CASASPANIA24

LUXURY PROPERTIES

EXCLUSIVE SALES AGENT

ELYSIUM GRAND LUXURY

APARTHOTEL

Presented by **Casa Spania 24, Elysium Grand Luxury Suites** is an exceptional residential concept created for those who seek more than a home. It is a place where refined architecture, premium lifestyle services, and natural beauty come together to create a truly elevated living experience. Comprising 56 apartments across 3 buildings, the project has been thoughtfully designed to combine exclusivity, comfort, and strong investment appeal within a secure and peaceful environment. **Gold** and **Platinum** stand together as the heart of the development, while **Silver,** located approximately 500 metres away, offers an added sense of privacy and distinction within the same prestigious vision.

At Elysium, luxury is not only expressed through design, but through the complete lifestyle that surrounds it. Residents are welcomed by an elegant reception area and enjoy access to an outstanding collection of amenities including a fully equipped gym, private parking, storage rooms, an exclusive executive lounge, a serene spa, spectacular outdoor swimming pools, and a sophisticated indoor pool designed for year-round comfort and wellbeing. The development is framed by magnificent botanical gardens, creating an atmosphere of calm, beauty, and privacy that transforms the entire setting into a haven of peace, tranquillity, and security.

Enhanced by incredible views and a carefully curated sense of harmony, **Elysium Grand Luxury Suites** offers a rare residential proposition: a place where luxury feels effortless, where wellbeing is part of everyday life, and where every detail has been shaped to reflect prestige, discretion, and lasting value. Through this distinctive project, Casa Spania 24 presents not simply a real estate opportunity, but a statement of lifestyle for a discerning international market seeking excellence on the Costa del Sol.


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La Reserva de Alcuzcuz, Benahavís – Marbella Area

To understand why that matters, **Elysium Grand Luxury** chooses a different place on that map. It is a boutique investment hotel: a small, tightly defined aparthotel where more of the profit stays in the building instead of being paid out in franchise fees to a global chain. It partners with a local operator whose specialty is running intimate hotels rather than large resorts, and it uses a strong, unified interior language so that the building has its own identity without relying on an international badge. In short, it is the boutique alternative a few minutes away, where the flow of money between guest, operator and owner is more direct and transparent.

This is most visible in the financial structure. In almost every hotel, even with a famous name over the door, the first years are the weakest, as occupancy and rates ramp up.



THE ESSENCE OF AN EXCEPTIONAL LOCATION

Elysium Grand Luxury enjoys one of the most compelling positions in the Marbella area. Located in **La Reserva de Alcuzcuz**, Benahavís, the project sits within a secure, elevated setting overlooking the Mediterranean, while remaining directly connected to the wider luxury ecosystem of **Marbella**. Although administratively part of **Benahavís, Elysium** fully benefits from the international appeal, infrastructure and prestige associated with **Marbella** and the **Golden Triangle.**

This is a location defined by duality: peaceful and protected, yet strategically close to everything that matters. Residents enjoy the atmosphere of a private hillside retreat while remaining within easy reach of beach clubs, international schools, luxury boutiques, golf resorts, marinas and the social life of **Puerto Banús**.

The natural topography gives the project a unique visual and emotional advantage. Elevated perspectives, long views to the Mediterranean and a sense of openness create a setting that is both tranquil and prestigious—an increasingly scarce combination in the prime **Costa del Sol** market.

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EVERY RESIDENCE IS THOUGHTFULLY DESIGNED TO OFFER THE ULTIMATE IN COMFORT AND STYLE

Welcome to the Elysium Grand Luxury Aparthotel of Refined Living

Each residence at **Elysium Grand Luxury** has been designed with a clear objective: to combine generous space, intuitive layouts and enduring **elegance.** The floor plans are conceived to optimise flow, privacy and usability, avoiding unnecessary circulation while creating interiors that feel expansive, calm and highly functional.

The homes are designed for a buyer who expects more than square metres. They offer a complete residential experience built around openness, light, material quality and a direct connection to terraces and views. This is **luxury** expressed through space, proportion and detail.

This proposal refers specifically to **Silver, Gold & Platinum**, a distinctive part of the wider **Elysium** development. **Silver, Gold & Platinum** stands as a compelling investment and lifestyle opportunity in its own right, while also benefiting from the strength, identity and ambition of the overall project.

The main building will host the central shared amenities designed to create an exceptional stay and elevate the overall lifestyle proposition, including an **indoor pool, outdoor pool, gym, executive lounge** and **reception**.





ELYSIUM GRAND LUXURY EARLIER ENTRY, FLEXIBLE OWNERSHIP, ACCELERATED RETURNS

Timing and flexibility add another layer of advantage. **Elysium Grand Luxury** is scheduled to be delivered roughly one year earlier than some of the main competing concepts, meaning the investor begins to collect their **7.2%** yield sooner and the hotel has a head start in the market. If the **buyer** chooses to sell during construction, the combination of appreciation in this segment and the scarcity of comparable boutique aparthotel products offers a strong capital-gain story on top of the income. In terms of personal use, **Elysium Grand Luxury** treats the owner as an adult, not as a timeshare holder. They can choose when to come, without rigid usage quotas, while the operator structures the rental pool and guarantees around that reality. The property behaves like a hotel for guests and like a **true asset** for its owner.

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EXTERIOR DESIGN & LANDSCAPING

The outdoor spaces at **Elysium Grand Luxury** have been conceived to combine beauty, durability and operational logic. Landscaped pathways, curated planting, integrated lighting and elegant hardscape surfaces work together to create a premium arrival and circulation experience throughout the development.

The landscaping strategy is designed to strengthen privacy, soften the architecture and emphasise the natural hillside setting. Rather than overwhelming the building, it frames and enhances it—creating a balanced dialogue between built form and Mediterranean vegetation.

The result is a development that feels composed, calm and complete, with every exterior element contributing to the identity of the project.

MATERIALITY & FINISHES

The visual identity of **Elysium Grand Luxury** is defined by a refined material palette that combines warmth, elegance and longevity. The approved moodboard establishes the key textures and tones of the project: travertine stone for living areas, bathrooms and terraces; **chevron dark oak** for bedroom flooring; **wood veneer** for furniture and architectural detailing; **leather and fabric** upholstery in warm neutrals; **metal accents** for lamps and selected details; and restrained **turquoise ceramic** or textile accents used selectively to add sophistication and depth.

This palette gives **Elysium Grand Luxury** a highly distinctive identity: Mediterranean, contemporary, elegant and internationally legible. It is a language that supports both marketing impact and long-term timelessness.



ELYSIUM GRAND LUXURY LIVING

WHERE ARCHITECTURE, INVESTMENT AND LIFESTYLE CONVERGE

POOLS

A refined pool experience combining an elegant heated indoor pool with spa-like ambiance and a sophisticated outdoor pool surrounded by landscaped terraces, premium sunbeds and shaded lounge areas, designed to offer both privacy and resort-style comfort.



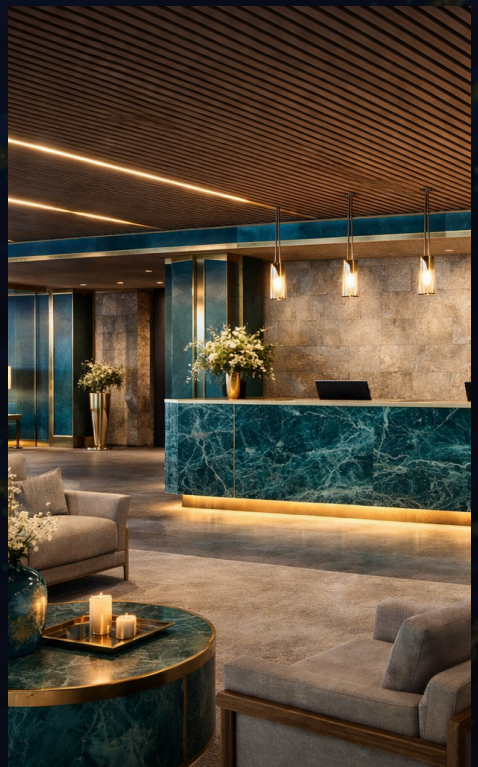
GYM

A high-end fitness space with panoramic windows, natural light, state-of-the-art equipment and a clean architectural design focused on wellbeing, performance and elegance.



RECEPTION

A grand yet elegant reception area with a sculptural front desk, premium materials, subtle lighting and a five-star arrival experience that immediately conveys exclusivity.



EXECUTIVE LOUNGE

A refined executive lounge with designer seating, warm textures, soft lighting and a calm atmosphere, ideal for private meetings, relaxation and quiet social moments.







SEAVIEWS

The sea views from Alcuzcuz Reserve are stunning. Each vantage point offers a unique panorama where the ocean meets the sky, enhancing natural beauty and providing tranquility. Gazing at the sea from Alcuzcuz enriches the soul and offers unparalleled freedom.



PARKING

A secure private parking area with direct access to the residences, clean architectural lines and a practical, premium design that enhances daily convenience.



WELLNESS

A serene wellness setting defined by warm lighting, soft textures, neutral tones and a strong sense of privacy, balance and understated luxury.



TERRACE LOUNGE

Stylish outdoor lounge spaces with elegant seating, refined landscaping and a relaxed atmosphere that strengthens the connection between the residences and the exterior environment.

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Predictable Income from Day One

Elysium Grand Luxury removes that ramp-up risk from the owner's side of the equation. **The developer guarantees 7.2%, paid as 0.6% of the purchase price, for five years, backed by a bank guarantee**. The volatility of the first seasons still exists, but it sits with the developer and operator, not with the investor. From the moment the aparthotel opens, the owner receives a defined cashflow instead of hoping for "attractive returns".

Beyond the headline yield, the structure is designed to make ownership simpler. Through a sujeto pasivo mechanism, the developer absorbs the twenty-one per cent VAT, so the buyer does not have to tie up capital in VAT in the traditional way. Two banks are already prepared to finance acquisitions, which both validates the project and opens the door to leverage. Maintenance fees are kept lower than those of a sprawling five-star resort because the building is compact, the amenities are focused and there are no global brand fees to fund. More of the operating profit can therefore support the guaranteed income and, later, ongoing distributions.

ELYSIUM GRAND LUXURY APARTHOTEL



Legal Disclaimer & Project Variations

The developer reserves the right to modify and adapt the design for architectural or technical reasons, always to the minimum extent necessary.
All renders and visualizations are indicative and intended to provide a general representation of the project. While every effort has been made to ensure maximum accuracy and realism, variations may occur during the execution and final development of the property.

7.2% Guaranteed for 5 Years | 0.6% Monthly | Bank-Backed | Fully Managed | Premium Ownership

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