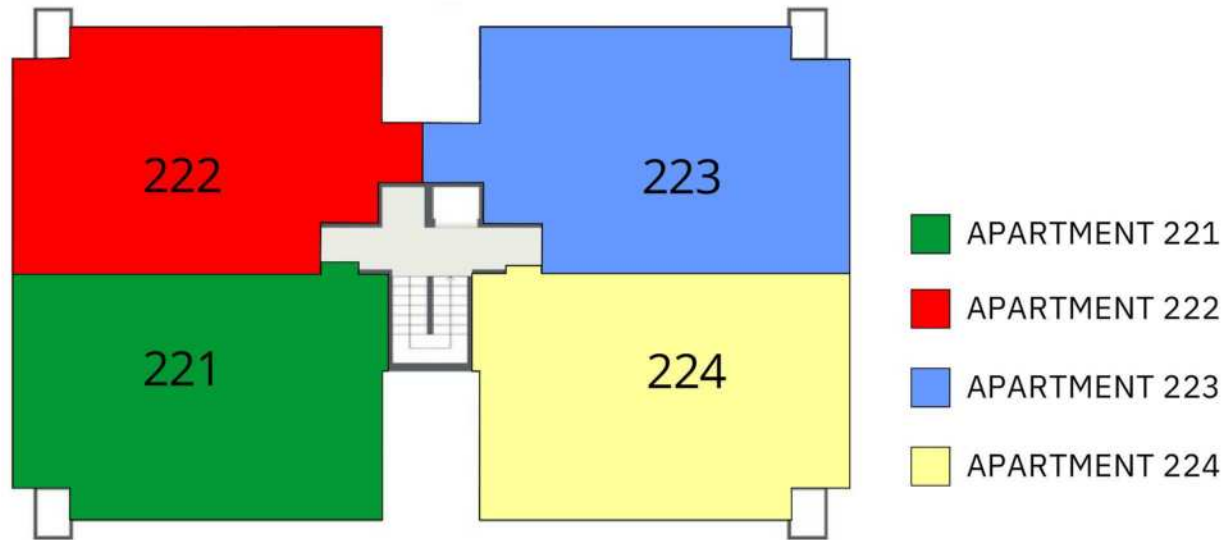
2A		
CODE	ROOM	SIZE
2A/1	Lobby	2.9m ²
2A/2	Bedroom	18.53m ²
2A/3	Kitchenette	8.37m ²
2A/4	Bathroom	17.31m ²
2A/5	Dressing Room	8.27m ²
2A/6	Balcony	11.55m ²

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CODE	ROOM	SIZE
2B/1	Lobby	1.57m ²
2B/2	Bedroom	17.72m ²
2B/3	Kitchenette	11.91m ²
2B/4	Bathroom	17.31m ²
2B/5	Dressing Room	8.27m ²
2B/6	Balcony	11.55m ²

2C		
CODE	ROOM	SIZE
2C/1	Lobby	1.57m ²
2C/2	Bedroom	17.72m ²
2C/3	Kitchenette	10.7m ²
2C/4	Bathroom	17.31m ²
2C/5	Dressing Room	8.27m ²
2C/6	Balcony	11.55m ²



SECTION 2 - SECOND FLOOR



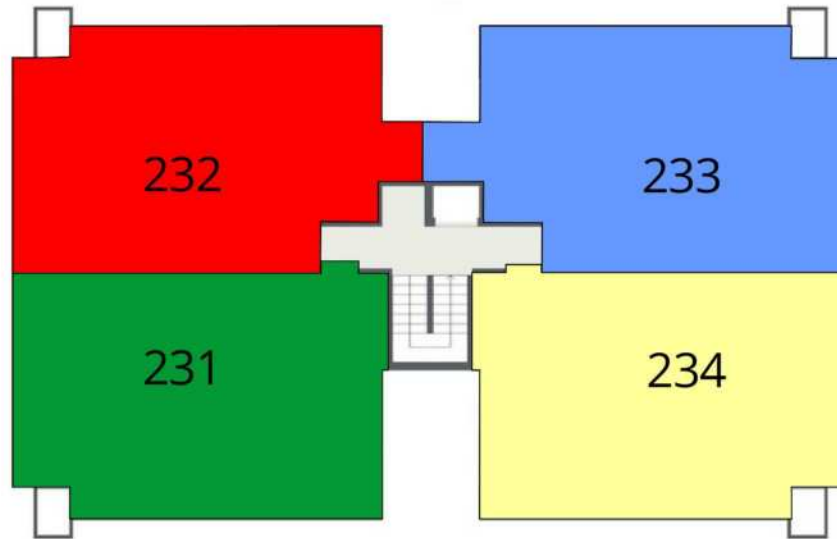
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2C/6	Balcony	11.55m ²



SECTION 2 - THIRD FLOOR



- APARTMENT 231
- APARTMENT 232
- APARTMENT 233
- APARTMENT 234

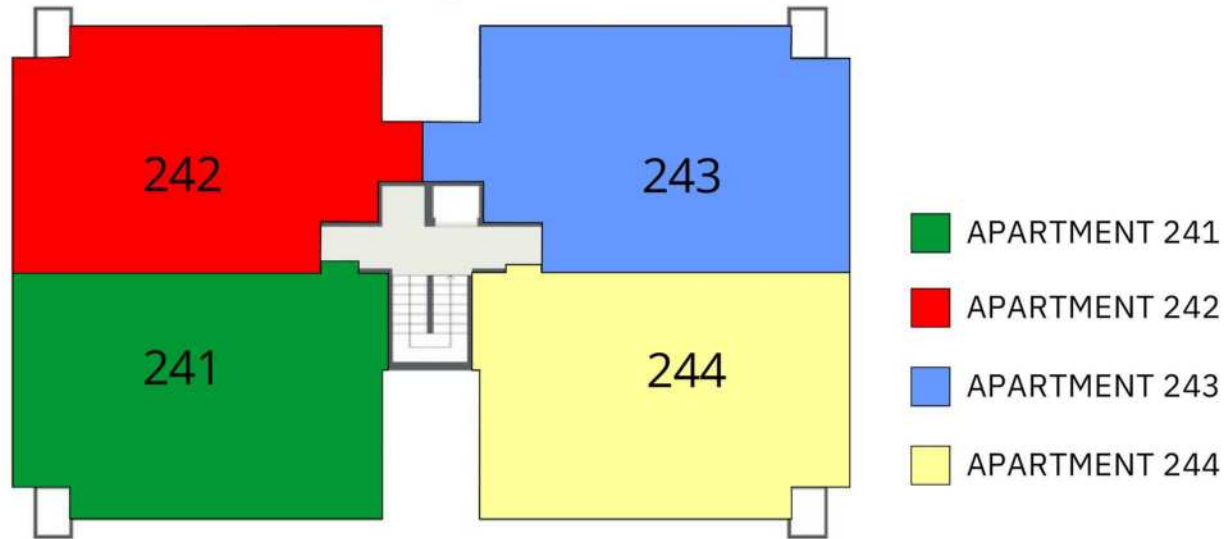
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SECTION 2 - FOURTH FLOOR



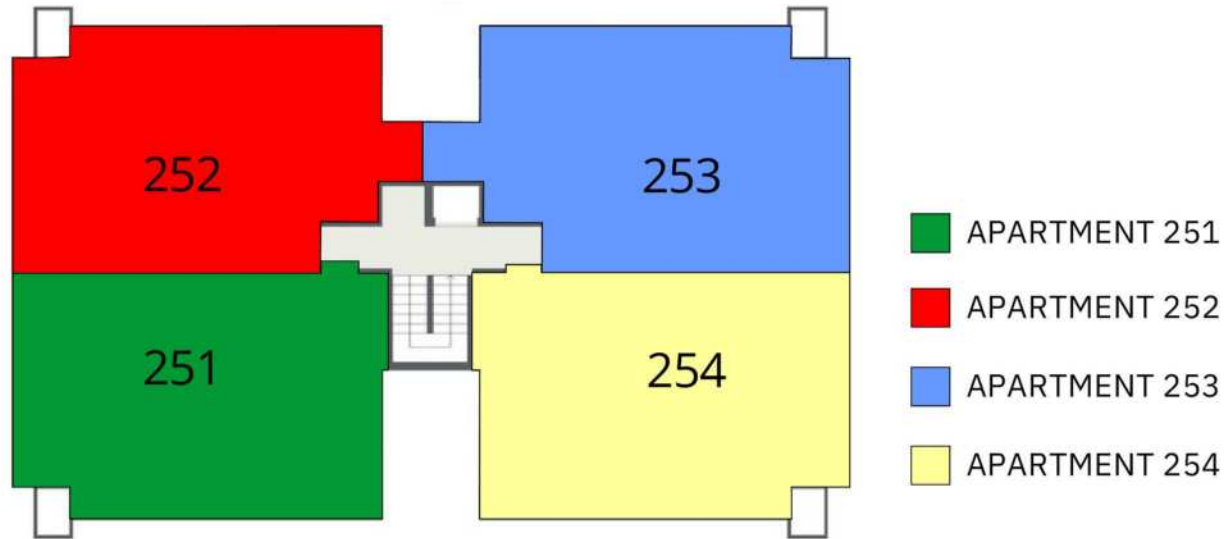
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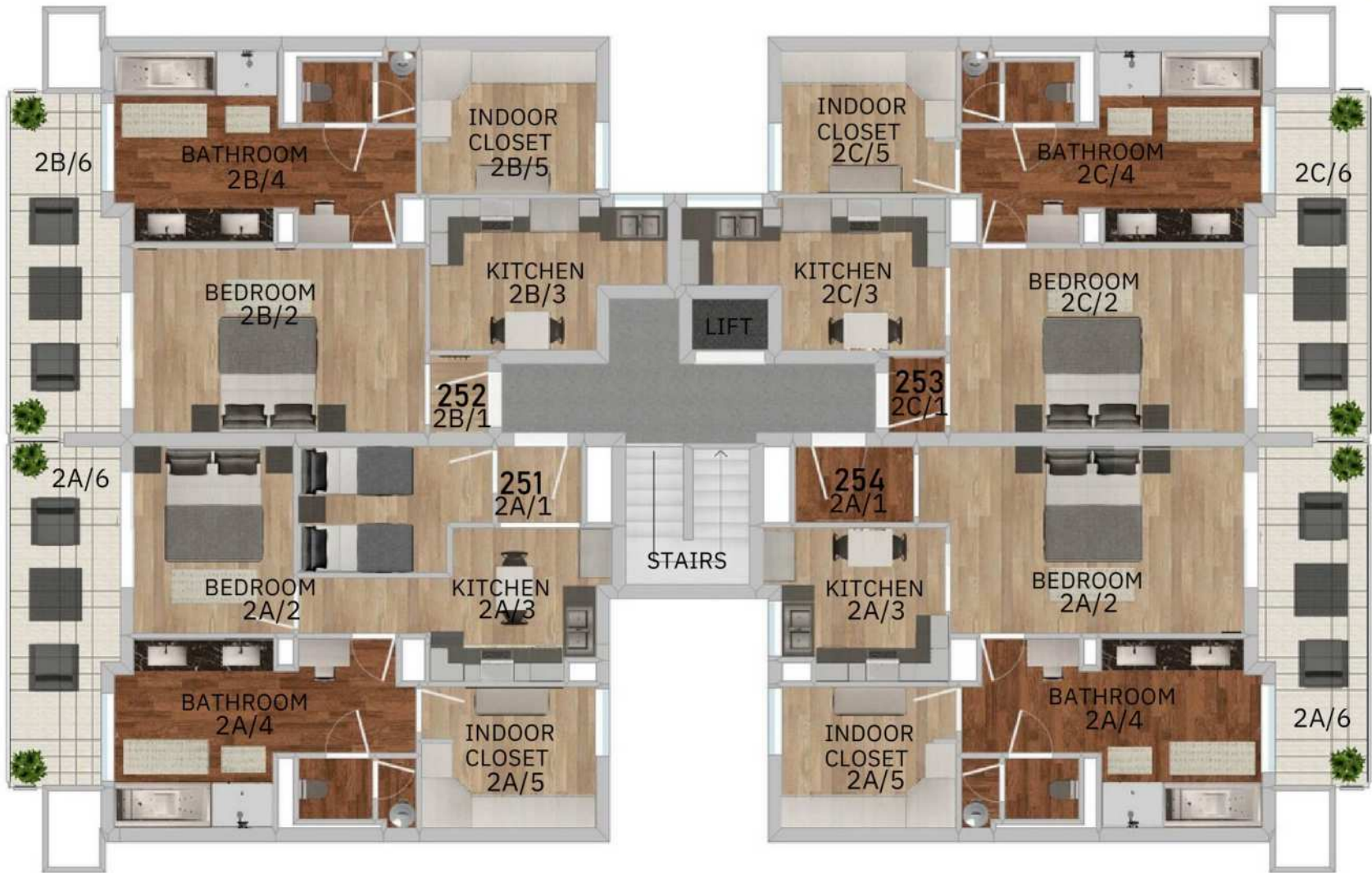
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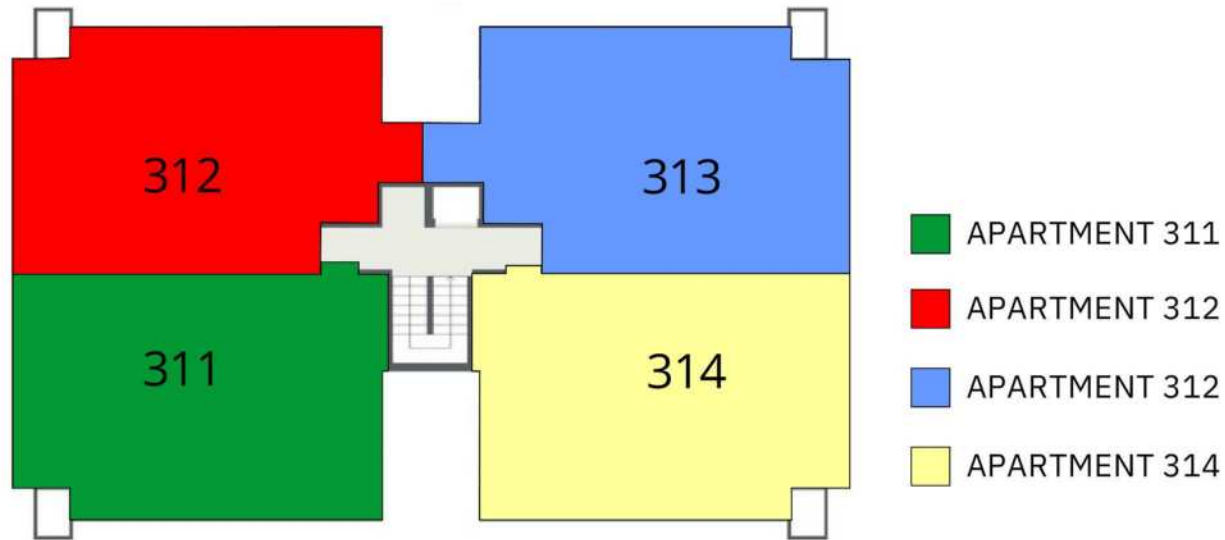
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SECTION 3 - FIRST FLOOR



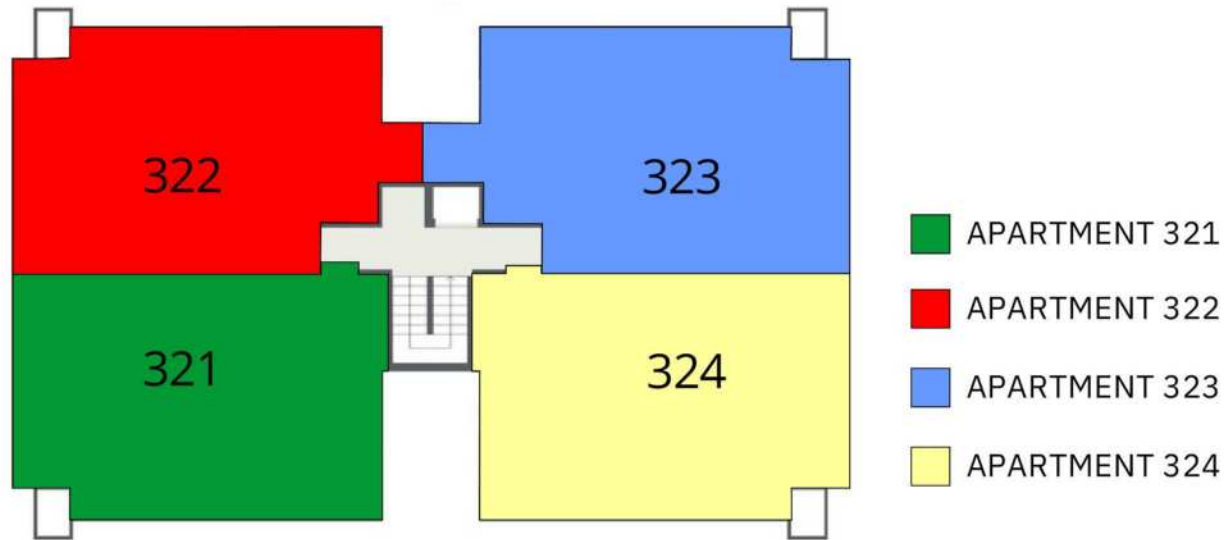
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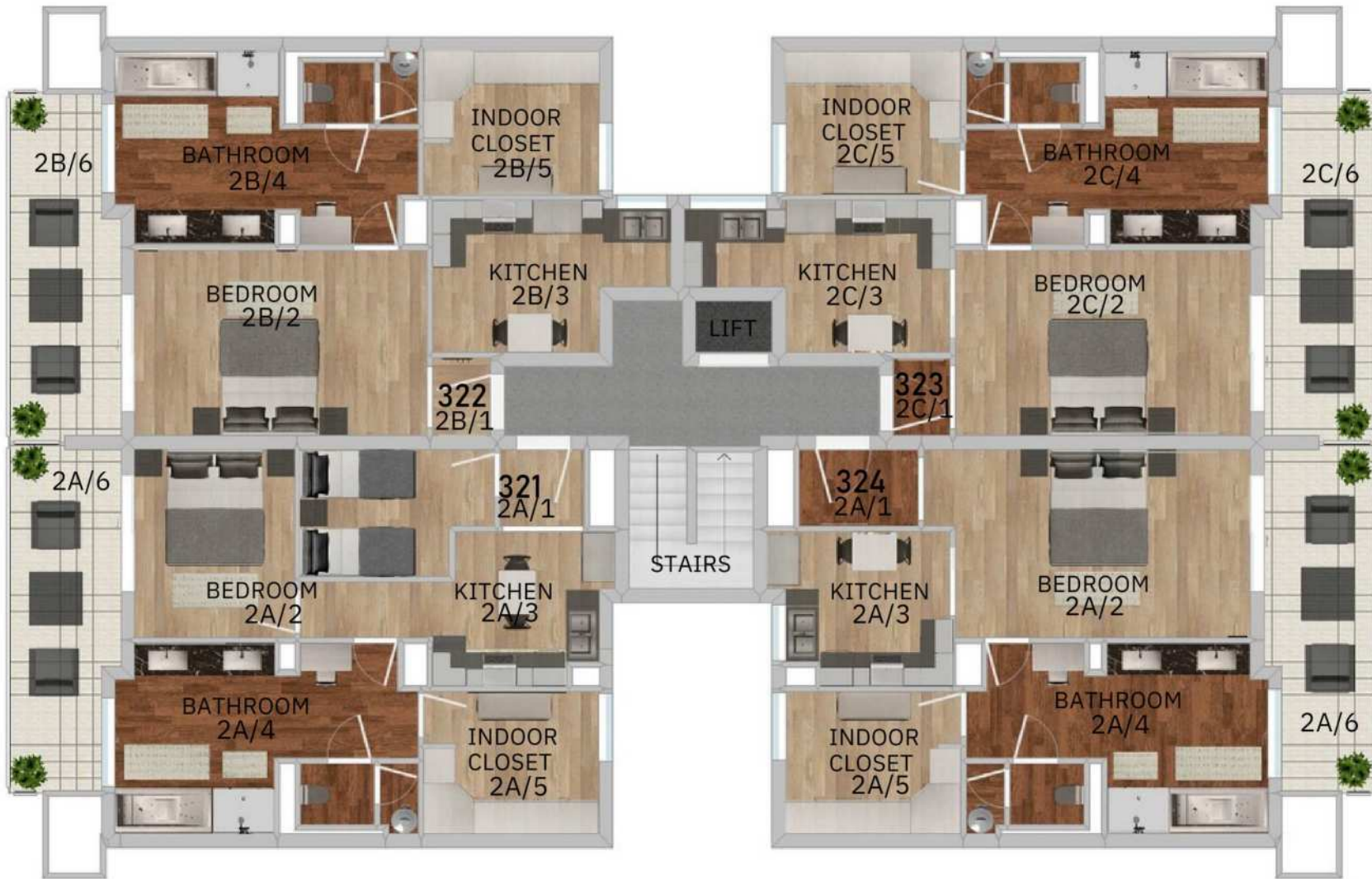
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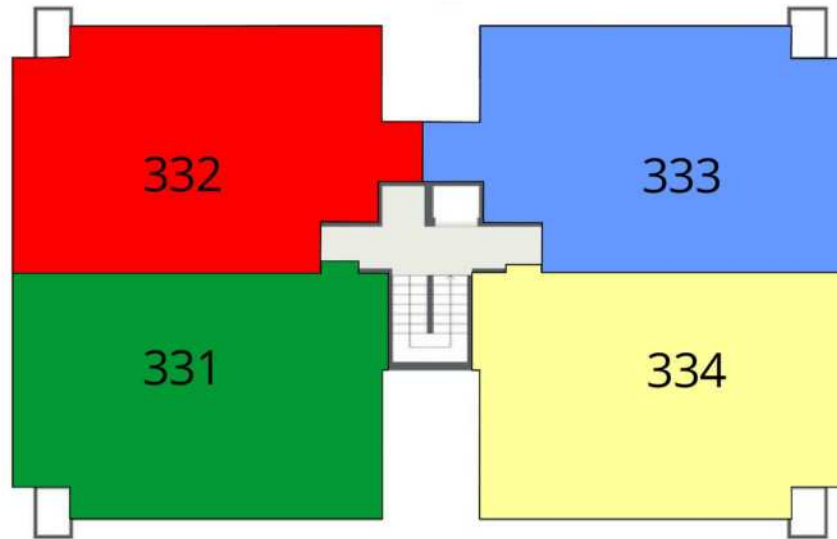
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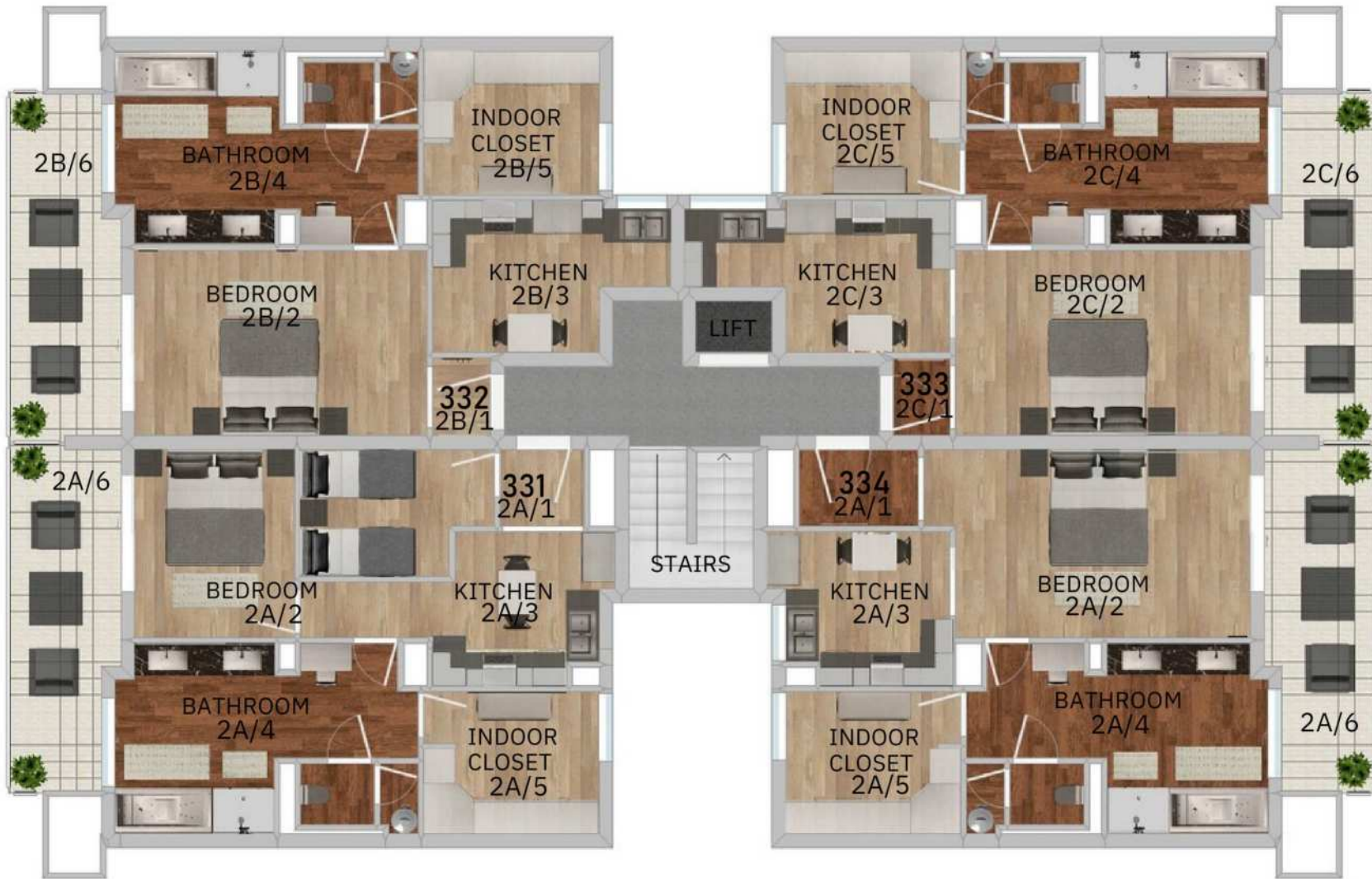


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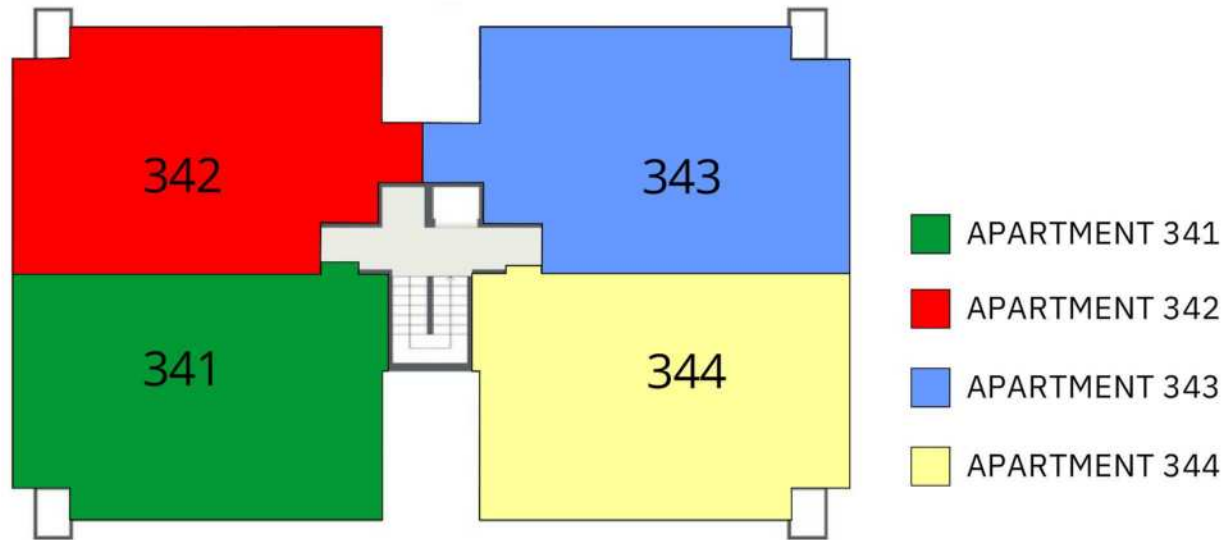
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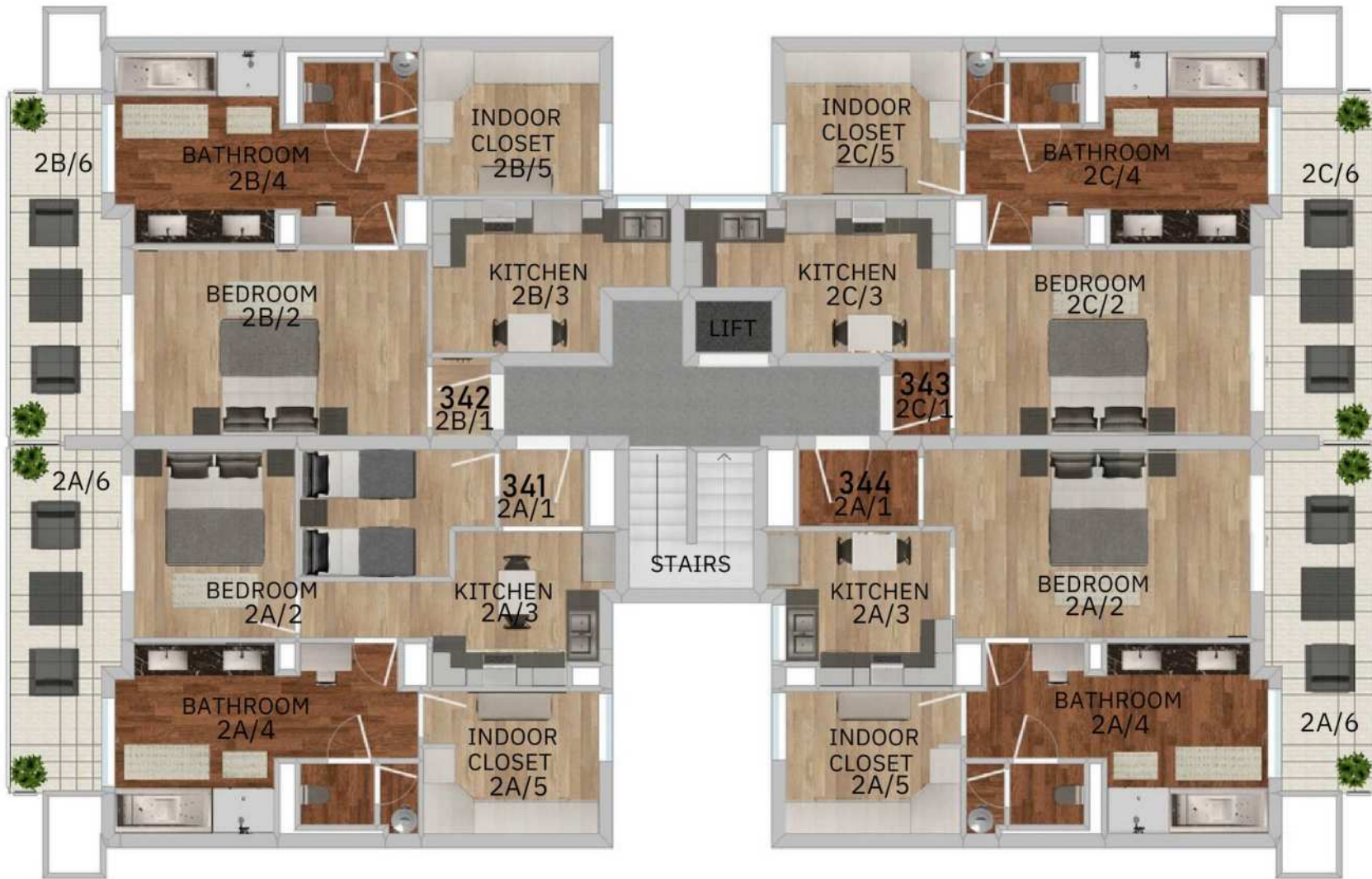
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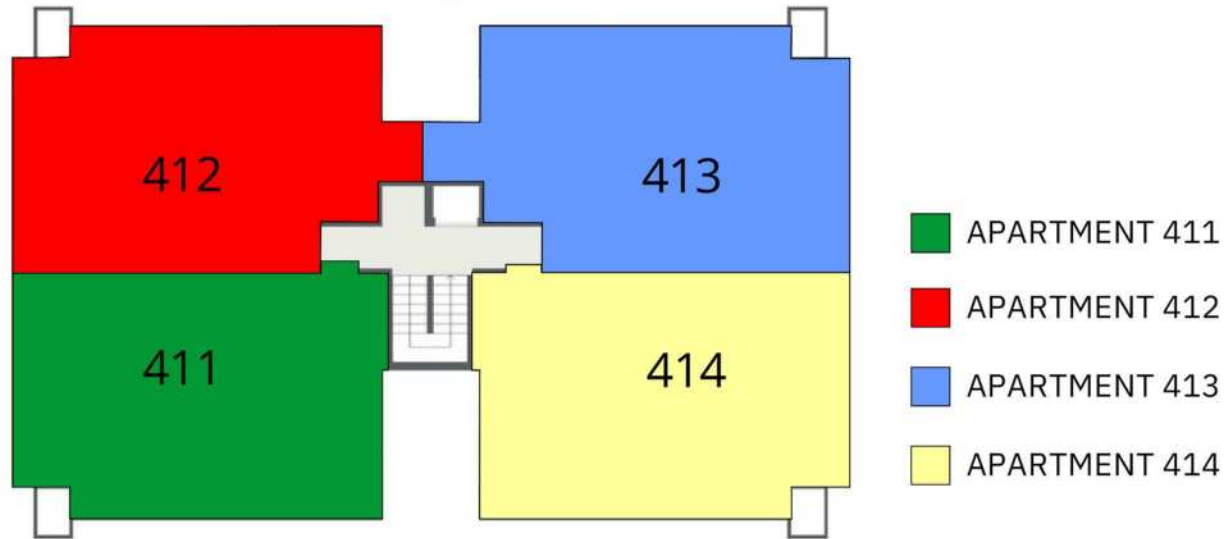
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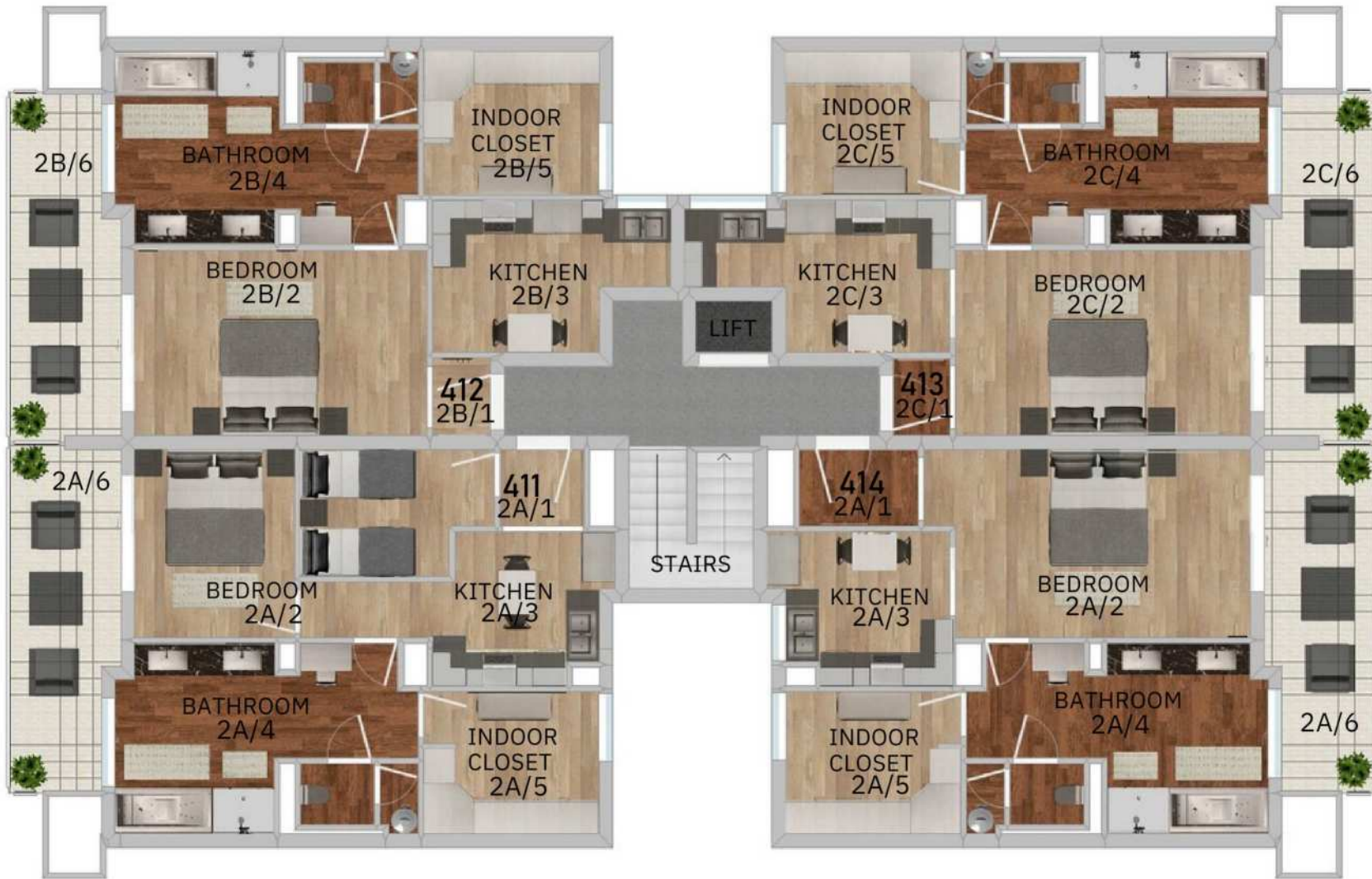
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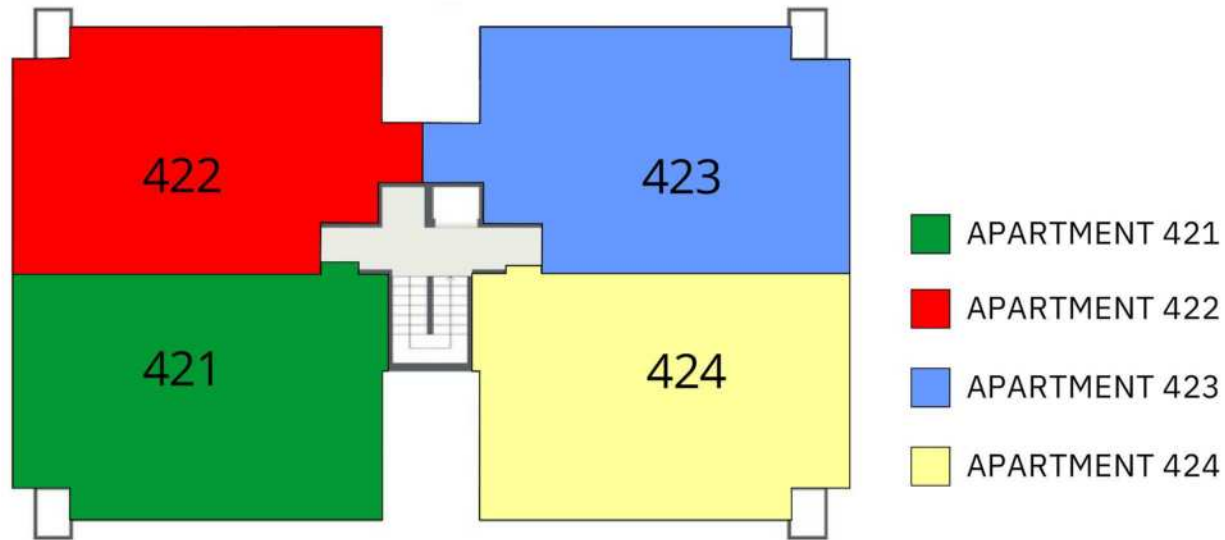
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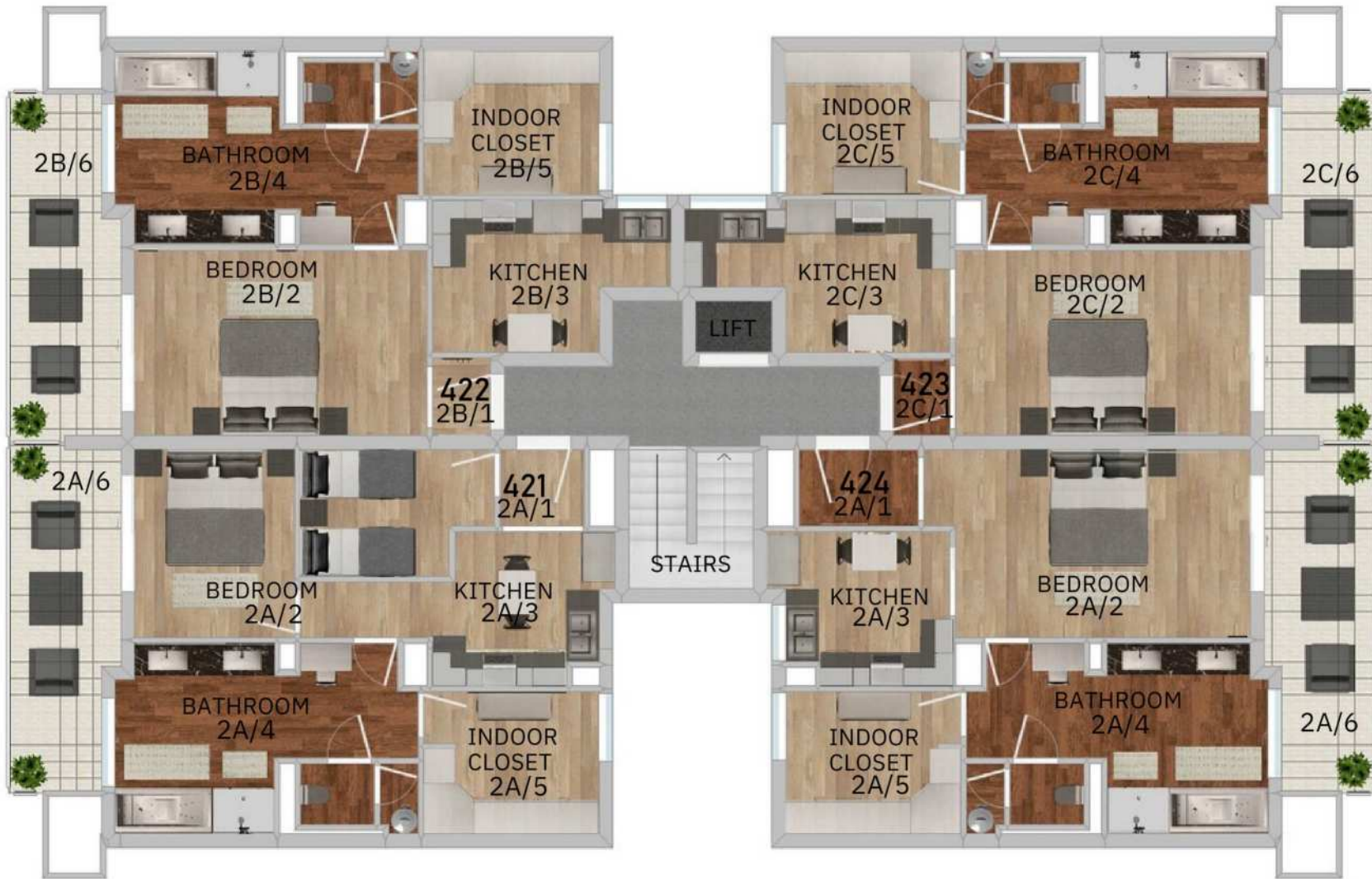
SECTION 4 - SECOND FLOOR



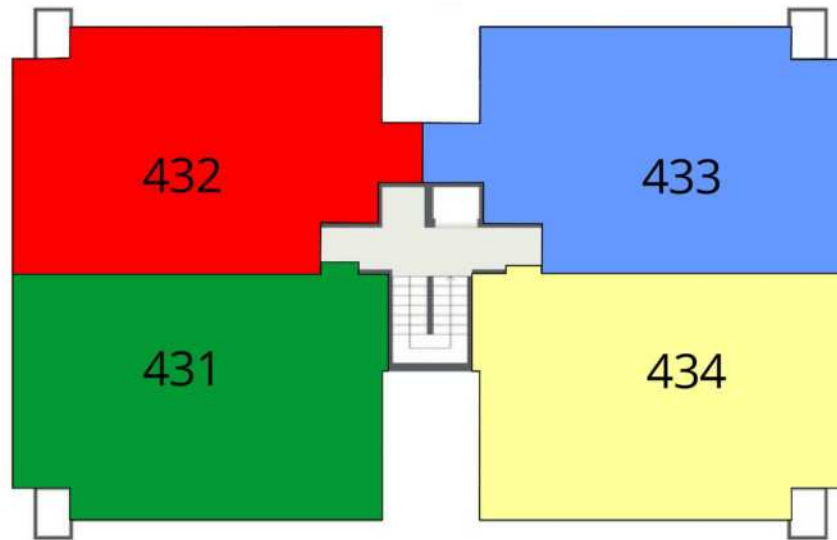
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2C/6	Balcony	11.55m ²



SECTION 4 - THIRD FLOOR

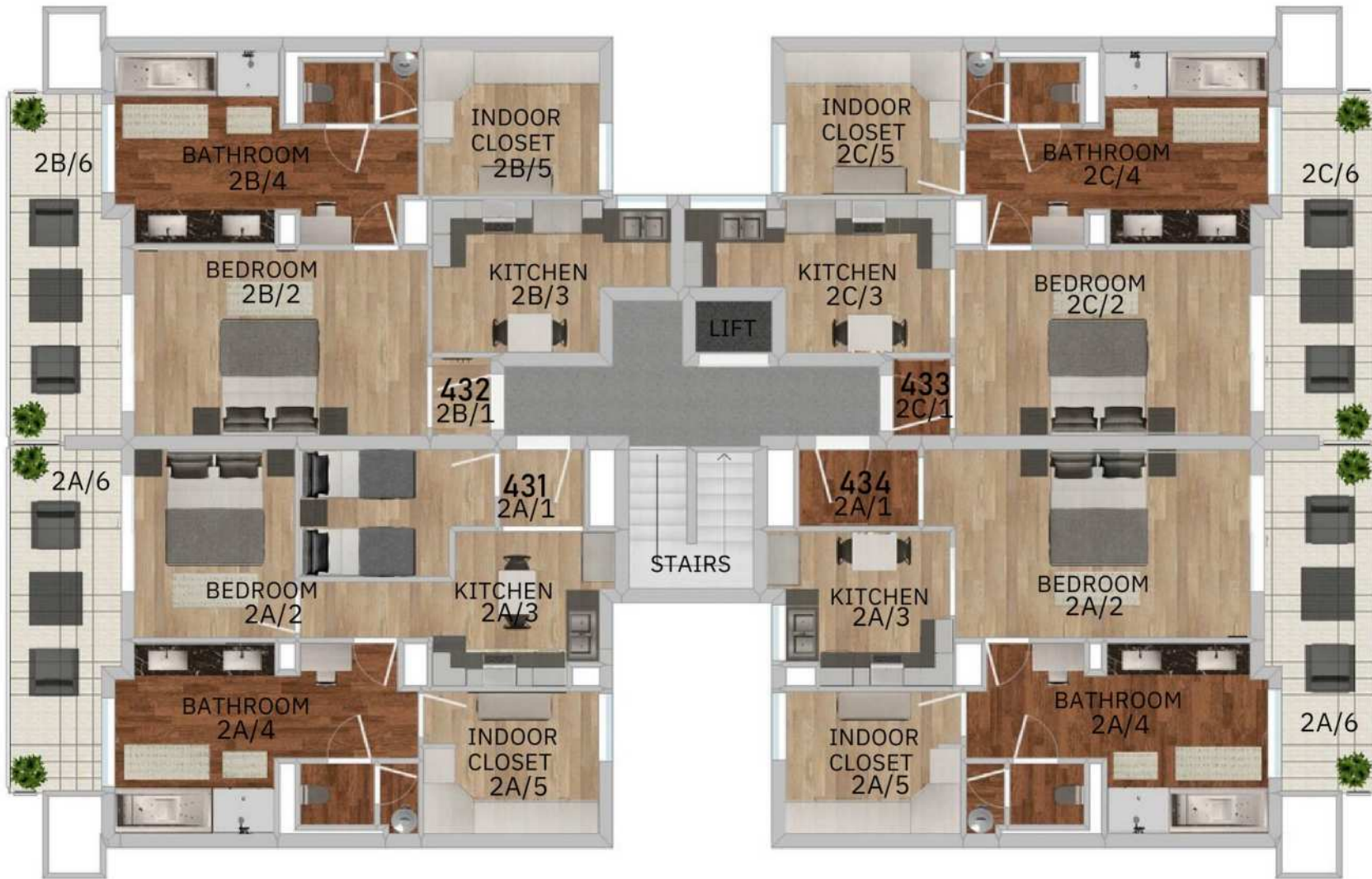


- APARTMENT 431
- APARTMENT 432
- APARTMENT 433
- APARTMENT 434

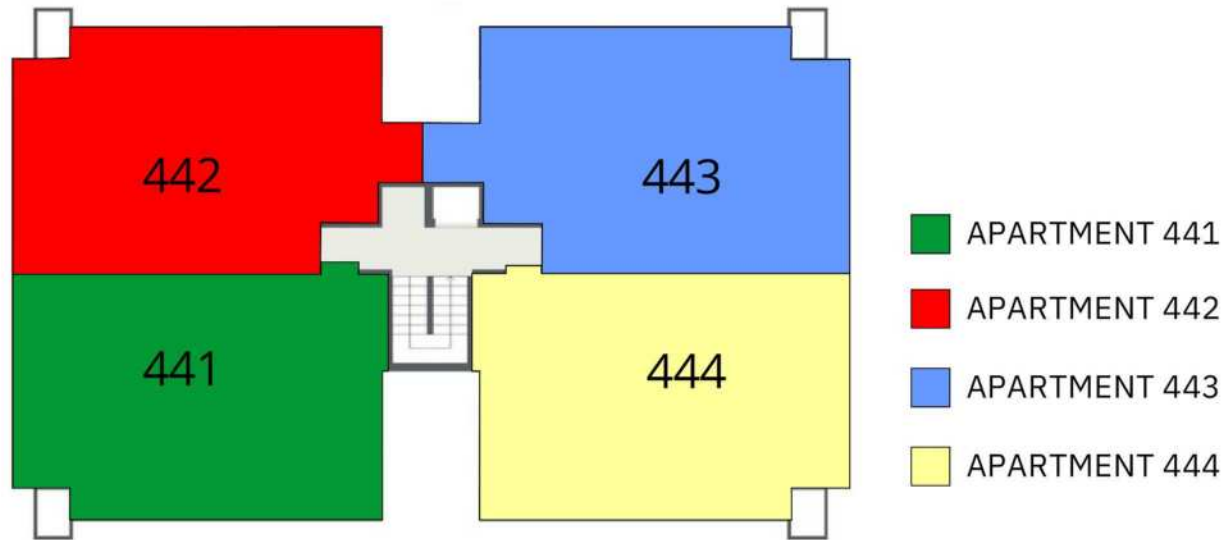
2A		
CODE	ROOM	SIZE
2A/1	Lobby	2.9m ²
2A/2	Bedroom	18.53m ²
2A/3	Kitchenette	8.37m ²
2A/4	Bathroom	17.31m ²
2A/5	Dressing Room	8.27m ²
2A/6	Balcony	11.55m ²

2B		
CODE	ROOM	SIZE
2B/1	Lobby	1.57m ²
2B/2	Bedroom	17.72m ²
2B/3	Kitchenette	11.91m ²
2B/4	Bathroom	17.31m ²
2B/5	Dressing Room	8.27m ²
2B/6	Balcony	11.55m ²

2C		
CODE	ROOM	SIZE
2C/1	Lobby	1.57m ²
2C/2	Bedroom	17.72m ²
2C/3	Kitchenette	10.7m ²
2C/4	Bathroom	17.31m ²
2C/5	Dressing Room	8.27m ²
2C/6	Balcony	11.55m ²



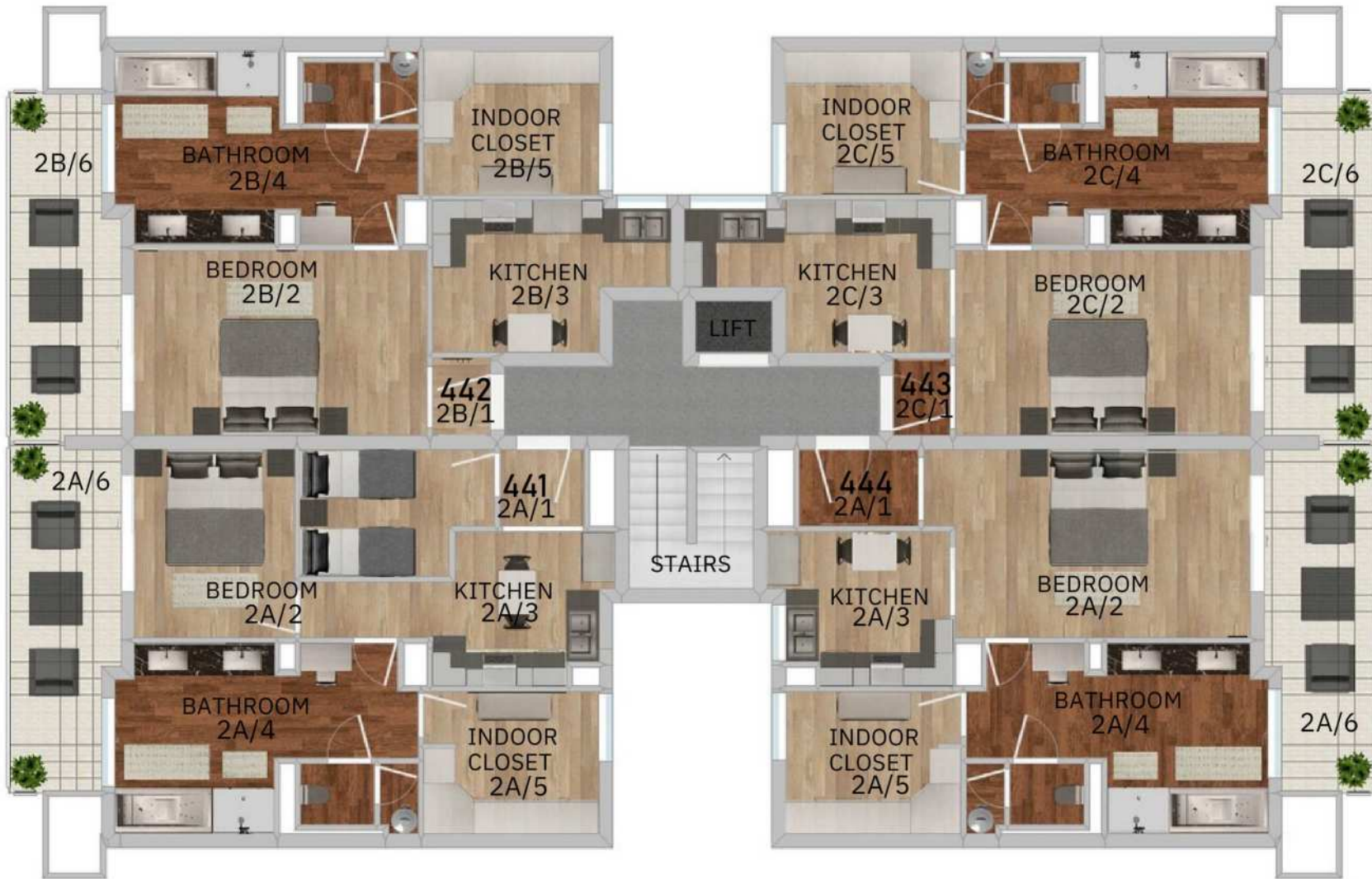
SECTION 4 - FOURTH FLOOR



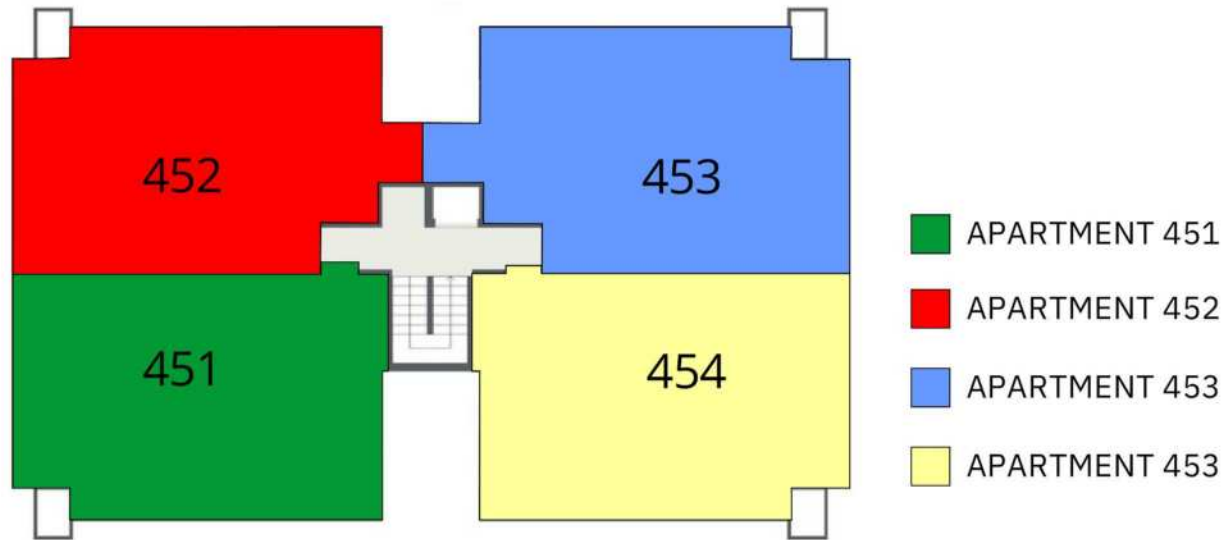
2A		
CODE	ROOM	SIZE
2A/1	Lobby	2.9m ²
2A/2	Bedroom	18.53m ²
2A/3	Kitchenette	8.37m ²
2A/4	Bathroom	17.31m ²
2A/5	Dressing Room	8.27m ²
2A/6	Balcony	11.55m ²

2B		
CODE	ROOM	SIZE
2B/1	Lobby	1.57m ²
2B/2	Bedroom	17.72m ²
2B/3	Kitchenette	11.91m ²
2B/4	Bathroom	17.31m ²
2B/5	Dressing Room	8.27m ²
2B/6	Balcony	11.55m ²

2C		
CODE	ROOM	SIZE
2C/1	Lobby	1.57m ²
2C/2	Bedroom	17.72m ²
2C/3	Kitchenette	10.7m ²
2C/4	Bathroom	17.31m ²
2C/5	Dressing Room	8.27m ²
2C/6	Balcony	11.55m ²



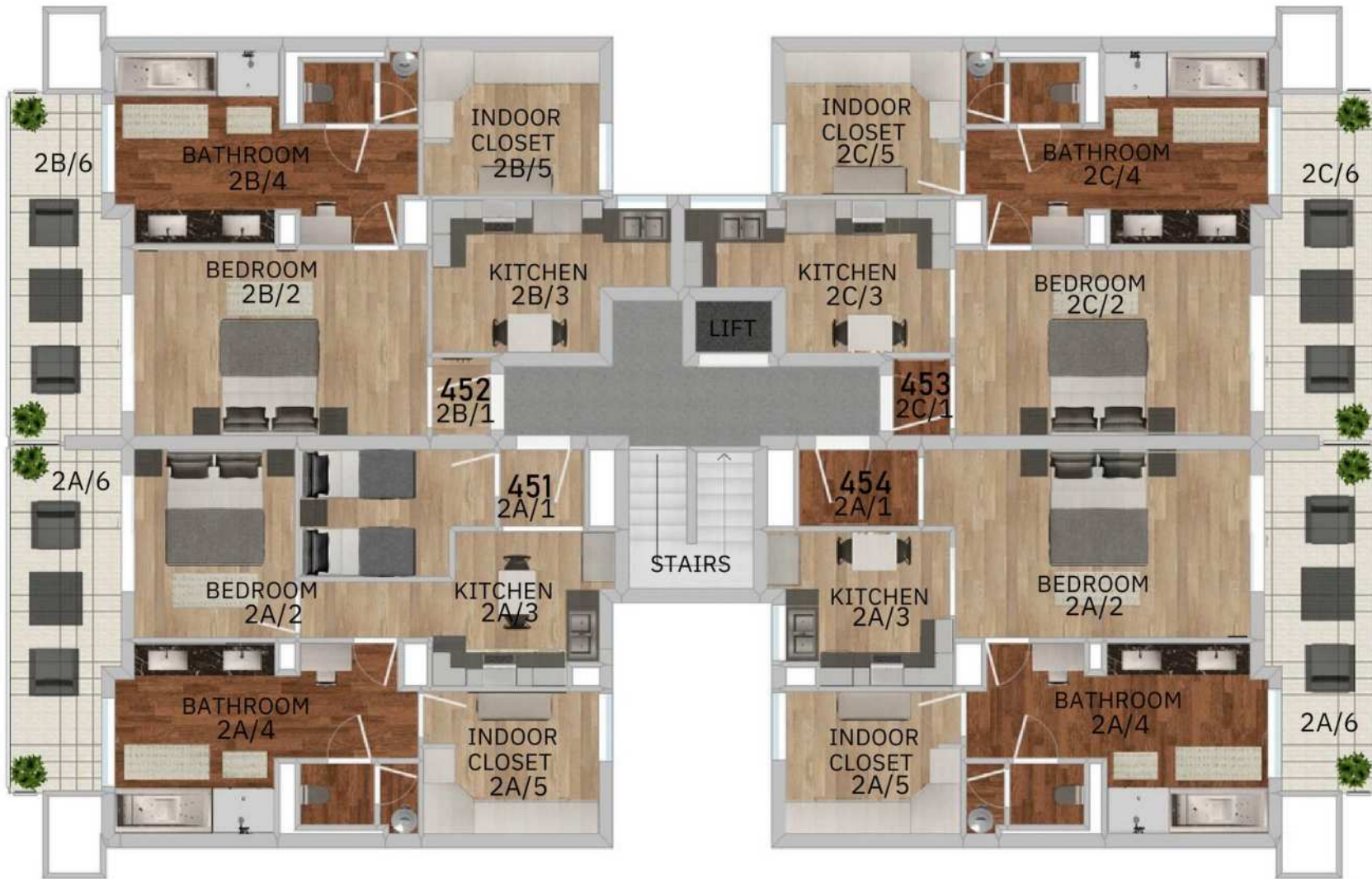
SECTION 4 - FIFTH FLOOR



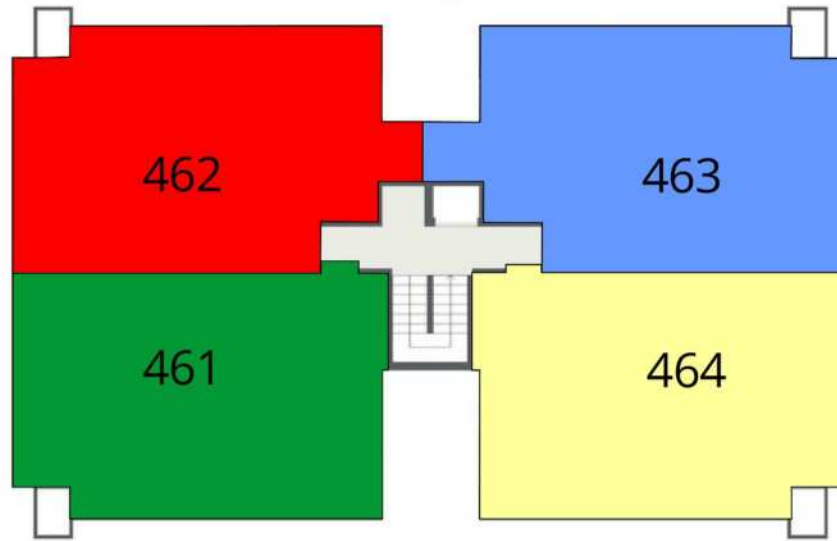
2A		
CODE	ROOM	SIZE
2A/1	Lobby	2.9m ²
2A/2	Bedroom	18.53m ²
2A/3	Kitchenette	8.37m ²
2A/4	Bathroom	17.31m ²
2A/5	Dressing Room	8.27m ²
2A/6	Balcony	11.55m ²

2B		
CODE	ROOM	SIZE
2B/1	Lobby	1.57m ²
2B/2	Bedroom	17.72m ²
2B/3	Kitchenette	11.91m ²
2B/4	Bathroom	17.31m ²
2B/5	Dressing Room	8.27m ²
2B/6	Balcony	11.55m ²

2C		
CODE	ROOM	SIZE
2C/1	Lobby	1.57m ²
2C/2	Bedroom	17.72m ²
2C/3	Kitchenette	10.7m ²
2C/4	Bathroom	17.31m ²
2C/5	Dressing Room	8.27m ²
2C/6	Balcony	11.55m ²



SECTION 4 - SIXTH FLOOR

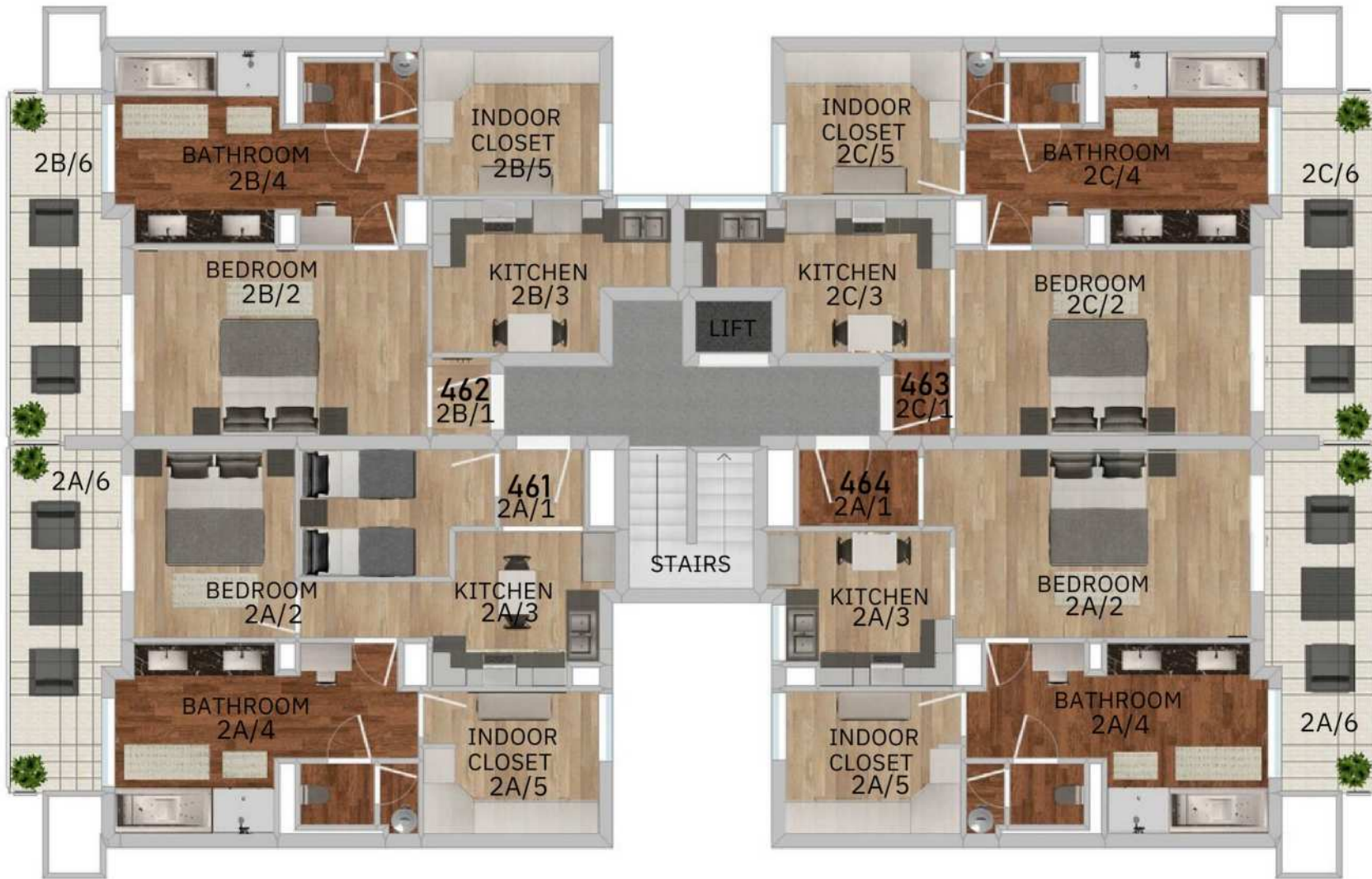


- APARTMENT 461
- APARTMENT 462
- APARTMENT 463
- APARTMENT 464

2A		
CODE	ROOM	SIZE
2A/1	Lobby	2.9m ²
2A/2	Bedroom	18.53m ²
2A/3	Kitchenette	8.37m ²
2A/4	Bathroom	17.31m ²
2A/5	Dressing Room	8.27m ²
2A/6	Balcony	11.55m ²

2B		
CODE	ROOM	SIZE
2B/1	Lobby	1.57m ²
2B/2	Bedroom	17.72m ²
2B/3	Kitchenette	11.91m ²
2B/4	Bathroom	17.31m ²
2B/5	Dressing Room	8.27m ²
2B/6	Balcony	11.55m ²

2C		
CODE	ROOM	SIZE
2C/1	Lobby	1.57m ²
2C/2	Bedroom	17.72m ²
2C/3	Kitchenette	10.7m ²
2C/4	Bathroom	17.31m ²
2C/5	Dressing Room	8.27m ²
2C/6	Balcony	11.55m ²



LEGAL & FISCAL ASPECTS

ENSURING A SMOOTH AND BENEFICIAL INVESTMENT JOURNEY

Spain's property laws are designed to protect both buyers and sellers, ensuring transparency and security throughout the purchase process. As a buyer at Alva Park, you'll engage in a straightforward process that includes signing a reservation agreement, completing due diligence, and finally, executing the deed of sale (Escritura de Compraventa) in the presence of a Spanish notary. It's advisable to hire a local lawyer who specializes in Spanish real estate law to navigate this process efficiently.

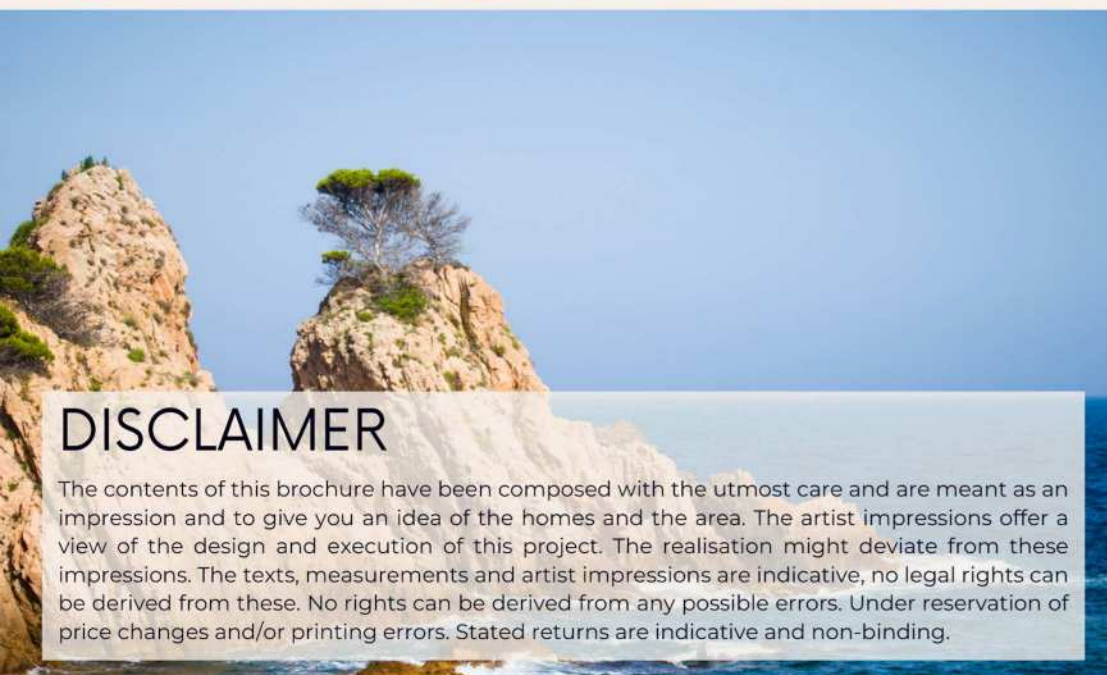
Fiscal Responsibilities: Owning property in Spain comes with certain fiscal obligations that are important to consider:

- **Property Tax (IBI):** An annual tax paid to the local municipality, calculated based on the cadastral value of the property.
- **Non-Resident Income Tax:** If you're not a tax resident in Spain but own property there, you're subject to this tax on potential rental income, regardless of whether the property is actually rented out.
- **Wealth Tax:** Depending on the region and the value of your assets, you may be subject to this tax. Catalonia, where Lloret De Mar is located, has specific thresholds and rates.
- **Capital Gains Tax:** Upon selling your property, the profit is subject to capital gains tax, with rates depending on various factors, including how long you've owned the property.

Benefits of Investment: Investing in Alva Park is financially attractive due to Spain's stable real estate market, potential rental yields, and the opportunity for capital appreciation. Additionally, Spain offers a Golden Visa program for non-EU investors, granting residency in exchange for significant real estate investments, which could be an added benefit for international buyers at Alva Park.

Professional Guidance: We strongly recommend partnering with a legal and fiscal advisor who understands the intricacies of Spanish and regional Catalan laws. This will not only streamline your purchase but also maximize your investment's potential while ensuring compliance with all legal and tax requirements.

At Alva Park, we're committed to supporting you every step of the way, from understanding the legalities of your purchase to enjoying the unparalleled lifestyle it offers.



DISCLAIMER

The contents of this brochure have been composed with the utmost care and are meant as an impression and to give you an idea of the homes and the area. The artist impressions offer a view of the design and execution of this project. The realisation might deviate from these impressions. The texts, measurements and artist impressions are indicative, no legal rights can be derived from these. No rights can be derived from any possible errors. Under reservation of price changes and/or printing errors. Stated returns are indicative and non-binding.





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VICTORIA DROBACHEVSKY

ENGLISH | RUSSIAN

 +357 96 493 096

 VD@EXCELIONDEV.COM



DANIEL ZIMMER

ENGLISH | FRENCH | DUTCH | GERMAN

 +32 478 36 38 34

 DAN.ZIMMER@EXCELIONDEV.COM



 +44 203 519 0035

 WWW.EXCELIONDEV.COM

 5 NORTH END ROAD | LONDON | NW117RJ | UK