Mairoscri Developments

TOPCONSTRUCTION

Vista Estrella's

Adeje Tenerife South

PROJECT FINANCE INVESTMENT

20 APARTMENTS
15 PARKING PLACE
SKY SOLARIUMS

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WHY TENERIFE?

Tenerife is part of the Canary Islands located in the Atlantic Ocean and an Autonomous Community of Spain.

It has a robust tourism market with more than 6 million visitors a year and is a fast-growing investment hub as it boasts Europe's lowest onshore corporate tax rate of just 4% (ZEC).

Tenerife has a stable year-round climate of between 18 to 24ºC, excellent infrastructure, health care, and connectivity.

Tenerife has never experienced a slump in the real estate market due to its desirable attributes to international investors, providing them with capital growth and a secure year-round rental market.

whytenerife

For official government statistics visit:
https://www.whytenerife.com/en/

VISTA ESTRELLA'S

This building has a striking landmark design utilising our Solid System construction materials.

The project is complete with 20 luxury finished apartments and fifteen parking spaces in a private garage for convenience.

The luxury suites themselves envelop the feeling of freedom due to the large windows allowing for an abundance of natural light to fill the sleek & elegantly designed apartments, an essential feature for inner town living.

The third floor Penthouses are curated for VIP living, each with private tranquil sky solarium living space for client to savor the year-round Atlantic sunshine, a design luxury often overlooked by conventional developers.

INVESTMENT

Item	Amounts
Land (Advance Payment)	€120,000 + (5 Units Permuta Agreement)
Project & License	€100,000
Construction	€1,100.000
Capital Investment	€1,320.000 + 7% IGIC
Net Sales	€2,865.000 (Off Plan 10% under value) + 7% IGIC
Permuta Units Value	€712,000
Sales Commissions 5%	€107,650
Resident Director, Business Administration & Legal, Marketing.	€45,350
Gross Profit	€680.000
Return On Investment	51.51%
Corporate Tax	From 2.5% to 15%

SALES PRICES

Floor	Item	Price
Ground Floor	2 Commercial Locals (Owners Permuta)	€234,000 Combined €117,000 per unit
Ground Floor	3 Apartments (Owners Permuta)	€351,000 combined €117,000 per unit
1st Floor	5 Apartments (1 Apartment Owner Permuta)	€635,000 combined €127,000 per unit
2nd Floor	5 x Apartments	€685,000 Combined €137,000 per unit
3rd Floor	5 x Penthouses	€735,000 Combined €147,000 per unit
Underground	15 Parking Spaces	€225,000 Combined €15,000 per space
Total Sales	20 Units 15 Parking Spaces	€2,865.000 Combined + 7% IGIC

INVESTMENT OPTIONS

Mairoscri Developments offers investors the opportunity to become involved as either a “Partner” or “Project Owner”.

Investment	Partner	Project Owner
Investment Term Expected Exit	24 months	24 months
Investment Level	€950,000	€1,320.000
Return on Investment	Partner	Project Owner
ROI €	€332,500	€680,000
ROI %	35%	51.51%

Partner

Funds the purchase of the land and majority of the construction costs with Mairoscri & Top Construction funding the remaining construction costs.

Project Owner

Investors acquire the land and provide the development finance through the construction stages.

WHY MAIROSCRI DEVELOPMENTS

Mairoscri Holdings Group has partnered with Canary Government Departments for over 10 years. Through our subsidiary "Capital Investment Canaries" Mairoscri has attracted many international companies and investors to the Canary Islands to launch or expand their European operations utilising the Canary Islands Tax Incentives.

Our company often assumes the position of Resident Director, responsible for compliance, operational support, and Management of Business Administration on behalf of our clients and investors.

Essentially, we provide investors with the peace of mind they have a control over the project finances and operations.

Mairoscri partners with leading companies and experts to deliver a complete hands-off opportunities for Investors.

KPMG Deutsche Bank Capital Investment Canaries

ABOUT ADEJE TOWN

The route to market for investors is simplistic with this boutique project.

The bustling town of Adeje has no shortage of demand of clients.

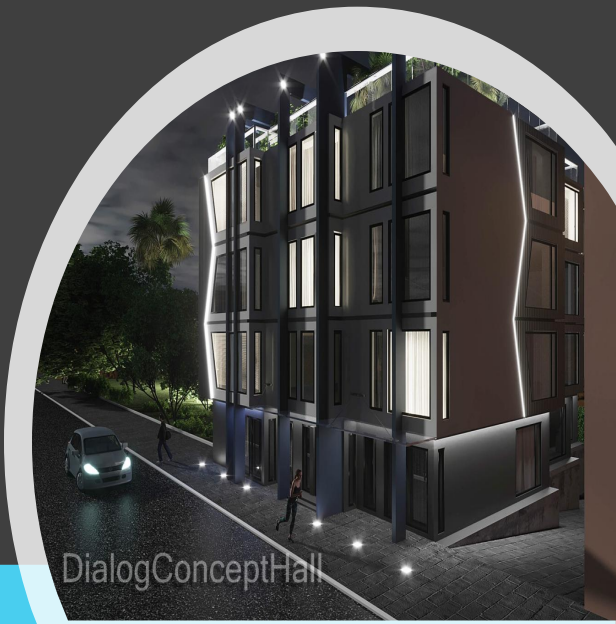
Adeje is a progressive town home to many affluent residents in Tenerife South. Located just 17km from TFS International Airport, Adeje Municipality has the highest concentration of 5* Hotels in Europe. Its streets are awash with vibrant bistros & restaurants offering year-round al fresco dining due to the enviable climate.

Equipped with both private and public schools, a state of the world class sports facilities that Olympians & Premier League Teams regularly frequent and home to the #1 Water Park in the World SIAM PARK this project is appealing for professionals seeking to enjoy the social delights of this vibrant town, Expats looking to relocate to Tenerife and Property Investors seeking a stable predictable rental income return.

Independent Information Sources

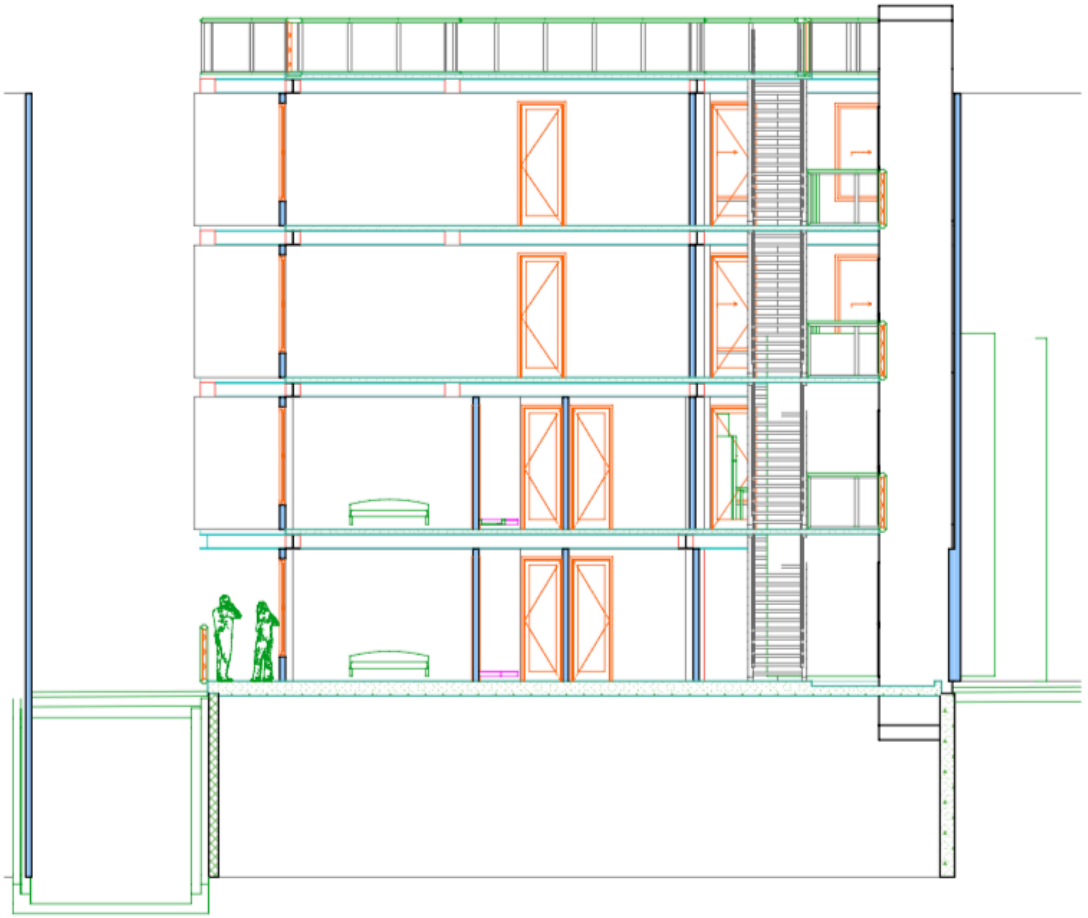
https://en.wikipedia.org/wiki/Adeje

https://tenerifetoptraining.com/en/football-training-camps/



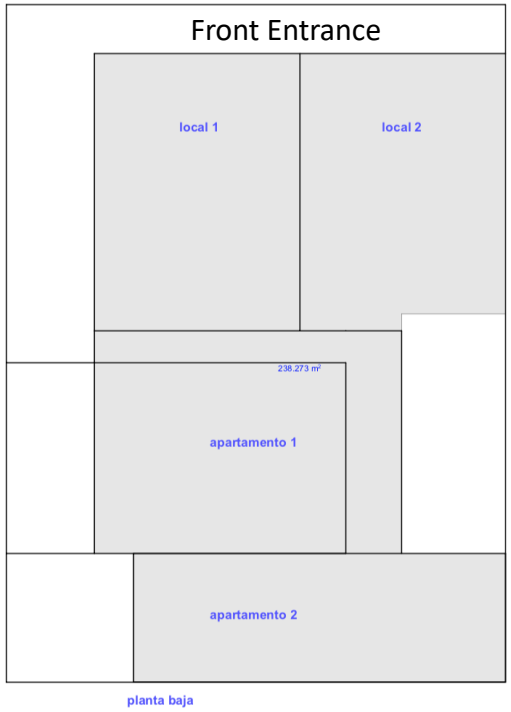
ICONIC DESIGN

TECHNICAL PLANS

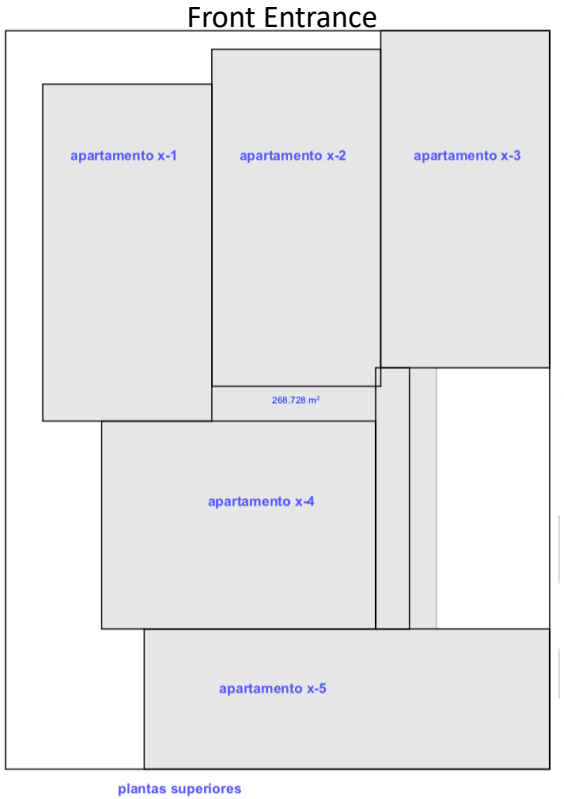


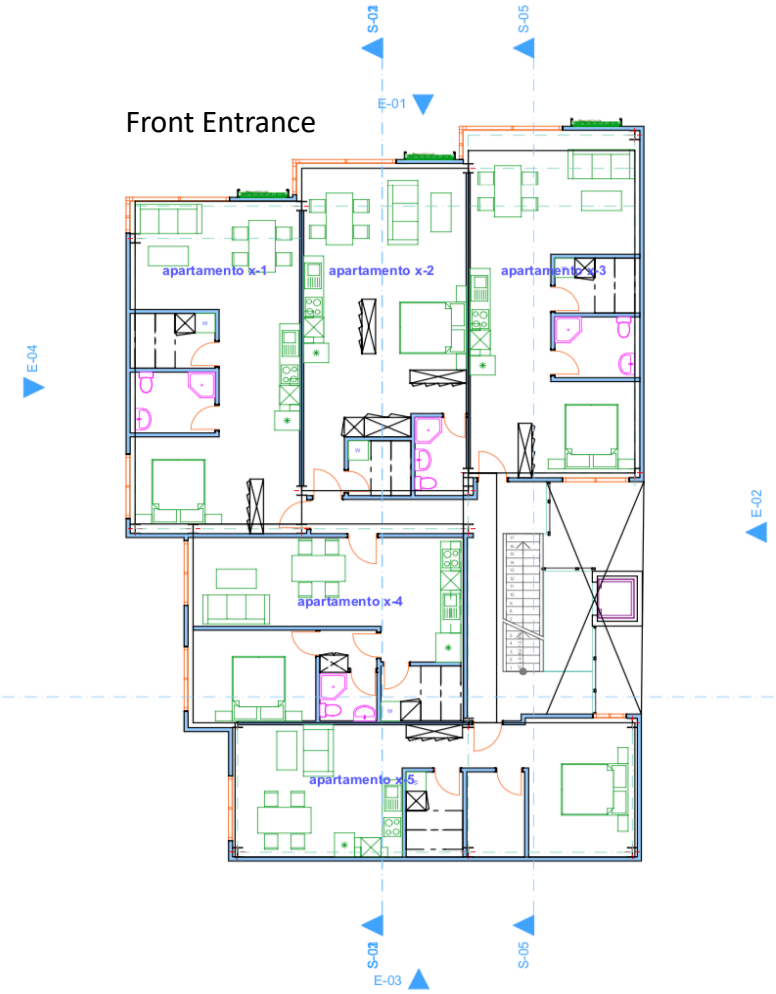
FLOOR PLANS

Ground Floor



Floors 1, 2, & 3





APARTMENTS LAYOUT

TWENTY Apartments

Sky Solarium

FIFTEEN parking place

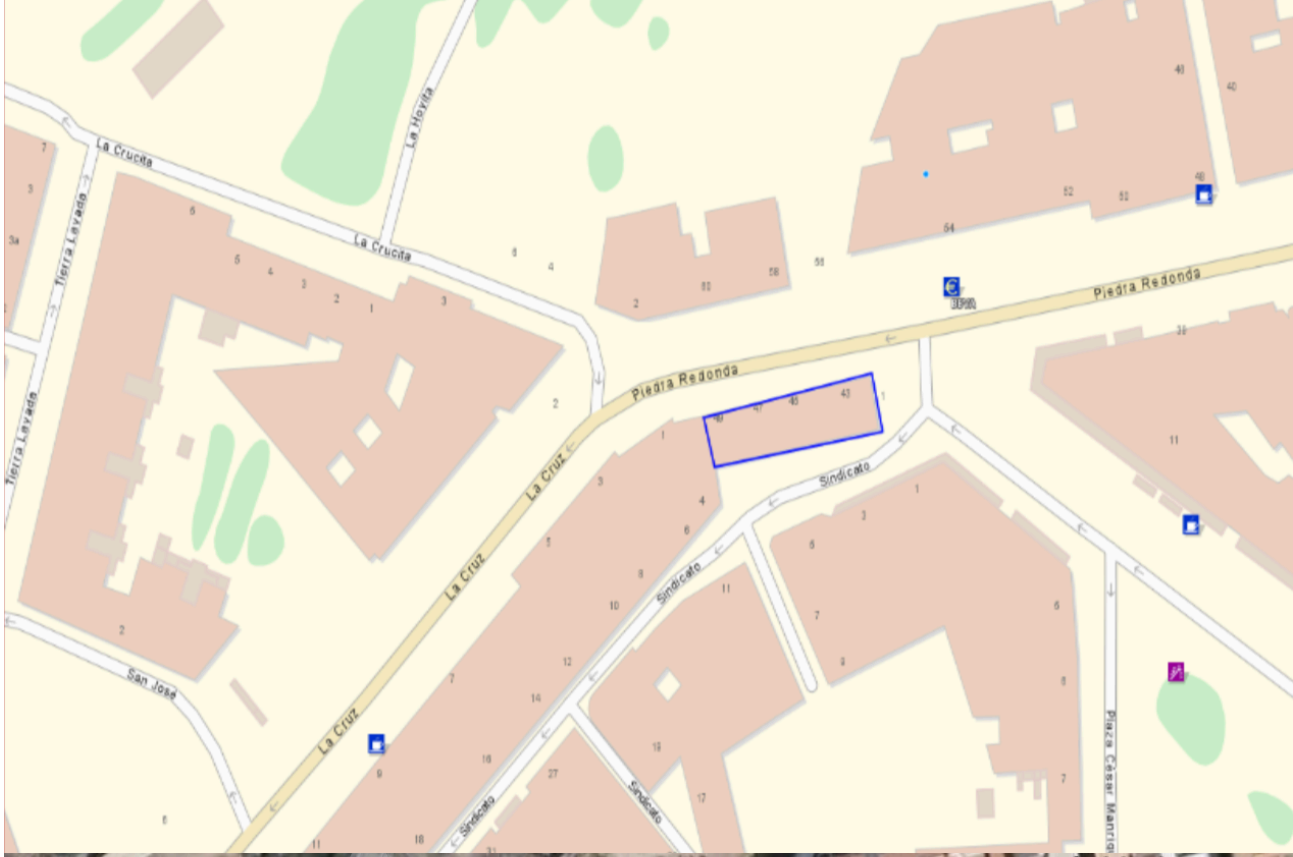
FOUR living layouts

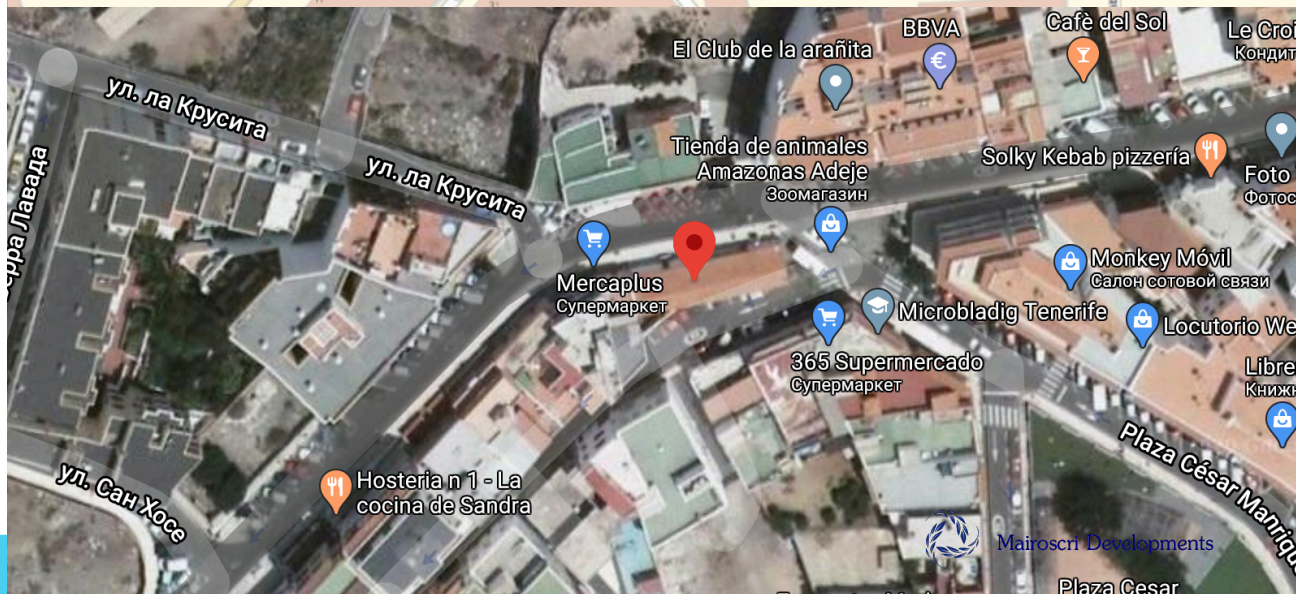
LOCATION
VISTA ESTRELLA

Calle Piedra Redonda 27 y
Calle Sindicato

38670, Adeje,
Santa Cruz de Tenerife, Spain

28°07'17.6"N 16°43'52.5"W
28.121564, -16.731260





Mairoscri Developments

TOPCONSTRUCTION

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