Soul Sanctuary — Investment Opportunity

Seeking €1,020,000 for 34% equity (1% = €30,000)

Where capital meets consciousness — scale a profitable wellness resort that blends luxury hospitality with integral healing.

Snapshot
- Location: Caldes d'Estrac, Spain — coastal + mild-elevation microclimate.
- Current operation: Fully functioning retreat & hostel; 20+ guest capacity; recurring courses and events.
- Plan: Add luxury thermal bath and a 20-room lodging building to double capacity to 40 and reposition to upscale market.
- Use of funds: Thermal bath (€174k), new lodging building (€482–609k), property upgrades and operating runway. (Detailed pro-forma available.)

Key Financial Highlights
- Current annual revenue (owners' reporting): €63k (courses + lodging); expenses €45k.
- Projected stabilized revenue (post-upgrade): courses €50k; lodging €268k.
- Investment sought: €1,020,000 for 34% equity (real estate included).
- Target returns: modeled 24% ROI on new lodging building (detailed IRR scenarios in investor pack).
- Investor protections: Limited liability for operational debt; defined share rights; dividend policy.

Why This Deal
- Proven operations: revenue-generating today; owner-managed with track record.
- Market tailwinds: demand shift to coastal-elevated destinations; wellness tourism growth.
- Asset + business: equity includes real estate appreciation and operating cash flow.
- Unique investor benefits: accommodation discounts, exclusive courses, counseling sessions tied to share size.

Use of Funds (high level)
- New thermal bath & completion: €174k
- New 20-room residential building: €482–609k
- Property upgrades (luxury repositioning): €240k
- Working capital & marketing: remaining allocation

Ownership & Offer
- Current owners: Elisabeth Serra €1M (33%), Joan Condal €1M (33%)
- Available to investors: 34% (total raise €1,020,000)
- Minimum ticket: €30,000 (1% share). Transfer and exit guided by shareholder agreement.

Milestones & Timeline
- Fundraise close → immediate start on thermal bath → 6–12 months for thermal completion → lodging construction phased over 12–18 months → operational ramp to luxury positioning within 24 months.

Risk & Mitigation (summary)
- Seasonal demand: diversify courses and corporate retreats; dynamic pricing.
- Construction: fixed-price bids, contingency budget, staged build.
- Regulatory: existing permits mapped; legal counsel retained.

Next Steps
- Download investor pack (financials, cap table, legal summary, visuals).
- Schedule a 30-minute investor call or site visit.

Contact
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