

POWEREDBYMUSESTUDIO

The Albalat Estate.

An Investment into
Mediterranean Living by SPV Dioka Living S.L.

April 2026

MUSE
STUDIO

Table of Contents

A guide to the key elements of this opportunity, from location and asset value to lifestyle and investor structure.

01 — Introduction

02 — Location

03 — the Albalat estate

04 — THE 360 Mediterranean EXPERIENCE

05 — the Investment

06 — Why This Opportunity

07 — Conclusion

POWERED BY MUSE STUDIO

The Albalat Estate is a private, co-owned luxury development located in Valencia, Spain, combining high-value real estate with a fully managed Mediterranean lifestyle.

Positioned between the mountains and the

beach, the project offers investors a rare opportunity to secure a tangible European asset while unlocking mobility, leisure, and long-term value.

This is not simply a property investment, it is a structured entry into a European lifestyle ecosystem with aligned co-investment, full-service management, and a prime Valencia location designed to deliver both experiential and long-term value.

POWERED BY MUSE STUDIO

The Complete Mediterranean Package

The Albalat Estate is not simply a property investment — it is a structured entry into a European lifestyle ecosystem, now with an optional EU residency pathway through Malta's Permanent Residence Programme.

EU RESIDENCY (OPTIONAL)
TOTAL PACKAGE

LIFESTYLE INVESTMENT

€1,000,000

€180,000

+ + €1,180,000

Albalat Estate · Valencia, Spain Malta MPRP · Permanent from Day 1 Full Mediterranean + EU Access

The Malta component is optional, investors seeking EU residency add it to the estate investment. Those who already hold EU residency simply invest €1M and take the lifestyle.

Location

POWEREDBYMUSESTUDIO

Location

Located in Valencia, Spain.

30 minutes drive from the city center

20 minutes drive to the beach

Sierra Calderona mountain setting

Hiking through mountain routes.

Cultural Tourism.

High Street and Luxury Shopping.

A private retreat from the noise, without compromising
access to world-class lifestyle.

Activities

300+

Days of sunshine per year

#3

Most visited city in Spain



City Center

Valencia

Valencia offers the sophistication of major Spanish cities like Barcelona and Madrid, with greater privacy, lower density, and stronger lifestyle accessibility.

POWEREDBYMUSESTUDIO

- Growing luxury and tourism market
- Strong infrastructure and connectivity
- Access to Spain’s Entrepreneur Visa program

City Center

the Albalat estate

POWEREDBYMUSESTUDIO

The Albalat Estate is a private luxury development designed for modern Mediterranean living. Set within a gated environment, the estate features high-spec residences, landscaped communal areas, a central infinity pool, and wellness-focused amenities, creating a seamless blend of comfort, privacy, and lifestyle.



ABO & Paeller Residence



Indoor Gym

Indoor Pool

Your investment secures exclusive ownership rights to one of four high-spec luxury homes nestled in the tranquil SierraCalderona mountains.

The Private Residence

A masterfully designed terrace unit featuring a

162 m2 private terrace.

Floor-to-ceiling Mediterranean glass

systems. Dedicated first-floor bedroom

suites.

The 'Private

Club'

Compound

The 1,796 m2 gated estate

features An expansive 75 m2

infinity pool

A fully equipped indoorgymnasium. A

professional BBQ/Paellero hosting

area.

The Vault

A 492 m2 underground basement

providing multi-car parking for your

vehicles.

The 360

Experience

POWEREDBYMUSESTUDIO

Beyond the residence lies a complete
Mediterranean way of living , curated,
connected, and effortless.

EU Residency Pathway

Private Yatch Privilege



Personal Cupra Formentor VZ

Membership in an Exclusive Golf Club

VIP Concierge

The Ultimate Iberian Golf Hub

11 Championship Courses

Valencia and its surrounding provinces offer one of the highest concentrations of elite golf inSouthern Europe. Owning The Albalat Estate means you have over 10 championship courses within a 30- to 90-minute drive.

POWEREDBYMUSESTUDIO





Lifetime access to Club de Golf Escorpión - your VIP home base

27 pristine holes set among orange groves and lakes.

Bypass the waiting lists and step straight onto the first tee as a respected shareholder.

The Coastal & Championship Legends:

Parador de El Saler — 45 mins drive — Ranked in the Top 60 globally. A beautiful links course built into the sand dunes of the Albufera Natural Park.

El Bosque Golf Club — 45 mins drive — Designed by Robert Trent Jones Sr., featuring dramatic elevation changes and deep bunkering.

Club de Campo del Mediterráneo — 35 mins drive — The prestigious, heavily wooded home club of Masters

Champion Sergio García.

Oliva Nova Beach & Golf Resort — 75 mins drive —Designed by Seve Ballesteros, featuring seabreezes and water hazards on 15 holes.

The Scenic Valleys & Hidden Gems:

La Galiana Golf Resort —60 mins drive— Visually stunning, carved into a secluded valley andisolated from urban noise.

Foressos Golf — 50 mins drive — A tactical course by José Gancedo known for massive greens andstrategic lakes.

Real Club de Golf Manises — 30 mins drive—Spain’s oldest operating golf club, offering a tight,traditional parkland experience near the airport.

Club de Golf Costa de Azahar — 45 mins drive — A historic 9-hole course woven through apine forest on the Mediterranean shore.

Panorámica Golf & Country Club — 85 mins drive — A Bernhard Langer signature designbuilt for tournament play.



Mediterranean Yacht Privilege

12m Yacht at Port Saplaya • Private skipper included

Shared ownership of the SPV's 12-meter Mediterranean Yacht, berthed at Port Saplaya ("Little Venice") one ofValencia's most exclusive marinas.

Your private skipper navigates from the colorful docks out to the Balearic Sea.



Drop anchor off the coast of Jávea, swim in crystal-clear coves, and enjoy champagne on deck.

Elite Beach Clubs: VIP access to Marina Beach Club and PROA, where your daybed is reserved, and

bottle service is pre-arranged.

Cupra Formentor VZ e-Hybrid

Exclusive use of brand new Cupra Formentor VZ

One 2026 Cupra Formentor VZ e-Hybrid registered to the SPV for the investor's exclusive

use. The vehicle awaits you in the secure underground vault, ready for mountain drives or

coastal cruises.



VIP Concierge Service

Full service coordination for all lifestyle needs

Reserved daybeds at Marina Beach Club and PROA

Priority bookings at Michelin-starred Ricard Camarena, El Poblet,

and Arrels VIP access to Palau de les Arts, Fallas festival,

MotoGP paddock



Malta Permanent residency program

POWEREDBYMUSESTUDIO

Why Malta?

The MPRP is the cleanest available route to EU permanent residency for non-EU investors

who do not wish to relocate.

Permanent from Day 1 Zero Stay
Requirement

26 Schengen Countries

Lifetime residency — not a temporary visa that expires or must be renewed

No minimum days required in Malta — live wherever you choose

Visa-free travel across all of Western & Central Europe including Spain

No Citizenship Required

Family Included English-Speaking

Spouse, children, parents & grandparents — up to 4 generations

on one application

Malta is fully English-speaking — no language barriers or tests

required

You keep your existing passport and nationality throughout

€180,000 All-In Residency

Package Breakdown

Package PAYMENT SCHEDULE

APPLICATION PROCESS

On Application

Admin fee (Stage 1) €15,000

1

On Approval

Admin fee (Stage 2) + Gov. contribution + Donation €84,000 2

Year 1–5 (annual)

26 Countries. No Visa Required

Appoint licensed agent

TOTAL €180,000 5

Agent/legal fees + health insurance €11,000 4

One-time

Malta property rental at €14,000/year €70,000 3

KYC & due diligence check

Submit application

Pay €15,000 · Receive temp. residence card.

Approval in principle

Issued within ~4–6 months.

Complete payments

Sign Malta lease · Pay balance

Permanent card issued

Travel Malta for biometrics · Card couriered

Your Malta permanent residence card grants 90-day visa-free access in any 180-day period across the entire Schengen Zone—including Spain, where your estate is located.

Austria Belgium Czech Republic
Denmark France Germany Greece
Hungary Latvia Liechtenstein
Lithuania Luxembourg Norway
Poland Portugal Slovakia Sweden
Slovenia

Switzerland

★ Spain — where your Albatat Estate is located

Finland
Italy
Netherlands Spain★

Estonia Iceland Malta

Everything You Get for €1,180,000

ALBALAT ESTATE · €1,000,000 MALTA MPRP · €180,000 (optional)

pool & gym 492m² secure underground vault

High-spec terrace residence (~€750k base asset
value) 20% share of communal estate, gardens,

Shared 12m Mediterranean Yacht + private

skipper Lifetime Club de Golf Escorpión

membership 2026 Cupra Formentor VZ

e-Hybrid for exclusive use 12-month VIP

concierge fund

Full legal SPV structuring

Permanent EU residency — valid

for life Zero minimum stay

requirement

Visa-free travel across 26 Schengen

countries Spouse, children, parents &

grandparents included Temporary residence

card within ~1 month Permanent card within

~4–6 months

No language test · English official

language Handled by licensed Malta

immigration partner

TOTAL INVESTMENT €1,180,000

THE albalat

INVESTMENT

POWEREDBYMUSESTUDIO

Project Status

Land fully acquired

Municipal licenses approved

Architectural plans completed

Construction begins in 6 months

All municipal building licenses have been approved. The land is purchased and paid for in full, the blueprints are stamped, and the bureaucratic heavy lifting is complete. The project is fully licensed and moving to groundbreaking,

completely de-risking the hardest part of European development. POWERED BY MUSE STUDIO

Other Investors

€1M €1M €5M
Own exclusive rights

€1M

€1M

€1M

Your Investment Dioka Living S.L 5 million euro total investment

The Cofounder Model

Total Post-Money Valuation: €5,000,000 Special

Purpose Vehicle: Dioka Living S.L. Offering: 4

Shares (20% Equity Stake per Investor)

Investment Required: €1,000,000 per share

personally incentivized to ensure the yacht is pristine, the private chef is top-tier, the property appreciates, and your EU residency paperwork is flawless.

The Founders (Muse Studio/Impacto Grupo): Retain 20% equity.

This represents localized expertise, project management, and ongoing operational oversight of the estate and lifestyle assets.

This is a true co-investment model. We aren't just building this for you; we are building it with you. Because we hold 20%, we are

INVESTME

NT SCHEDULE

POWEREDBYMUSESTUDIO

€1,000,000

Tranche 2

Tranche 4 Final Delivery & Access

Construction Commencement

Tranche 3

Structural Completion

Tranche 1 Onboarding & Setup

€300,000 + €300,000 + €300,000 + €100,000

The €1,000,000 investment is deployed in four structured phases, aligned with key project milestones.

30% is committed at onboarding to secure ownership and complete legal structuring, followed by 30% at the start of construction. A further 30% is allocated at structural completion, with the final 10% paid upon delivery and full access to the property and lifestyle assets.

POWEREDBYMUSESTUDIO

Why This Opportunity?

Real Estate

Exclusive ownership rights to One High-SpecTerrace Unit (approx. €750,000 base asset value) + 20% share of the 1,242 m² commongardens, 75 m² pool, and gym.

Automotive

One 2026 Cupra Formentor VZ e-Hybridregistered to the SPV for the investors exclusive use.

Golf & Country Club

One Lifetime Shareholder Membership at Clubde Golf Escorpión..

Maritime & Lifestyle

Equal access to the company's 12m Yacht atPort Saplava, the on-call skipper, VIP beach club accounts, and the 12-month luxuryconcierge fund.

Immigration

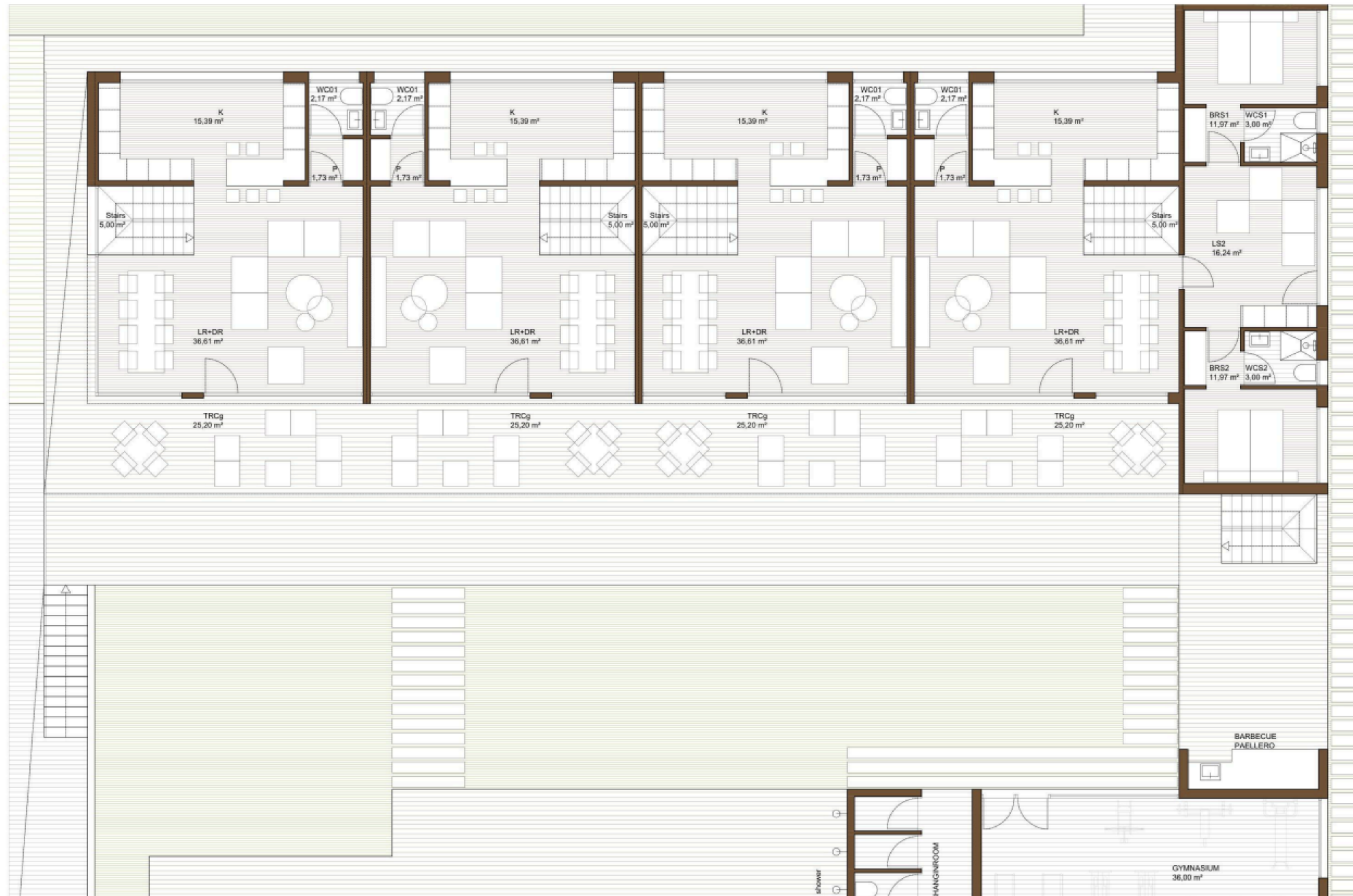
Full legal packaging for the SpanishEntrepreneur Visa, leveraging the SPV's job creation (staff, crew, management) to secureEU residency.

POWEREDBYMUSESTUDIO

renders & Floor plans

POWEREDBYMUSESTUDIO

Ground Floor
First Floor
Basement Floor



Detailed Ground Floor



Detailed First Floor



Main Facade

Transversal Crossing Section

The Albalat Estate is not simply a property investment, it is a structured entry into a European lifestyle ecosystem.

With aligned co-investment, full-service management, and a prime Valencia location, the project is designed to deliver both experiential and long-term value.

Thank You.

POWEREDBYMUSESTUDIO