

META LUX PROPERTY
LEADING THE FRONTIER ON REAL ESTATE



INVEST

"OUR EXPERIENCE IS YOUR
SUCCESS"

DOSSIER

EXPLORE

In this brochure our team of experts have simplified complicated processes into a easy-to-understand roadmap where you and your family can browse the best options in Spain and make an informed desicison about your money and future!

All the best,

The Metalux Team



Table of **Contents**

Welcome To Spain	01
About Metalux	02
Investment Roadmap	03
Immigration & Visa	04
Money Transfer / Exchange	05
Contracts	06
Our Team	07
Real estate in Spain	08





WELCOME TO **SPAIN**

*‘Any reasonable, sentient person who looks at **Spain**, comes to Spain, **eats** in Spain, **drinks** in Spain, they’re going to fall in **love**. Otherwise, there’s something deeply wrong with you. This is the **dream of all the world**.’*

- Anthony Bourdain -
Celebrity Chef & TV Host

Spain is one of the top rated countries in the world in terms of climate, cost of living, business growth rate and as a bonus it hosts the fastest growing real estate market out of any country in all of Europe.

It seems everyone wants to move here, and with good reason. Because of its geographical location, it is located close to all popular hubs of Europe with easy access to distant countries like china and USA because of the high authority of its passport.

Other than the fantastic quality of life, the income opportunity of this country in real estate is unusually high compared to the rest of the world because the country is a constant host of wealthy tourists and phenomenal municipal and social network. This is why Spain has received so much investment attention from foreign investors in real estate in relation to renting, buying & reselling, and building. A new investor with medium means of money can expect to increase their net worth by 70-180% every year if they invest their money in the right places.

Its important to note that most popular investment areas are outside of the main capital cities of Spain, and with good reason as you will find out.



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About **METALUX**

We represent the best and largest real estate projects throughout Spain where we build and manage the direct promotion and legal department of Real estate projects

The Metalux Company is a network of many different international businesses that together, form the largest platform of award winning architects, builders and expert agents under one roof.

Our company's service areas include; Real estate sales, construction, immigration, investment, currency exchange, NFT and the digital world of real estate (metaverse), law, and business.

Having an international team of experts in each sector, we can assure our customers, investors and their families to turn their dream into a predictable and actionable reality.

Our company code and badge of honor is that we strictly work only with reputable professionals so that our clients can be assured of comprehensive security.

Our big family started their professional activity in 2019 in eight countries and opened their physical offices with onsite operations. Connecting so many experts into one streamlined service was a challenge for all of us but it was worth it in the end because we created a service which is one of a kind and backed by the strongest and most respected professionals in the industry!

As of 2023, Metalux operates in the following countries - Sweden, Spain, United Arab Emirates, Canada, United States of America, Turkey, Iran and Qatar with more than 8500 connected agents specializing in real estate matters around the world.

"OUR EXPERIENCE IS
YOUR SUCCESS"



After purchasing your first home with us, you can use your property to make a powerful monthly income by utilizing one of the popular income options in Spain with the help of Metalux.



INVESTMENT ROADMAP

Breakdown Non - EU investors

After purchasing your first home over 500.000€ and paying all taxes and municipal fees (11-12%) you will also receive residency and work permits for yourself and your family members in Spain within 20 days.

After receiving residency card, you can open bank accounts, receive bank and financial services and also be eligible for generating income from your property.

Metalux helps you do this by connecting you to our contacts in the banks and funds that supplement your capital.

Rental Income Example:

Property Value: 700.000€
Income Method: RENTAL
Income: 22.000-26.000€ / month
Area: Metalux Selected (Finestrat)

RENTAL

With your recently acquired Spanish Real Estate & Residency, you can now rent your home and make a significant income every month. With this income you are eligible for loans & mortgages in Spanish banks. .

RE-FINANCE

You can choose to take out a loan on your home after buying it, using the house as a warranty. With this loan you can either buy another house, a car or invest it into profitable & safe projects.

RESALE

After 2-3 months, you already have the option to sell and buy another home if you wish, making a profit on the sale. And with this income combined with a Spanish loan, you can buy a bigger or better home.

INVESTMENT GROWTH

Even if you choose to do nothing with your house other than live in it, the value will grow with time. Specially in the Metalux Selected areas. You can also renovate the house to increase its value.

MICRO INVEST METALUX

The Metalux Micro Investment Fund allows you to invest your currency with crypto and partake in large scale construction projects with Metalux and receive a large return on investment.

1

2

3

4

5

LAW & IMMIGRATION

The relocation process is traditionally a very complicated process with a lot of room for error. This is why metalux has employed the best foreign and spanish lawyers and relocation experts to simplify the process so that you can execute the most exciting journey of your life - affordably and enjoyably whilst safeguarding against any failure or errors.

Relocation from the (MIDDLE EAST)

Countries like Iran, Turkey, Azerbaijan, Oman etc. Our dear clients that are immigrating from a country in the Middle East can expect a all-inclusive service from translating and procuring all local documents like the ones needed for Golden Visa, Invite letters, INEI number, Padron registrations and more, to getting all their appointments and necessities in Spain coordinated between our Spanish and foreign legal team before they arrive in Spain to be as effective as possible for the entire family. Especially because some of the countries have a more complicated legal process compared to other countries.

Legal consul and Agreements

In the past few years, the legal aspects of immigration for our clients and their families has constantly improved to be made quicker, easier and cheaper. Our lawyers will now be able to guarantee your relocation process after receiving the your first entry Visa and to ensure you feel safe and comfortable they will sign an agreement with you from the first step for your security. Our legal team will constantly followup and make sure your cases are prioritized from getting you an appoint in the consulate to securing your purchasing process in the Spanish government Notary. Anyway, our team will handle the hard work so you can make informed decisions about your legal process.

Examples of *Documents for relocation

Local Exit agreement - Spanish Visa form - Valid Passport documents - Income statements - Proof Of investment - Proof of country of residence - M108 Forms filled - Ticket submissions - NIE number - Padron registration - Issued health insurance - Policia National Entry stamp - Bank account forms



MONEY + EXCHANGE

Transferring and exchanging money can be a risk factor in the minds of many non-eu citizens. This is because a lack of trust. Metalux helps to solve this problem by guaranteeing your transfers and creating a receipt and official legal document for any transfer to the designated accounts in Spain. You are free to choose your own means of transfer. However our exchanges have been tried and proved many times for large transactions and we are able to report what happens to your money for every movement through this method.



FIAT EXCHANGE

This method is the oldest way to send and translate money to euro which is the accepted currency in Spain.

Metalux improves this method by having one of our lawyers take responsibility for your transfers and typically they send the total money in small segments so that you can rest assured that you are receiving the money in Spain before continuing with the total sum.

From there, you are in charge of your own money and may be in total control of how you use it, when you are in Spain.



PERSONAL TRANSACTION

In this method, you choose your own exchange and transaction process through either a personally trusted party or person.

Metalux will guide your in terms of what documents you must procure to fulfill the criterions at the Spanish Notary.

In this case, you are the sole responsible person making sure that this money is sent and received correctly. However, if needed, Metalux will help you to finalize the process even if it is not through our systems.



CRYPTO

Metalux is currently working hard with the cooperation of the Spanish Government officials to create a direct transfer method executed with digital currency.

This organization is estimated to be operational by summer of 2023 for Non-EU citizens.

This will be the easiest, cheapest, fastest and most direct method of transfer.

You are able to receive your money to any personal or company account in the world or cash if you prefer for any amount.

SPANISH CONTRACTS

For your comfort, we have summarized the legal contracts you will encounter in Spain in relation to the purchase of property.



WHAT TYPE OF CONTRACTS YOU WILL ENCOUNTER IN SPAIN

LEGAL PROCESS

WHEN BUYING SPANISH PROPERTY

- 1 **CONTRAT DE RESERVA (2D)**
 - 1 page document acting as your intent letter to buy a home that you select.
- 2 **CONTRATO DE ARRAS (2W)**
 - 6-7 page formal purchase agreement that specifies your purchase conditions.
- 3 **TECHNICAL REPORT (OPTIONAL)**
 - A professional analysis of the property + structural condition of house.
- 4 **TITLE DEED (25D)**
 - The formal representation of the owner in to the building, and payment method.
- 5 **SIGNED & COMPLETED TITLE DEED**
 - The official transfer of asset to new owner of property and its land.
- 6 **PURCHASE COMPLETE (1-2M)**

IMPORTANT

To legally execute any of the above document, the Spanish authorities require you to have a Tax identification number (INIE) which Metalux will acquire for you.

All of these contracts must either be signed by you personally or via your legal representation in Spain. In any case, you must be in Spain to receive your NIE number making you eligible for any business related activities in Spain. The contracts you see can only be processed once you have this number.



DOCUMENT EXAMPLES

NIE NUMBER

Nombre **Date of Birth**

N.I.E. X1468314C

NIE Number

RESIDENCY CARD

ESPAÑA
CERTIFICADO DE REGISTRO DE CIUDADANO DE LA UNIÓN
 El encargado del Registro Central de Extranjeros certifica que:

D./D^{ña}:
 Fecha y lugar nac.:
 Hija/o de:
 NIE: Nacionalidad:
 Domicilio:
 Residente comunitario permanente en España desde

TITLE DEED

NOTA SIMPLE INFORMATIVA M 6706322

REGISTRO DE LA PROPIEDAD DE ANTEQUERA
 Jose María Vega Rivero - D.N.I. 30.39.131-0

Antequera a 14 de Agosto de 2018.
 FINCA DE ANTEQUERA Nº: 26422
 IDU/R: 2902000218337

DESCRIPCIÓN DE LA FINCA

UBICACIÓN: NUMERO DOS de la división horizontal del edificio más distante del Paseo del Generalísimo de los dos que componen la urbanización "Complejo Residencial El Parque" en Antequera. Local comercial en la planta primera del citado edificio. Tiene su entrada por una rampa que es elemento común del mencionado edificio y que ampara desde la rampa de la urbanización, situada entre las fachadas principales de los dos edificios, terminando en la puerta de entrada al local que se describe orientada al Norte. LINDA por la derecha enfrente, izquierda, fondo y frente con zona ajardinada de la urbanización; enfrente además por el frente con la citada rampa de entrada, por el fondo, con un patio de luces y con el local comercial número tres de la división horizontal de la derecha y fondo, con el núcleo de entrada al edificio que está más cerca de la Plaza Castilla, por el frente e izquierda, con otro patio de luces y por la derecha y fondo con otro patio también de luces. Tiene una superficie de trescientos veintiocho metros cuadrados. Le corresponde una cuota en el valor total del edificio de 2,643% y por los elementos comunes de la urbanización de 1,943%.

TITULARIDADES

NOMBRE TITULAR	N.I.F.	TOMO	LIBRO	FOLIO	ALTA
ESTADO ESPAÑOL	100.000000%	936	538	16	5

DESCRIPCIÓN: (TOTALIDAD) del pleno dominio por título de ACTA DE AUTORIZACIÓN. MINISTERIO DE ECONOMIA Y HACIENDA. MALAGA

PROTOCOLADO: DE FECHA: 26/05/06
NOTA NUMERO: **INSCRIBEN:** 5 TOMO: 936 LIBRO: 538 FOLIO: 16 FECHA: 30/06/06

NOTA SIMPLE INFORMATIVA DE LA FINCA DE ANTEQUERA 2902000218337 Pág. 1 de 7

METALUX TEAM

Our pride and joy is our team. Without them, we would not be who we are today. The excellence of Metalux is the excellence and expertise of our international **TEAM**.



Zhanna & Juliya

Metalux Relocation & Immigration Law Experts - Valencia Spain

Zhanna and Juliya are together the CEO's of their company Group Experience. Together with their team, they have successfully executed over 600 Golden Visa main applications in consistent record times. Every main applicant has several members of family so they have helped over 2000 people get spanish residency and work.



Every member of the Metalux team is carefully selected because of their long and tested role as a leader in their industry. Very rarely do leaders come together, but Metalux is a family forming the best of the best coming together to give you the service and creating a service unlike any other



Alexander & Mikhael

Metalux Iberian Law & Jurisdiction Specialists - Valencia, Spain

Oleksander and Mikhail are the named partners of their Law firm Lex Dixit. Specializing over 19 legal branches across 29 lawyers in Spain with an international experienced team. They will be helping you with the legal procedures in Spain if required.



Emmeli, Sara & Julia

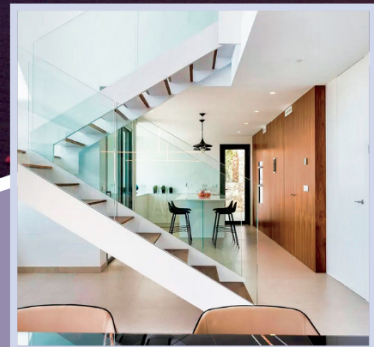
Metalux Partner Agents - Marbella, Spain

Covering a wide range of expertise, these ladies are professionals in building, designing and targeting real estate for our investors in Marbella. Having a long experience in the Scandinavian & European market, their company has grown to be a trusted leader in the area.

Our standard is to meet every clients expectation, our aim, however, is to surpass them!

METALUX PROPERTY GLOBAL

LUXURY REAL ESTATE: MADE EASY.



"OUR EXPERIENCE IS YOUR SUCCESS"

250+ Real estate Brands, Service providers and Exclusive Projects gathered all in one place. Welcome to the Spanish inner circle!

METALUXPROPERTY.COM

