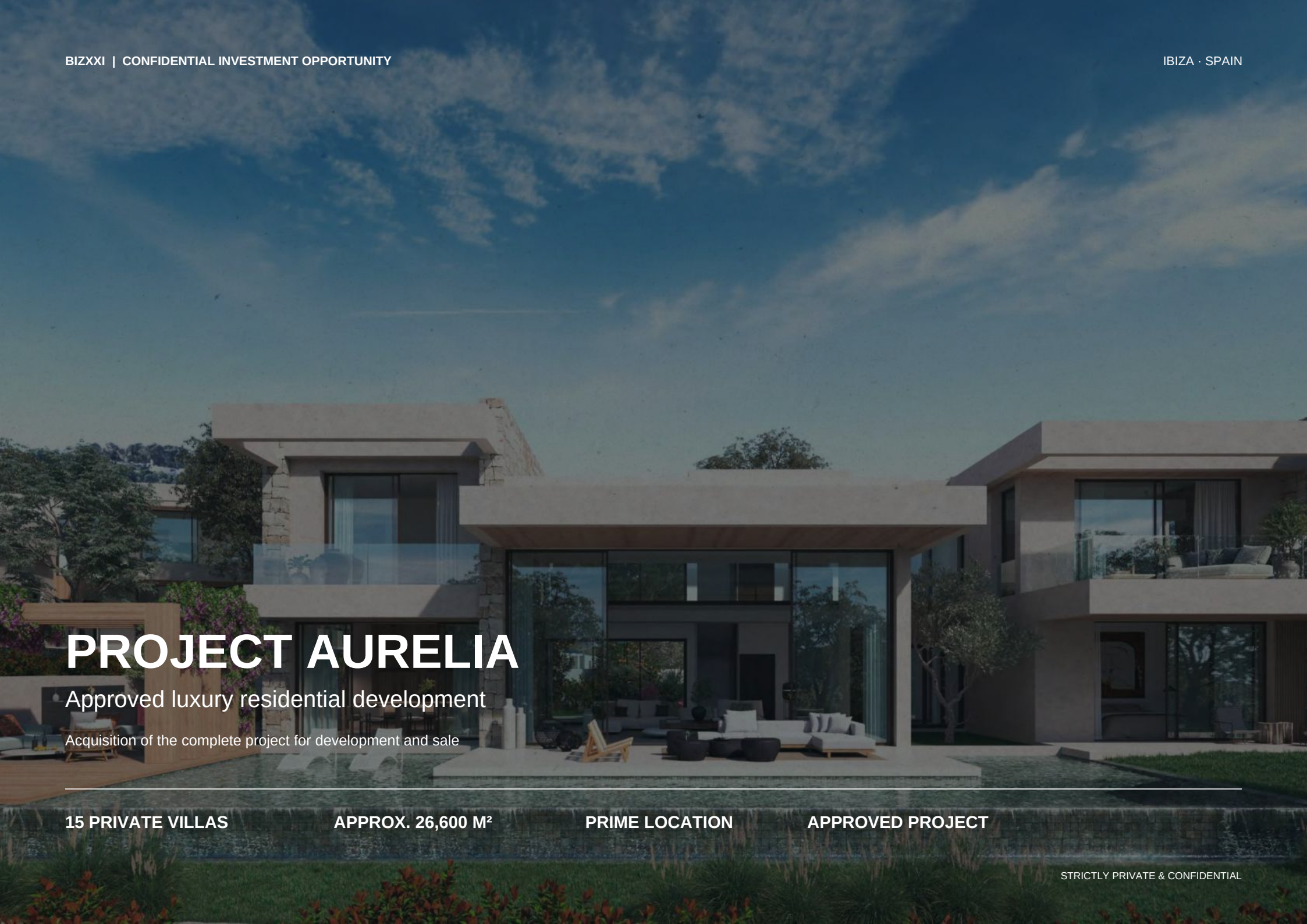


PROJECT AURELIA

Approved luxury residential development

Acquisition of the complete project for development and sale

15 PRIVATE VILLAS | **APPROX. 26,600 M²** | **PRIME LOCATION** | **APPROVED PROJECT**

STRICTLY PRIVATE & CONFIDENTIAL

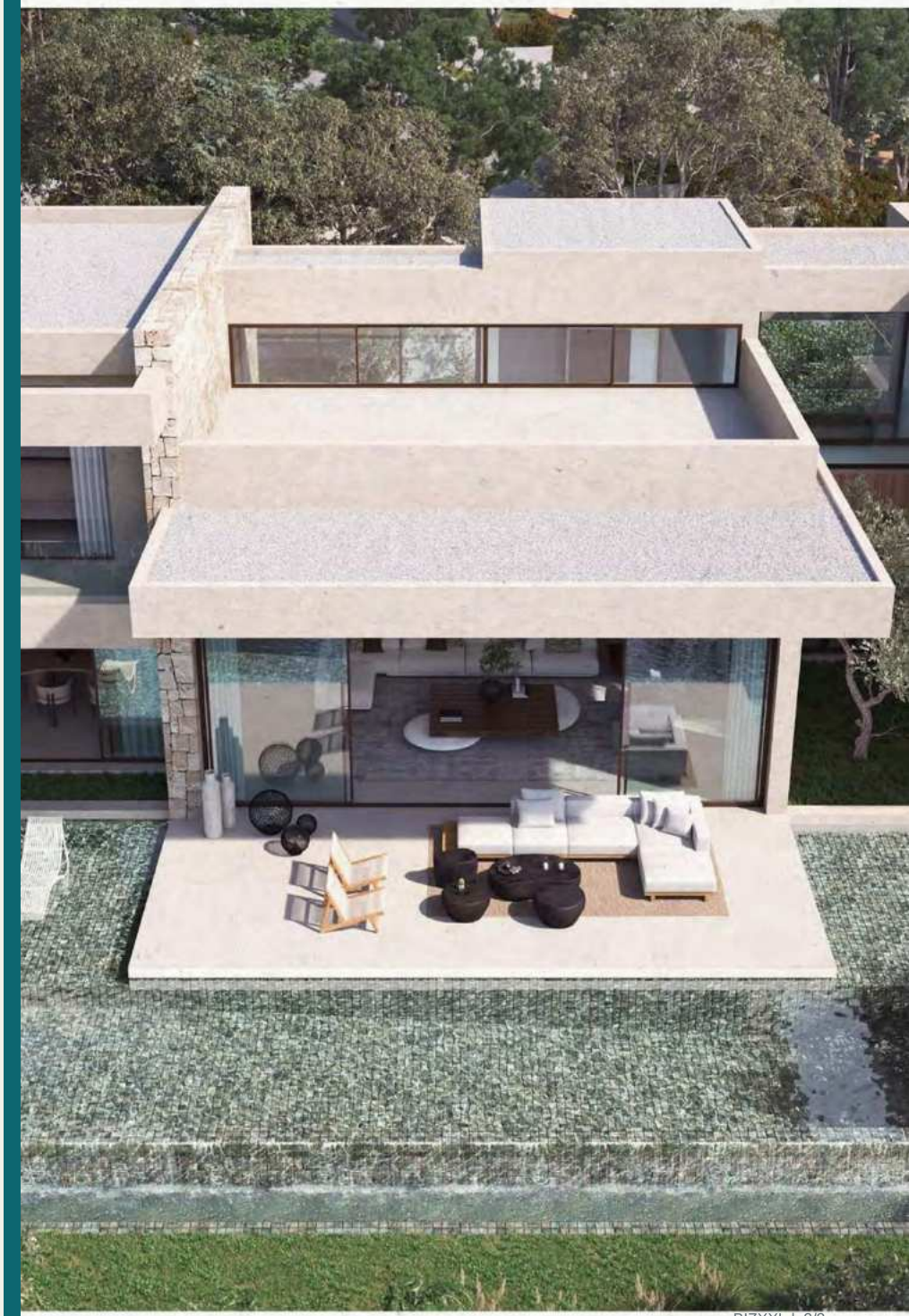
INVESTMENT SNAPSHOT

A scarce, development-ready residential opportunity in Ibiza

A low-density luxury scheme designed for international private buyers.

15	4	>600 m²	>1,500 m²
INDEPENDENT VILLAS	BEDROOMS PER VILLA	STATED AREA PER VILLA	STATED PLOT PER VILLA

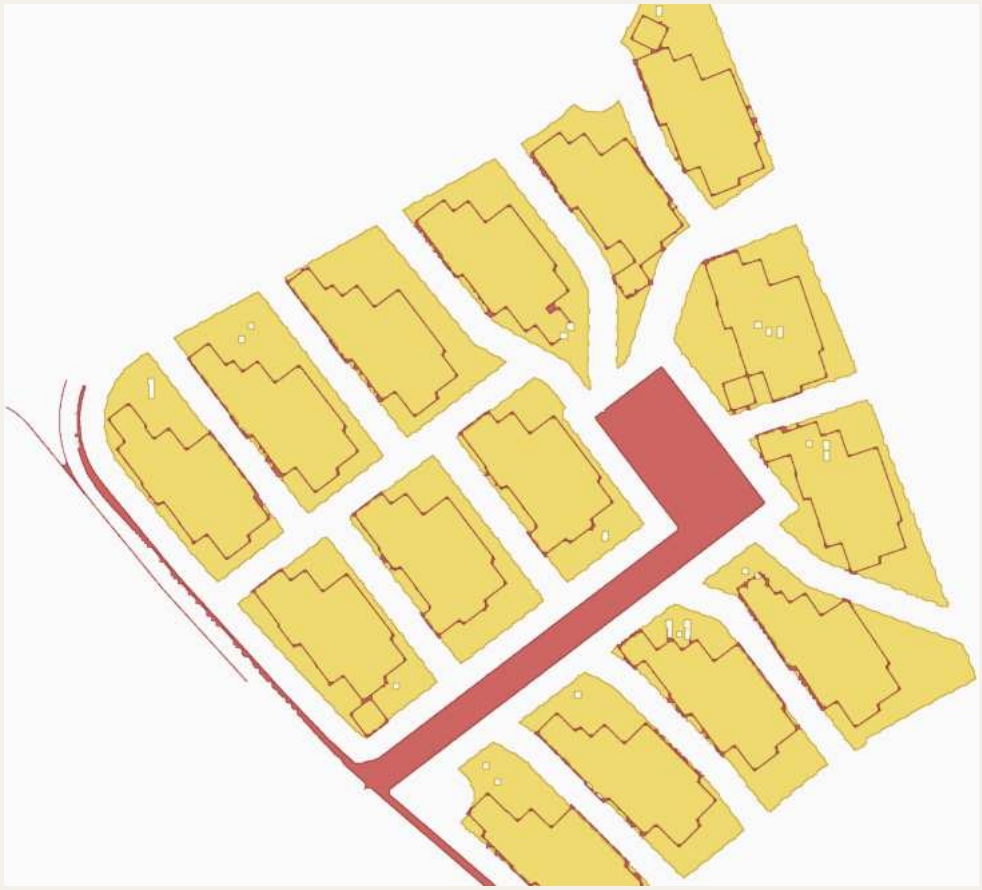
- **Approved scheme**
  Project and licence approved at the end of 2025, pending documentary verification.
- **Private residential setting**
  Gated concept with controlled access, landscaping, private pools and low-density planning.
- **International luxury product**
  Architecture, scale and positioning designed for the global second-home market.
- **Ibiza · prime location**
  Established residential setting with scarcity and international high-net-worth demand.



TRANSACTION PROFILE

Acquisition of the complete development

A single transaction providing control over the 15-villa scheme and its execution strategy.



Anonymous site layout · 15 units · approximately 26,600 m²

TARGET ACQUIRER

- **Luxury residential developer**
  Proven delivery and international sales capability.
- **Real-estate investment platform**
  Capital plus in-house or partnered development execution.
- **Family office with development arm**
  Patient capital and appetite for prime assets.
- **Branded-residence sponsor**
  Hospitality or lifestyle platform adding brand and distribution.

NEXT STEP

Access to the detailed project, transaction terms and technical documentation will require a Letter of Intent or Interest (LOI) and Proof of Funds.

BIZXXI LLC

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