

The Art of LIVING
IN SPAIN

ALTAONA

GOLF AND
COUNTRY
RESORT
SPORTS & WELLNESS

Teaser 600 Luxury Hotel Apartments
Altaona Sports & Wellness Resort



EUROPEAN
PROPERTY
AWARDS AWARD
WINNER
2024-2025



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A transformative investment in Europe's premier longevity destination

The Altaona Sports & Wellness Resort is a first-of-its-kind destination resort in Murcia, Spain, designed to offer a wide range of services and facilities centered around sports, wellness, and holistic living. An exciting part of the resort involves a project of 600 hotel apartments, which are a core component of the resort's long-term vision. This €250 million investment project is situated in a resort that combines wellness, medical longevity services, sports, and luxury hospitality, backed by experienced developers and strong market fundamentals. With an estimated ROI of 8% per year (first 5 years bank-guaranteed), we seek a strategic equity partner to co-develop this landmark project.

Project overview

The Altaona Sports & Wellness resort is currently being developed as a destination resort. The project presents a rare investment opportunity in Europe's fastest-growing tourism segment — Health, Sports & Longevity — with the added advantage of being in Murcia, Spain's top-performing real estate and tourism region. The resort has received the 2025 award for Best Leisure Development Spain by the International Property Awards.

The proposed project will feature 600 luxury 2- and 3-bedroom apartments, designed to integrate seamlessly with the landscape and maximize privacy. Families, couples and individual guests will enjoy an immersive experience combining luxury hospitality, medical longevity services, fitness, sports, and restorative wellness programs. A central lodge will serve as the hub, with a reception, meeting rooms, lounge, and underground service area.

The project is developed by Taolis (The Art Of Living In Spain), the developer and constructor of 5 different high-quality projects currently under construction on the resort. Taolis will bring the resort to its fullest potential over the next 5 years, according to the Blue-zone concept. This means that Altaona will be the first resort in Spain that will be established as a longevity resort and focus on healthy living. Under this concept Taolis has already successfully sold 85% of the villa project Las Vistas Altaona (currently under construction) and already sold 45% of its villa project Oasis Altaona, where construction has just started.



Six hundred homes are currently owned by a mix of international residents and the infrastructure for the entire resort is already in place. Just 9% of the 3.6 million m² resort area will be built upon. In addition to the proposed 600 apartments, a luxury hotel and many other new facilities and services will be added to the resort.

Facilities and services offered

Adjacent to the project is a hotel development with 150 cabin-style lodges, where the following facilities and services will be offered, transforming the concept of a resort stay into a complete lifestyle environment.

- **2.500 m²** State-of-the-Art Wellness & Spa Centre with holistic treatments, hydrotherapy, and spa rituals.
- **1.500 m²** with yoga, meditation, and Pilates studios, and indoor and outdoor fitness and training areas.
- **24,000 m²** Surf Lagoon offering recreational water sports and aqua therapy spaces. The surf lagoon will deliver a premium visitor experience, featuring a world-class surf school with top-tier instructors, complemented by an attractive mix of restaurants, shops, facilities, and leisure activities. Beyond being a safe and ideal surfing destination, the lagoon also functions as a swimming pool and a dynamic water playground. The surf lagoon offers year-round appeal for people of all ages, abilities, and interests.
- **Beach-style area** with event venues, food and beverage outlets and various concept restaurants.
- **Tennis Academy** with 10 padel courts and 10 tennis courts.
- **27-hole Championship Golf Course** (18 currently operational) and Pitch & Putt.
- **Surrounding natural areas** for hiking, biking, and horseback riding.

In addition, a separate full-service **Longevity Clinic** will be developed close to the hotel, and the current **Shopping center** will be remodeled to offer a variety of shops and (health-related) services. The resort will cater to all demographics, whether it's families, couples, or individuals.





Why invest in Murcia?

Murcia is Spain's most compelling emerging region for real estate and tourism investment, offering a powerful mix of yield, growth, and lifestyle advantages:

- **Top Rental Yields:** 7.19% average gross yields.
- **Exceptional Growth:** 20.5% YoY property price increase (Q1 2025).
- **Lower Entry Costs:** Significant discount vs. Madrid, Barcelona & Malaga.
- **Repeat Tourism:** 94% of foreign visitors return — a key loyalty driver.
- **Tourism Surge:** +18.6% foreign tourist arrivals and +7.8% hotel stays in 2024.
- **Favorable Policy:** Investor-friendly regulations and streamlined licenses.
- **Outstanding Climate:** 300+ sunny days per year.
- **Prime Location:** Just 15 minutes to beaches, nature reserve, Murcia city and Murcia airport and just 50 minutes from Alicante international airport, prepared for transatlantic flights.

This rare combination of great accessibility, high returns, and lifestyle appeal makes **Murcia** a secure, high-potential location for long-term investment in the health and wellness sector.

Key Financial metrics

- **Total Project Cost:** €250M
- **Estimated ROI:** 8% annually, bank-guaranteed first 5 years
- **Projected Occupancy Year 3:** 65%

Depending on investor preferences and the chosen financing structure, tailored alternatives can be explored. In addition, there are opportunities to benefit from available subsidies.



Investment highlights

- **Strong Financial Projections:** Conservative projections show an attractive ROI of 8% annually, bank-guaranteed for the first 5 years.
- **Fastest Growing Tourism Segment:** The global health, sports, and longevity tourism market is expanding at double-digit growth rates, outpacing traditional eco-tourism. Travelers are increasingly prioritizing preventive healthcare, active lifestyles, and holistic wellness experiences.
- **Prime Location:** The project is situated in Murcia, Spain's undiscovered investment hotspot and one of the sunniest regions in Spain. The apartments benefit from easy accessibility while maintaining a secluded setting.
- **Unique Resort Concept:** Families, couples and individual guests can enjoy the WOW experience, an exclusive membership program and a cutting-edge hotel concept focused on health and vitality. The WOW Experience blends state-of-the-art sports and wellness facilities with cutting-edge longevity programs to offer a truly transformational experience. Guests don't need to be a member to immerse themselves in this lifestyle. Visitors can simply book a stay and enjoy full access to the resort's many facilities, gourmet dining, and wellness services.
- **Year-Round Occupancy (all seasons):** Due to the variety of services, facilities and target groups (Golf, Surf lagoon, etc.), occupancy is guaranteed during the whole year.
- **Value increase due to Surf Lagoon:** The Surf Lagoon has a capacity of up to 1,000 surfers per day and the potential to attract more than 200,000 visitors annually. Surf-lagoons have proven to result in significant land- and property value increases. Once announced, land values and sales figures have doubled - or even more - in similar projects (further details on request).
- **Experienced Management Team:** The project is led by a team with proven expertise in real estate development, hospitality operations, sports facilities and longevity-focused health programs.
- **Sustainable & Innovative Design:** The apartments will be built using high quality, eco-friendly materials and operated under sustainable practices, appealing to environmentally conscious and health-driven travelers.
- **ESG Compliant:** In addition, the resort is deeply rooted in ESG principles, with a strong focus on sustainability, among others through water re-use systems, integrated solar energy, and buildings designed to meet or exceed A-rated energy certification standards, ensuring long-term environmental performance and investor alignment with global sustainability goals.



Equity partner

We invite qualified equity partners to join this landmark development. Partnering with Taolis grants early access to one of Europe's most forward-looking resort investment opportunities. The investment will directly support the construction of the 600 apartments, and provide the working capital required to launch the operations. A detailed offering memorandum, including comprehensive financial models, architectural plans, and in-depth market analysis, are available for qualified investors upon NDA.

Further information:

Ted Oorbals (CEO Taolis)
ted.oorbals@taolis.com
+34 637 886 258

Sole Fernández Díaz (BD Director)
sole.fernandez@taolis.com
+34 685 838 989

taolis.com

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