

Three vertical lines of equal thickness are positioned in the center of the image. From left to right, they are blue, maroon, and gold. They extend from the top to the bottom of the frame, passing through a central rectangular box.

Satu Resort

Live In Luxury

Introducing one of the most exciting and  
unique investment opportunities in  
Spain today.

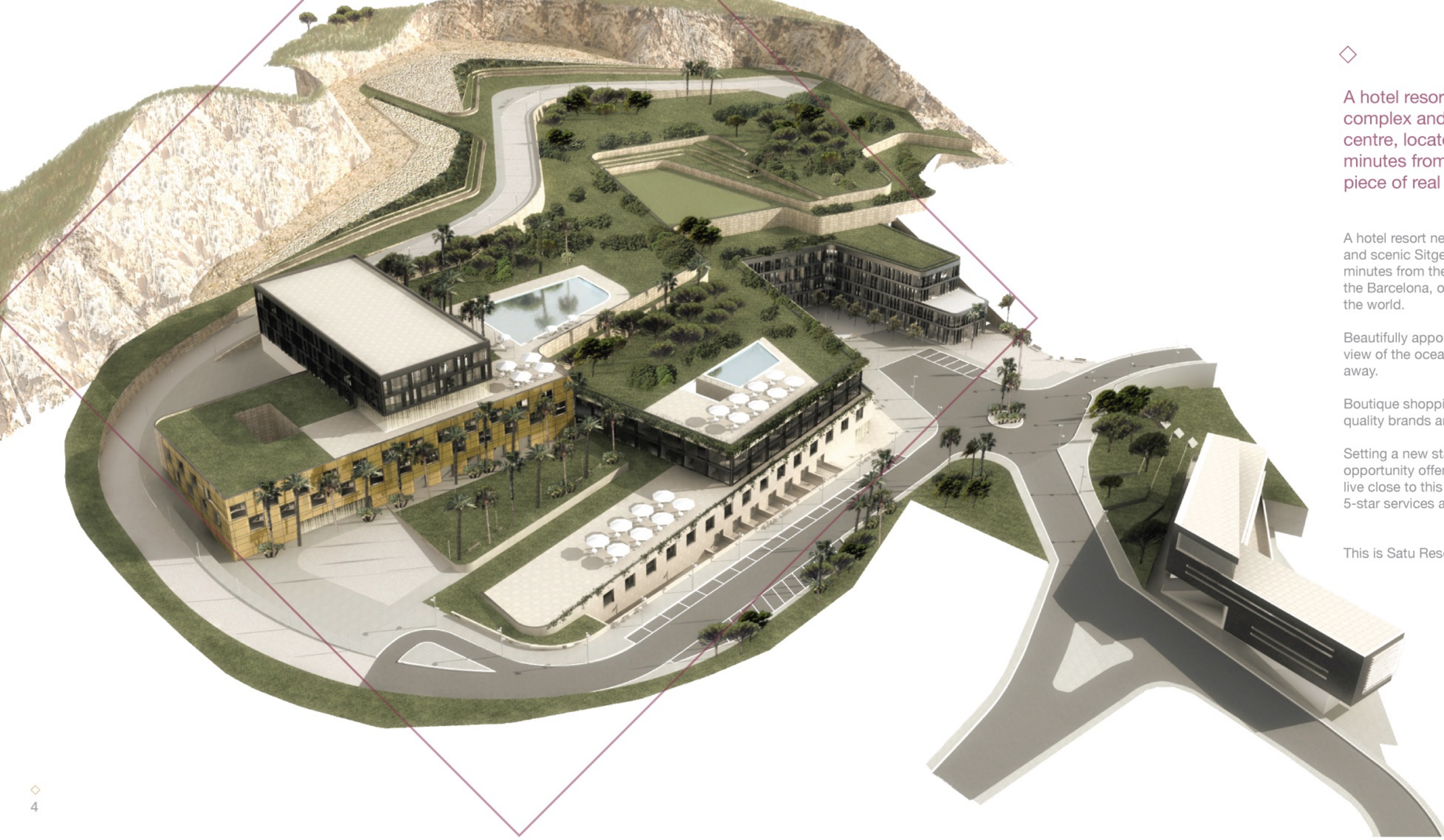


# Satu Resort

Barcelona







A hotel resort, luxury apartment complex and a boutique shopping centre, located in front of the ocean, minutes from Barcelona. A prime piece of real estate.

A hotel resort nestled in the mountains of sunny and scenic Sitges, a town located merely 15 minutes from the airport, and 25 minutes from the Barcelona, one of the most dynamic cities in the world.

Beautifully appointed apartments and a stunning view of the ocean and marina, a stone's throw away.

Boutique shopping experience comprising quality brands and topnotch services.

Setting a new standard for quality living, this opportunity offers a solution to those looking to live close to this great city, but who also expect 5-star services and facilities.

This is Satu Resort.





A city of art, culture, cuisine and world-famous architecture. A multi-cultural economic powerhouse thriving in the heart of Europe.

Barcelona is truly a city like no other.

Barcelona receives the kind of annual tourism that resembles Paris and London, even though its city population is 1.6 million.

Having experienced explosive growth since the 1992 Olympics, Barcelona has come to represent the greatest parts of Catalan and Spanish culture, a metropolitan city full of history that is looking firmly into the future.



Growing Tourism means Increasing Property Value in capital and autonomous state.

Current (2014):

**7.8 million - Barcelona**  
Annual Tourists

**16.7 Million - Catalonia**  
Annual Tourists



# ◇ A GROWING METROPOLIS

Beyond the city, the urban area of Barcelona province extends to a population of 4.7 million inhabitants, making it the sixth-most populous urban area in Europe.

◇  
The city continues to thrive despite an economic downturn that until recently affected much of Spain.

Estimated economic growth prospects of Barcelona and the state of Catalonia are 2.5 % for 2015.

◇  
A multi-cultural population is one thing, but Barcelona has many other great attractions drawing attention, from its long history of holding important conferences such as the Mobile World Congress (MWC) and Barcelona international Motor Show, through to its stretches of sandy beaches lining the coast.

As a both a cultural and economic hub that is growing, there are many reasons that make it an incredible time to invest.

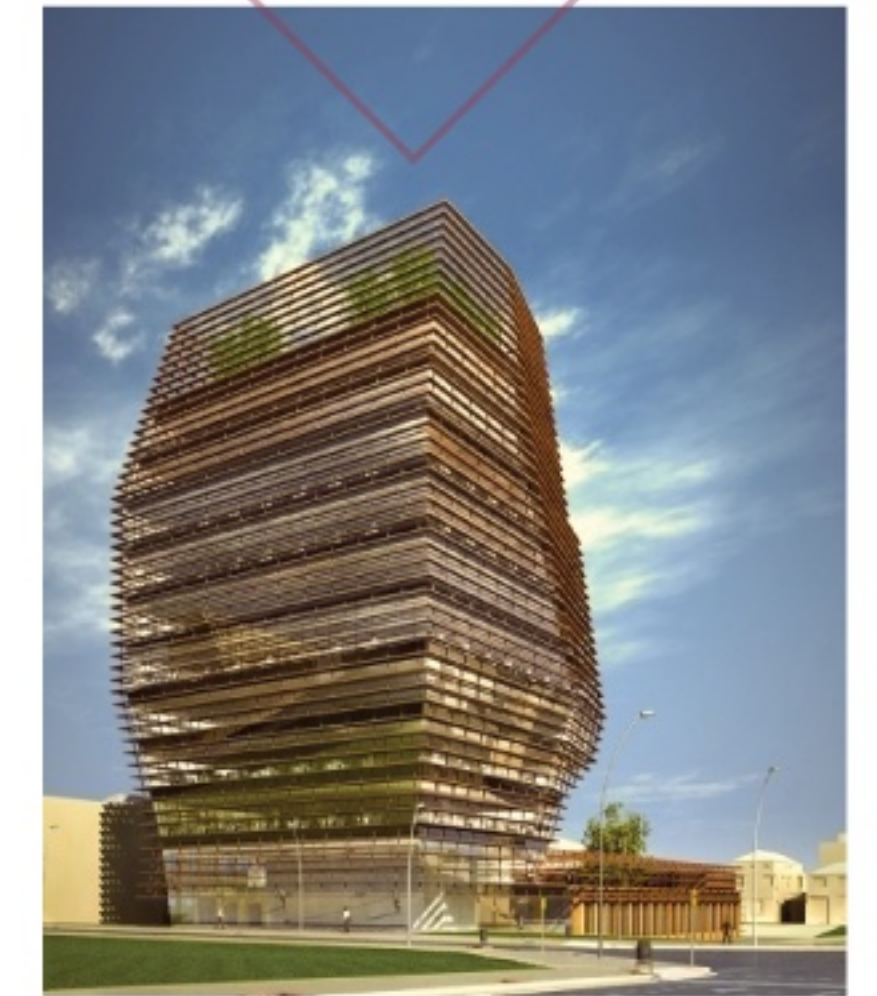
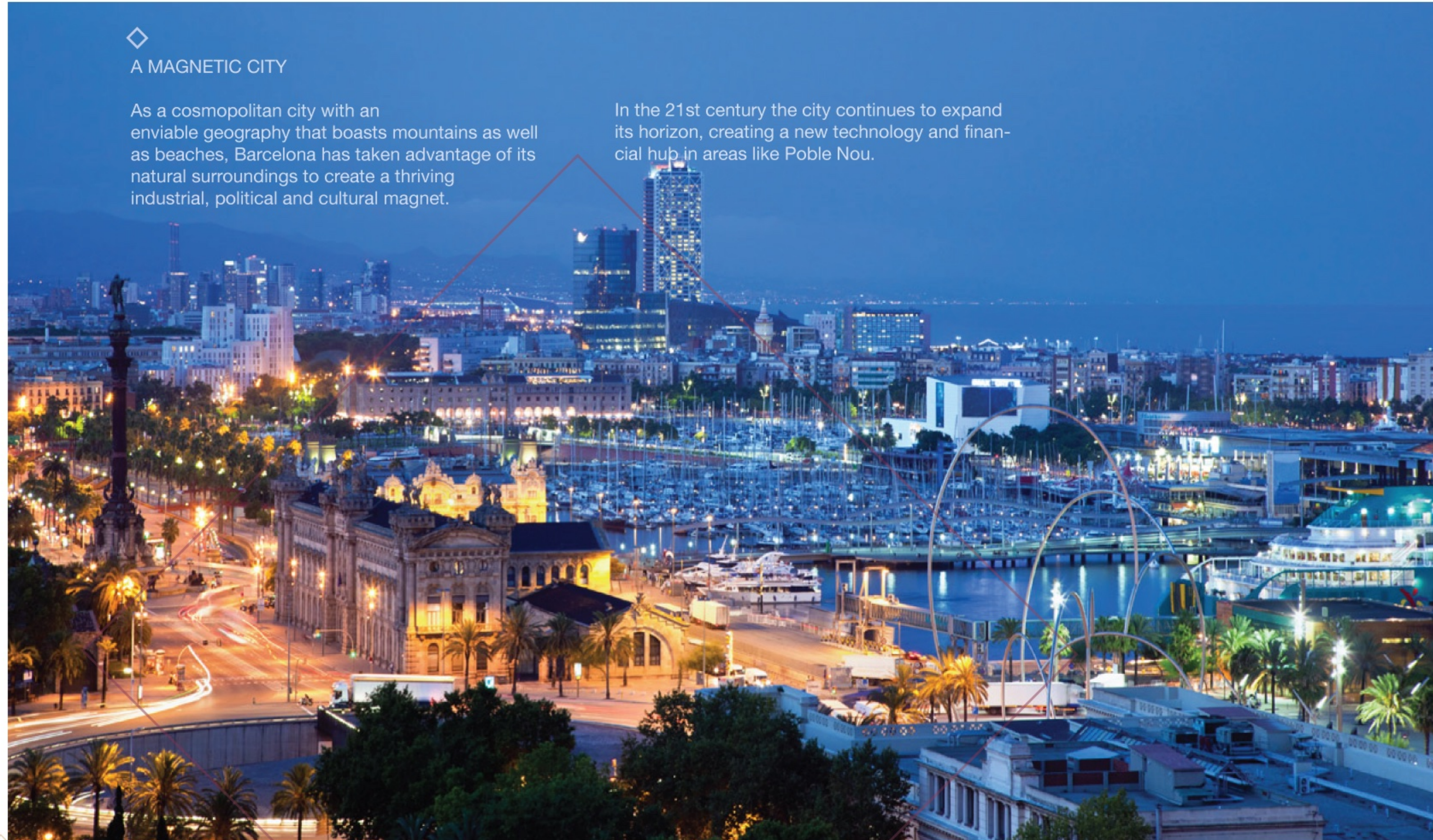




## A MAGNETIC CITY

As a cosmopolitan city with an enviable geography that boasts mountains as well as beaches, Barcelona has taken advantage of its natural surroundings to create a thriving industrial, political and cultural magnet.

In the 21st century the city continues to expand its horizon, creating a new technology and financial hub in areas like Poble Nou.



The newly developed district of 22@ is creating a technological melting pot in the city, with bustling activity in the burgeoning fields of software and design.



# **MOBILE**<sup>TM</sup> WORLD CONGRESS **BARCELONA**



## Conferences for every industry

Barcelona has been host to the Mobile World Congress, the most important mobile technology convention in the world, since its 2006 when it took over from Cannes, and has enjoyed continued success from its attendees' experiences.

So much so that in 2011 the city was named "GSMA Mobile. World Capital" and will continue to be the site of the GSMA Mobile World Congress through 2023.

Beyond this the city hosts events for the International Motor Show, the largest Manga convention in Spain (Saló del Manga), as well as a large variety of medical conferences.



THE FIRA DE BARCELONA HOSTS MANY OF ANNUAL CONFERENCES







## SATU RESORT - An oasis minutes from the city

A short drive from the bustling centre of Barcelona one finds the municipality of Sitges, a peaceful area boasting scenic views, in which SATU RESORT will be located.

Such a location provides the opportunity to enjoy both a beautifully manicured beach and marina, many bars and restaurants, as well as a natural park that is located just behind the resort. Both mountain and ocean are minutes away.

-  2 minutes from the beach
- 5 minutes from Parc natural de Garraf
-  15 minutes from the Airport
- 25 minutes from Barcelona city centre





## 3 BIG REASONS WHY THIS LOCATION HAS GREAT INVESTOR PROSPECTS.



A perfect location with easy access to the key areas of Barcelona province, with a short 15 minute drive to the international airport, and a 25 minute drive to Barcelona city centre.

An investment here means being part of an innovative project that will be created with the natural beauty of the area in mind.

With residents and guests being able to access both the beach area and natural parks, it is a project that takes into account its surroundings in creating a sustainable environment for the future.



With the creation of Satu Resort we envisage the zone to undergo further transformation into a luxurious area full of rich outdoor activity, including boating, surfing and exclusive events.

This area will become a key location for discerning clients looking for a beautiful picturesque environment in which to host their weddings, parties and other gatherings, further elevating the value of the area.



There is a growing mobility towards these areas to get away from the city's overcrowding, which has led to some notable names, including players from team FC Barcelona, to call Sitges and nearby Gava their new homes.

Creating a luxurious hotel, residence and shopping centre will only add to the flurry of activity around the area, bringing more inhabitants looking for a comfortable, safe and fully catered home for their families.



# OVERVIEW



Satu Resort will boast some of the most enviable views of the ocean from its hotel rooms and apartments, taking full advantage of its location.

Plush surroundings that offer a prime investment.

















# LIFESTYLE



With its spectacular scenic views and superb services, Satu Resort will provide the kind of environment that will ensure residents are catered to and hotel guests keep coming back to stay.







# HOTEL

- ◇ Business & Convention centre
- ◇ Gymnasium & Spa
- ◇ Bar & Restaurant
- ◇ 24-hour catering
- ◇ Laundry & Dry-cleaning service

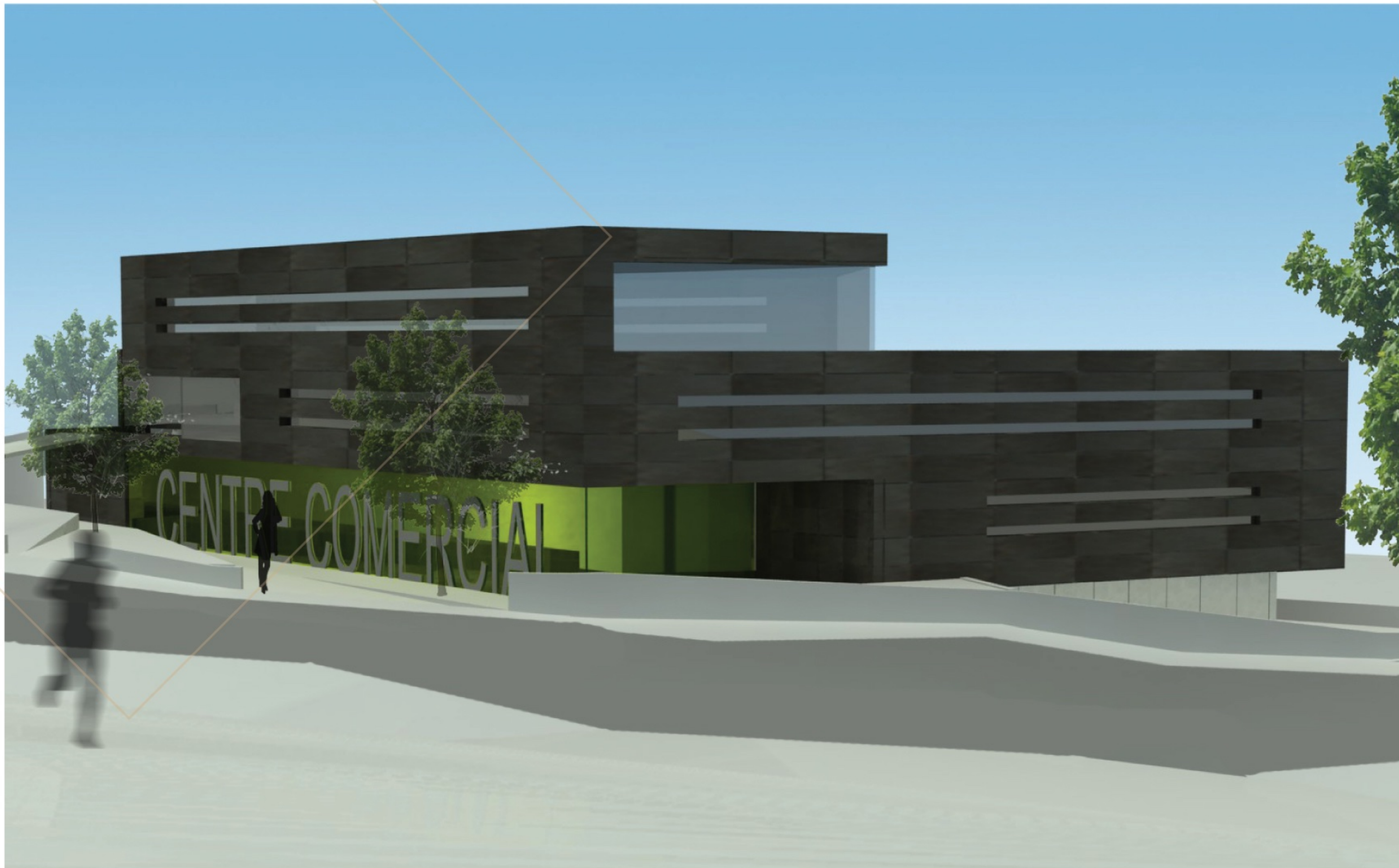


# APARTMENTS

- ◇ 24 concierge service
- ◇ Shopping services
- ◇ Laundry & Dry-cleaning service
- ◇ Disabled access
- ◇ Home Maintenance







# SHOPPING CENTRE

- ◇ Boutique shops
- ◇ High quality services
- ◇ Convenient location
- ◇ Further value appreciation

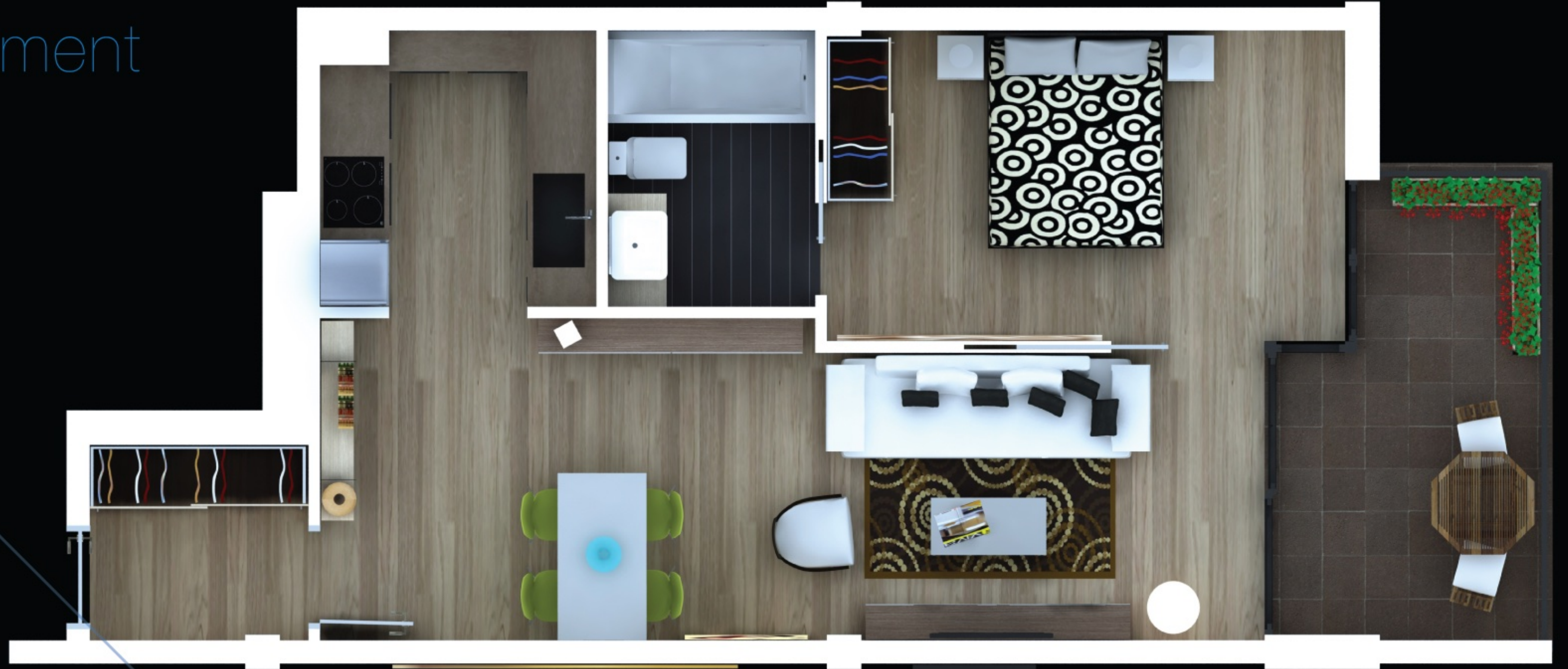


# 3 Bedroom apartment



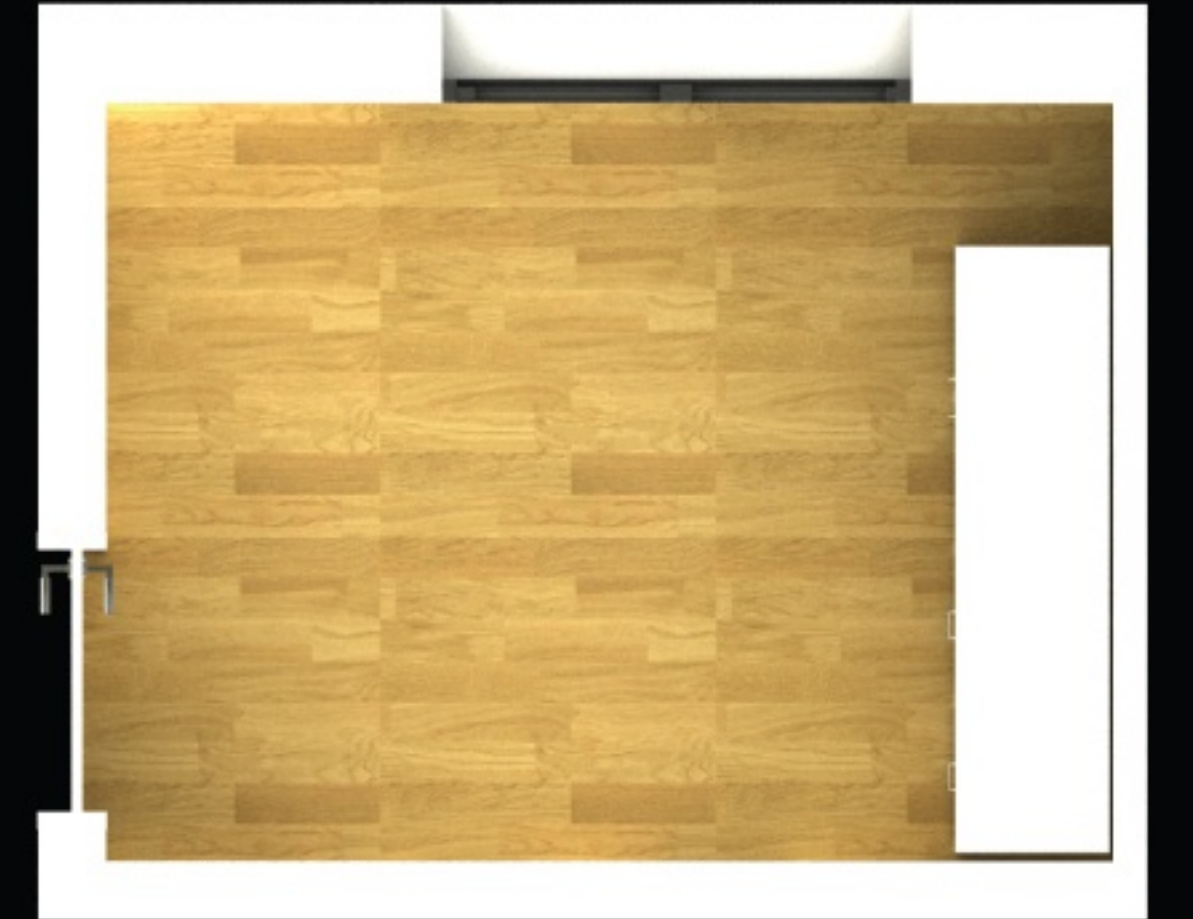
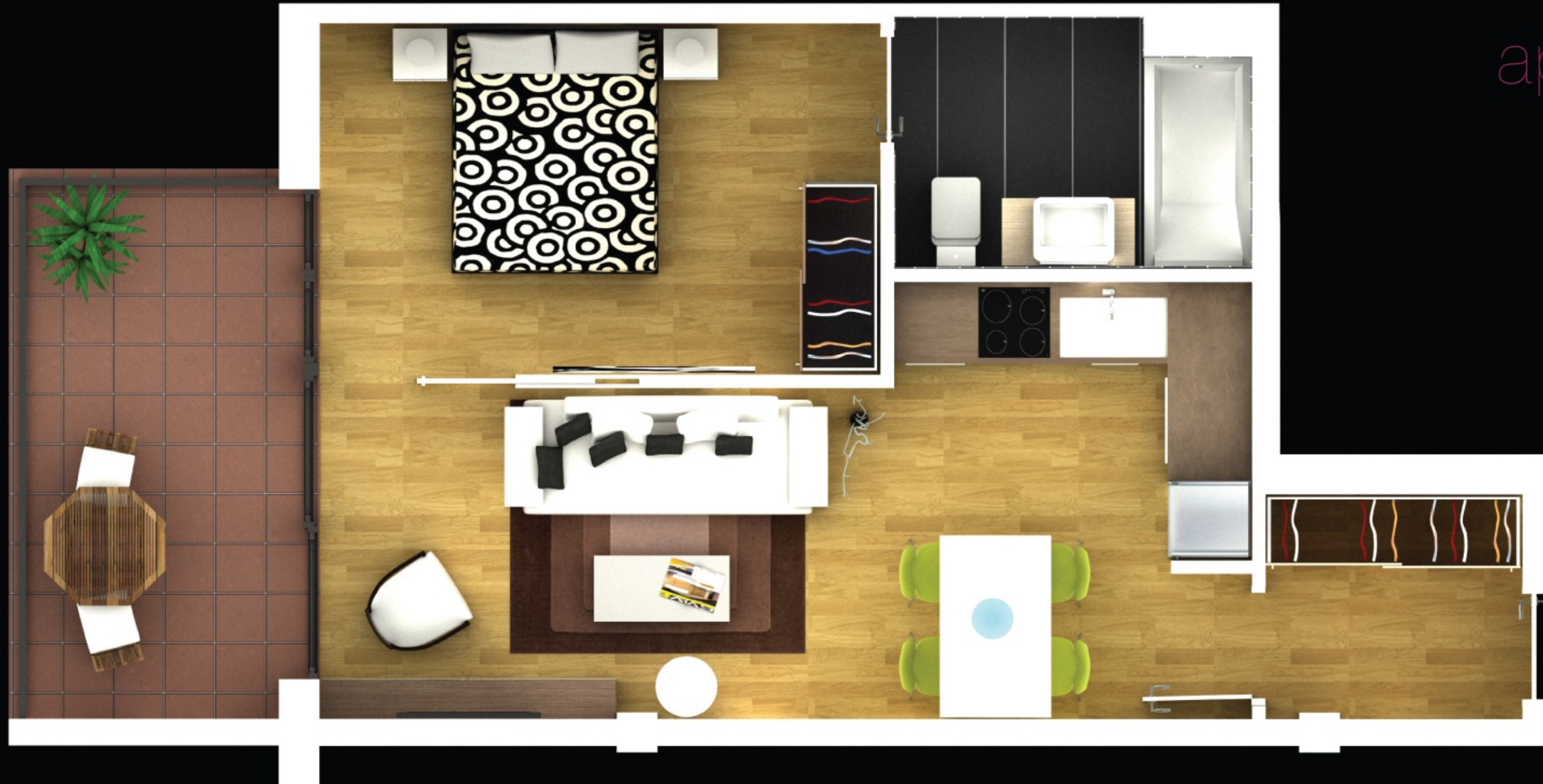


# 2 Bedroom apartment





# Studio apartment





# Touch down in the city



An investment opportunity providing a foothold into one of Europe's fastest growing cities.

A project of this scope has taken many years of planning and permission-acquiring, and is now available to discerning investors looking for a beautiful residence and environment only minutes away from a dynamic city.







**AGUIRRE  
NEWMAN**

The World of Property

# Professional Assessment



Satu Resort has received a full assessment of its viability and value as an investment opportunity.

This was carried about by Aguirre Newman, one of the premiere property consulting specialists in Spain, having been established over 25 years.

Aguirre Newman is also a member of the Royal Institution of Chartered Surveyors (RICS).



# Satu Resort



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