



T A K E I T T O T H E N E X T L E V E L

PROMOTION OF 36 EXCLUSIVE APARTMENTS WITH 2 AND 3 BEDROOMS

ARTTYSUR LUX VILLAGE

HOTEL APARTAMENTOS

S I E R R A N E V A D A

Maximum elevation of Veleta Peak
3394 m above sea level

PHASE 2 APARTMENT HOTEL

PHASE 1 HOUSES

DIRECT ACCESS TO SLOPES



ONE / SOLIDITY OF A PROJECT

TWO / SIERRA NEVADA IS MUCH MORE

THREE / LOCATION OF THE COMPLEX

FOUR / THE PROJECT_ TAKE IT TO THE NEXT LEVEL

FIVE / CONTRACTUAL CONDITIONS

SIX / PLANNING AND TYPOLOGY

SEVEN / CONTACT



THE SOLIDITY OF A PROJECT THAT KEEPS MOVING FORWARD



Since 1999, Grupo Arttysur has promoted several buildings in the heart of the Sierra Nevada ski resort. We conceived the Arttysur Lux Village project as the most exclusive snow-altitude real estate project a skier or nature lover could dream of. With the first phase sold out, the owners already enjoy and/or profit from their properties 365 days a year. These are top-quality homes with avant-garde architecture, sophisticated style, and full integration into the Sierra Nevada National and Natural Park.

But we haven't stopped there. We have already begun construction of the second phase of Arttysur Lux Village, featuring a new, more flexible concept with attractive options to maximize your investment. It is a luxury hotel consisting of 36 apartments with 2 and 3 bedrooms and spacious terraces, offering spectacular views of the city of Granada and the ski resort. The common premium areas include an indoor/outdoor heated pool, spa, solarium, gym, locker room, and underground parking.

All of this is based on a property model where each of the 36 buyers transfers operational use to a single hotel operator to maximize the profitability of their apartment and parking space while still being able to use it for up to 60 days a year, avoiding all utility and maintenance costs for their property and common areas.

A unique opportunity to take it to the next level and experience Sierra Nevada from the exclusivity of a unique location, with meticulous attention to detail and the quality guarantee of Grupo Arttysur.



SIERRA NEVADA IS MUCH MORE

At Arttysur Lux Village, you can enjoy Sierra Nevada at your own pace. In an exclusive location, within a private residential area, offering exceptional views of the ski area and direct access to the slopes.

Free from noise. Strategically located so you can enjoy the tranquility of the mountains all year round, while also having quick access to the ski slopes and other key points in the area. The perfect combination of nature, luxury, and privacy.

MAKE
EVERY DAY
EXTRAORDINARY



Leisure in Sierra Nevada becomes a way of life designed for those seeking unique experiences. For adrenaline lovers, the ski slopes offer unmatched descents, while high mountain hiking and cycling trails invite you to explore dreamlike landscapes 365 days a year. If you prefer a slower pace, enjoy a round of golf at nearby courses or a private session in our spa, where luxury and wellness come together under the same roof.

LOCATION

Sierra Nevada, located 32 km from Granada, allows visitors to the resort to easily reach the city at any time, where they can visit world-renowned monuments like the Alhambra and the Generalife, stroll through its historic center, and savor the local cuisine.

Maximum elevation of Veleta Peak
3394 m above sea level



Distances _

- Granada Airport / 55 kms
- La Alhambra of Granada / 30 kms
- Granada Coast / 95 Kms
- Marbella / 215 kms
- Madrid / 455 kms

Flights and high-speed trains (AVE) from
Madrid to Granada

OUR VIEWS

South-facing orientation and 180° views of both the ski resort area and the city of Granada



T H E P R O J E C T

P R O M O T I O N F O R S A L E
O F A 3 6 E X C L U S I V E A P A R T M E N T S
W I T H 2 A N D 3 B E D R O O M S



Imagine waking up among the clouds at 2,300 meters above sea level, overlooking the entire ski area of the resort.

Arttysur Lux Village invites you to become part of this exclusive project by acquiring one of its 36 luxury apartments, fully furnished and equipped with every detail, ready for use.

You will leave your room to pick up or rent your ski equipment at the hotel itself, and after a day of skiing, you can unwind in the indoor/outdoor heated pool admiring El Veleta Peak, relax in a dreamy spa, work out in a state-of-the-art gym, or enjoy the views from the solarium.

#ConstructionStarted



D E S I G N E D F O R Y O U , S K I E R



Let nothing and no one hold you back from going further.

Bedroom 1
Type A
With balcony

Underfloor heating throughout the entire apartment and in common areas

Unlock the ultimate premium experience in Sierra Nevada.



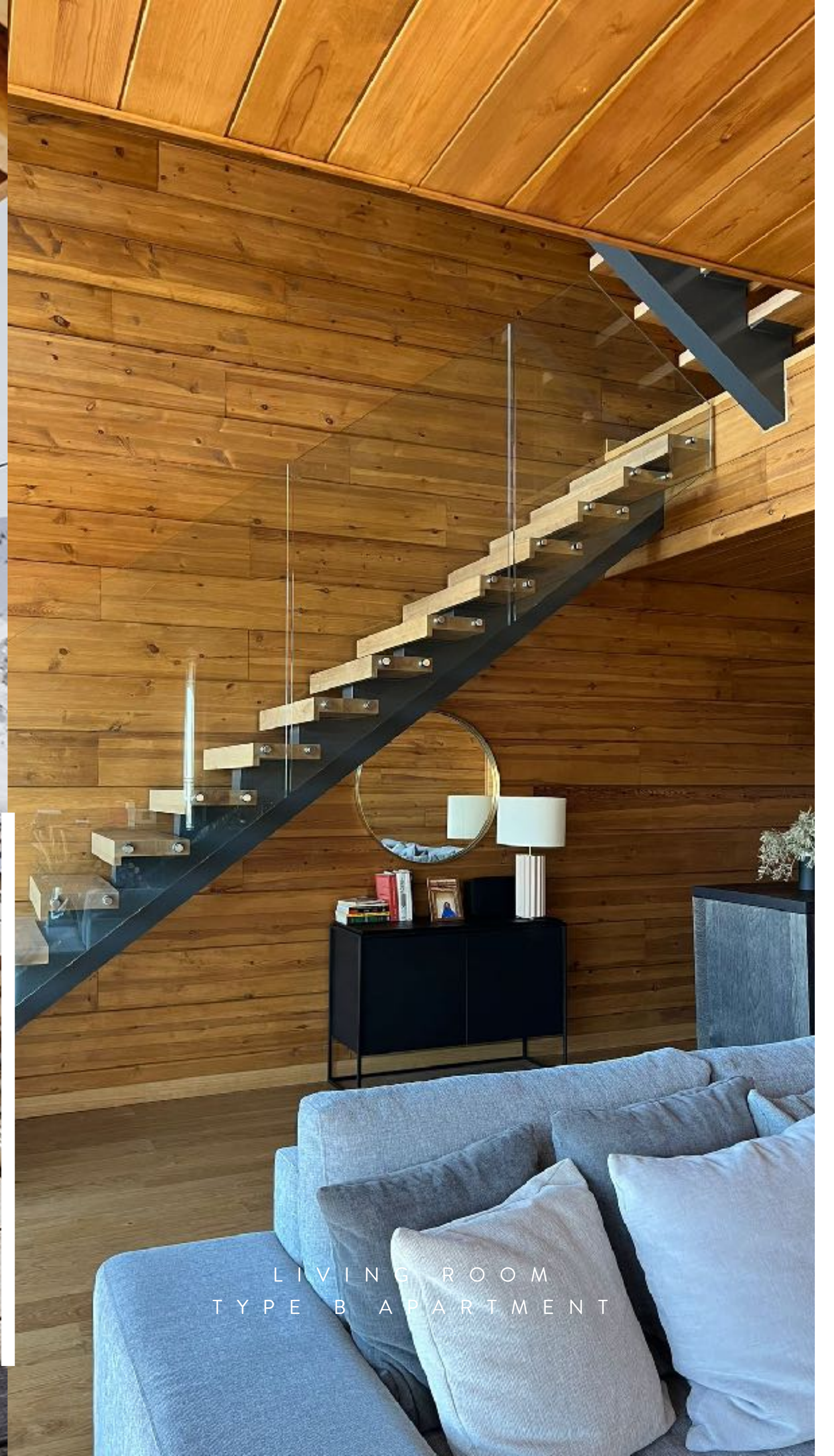
Bedroom 2
Type A
C With 2 beds of 4'6" x 6'3"
and two beds of 3'4" x 6'3"



BATHROOM
TYPE B APARTMENT



TERRACES



LIVING ROOM
TYPE B APARTMENT



S P A A N D S O L A R I U M

Take it to the next level with an indoor and outdoor heated pool, spa, gym, private parking, and direct access to the slopes.



STAIRS AND LARGE WINDOWS IN
TYPE B APARTMENT



DETAILS



APRESKI



G Y M

Invest in exclusivity and experience Sierra Nevada in a new lifestyle model.

A woman with blonde hair, wearing a brown fur coat and a tan knit hat with a pom-pom, is kneeling in the snow. She is smiling and looking towards a young child. The child is wearing a colorful striped knit hat, a grey sweater, orange snow pants, and a patterned scarf. They are both playing in the snow, with the woman's hands near the child's. The background shows a snowy landscape with evergreen trees and a wooden fence. The text "YOUR LIFE WITH FAMILY" is overlaid on the image in a white, sans-serif font.

YOUR LIFE WITH
FAMILY

C O N T R A C T U A L C O N D I T I O N S

LEGAL CLASSIFICATION OF THE APARTMENT HOTEL

- The classification of Apartment Hotel is carried out under the provisions of Article 42 of Law 13/2011, dated December 23, on Tourism in Andalusia, as amended by Decree-Law 2/2020, dated March 9.
- This classification entails the tourist designation of the apartment, requiring the owner to transfer its use to a single operating company that will manage the entire building, with its commercial and tourist nature prevailing. Reservations for private use cannot exceed the legally established period. Each apartment and parking space is an independent registered property.

APARTMENT EQUIPMENT

- Each apartment will be delivered with an installed kitchen equipped with essential appliances, complete bathrooms, as well as the furniture and items necessary for the hotel activity to which they are designated.

COMMON AREA FACILITIES

- The Arttysur Lux Village Apartment Hotel will offer in its common areas: pool, spa, gym, locker room and ski equipment rental, underground parking, terrace, and solarium.

FEATURES OF THE APARTMENT'S FREE USE

- In accordance with applicable regulations, the reservation for the private use of the apartments by their owners will be limited to:

60 days of free use
or reservation
throughout
the year

OWNER

REVENUE

- Approximately 60% of the operating revenues from unused days during the year

EXPENSES

- % of the building's insurance
- IBI _ Property Tax

HOTEL OPERATOR

REVENUE

- Approximately 40% of the operating revenues from unused days during the year

EXPENSES

- Water, electricity, data, and telephone supplies for the building, apartments, and garages
- Taxes and fees
- Staff and materials for the maintenance of the property and hotel operations
- Mandatory insurance

T H E D R A W I N G S , I N D E T A I L





LEVEL _ -1







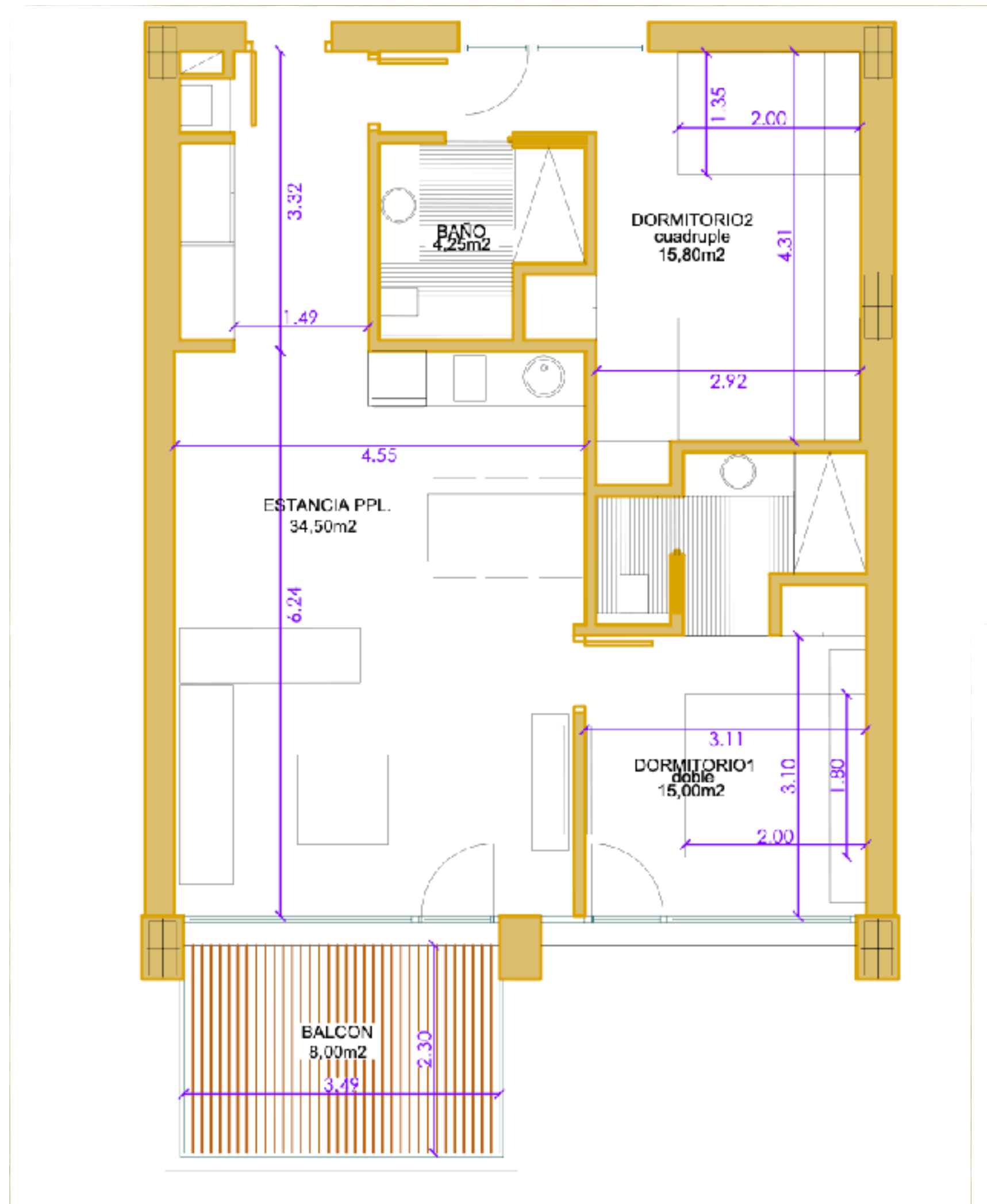
LEVEL_2



LEVEL_3





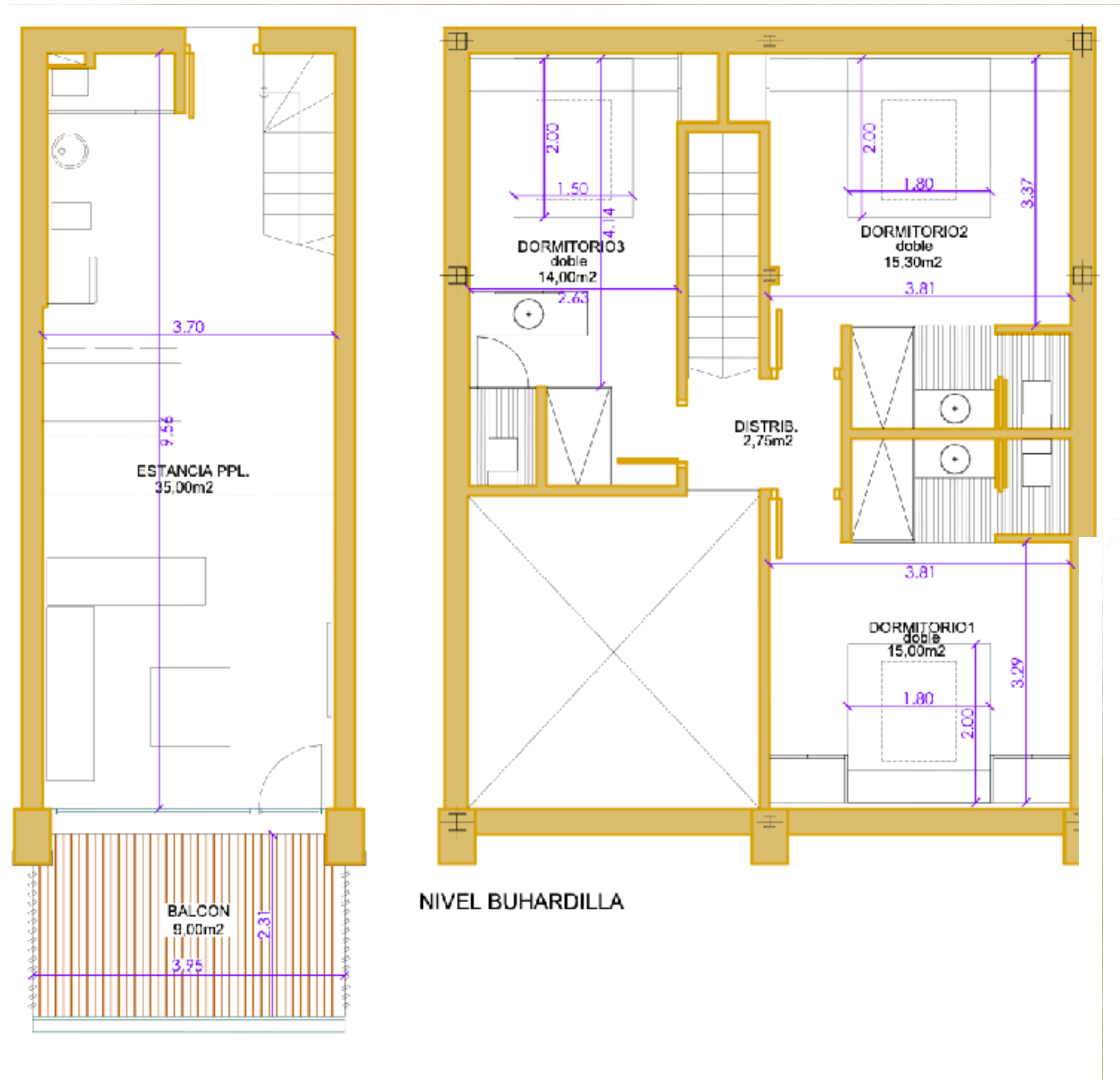


TYPE A
LEVEL 2

- › Built area _ 78.00 m²
- › Balcony _ 8.00 m²
- › Proportional Part (P.P.) of Zones and Common Services _ 24.56 m²
- › TOTAL BUILT AREA _ 102.56 m²



APT_2 BEDROOMS



TYPE B
LEVEL 3

- › Built area _ 97.00 m²
- › Balcony _ 9.00 m²
- › Proportional Part (P.P.) of Area and Common Services _ 30.60 m²
- › TOTAL BUILT AREA _ 127.80 m²



APT_3 BEDROOMS