

## Huerto del Conde 19

**ABOUT CLASSIC LIVING** Questions around builder -Classic Living About us We have over 30 years of experience in property development in Sweden, Europe and the USA. And over 15 years of construction experience in southern Spain. Our main lessons are now taking us into the next phase - using fully developed real estate concepts and detailed processes to optimize value creation throughout the entire supply chain. Our business is focused on two business areas - Real Estate Development and Service Lifestyle.

Our combined expertise covers everything from business management, project management, property development, construction, market, sales and financing. From idea, concept development and marketing to the implementation of the construction.

We offer a new modern way of developing land and refining real estate. Welcome to Classic Living Development - a new way to plan, build and buy homes in the South Spanish market. To provide the opportunity for a good lifestyle, we add additional values by providing service and experience services through our Service Lifestyle business area.

**Our BUSINESS & STRATEGY** Classic Living develops attractive accommodation on the south coast of southern Spain by offering the market alternative solutions for a social and sustainable lifestyle. By utilizing the overall skills and experience of the company, under "Classic Living", a whole is achieved that provides the conditions for flexible and efficient operations. This provides opportunities to provide modern and contemporary housing solutions with service and experience. Through that we want to create added value for the customer. Service Lifestyle Our core business is based on the development of real estate. "Service Lifestyle" adds another dimension to the value added of properties. "Service Lifestyle" will therefore be available to our customers who want the opportunity to develop and strengthen a living environment.

We and our partners therefore offer selected service and experience services. Whether you are looking for an accommodation in Spain, need to manage your property or just experience the good life in Spain - we are there for you.

### HUVUDKONTOR

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### SHOWROOM

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411 34 Göteborg  
+46 708 76 93 45

### OFFICE SPAIN

C/ Real s/n Conjunto Puerto Golf,  
Bloque 4. Portal 7, 1C  
296 60 Nueva Andalucía  
Marbella  
Spain



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Service concepts are based on personalized and individually designed services tailored to your needs. We assist you through our own staff or through recommendations to our trusted companies in our networks. We can assist you with services such as establishment, management, experiences and other services such as logistics, cleaning and laundry, cooking, etc.

SEE UNDER SERVICE LIFESTYLE

**HOW TO BUY? Payment Terms:** Booking fee for interest registration is € 6000 and 30% of the purchase price in connection with contract writing with the attorney's participation. 6 000 € on reservation of accommodation. 30% payment in connection with the signed purchase contract (total including deduction for booking fee). Remaining part of the purchase price, 70% paid after approved final inspection of the apartment and in connection with the notarial completed registration of the property on you as the new property owner. Bank collateral on paid funds is provided by CL by placing payment on special bank account.

**Costs and fees:** Spanish VAT (IVA) for new home production of 10% of the purchase price. An additional 2.5% for coverage of fees and fees, as well as registration fees.

**How to purchase:** You book your apartment with a deposit of € 6,000.- / payable to the escrow account. The apartment is removed from the market. When the building permit has been awarded, a purchase contract is signed, including final price after possible options and date of entry. In connection

with this you also pay the payment (30% of the purchase price less the booking fee). Remember that you as a buyer must have arranged your financing. The next step is the date of access but before that, you must have applied for a Spanish or tax identification number, NIE / NIF, so that your property can be registered in the law register.

Access is made by the Notary Public, which establishes the public letter of purchase (Escritura Pública de Compraventa) and verifies the identity of the parties and the legal status of the apartment. The preparation for this, of course, takes care of you.

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## Materials and Fittings

### - FLOOR

The basic materials are wood and clinker. The wetrooms have large format clinker.

### - WALLS

The walls of the general rooms in the apartments vary between brick and painted surfaces, providing an industrial design atmosphere.

The wetrooms have large format tiles to continue the industrial design theme. This is also reflected in the glazing, to maximise the feeling of space. The lighting has been specially designed to enhance the exciting architecture and design.

### - EXTERIOR DOORS AND WINDOWS

Designer security doors. On the ground floor, you have direct access to the city through your own entrance. High windows and French windows in an industrial design style.

### - INTERIOR DOORS AND GLAZING

Interior doors to match the overall design. High industrial design glazing to ensure airiness, light and volume.

### - KITCHEN

The white kitchen. Worktops with inset sinks. Designer chrome fittings. The hob, cooker hood, built-in oven (fan), microwave, fridge, freezer and dishwasher.

### - BATHROOM

Basin with washstand, mirror above the basin and lighting and power sockets. White porcelain toilets with soft close. Site-built integrated shower walls in clear glass. Towel rails, hooks and toilet paper holder in stainless steel. Heated towel rail and floorstanding washing machine/tumble dryer.

### - WARDROBES

Wardrobes (see floorplan) with shelves and sliding doors to match the overall design of the apartment.

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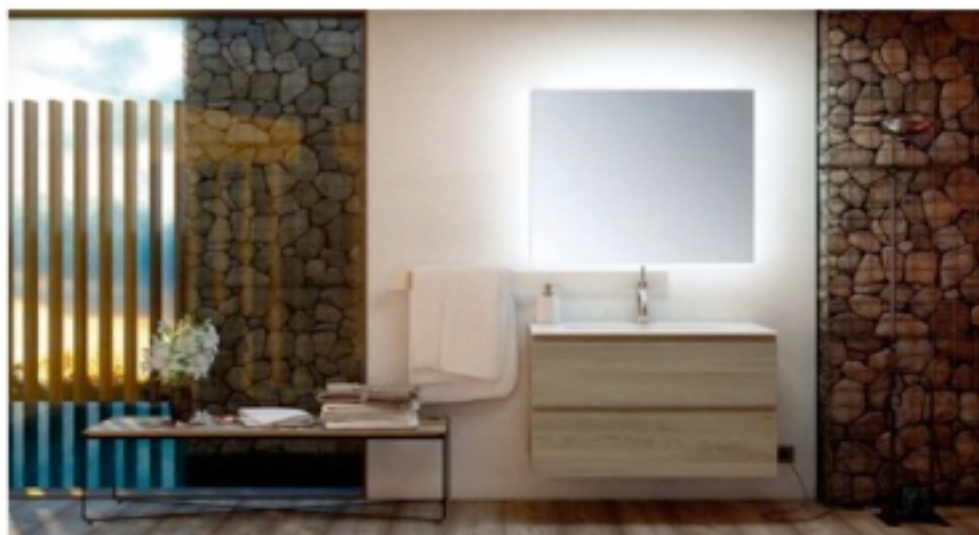
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**- PLANT / INSTALLATIONS**

Ventilation / cooling / heating. Air conditioning, underfloor heating with electric elements in bathrooms.

Lighting Modern lighting design.

Data / Tv / Video / Audio All apartments are fitted with data networks and sockets for TV and media.



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\*Classic Living keeps the right to any future modifications and changes of material to equal product

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