

*The Art of* LIVING  
IN SPAIN

ALTAONA

GOLF AND  
COUNTRY  
RESORT  
SPORTS & WELLNESS

*Teaser Longevity Hotel Apartments*  
Altaona Sports & Wellness Resort  
(Pre-Launch)



EUROPEAN  
PROPERTY  
AWARDS | AWARD  
WINNER  
2024-2025-2026



GRI  
AWARDS  
REAL ESTATE | REAL ESTATE  
DESTINATION  
OF THE YEAR  
TOP 3  
EUROPE  
2025

in collaboration with

Spain

Sotheby's  
INTERNATIONAL REALTY

Best *Leisure development* in Spain  
Top 3 *Destination of the year* in Europe

## A transformative investment in Europe's premier longevity destination

The European longevity market\* is at a tipping point, shaped by demographic change, technological breakthroughs, and a shift in consumer mindset from reactive care to preventive living. With health and wellness ranked at the number 1 spending priority among UHNWI's, the demand for premium, evidence-based longevity programs is accelerating.

The Art of Living in Spain SL (TAOLIS) has created a fully integrated model, bringing together diagnostics, therapies, and lifestyle coaching within a high-level pleasant hospitality/residential setting, aligning perfectly with current trends. Unlike competitors that focus on short term retreats or fragmented care, Taolis integrates advanced diagnostics, therapies, and lifestyle coaching into a coherent, integrated, long term model.

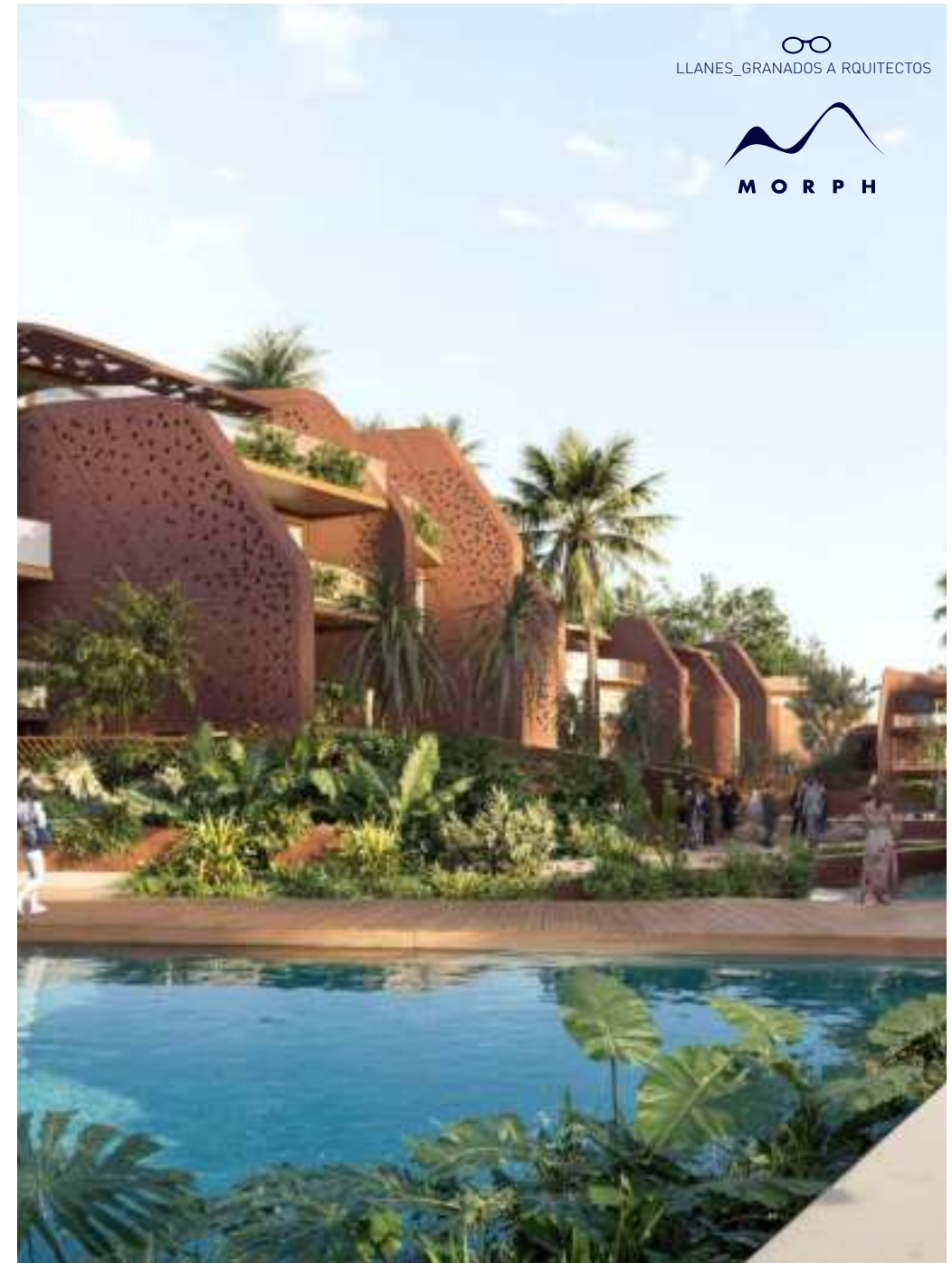
By offering sustained engagement, proven health outcomes, and an experience that blends scientific credibility with high-end lifestyle design, Taolis is very well positioned in the market for longevity apartments. With competitors leaving long-term engagement and full integration largely unaddressed, Taolis can set the market standard while transforming the way Europe approaches healthy ageing.

### Project & Resort overview

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 centred around sports, wellness, and holistic living. The resort combines wellness, medical longevity services, sports, and luxury hospitality, backed by experienced developers and strong market fundamentals. The resort presents a rare investment opportunity in Europe's fastest-growing segment — Health, Sports & Longevity — with the added advantage of being in Murcia, Spain's top-performing real estate and tourism region.

Six hundred homes on the resort are currently owned by a mix of international residents and the infrastructure for the entire resort is already in place. Currently, several restaurants are already operational on the resort as well as the 18 holes golf course. In addition, the surrounding natural areas offer ample possibilities for hiking, biking, and horseback riding. Furthermore, a shopping centre is also nearby. Many new facilities and services will be added to the resort over the next few years but just 9% of the 3.6 million m<sup>2</sup> resort area will be built upon.

\*Longevity market study available upon request.



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The resort has recently received many awards, among which are the 2025 award for “Best Leisure Development Spain” by International Property Awards and the 2025 award for “Top 3 Destination Europe”, by the GRI Institute.

An exciting part of the resort involves the project of 346 Longevity Hotel Apartments branded by Sotheby’s, which are a core component of the resort’s long-term vision. The longevity hotel apartments are ideally located at an altitude of 17 meters, overlooking the resort. The apartments (between 60–100 m<sup>2</sup>) and the penthouses (between 150–200 m<sup>2</sup>), are designed for health-minded guests who seek a safe, comfortable, and enriching hospitality environment. Guests can benefit from high-quality medical, sports and wellness services on-site, while also enjoying an active and social lifestyle, all in a luxury setting with 24-hours security.

Each apartment includes modern interiors, energy-efficient appliances, and high-speed internet. The apartments will be built according to the latest and most sustainable building methods and will offer first class energy ratings. The apartments offer a unique resort-style experience, combining the comfort of a private home with premium services designed for well-being, relaxation, and active recreation.

The general part of the apartment building will host a variety of services, including a reception, spa/sauna/swimming pool area, restaurants with breathtaking views, a spacious ultra-modern gym, yoga, Pilates and meditation studios, one-to-one training facilities, doctors’ consultation rooms and individual treatment facilities.

## The 4 Pillars of a Transformative Stay

In addition to being a top-notch destination, the many different services to be offered through the WOW Experience will be provided by top-tier players in the longevity sector and focussed to enhance and extend the guest’s quality of living. The guests that will stay in the apartments are people that expect a better quality of life, people with, for example, a desire to reduce stress, combatting sleep deprivation, increasing energy levels, etc.

Taolis’ Longevity concept is built on four interconnected pillars, designed not just to enhance a guest’s stay, but to deliver measurable and lasting lifestyle improvements.



## Facilities & services offered

The general part of the hotel apartment building will host a variety of services, including:

### 1. Beauty & Aesthetics

Cutting-edge treatments and partnerships with leading beauty brands ensure guests leave looking as rejuvenated as they feel. From non-invasive procedures to advanced skin therapies, beauty becomes an integral part of holistic wellbeing.

### 2. Wellness & Nutrition

Wellness goes beyond the spa, blending thermal and relaxation experiences with personalized nutrition. Guests enjoy tailored health-focused menus, detox and performance programs, and hands-on culinary workshops, ensuring healthy habits continue long after their stay.

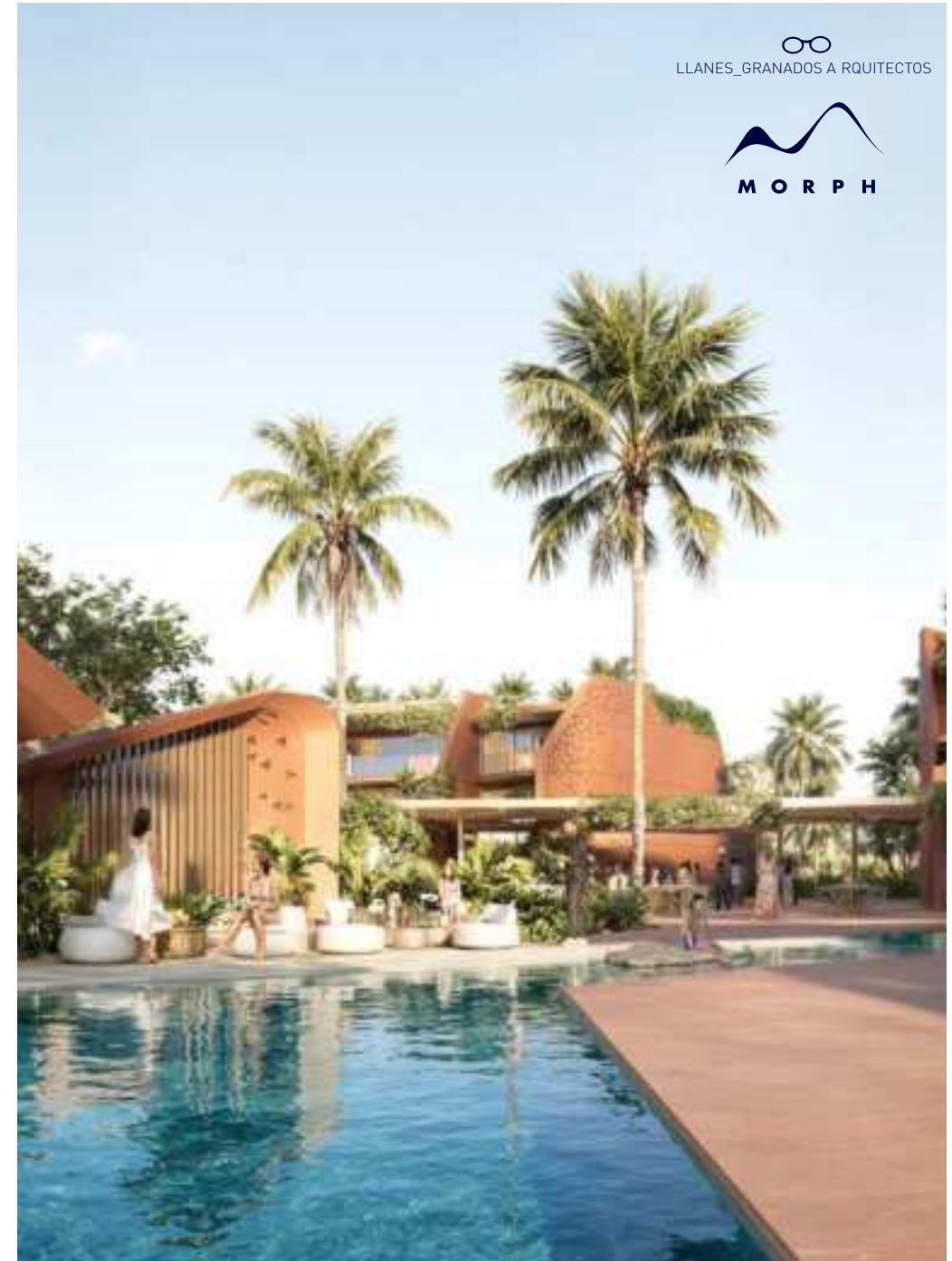
### 3. Sports & Movement

A 1,000 m<sup>2</sup> performance center and expansive outdoor facilities support personalized fitness journeys. From yoga and Pilates to strength training and cardio, every guest, from beginner to athlete, finds the right balance between effort and recovery.

### 4. Longevity & Science

The core of the concept lies in advanced diagnostics and evidence-based therapies. Genetic testing, biomarker analysis, regenerative medicine, and personalized longevity programs empower guests to understand and improve their biological age, extending healthspan and vitality.

In addition, guests will be able to make use of the many other services in the resort that are currently under development, enabling them to further customize their experience. These include tennis courts, padel courts and other sport facilities, and a 5 star hotel focussed on sports and wellbeing with a 24,000 m<sup>2</sup> surf lagoon that will offer recreational water sports and aqua therapy spaces.





## The Guest Journey: Before, During, After

The concept extends beyond the physical stay, creating a complete journey for every guest:

- **Before the Stay** – Guests undergo an online health intake and digital consultation, enabling personalized program design. Pre-arrival engagement creates anticipation and ensures tailored experiences.
- **During the Stay** – A curated program blends diagnostics, treatments, sports, spa rituals, nutrition, and leisure. Guests enjoy luxury hospitality alongside transformative health and wellness programs.
- **After the Stay** – Continuous follow-up through digital coaching, data-driven monitoring, and virtual check-ins ensures long-term impact, creating lasting guest loyalty and measurable health improvements.

## 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:** Reduced prices 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.
- **Outstanding Climate:** 300+ sunny days per year.
- **Prime Location:** Just 15 minutes to beaches, nature reserve, Murcia city and Murcia international airport (prepared for transatlantic flights) and just 50 minutes from Alicante international airport.

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 related real estate sector.

*\*Market study available upon request.*



## Investment highlights

- **Market Momentum:** There is a clear gap for an offer of design-led longevity hotel apartments with consistent hospitality standards, a robust amenity set, and a community-driven brand identity.
- **Prime Location:** The project is situated in Murcia, Spain's undiscovered investment hotspot and one of the sunniest regions in Spain, with great (airport) accessibility.
- **Attractive ROI:** The project offers investors an attractive annual ROI of 8%.
- **Attractive Pricing Supporting Demand:** Rates are competitive against comparable accommodations. Modular pricing ensures affordability at the entry level, while offering guests the possibility to choose premium services and personalization.
- **Tourism Demand Trends\*:** Repeat Tourism: 94% of foreign visitors return to Murcia, and in 2024 foreign tourist arrivals were up 18.6% and hotel stays were up 7.8%.
- **Unique Resort Concept:** Guests have access to the WOW experience, an exclusive program and a cutting-edge hotel concept focused on health and vitality, with many services and facilities.
- **Value increases due to Surf Lagoon:** : The surf lagoon has a capacity of up to 1,000 surfers per day and has proven 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 hotel apartments will be built using high quality, eco-friendly materials and operated under sustainable practices, appealing to environmentally conscious and health-driven guests.

\*Market study available upon request.



## Taolis

The project is developed by Taolis, 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 40% of its villa project Oasis Altaona, where construction has just started.

## Participation & Operation

This investment opportunity concerns an invitation to participate in the hotel project. Various investment possibilities and amounts can be discussed.

For the exploitation of the longevity apartments, an experienced operator will be appointed. The operator will rent out the apartments and pay out a return of net 8% annually.

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