

MARY BEREZOVSKY

RE/MAX Grupo Urbe

Real Estate INTERNATIONAL

PARTNER IN SPAIN

BUILDING LONG-TERM
INTERNATIONAL REAL ESTATE
PARTNERSHIP

2026



MARY BEREZOVSKY

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2026



Every day I manage residential properties in Madrid, and I invite you to explore not only the historic heart of Spain — the land of castles — and across Spain's prime coastal markets.



Hola
SOY MARY

I´m an international real estate partner in Spain, helping realtors from the USA and Europe collaborate on qualified cross-border property referrals, with local expertise in Madrid and premium residential markets.



www.remaxmary.es

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WHY MADRID, WHY NOW

01

Accessible Entry Compared to Other European Capitals

Compared to cities such as Paris, London, or Milan, Madrid offers significantly lower entry prices for prime assets while maintaining comparable lifestyle appeal and economic relevance.

02

Estimated Annual Returns: 6–7% (Indicative)

Depending on asset type, location, and strategy, well-selected residential properties in prime or central urban areas may achieve estimated gross annual returns in the 6–7% range.

03

Growing International Demand

The city is perceived as politically stable, culturally attractive, and economically resilient. This diversification of buyer profiles strengthens long-term demand and supports asset value preservation.

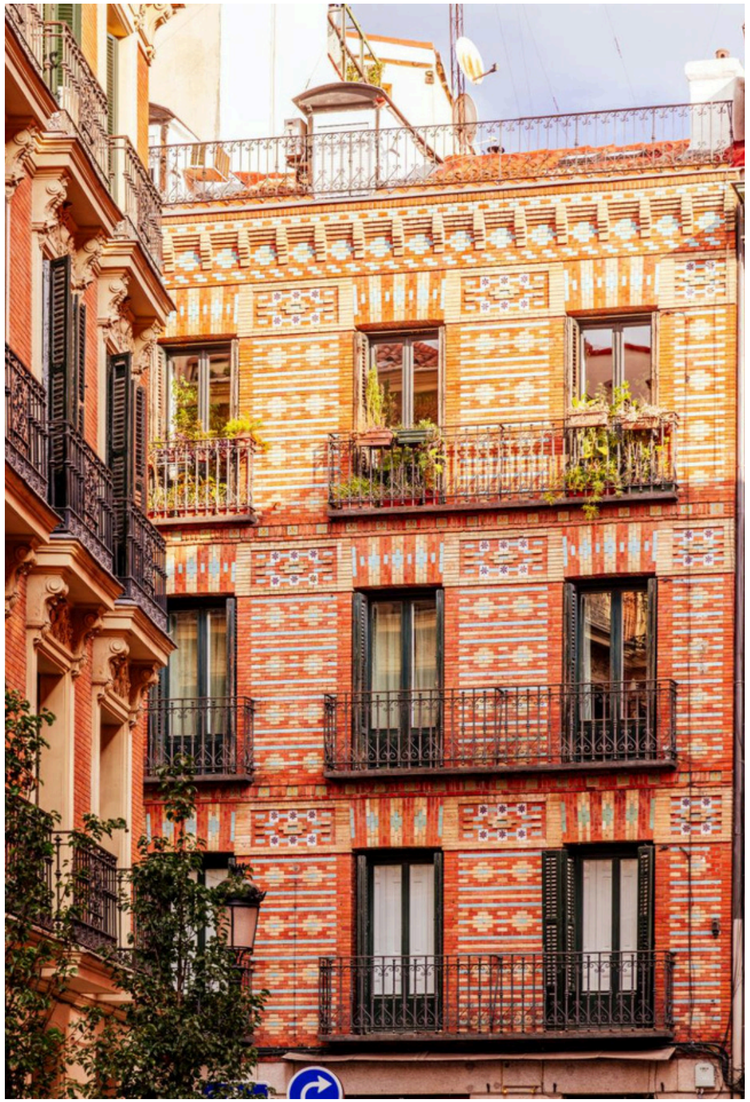




HERITAGE & UNIQUE ASSETS · 2.750.000 €

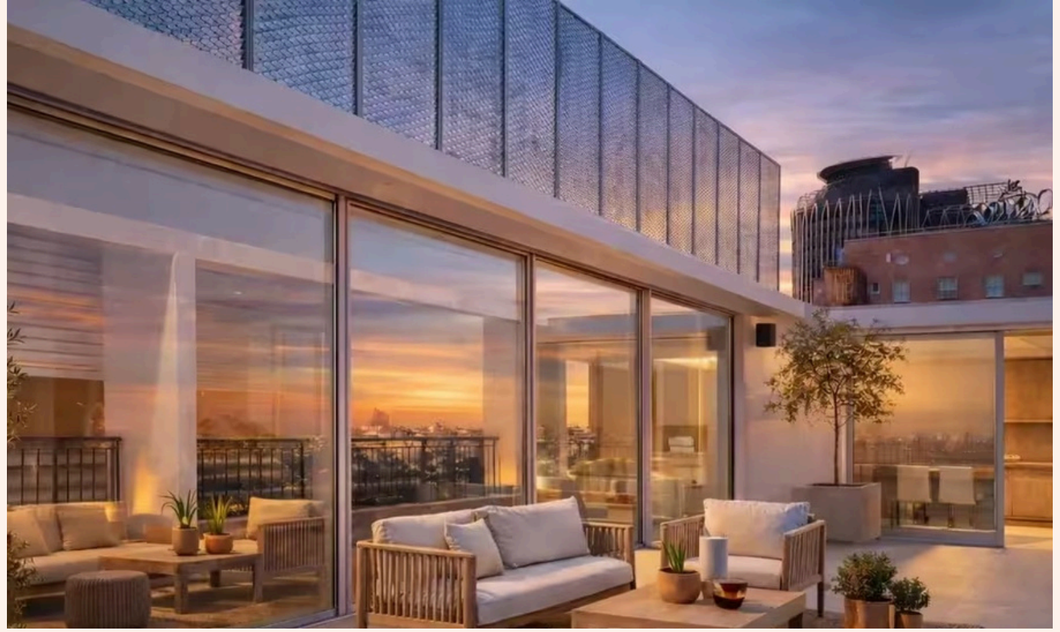


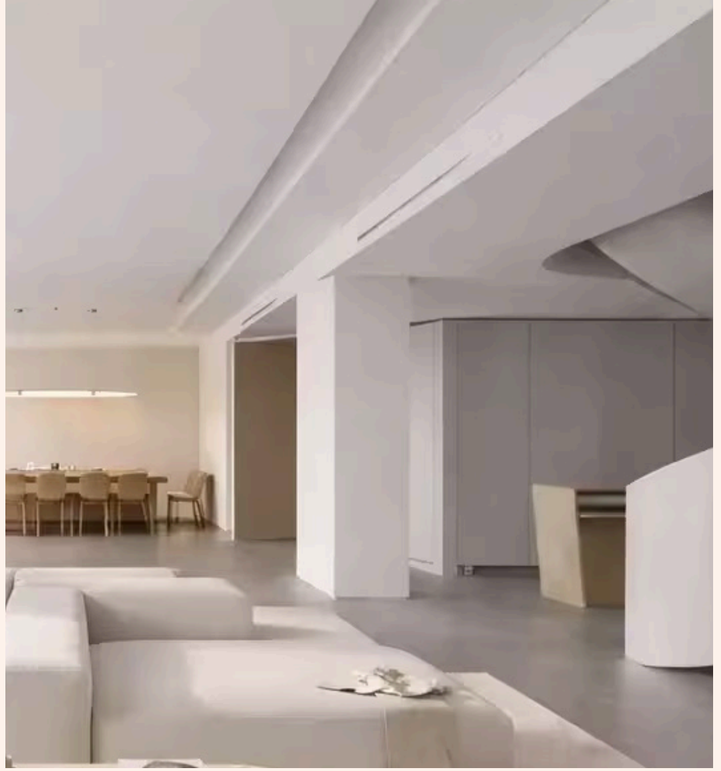
RESIDENTIAL, NORTHWEST MADRID · 2.210.000 €



HISTORIC DISTRICTS HIGH LIQUIDITY · 850.000 €

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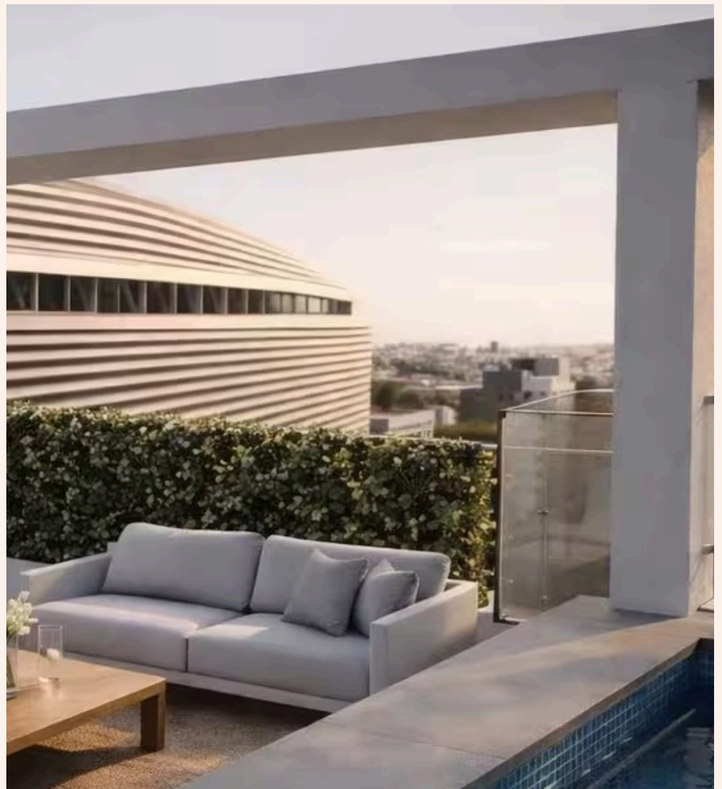


MADRID | CURATED ASSET TYPES

Casa Moderna

Exclusive Penthouse & Unique Assets, with a constructed area of 462 m², where light and elegance predominate, is designed to offer an unparalleled living experience, combining spaciousness, privacy, cutting-edge technology, and a privileged setting. Facing all four cardinal directions, it receives natural light throughout the day.

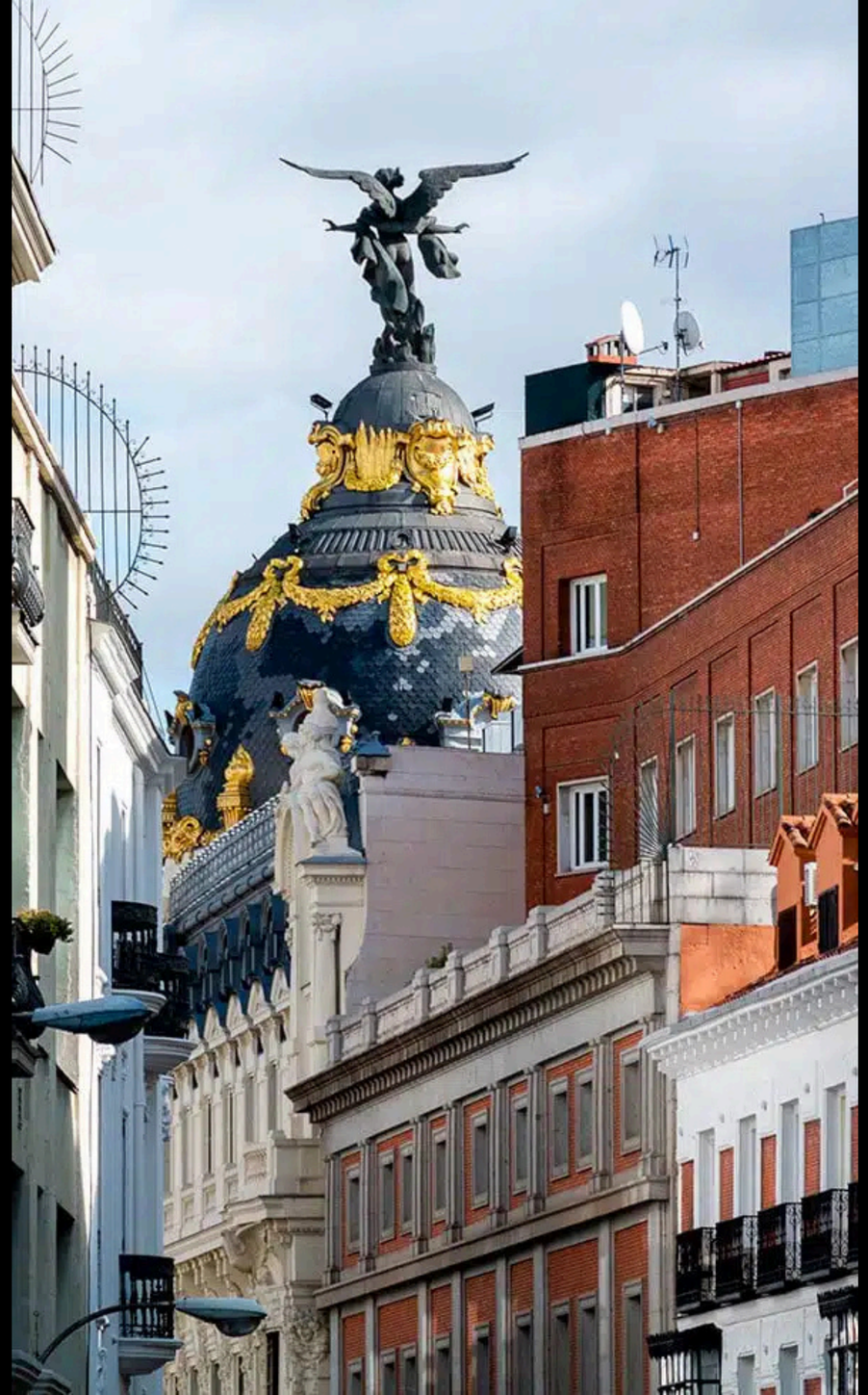
HISTORIC DISTRICTS HIGH LIQUIDITY · 5.600.000 €





· HOW WE COLLABORATE

Client relationship remains	Your relationship with the client remains fully under your control. I act as your trusted local partner in Spain, executing the transaction while you maintain the advisory role and client communication in your market.	FULL TIME
Local Execution	I manage the full acquisition process in Spain, including property sourcing, comparative market analysis, negotiation strategy, and coordination with legal and notarial professionals. Your client receives local expertise while you maintain strategic oversight.	IN SPAIN
Transparency the process	Every step of the transaction is documented and communicated clearly. From property evaluation to closing coordination, you and your client receive structured updates and professional reporting.	YOU HAVE
Protection Client's Capital	The transaction process in Spain requires careful verification of title, documentation, and contractual terms. My role is to protect both your client's investment and your professional reputation by ensuring the transaction is executed securely and correctly.	TRUST PARTNER





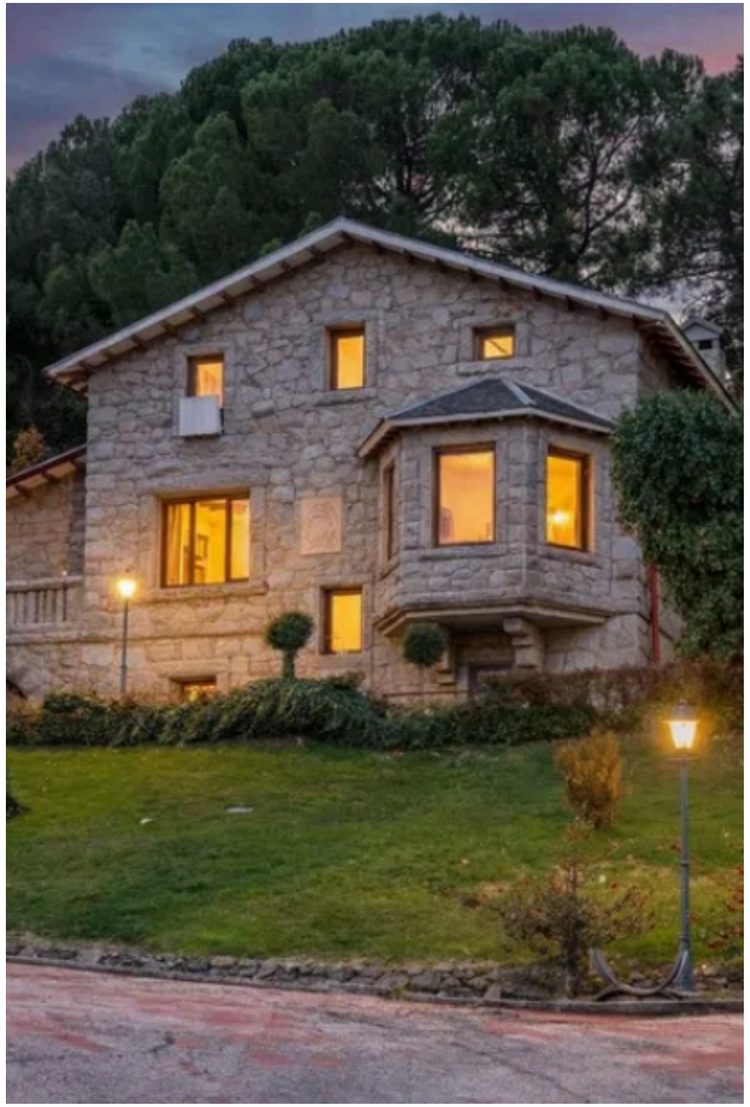


Curated Opportunities Across Spain

· Prime residential apartments, fully refurbished

· Gated chalets and private villas in northwest Madrid

· Unique heritage assets: castles and singular properties for value-add strategies



HERITAGE & UNIQUE ASSETS · 3.950.000 €



BALEARIC ISLAND HOUSE · 4.450.000 €



NEW-BUILD RESIDENTIAL APARTMENTS · 528.000 €

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Coastal Investment Profile

CURATED ASSET TYPES:

These coastal investment opportunities include premium modern villas, architecturally distinctive residential developments, and tourism-oriented aparthotel projects. Together they combine contemporary design, strong lifestyle appeal, and hospitality-driven income potential, offering investors a balanced mix of private luxury residences, high-demand rental properties, and commercial real estate assets in established Mediterranean destinations.



· HOLIDAY APARTHOTEL INVESTMENT



· PREMIUM MODERN VILLAS



· RESIDENTIAL COMPLEXES



· RESIDENTIAL COMPLEXES

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HOLIDAY APARTHOTEL
INVESTMENT

COSTA BLANCA, BENIDORM,
ALICANTE PROVINCE

INVESTMENT APPEAL

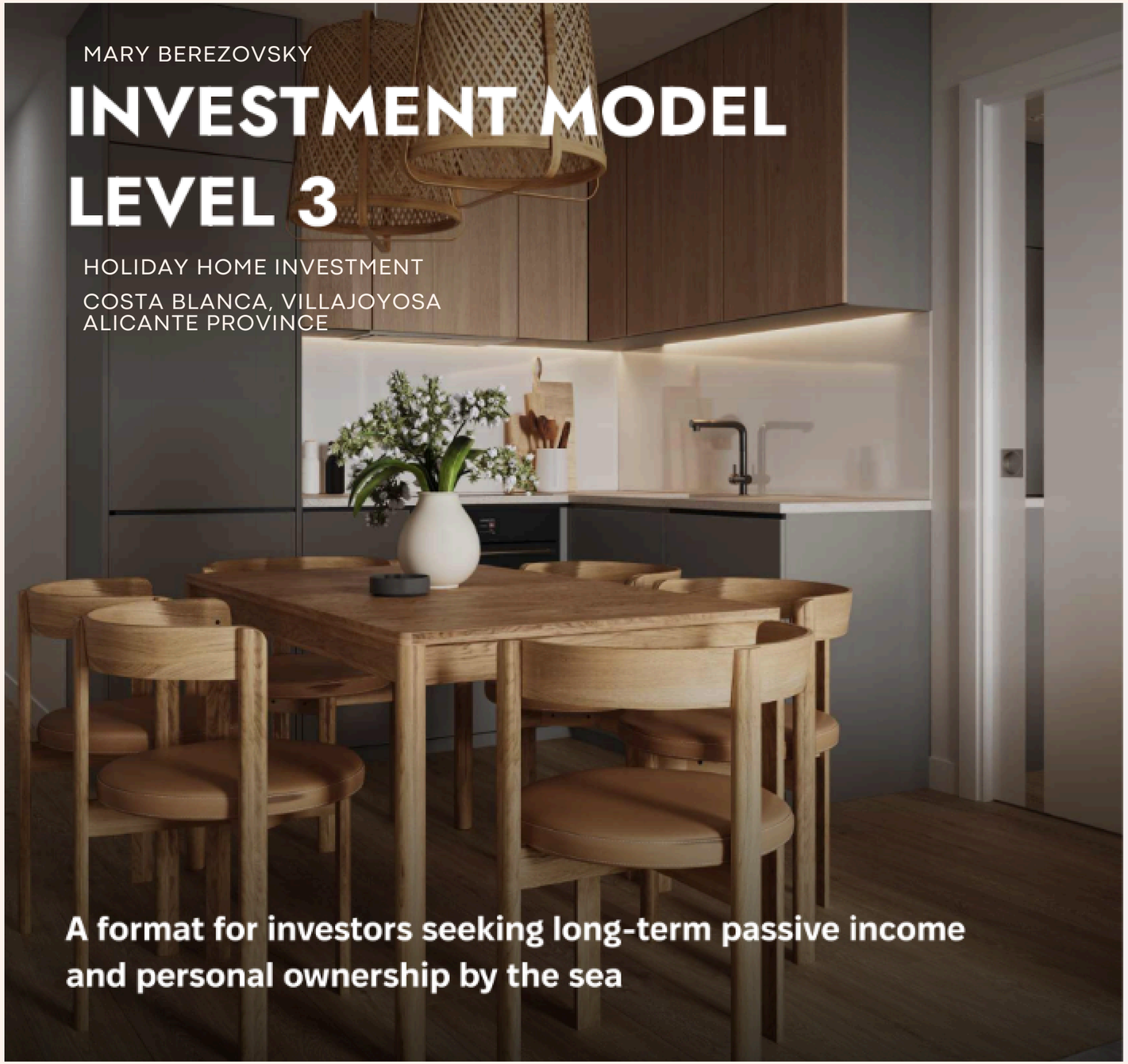
€ 89 000
price per lot

8.17%
guaranteed annual ROI

DECEMBER 2026
project completion

- Flexible investment options with transparent structure and guaranteed returns
- Implemented as part of the Hilford network — a proven developer with active projects
- Hotel management included: the project team accompanies the entire cycle — from construction to operation





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INVESTMENT MODEL LEVEL 3

HOLIDAY HOME INVESTMENT

COSTA BLANCA, VILLAJOYOSA
ALICANTE PROVINCE

A format for investors seeking long-term passive income and personal ownership by the sea

Passive income through rental

350 773 €
Starting unit price

6,82 %
Annual ROI

23 911 €
Annual investor profit

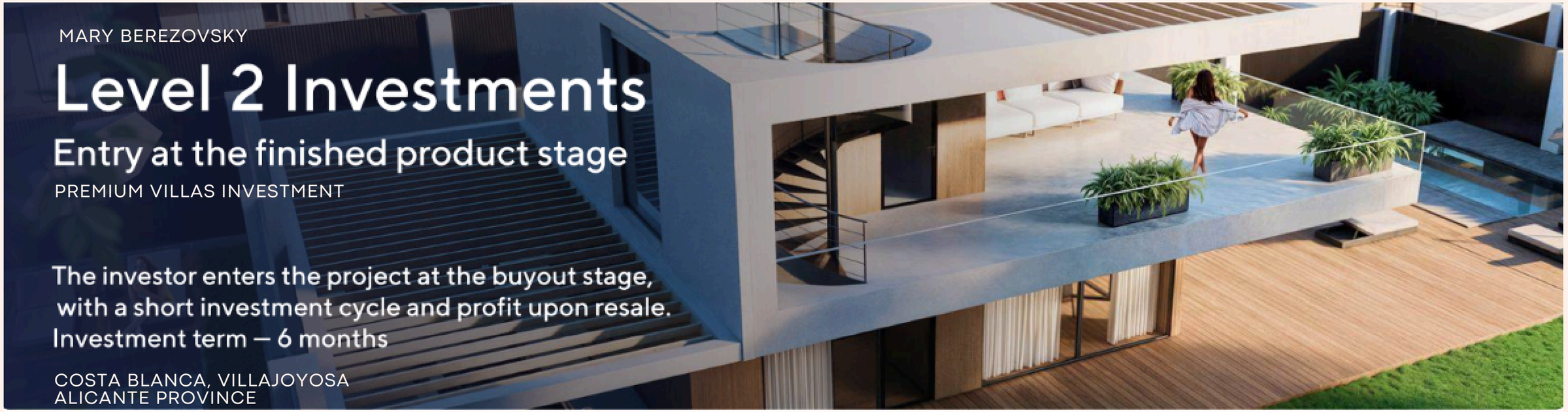
15 years
Payback period

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Level 2 Investments

Entry at the finished product stage

PREMIUM VILLAS INVESTMENT



The investor enters the project at the buyout stage, with a short investment cycle and profit upon resale.
Investment term — 6 months

COSTA BLANCA, VILLAJOYOSA
ALICANTE PROVINCE

	Investment model 100%	Investment model 70%	Investment model 50%
Entry from	410 000 €	316 070 €	243 826 €
Investor ROI	18,94%	12,00%	9,40%
Investor profit	77 654 €	37 928 €	22 920 €



LET’S EXPLORE YOUR FIRST OPPORTUNITY

· Strategic adquision, not simple purchase
Maximizing value, controlling risk and negotiating with precision

· International seller access
You make every decision. We make focus strategy, coordinated investment and full dedication to your property

· Professional fees
Aligns incentives and allows full deployment of international mortgage processes and negotiation resources.

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