



PROJECT LA FUENTE

- COSTA DEL SOL -

RETREAT CENTRE AND EXCLUSIVE ECOLOGICAL SPA

The Hotel project presents a unique and lucrative investment opportunity, built on a solid foundation for substantial growth. The project is already set up and ready to commence construction, ensuring a smooth transition for investors. All the necessary documentation and licenses are in place, which include approval for building up to 10,000 square meters.

The official approval encompasses the Proyecto de Actuación, the building license, and the Autorización Ambiental Unificada (AAU). These approvals signify that the project complies with all regulatory requirements and environmental standards, ensuring a streamlined and efficient construction process. This level of readiness and compliance makes the Hotel project a really appealing and exciting investment.

PROJECT OVERVIEW



CAMINO LAGAR HURTADO 45, 29013 MALAGA
(36.796300, -4.375140)



UNIQUE LOCATION IN MONTES DE MALAGA
NATURAL PARK



HOLISTIC 5* LUXURY RETREAT



766,587 SQM OF LAND, CURRENTLY 3,791 SQM,
WITH BUILDING RIGHTS FOR UP TO 10,000 SQM



85 HOTEL ROOMS AND SUITES, WITH THE POTENTIAL
TO ADD 10 ADDITIONAL UPSCALE GLAMPING SUITES



2.000 SQM OF SPA INCLUDING 13 TREATMENT ROOMS
2 YOGA SHALAS FEATURING 456 SQM
GYM



1 RESTAURANT
(INDOOR - 137 PAX / OUTDOOR 170 PAX + GREEN AREAS 51 PAX)
COFFEE AND JUICE BAR (19 PAX + LOBBY 23 PAX)



OUTDOOR INFINITY POOLS - 293 SQM
2 SPA INDOOR POOLS - 128 SQM
10 LUXURY GLAMPING TENTS
1 MEETING ROOM
3 CONSULTANCY ROOMS
LIBRARY
68 PARKING SLOTS

LICENSING:

Proyecto de Actuación

APPROVED ON 20.04.2020



Autorización Ambiental Unificada AAU

APPROVED ON 21.01.2022



Construction License for a new 5***** resort up to 10,000 sqma pproved

APPROVED REGIONAL AND ENERGY GRANTS FOR 5,5M EUR



POWERSUPPLY: Extension granted by Endesa



WATERSUPPLY: Permits for 4 wells plus 2 springs

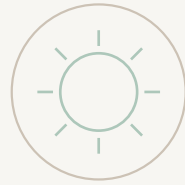


Potential to extend the license and add luxury glamping, equine center, and other facilities

APPROVAL OF MULTIPLE GRANTS



MAIN HIGHLIGHTS



HIGHLY DESIRED EUROPEAN
LEISURE DESTINATION



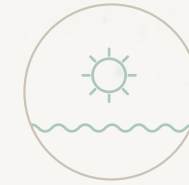
UNIQUE LUXURY-SUSTAINABLE,
RETREAT AND RESORT CONCEPT
IN EUROPE



AN ELEGANTLY RESTORED
ANDALUSIAN CORTIJO



USE OF SUSTAINABLE
MATERIALS AND METHODS



DIVERSIFIED, EXCLUSIVE,
HETEROGENEOUS, AND
AVANTGARDE FACILITIES



SINGULAR ARCHITECTURE
WITH UNBEATABLE VIEWS



EXCEPTIONAL
LOCATION



HARMONY WITH THE
NATURAL ENVIRONMENT



AN ENVIRONMENT FULL OF TRANQUILITY AND
PEACE, WHICH INVITES TO IMPROVE HEALTH
AND REJUVENATION

Project La Fuente represents a true retreat, a fusion of modern luxury and profound respect for the environment.

La Fuente aims to provide guests with the platform and tools necessary to achieve better health and greater dynamism. Its philosophy consists of combining state-of-the-art treatments with traditional and millenary therapies.

A TRUE HOLISTIC APPROACH TO ACHIEVE WELL-BEING:
TAKING CARE OF THE MIND AND BODY AS A WHOLE



RURAL LUXURY DESIGN



The beauty of our natural environment reflects the values we want to promote.

The result is this space that we have created, that is our endorsement.

Located in an authentic oasis in the natural reserve of the mountains, overlooking a stunning forest valley and the Mediterranean Sea, La Fuente is a sanctuary of peace.



RURAL LUXURY DESIGN



SPA AND WELLNESS CENTRE

PRIVATE CONSULTATION ROOMS / TREATMENTS

HOLISTIC THERAPIES

Choice of a la carte menu in the spa adapted to customised programs The team of expert therapists and other professionals perform treatments at the highest level. The best equipment and products are used, guaranteeing a unique experience of total confidence and security for the client.

YOGA AND HEALING ARTS

At LA FUENTE, we believe that yoga is an essential tool for emotional and physical health.

THE PERSONALISED YOGA SHALAS OF LA FUENTE are designed to obtain a unique yoga experience that invites clients to get closer to nature.

We have built the SHALA using sustainable materials and ecological methods, with passive cooling systems, wooden floors, and ecological walls and ceilings.

EACH OF OUR TWO YOGA SHALAS OFFERS A UNIQUE EXPERIENCE.

Our mission

To show that the equation sustainable luxury + quality of service + comfort is achievable.

PROJECT OVERVIEW



PROJECT OVERVIEW

NATURALISTIC PLANTINGS

SCULPTURAL STONE

NATURAL FEATURE

"THE WAY OF THE SHALA"

"THE FIG TREES GARDEN"

STAFF PARKING

"LA FUENTE"

RECREATION AREA

"CUSTOMER PARKING"



MAIN YOGA SHALA

"THE HOLM OAKS PATH"

YOGA / MEDITATION DECKS

"THE OLD BEEKEEPER"

"THE CAROB TREE DECK"

RECOVERED TRAILS:

- CAROB TREE TRAIL
- HOLM OAKS TRAIL
- RIVER FALLS TRAIL

AROMATIC GARDEN

FRUIT TREES TERRACES

OLIVE FIELD

PROJECT OVERVIEW

Throughout its surrounding natural landscape, La Fuente reflects the values it wants to promote, resulting in an outstanding variety of vegetation as well as patrimonial elements of interest. Among many others, La Fuente's landscaping project includes:

Arrival Garden - Four different options as arrival garden to welcome guests: "The Pond", inspired by the Moroccan ponds, the "Meditation Garden" with a more zen approach, "The Dry Pond" and "The Changing Pond".

Fig garden

Recovery of existing trees - Olive field (over 56,700 Sqm) and Almond field (c. 45,880 Sqm).

Vine replanting in a total surface of 33,670 sqm.

Native trees count such as holm oak, carob tree and strawberry tree.

An **old beekeeper**, representative of the virtues of self-sufficiency and of the resort's potential as a sustainable landmark.

Two springs ("El Avellano" and "La Cuca"), being in the middle of the forest they will become the perfect spots of reflection and peace.

Historic architectural features to be preserved and restored as part of the project.



PROJECT OVERVIEW

As part of the green building community, which has grown into a trillion-dollar industry, LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world.

Being a LEED-certified property translates into using less energy and water, avoiding waste, saving on maintenance costs, improving indoor air quality, offering comfort to their guests, and creating less environmental burden on their surroundings. Furthermore, it means being somewhere that enhances health and wellness.

In order to obtain the LEED GOLD CERTIFICATE it's necessary to meet the following requirements:

BE IN COMPLIANCE WITH ENVIRONMENTAL
REGULATIONS AND STANDARDS



MUST MEET THE THRESHOLD OF FLOOR
AREA REQUIRMENTS



MEET A MINIMUM OF BUILDING OCCUPANCY
IN TERMS OF NUMBER OF USERS



MAINTAIN A REASONABLE SITE BOUNDARY



BE A PERMANENT BUILDING



SHARE ENERGY AND WATER USAGE DATA



MUST VINIMUM BUILDING TO SITE AREA RATIO

It is the ambition that La Fuente Resort will comply with the LEED Gold Certificate requirement. To that purpose, the process is being supervised and led by Arcadis International. Arcadis is the world's leading company delivering sustainable design, engineering and consultancy solutions for natural and built assets.



FIRST LUXURY RESORT IN SPAIN TO BECOME
LEED GOLD-CERTIFIED

CONCEPT PROPOSAL

La Fuente Retreat & Eco-Spa aims to create a premier wellness destination nestled in a pristine natural forest. The center will combine cutting-edge wellness practices with sustainable living, offering a unique blend of holistic health, relaxation, and environmental stewardship.

FUSION SPA EXPERIENCE

Concept: Offer an innovative fusion of Hammam and Onsen-style treatments, utilizing natural ingredients and traditional practices.

Benefits: Attracts guests seeking a unique, high-end spa experience.

HOLISTIC WELLNESS PROGRAMS

Concept: Integrate fitness, nutrition, mindfulness, and spa treatments into comprehensive wellness plans.

Benefits: Provides a complete approach to well-being, catering to health-conscious individuals.

MINDFULNESS & MEDITATION

Concept: Provide guided meditation and mindfulness programs designed to reduce stress and enhance self-awareness.

Benefits: Appeals to those looking for mental and emotional balance.

FITNESS & OUTDOOR ACTIVITIES

Concept: Include diverse activities such as fitness classes, hiking, rock climbing, and mountain biking.

Benefits: Attracts adventure enthusiasts and those seeking active lifestyle options.

SPA TREATMENTS & HEALING ARTS

Concept: Offer a range of treatments, including massages, facials, acupuncture, and energy work.

Benefits: Ensures a broad appeal to guests seeking various therapeutic options.

NUTRITION & CULINARY EXPERIENCES

Concept: Feature healthy, locally-sourced meals and offer cooking classes and nutritional counseling.

Benefits: Enhances the wellness experience with a focus on diet and culinary skills.

SUSTAINABILITY PRACTICES

Concept: Implement eco-friendly practices, such as water conservation and local food sourcing.

Benefits: Aligns with growing consumer demand for sustainable and eco-conscious businesses.

DIGITAL DETOX

Concept: Encourage guests to disconnect from digital devices to fully engage in their wellness experience.

Benefits: Provides a respite from technology, enhancing relaxation and mindfulness.

CUSTOMIZED EXPERIENCES

Concept: Develop personalized programs and itineraries tailored to individual preferences and needs.

Benefits: Offers a bespoke experience, increasing guest satisfaction and loyalty.

FOREST TRAILS & ECO-FARM LIVING

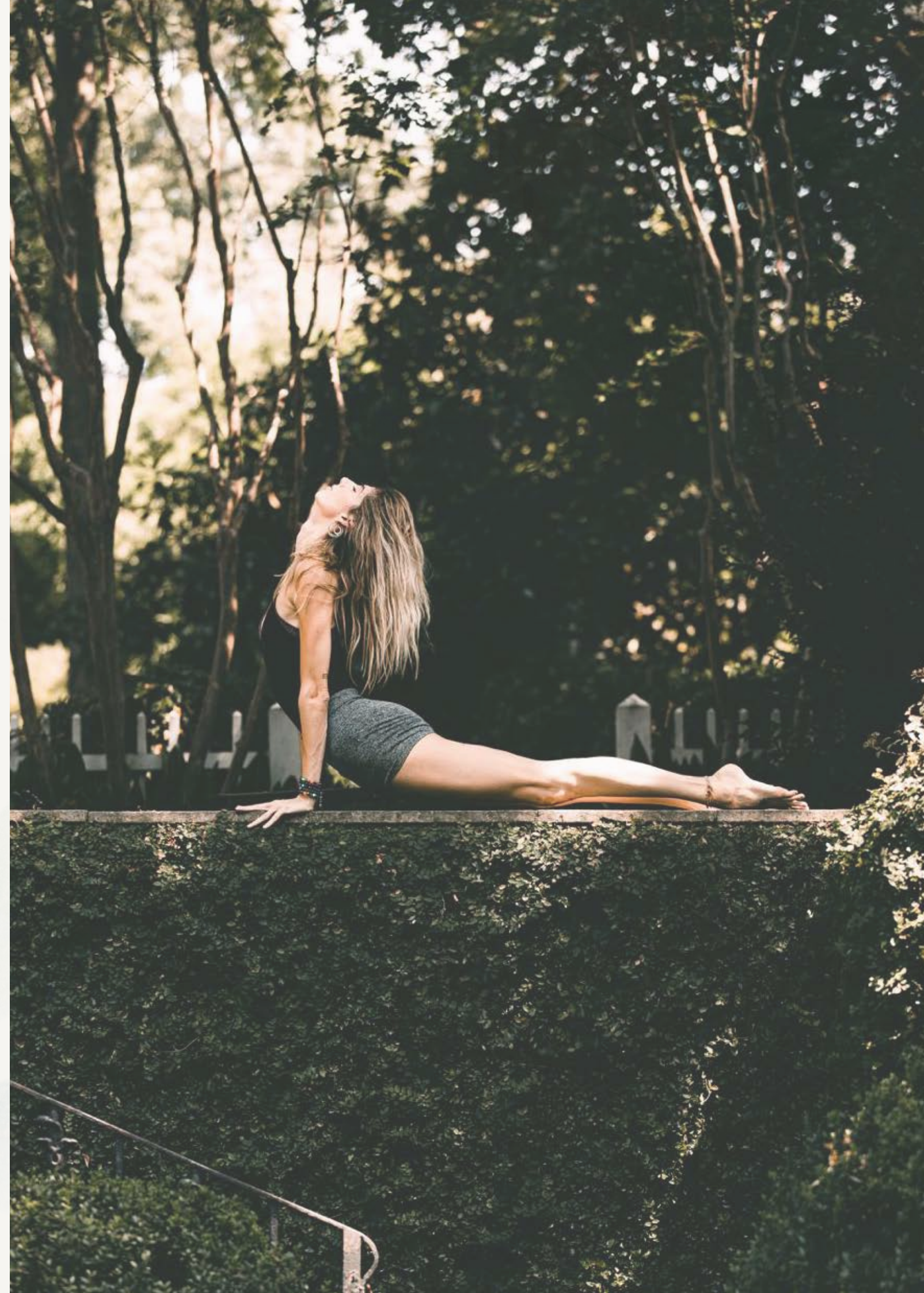
Concept: Create scenic hiking trails, maintain an eco-friendly farm with organic produce, and provide opportunities for vineyard and olive grove activities.

Benefits: Enriches the guest experience with immersive nature and agriculture experiences.

INVESTMENT OPPORTUNITY

La Fuente Retreat & Eco-Spa presents a unique investment opportunity in the growing wellness and eco-tourism sectors. With a strong focus on holistic health and sustainable practices, La Fuente is positioned to attract a diverse and discerning clientele, promising both significant impact and return on investment.

- To acquire up to 100% of the shares of the Company which owns all the properties, constructions, licenses, grants and project design
- Detailed pricing information available upon application.
- Depending on the structure and acquirer, part of the purchase price could remain as equity, preferred equity, earn-out or loan, to facilitate the development.



MARKET TRENDS

5,53 B\$

The global health and wellness market was valued 5,53 billion USD in 2023 and is projected to reach 9,4 billion USD by 2023 (CARG 5,6%)

15-20 %

Mountain tourism accounts about 15-20% of global tourism and is growing steadily.

210,4 B\$

Ecotourism boom, as the ecotourism market 210,4 billion USD in 2023 is expected to skyrocket to 829,9 billion by 2035

7,6 %

Luxury travel market is fastest growing segment with projected CARG of 7,6% through 2030

2,5 M

Malaga Airport is 3rd busiest in mainland Spain, just after Madrid and Barcelona. Record breaking 2,5 million passengers surpassed at Malaga Airport in July, 2024

2nd

Spain is globally 2nd most visited countries by international tourist arrivals in 2023, after France and before United States

35 %

Hotel prices in Spain are up 35% compared to 2019 and the growth is even stronger on luxury segment.

1000

Current lack of 5* hotels in Malaga, with only 4 hotels with less that 1000 rooms

12 %

2023 was the best year of Malaga Tourism with 12% growth over 2022

Activity	State	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Proyecto Actuación	approved																										
Autorización Ambienta Unificada. AAU	approved																										
Construction licence	pending taxes payment and execution project submission																										
New tendering for main constructor																											
Construction																											
Opening																											

PROJECT TEAM



PROJECT MANAGEMENT

Specializes in overseeing and managing all aspects of project execution, ensuring timely delivery and adherence to budget.



ARCHITECTURE

Provides innovative architectural design solutions with a focus on functionality and aesthetics.



LANDSCAPING

Offers expert landscaping services, creating harmonious and sustainable outdoor environments.



LEED CERTIFICATION

Delivers consulting services for achieving LEED certification, promoting environmentally sustainable building practices.



INTERIOR DESIGN

Designs functional and aesthetically pleasing interior spaces tailored to client needs and preferences.



ILLUMINATION

Specializes in lighting design, enhancing spaces with creative and energy-efficient illumination solutions.



ENGINEERING

Provides engineering expertise across various disciplines, ensuring technical excellence and innovative solutions.



WELLNESS CONCEPT

Develops wellness concepts and strategies, focusing on enhancing health and relaxation in spa environments.



LEGAL ADVISORY FIRM

Offers comprehensive legal services and advisory, specializing in real estate, construction, and related fields.



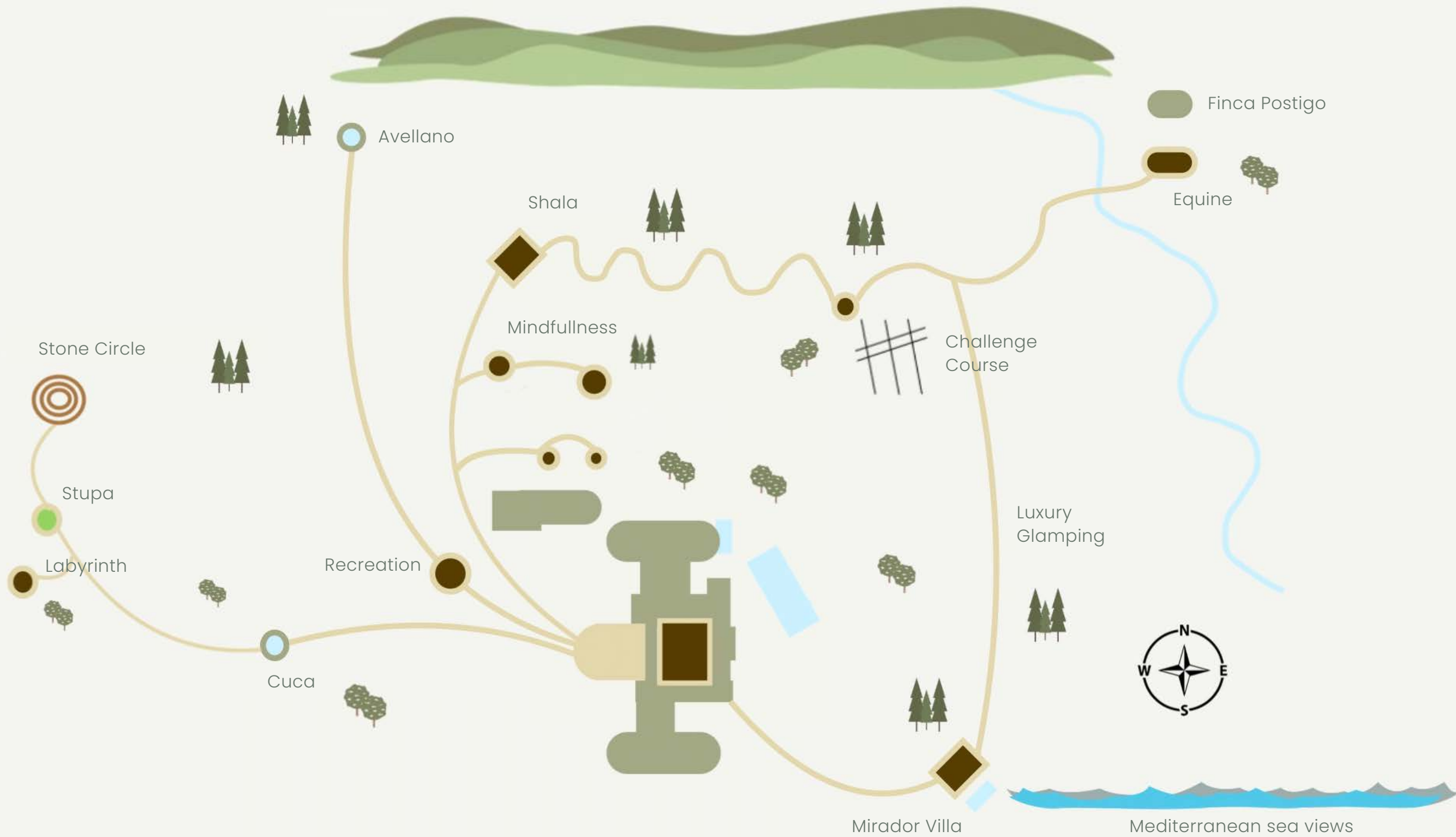
HYDRAULICS ENGINEERING

Specializes in hydraulics and water management solutions, addressing complex challenges related to water resources and infrastructure.





PROJECT LA FUENTE



“

A HAVEN AMONG THE MALAGA NATURAL
PARK OF REPOSE AND REVIVAL FOR
GATHERINGS, SPIRITUAL PRACTISE YOGA
AND ARTS



PROJECT LA FUENTE

- COSTA DEL SOL -