

INVESTOR VISA / GOLDEN VISA
2014 Spanish Government Immigrant Investor Program
Property Ownership in IBIZA



INVESTOR VISA / GOLDEN VISA

Spanish Government Immigrant Investor Program Summary

International investors can obtain a residency visa for Spain through the purchase of a Spanish property. The visa is available to anyone who has invested a minimum of 500,000€ in a property or portfolio of properties. The visa grants residency in Spain and can be renewed and becomes long-term after five years when all the legal requirements are fulfilled



- Eligibility: Over 18 years old with no criminal records in Spain or in the country of residence
- Economic resources sufficient for the applicant and his/her family.
- Have a public or private health insurance valid in Spain.
- Pay the fee for processing the permit or visa
- The investment can be performed by a legal entity if the company is not registered in a tax haven and the investor is the majority shareholder

GLOBAL ESTATES IBIZA OPPORTUNITY

Complete Turnkey Program For Immigrant Investor

Global Estates offers the opportunity for immigrant investors to acquire exceptional real estate property in Ibiza, Spain, together with a turnkey Golden Visa application. Global Estates has joined with international partners to provide privileged customers with a fast, simple and streamlined process



- Each individual property qualifies for visa application
- Each property is customized as per the owner's specifications
- Complete turnkey Golden Visa application, legal, and fiscal advisory by Spanish law firm

IBIZA

UNESCO World Heritage Site and Much More

The Greeks called Ibiza and sister island Formentera the Pityûssae (pine-covered islands), and about half of the island remains covered by these thick woods while common crops include olives, figs and almonds.

Ibiza is situated in the Balearic islands, approximately 79km from the Spanish coast. Ibiza's surface is 572 km² with 210 km of coastline, including over 50 beaches. The island is accessed by ferry on a daily basis as well as by air from all major Spanish cities.

Well known for its jet set activities including resorts and Spain's most famous clubs, Ibiza is also a wonderful island, with emerald beaches, clean Mediterranean breezes and more than 300 days of sunshine per year.

Away from the towns, the island has a gentle rural charm with coastal walking trails, woods and quiet beaches.



IBIZA

Exceptional Quality of Life With Easy Access to Main Centers



- 45 minutes flight to Valencia
- 55 minutes flight to Barcelona
- 80 minutes flight to Madrid
- Airport served by 50 airlines with direct flights to major European cities including London, Paris and Zurich
- Ferries to Spanish coastal seaports

GLOBAL ESTATES IBIZA PROPERTIES

Exclusive Tier One Real Estate Ownership



The properties are located in Sant Josep de sa Talaia, just 15 kilometres from the capital, Eivissa and the international airport. The municipality's name comes from Sant Josep mountain, the island's highest that reaches 475 metres above sea level and offers a spectacular viewpoint. The municipal area has more beaches and coves than any other in Ibiza, with 80 kilometres of coastline. They include famous coves such as Cala Comte, Cala Bassa and Cala Vedella, with crystal clear waters, surrounded by pine groves that reach right to the beachfront. Sant Josep's heritage is also very interesting, with many medieval churches and archaeological sites such as the Phoenician village of Sa Caleta, which has the UNESCO World Heritage designation, as well as defensive towers to be found along the coast. Sant Josep is, in short, a perfect place to enjoy the beach, and go on outings on foot, by bike, or on horseback, while being conveniently 10 minutes away from major resorts, clubs and shopping in the capital.

GLOBAL ESTATES IBIZA PROPERTIES

Exclusive Tier One Real Estate Ownership

La Mirada is a project designed for those seeking exclusivity and a peaceful and harmonious environment. The residential complex includes a pool and Jacuzzi and offers views of the horizon with the most spectacular sunsets on the island.

Each unit has the following features:

- Surface of more than 100m²
- 3 bedrooms and 2 bathrooms
- Panoramic sea view
- Adjacent private exterior terrace
- Private garage space
- Access to private pool and Jacuzzi
- Fully furnished with modern European furniture
- Turnkey maintenance and rental services

The units are priced between 550,000€ and 600,000€ depending on interior layout and finishing. The price is all inclusive and covers costs related to processing the application and obtaining the Golden Visa. Taxes and notary not included.



INVESTOR VISA / GOLDEN VISA PARTNERSHIP

Turnkey Offering With Selected Partners



Developer

- Sales
- Project management
- Customer relations

Offices and Agents:

- Barcelona
- Alicante
- Ibiza
- Hong Kong



Legal Counsel

- Visa application
- Legal advisory (Purchase Agreement)
- Fiscal advisory

Offices and Agents:

- Barcelona
- Hong Kong
- Guangzhou



Banking

- Escrow agent
- Fund transfer
- Fund management

Offices and Agents:

- Barcelona
- Alicante
- Beijing
- Shanghai
- Guangzhou
- Tianjin
- Chongqing
- Qingdao

INVESTOR VISA / GOLDEN VISA

Spanish Government Visa Program Description

- Minimum investment of €500,000.
- Investment must be made before application.
- Spanish residency visa granted to investor and immediate family members (spouse and children up to 18 years).
- Visa allows unlimited travel throughout the 26 countries of the EU Schengen visa zone.
- Requirement to travel to Spain once a year to renew visa but without minimum stay requirement.
- Land Registry certification free of any encumbrances.
- No necessity to be tax resident.
- Initial visa maturity of 1 year with 2 renewal periods of 2 years each for a total of 5 years, after which investor can apply for a long-term residency if all the legal requirements are fulfilled.
- Conditions of renewal are limited to property ownership of €500,000 or more and respect of Spanish legislation.
- Property investment can be sold any time but in order to guarantee future renewal, the Government requires the investors to maintain an equal Spanish investment.



INVESTOR VISA / GOLDEN VISA

Visa Program Costs and Non-Resident Taxes

Visa Fees:

- Property purchase legal fees of approximately 1% of property value

Initial golden visa permit: 3,500€

- Initial golden visa permit for each additional family member: 1,800€

Property Purchase Expenses:

- Tax and stamp duty of 10%
- Notary and Land registry (approximately 0.5% of the purchase price)

Other:

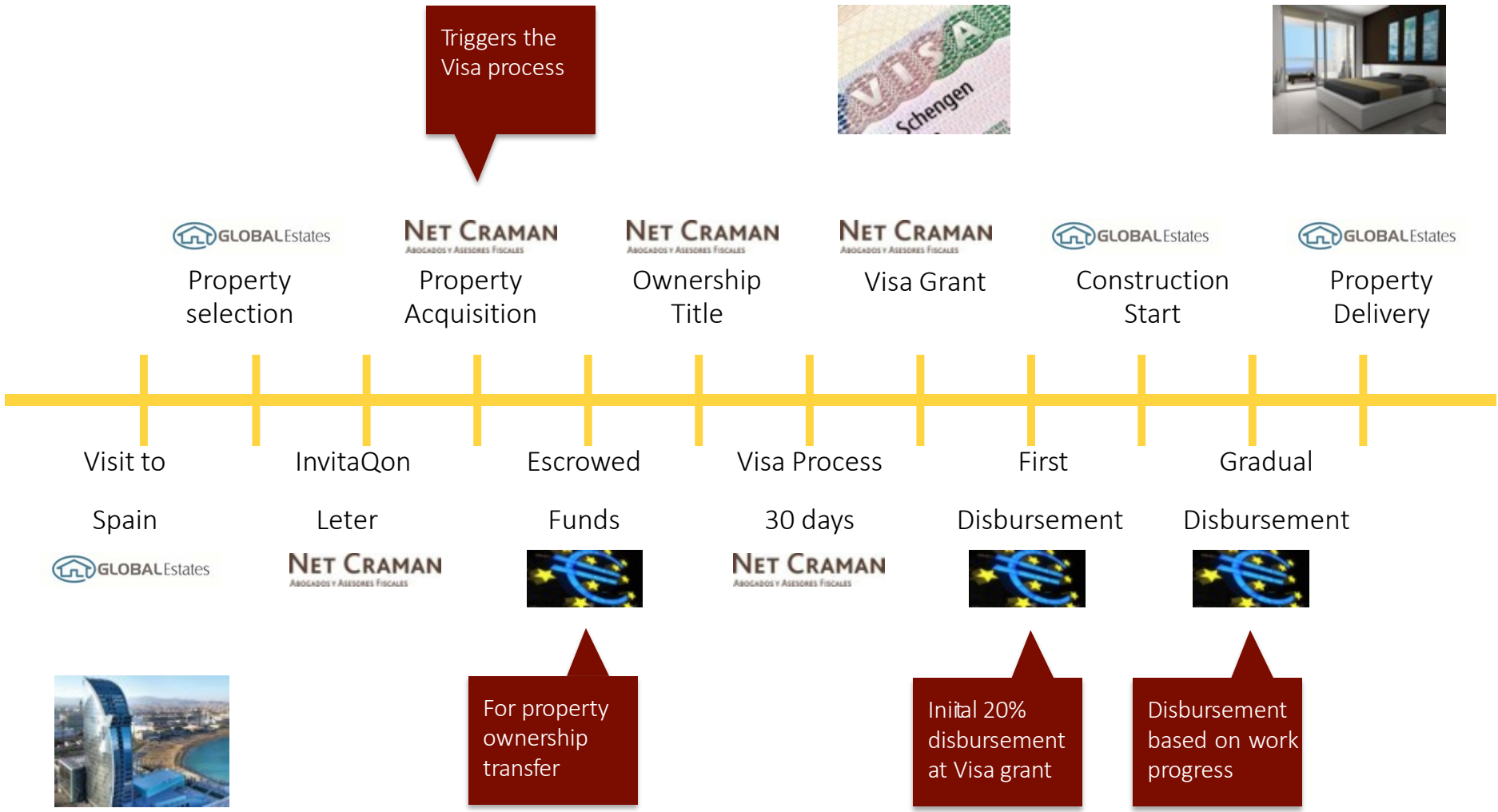
- Insurance or private health insurance (amount linked to nature of coverage)

Non-Resident Taxes

- Property acquisition: VAT/property transfer tax of approximately 10%
- Annual taxes on property:
 - With leasing revenues: 24.75% of gross income
 - Without leasing revenues: 0.495% of cadastral value
- Capital Gain: 21.0% of net sale proceeds

PROPERTY ACQUISITION AND INVESTOR VISA TIMELINE

Fast Track Process



GLOBAL ESTATES IBIZA OPPORTUNITY

Key Selling Points

Return on Investment:

- Access to rental revenues from April to November
- Rental revenue typically covers all expenses t

Value:

- Stable property values due to scarcity and exclusivity

Exclusivity:

- Ibiza is home to many professional athletes, international artists and wealthy families
- New construction is limited, subject to quotas and tight environmental regulation

Visa:

- Spain offers one of the fastest Visa process in the world
- Spanish Visa gives access to unlimited travel throughout the 26 countries of the EU Schengen visa zone

Access:

- All major cities in Spain are connected by widespread infrastructure (TGV's and international airports)
- Spain is also home to many international universities that offer degrees in Spanish, English and French
- Easy access to all major European capital cities within a 2 hour flight

