RINO invest® Group

Beach club

Michelin-starred beachfront investment with Day 1 returns

LOCATION
Calle Carabelas 9, La Cala de Mijas

ASSET VALUE
€6,000,000

YEAR 1 ROI TARGET
10%

About Us

Global Investment & Asset Management

RINO Invest Group is a Swiss-registered global investment and advisory firm with operational offices in Dubai, UAE, and Málaga, Spain.

We specialise in premium real estate SPV structuring, Spain company formation, EU residency advisory, and Dubai property management serving UAE-based entrepreneurs, family offices, and international HNWIs.

We have successfully structured and registered two SPV entities in Spain, with full legal support from our Spanish tax advisor and notary.

OFFICES

Dubai

Investor Relations & Primary Office

Rino Invest Group LTD
Dubai, United Arab Emirates

Málaga

Asset Management & SPV Operations

Rino La Cala SPV S.L.
Rino La Termica SPV S.L.

Switzerland

Registered Headquarters

Swiss-incorporated advisory
Corporate governance & oversight

The Income Play Day One

This is not a development project. Not a speculative land play. The Beach Club at La Cala de Mijas is a fully operational, revenue-generating beachfront complex with a Michelin-starred restaurant, a luxury pool, a private beach zone, and a nightlife venue.

RINO INVEST GROUP is structuring co-investor access through Rino La Cala SPV S.L.a legally registered Spanish entity, verified by notary and tax advisor. Two participation models available, with profit share exceeding equity ownership in both cases.

KEY METRICS

10.0%
Year 1 ROI Target conservative estimate

82.8%
Total 5-Year Return (NOI + appreciation)

€7.5M
Cap-rate intrinsic value vs. €6M asking price

3,000 m²
Total beachfront venue area fully operational

Rino La Cala SPV S.L

A Special Purpose Vehicle (SPV) is a legally separate entity incorporated for a specific, defined purpose in this case, the acquisition and management of the Beach Club asset.

Rino La Cala SPV S.L. is already incorporated in Spain with the assistance of RINO's Spanish tax advisor and notary. The entity is verifiable against the Spanish Companies Registry today. Two co-investor participation models are available: Model A (30% capital / 30% equity / 40% profit share) and Model B (40% capital / 40% equity / 50% profit share).

Minimum ticket sizes are disclosed on the private briefing call.

KEY METRICS

Entity Type
Spanish S.L. Registered & Verified

Structure
Direct Equity + Profit Share

Management
RINO Invest Group

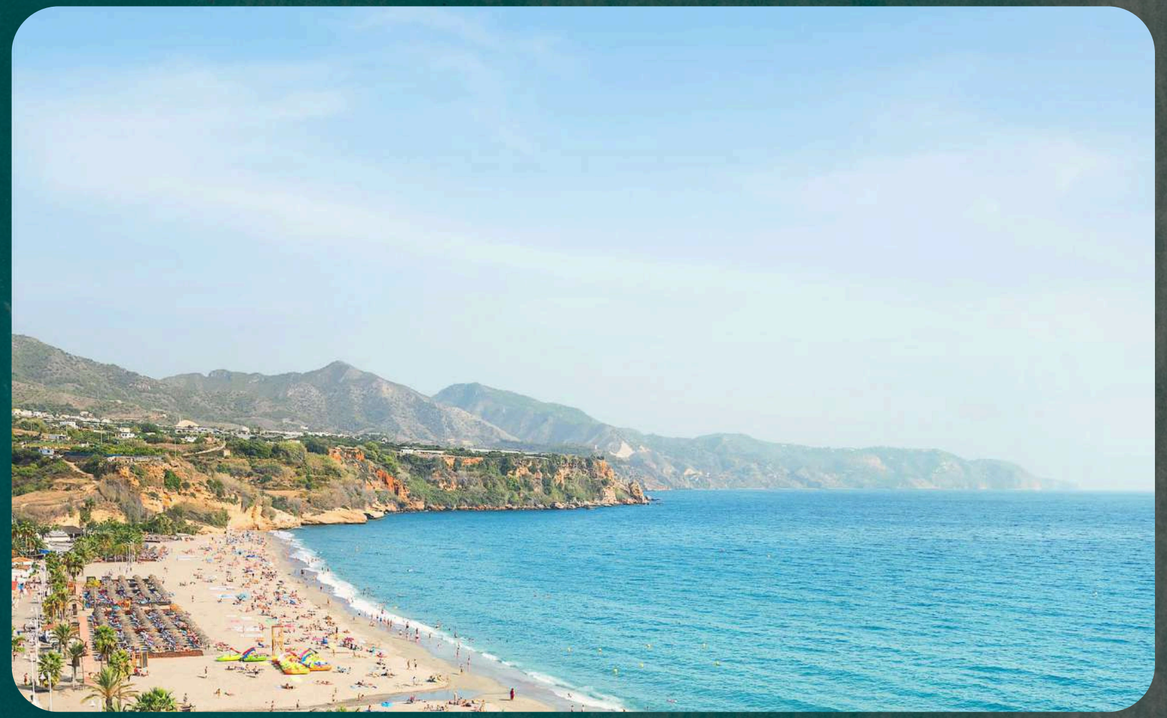
Headquarters
Switzerland · Dubai · Málaga

NDA Required
Full docs disclosed post-NDA

OVERVIEW PROPERTY

Calle Carabelas 9 · La Cala de Mijas · 29649 Málaga

3,000 m² multi-space beachfront complex combining premium hospitality, gastronomy, leisure, and nightlife fully operational with trained staff and an established clientele.



LOCATION

La Cala de Mijas, Málaga

VENUE SIZE

3,000 m²

PRICE

€6,000,000

ASSET TYPE

Operational Hospitality

SPV ENTITY

Rino La Cala SPV S.L.

STATUS

Fully Operational

THE VENUE

Four Revenue-Generating Components

Every space is independently profitable together they make this one of the most diversified hospitality assets on the Costa del Sol.

Beach Zone

Exclusive beachfront area with premium sun beds, waiter service, and private event hire. Direct Mediterranean access with year-round operational capacity.

Origen Pool

Luxury pool area designed for relaxation and private events. Elevated guest experience with poolside food and beverage service.

Palmira Restaurant

Gourmet dining led by Michelin-starred chef Iván Cerdeño. Strong margins from premium positioning and an established, returning clientele.

Lighthouse Club

Nightlife venue hosting ticketed concerts, DJ nights, corporate events, and private celebrations delivering weekend and evening revenue.

Five independent income channels

The Beach Club's diversified revenue model means no single income stream dominates. This structural diversity reduces operational risk and creates consistent year-round revenue even if one component performs below expectations, the others compensate.

The Costa del Sol's mild Mediterranean climate further supports year-round operations with minimal seasonality risk compared to northern European hospitality assets.

INCOME BREAKDOWN

Restaurant & Bar
Gourmet dining · Michelin-starred chef

Beach & Pool
Hammock rentals · Poolside services

Nightlife
Ticketed events · DJ nights · Bar

Private Events
Weddings · Corporate · Bespoke

Brand Partnerships
Sponsorship · Collaborations

The Numbers

METRIC	VALUE
Asking Price	€6,000,000
Annual Revenue (est.)	€2,000,000
Operating Expenses (70%)	€1,400,000
Net Operating Income (Y1)	€600,000
Capitalisation Rate	8%
Cap Rate Valuation	€7,500,000
Year 1 ROI Target	10.0%
Growth Rate (est.)	5% per annum

Investment Indicators

Conservative market assumptions

Immediate equity upside

€1,500,000 vs asking price

5-Year Cumulative NOI

€3,315,379

Property Value at Year 5

€7,652,781

Total 5-Year Return (est.)

82.8%

ROI ANALYSIS

Year-by-Year Returns

Year 1 — Revenue €2,000,000	**ROI 10.0% · NOI €600,000**
Year 2 — Revenue €2,100,000	**ROI 10.5% · NOI €630,000**

🔒 Full projections, exit scenarios, and legal documentation are disclosed exclusively to registered investors following NDA execution.

REGISTER TO UNLOCK ›

5-YEAR PROJECTION

ROI Growth Trajectory (5% annual revenue growth)

THE MARKET CASE

Why Spain. Why the Costa del Sol. Why now?

13M+

Tourists on the Costa del Sol in 2024 — the highest total ever recorded

Source: INE Spain

5–7%

Annual beachfront property appreciation over five consecutive years

Costa del Sol market data

€7.5M

Cap-rate intrinsic value of the Beach Club versus the €6M asking price

8% cap rate applied

#1

Málaga ranked Europe's fastest-growing city for international RE investment

European Investment Monitor

The market thatnever sleeps

The Costa del Sol is Spain's most visited coastal region, drawing over 13 million tourists annually in 2024 a new record. Unlike many European tourist destinations that peak sharply in summer, the Costa del Sol benefits from a mild year-round Mediterranean climate that sustains visitor volumes from October through to May.

Málaga province leads Spain's tourism growth. La Cala de Mijas, where the Beach Club is located, is a premium sub-market attracting affluent European and international visitors and expatriates seeking high-end hospitality experiences.

KEY DATA POINTS

300+

Days of sunshine per year in the Costa del Sol

25km

Distance from Málaga city centre to La Cala de Mijas

26M+

Passengers through Málaga Airport annually 60+ routes

LOCATION & CONNECTIVITY

La Cala de Mijas

La Cala de Mijas is positioned on the Costa del Sol midway between Málaga and Marbella two of southern Spain's premier leisure and investment destinations. The Beach Club sits with direct Mediterranean Sea access at Calle Carabelas 9, 29649 La Cala de Mijas.

The location benefits from year-round road access via the A-7 coastal highway, strong motorway connectivity to Málaga Airport, and proximity to the premium Marbella and Puerto Banús markets to the west.

CONNECTIVITY

25km	**Málaga City** via A-7 coastal highway
35km	**Marbella** Costa del Sol luxury hub
30min	**Málaga Airport** 26M+ passengers annually
Direct	**Mediterranean** Beachfront access sea views

Participation Models

Two independently structured participation models are available depending on capital commitment level. Both models reward investors with a profit share that exceeds their equity ownership percentage designed to incentivise early capital commitment.

Minimum ticket sizes, full legal terms, exit conditions, and distribution schedules are disclosed exclusively to registered investors following NDA execution.

Minimum tickets disclosed post-NDA.

MODELS

	MODEL A	MODEL B
Capital	30% of project/profit	40% of project/profit
Equity Stake	30% of project/profit	40% of project/profit
Profit Share	40% of project/profit	50% of project/profit

In both models, profit share exceeds equity rewarding early commitment.

PRIVATE BRIEFING

Begin your private investment journey.

01

Register

Submit your details privately no commitment required.

02

Private Briefing

Confidential 20-minute consultation with our Dubai investment team.

03

Sign NDA

Mutual NDA executed digitally. Full documentation released immediately.

04

Final Review

Evaluate financial models, legal structure, and exit scenarios at your own pace.

05

Sign Agreement

Confirm your participation model and formally enter the vehicle.

Dubai Investment Office

Rino Invest Group LTD · Dubai, United Arab Emirates

Switzerland · Dubai · Málaga

rinoinvestgroup.com

All information is confidential and shared only with qualified investors following NDA execution.

RINO invest® Group
Thank You
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