

2024

INVESTMENT PITCH

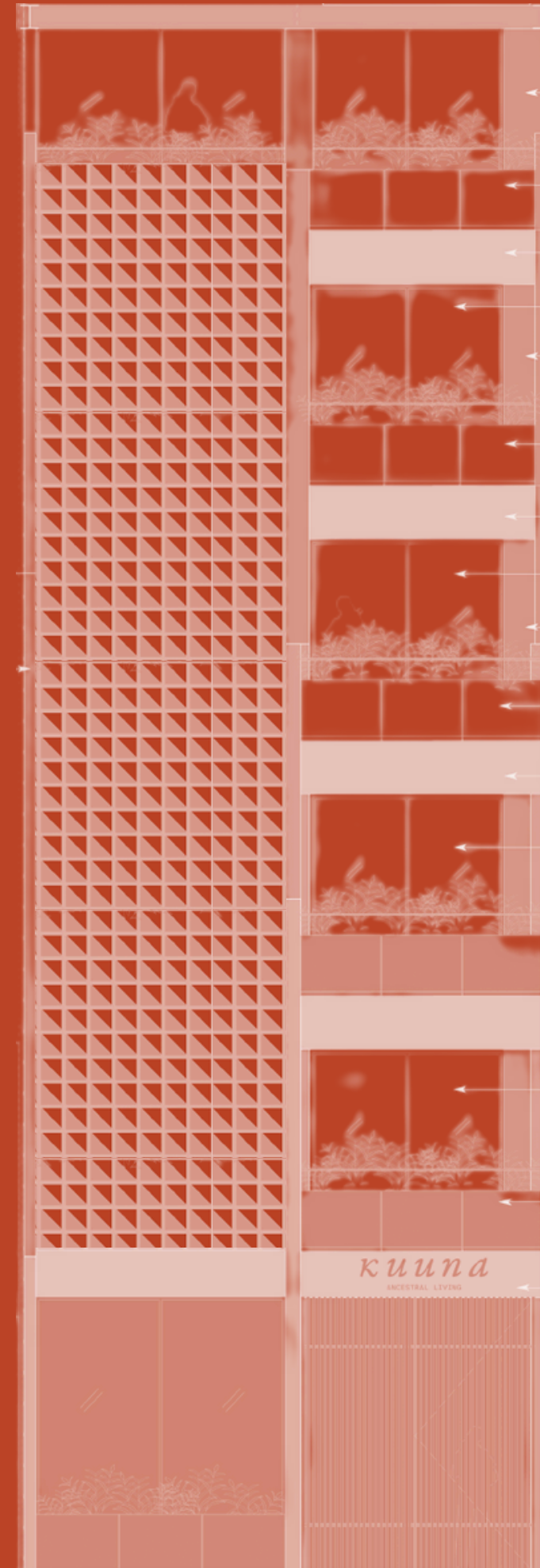


324 226 1474



KUUNA

PROV.MDE.COL.



PROMOTERS:

4WARD

CONSTRUCTION:

CONSTRUCTORA ASCENSO

MANAGEMENT:

LOCALE CONSTRUCTORA

SALES:

CONSTRUCTORA ASCENSO

WYNWOOD-HOUSE

www.kuuna.co




Ancestral Living & Investing

Penthouse 360 jacuzzi view render



PROYECTO

KUUNA - ANCESTRAL LIVING is a short-rent tourist housing project, located in the heart of Provence (Poblado, MDE), and with a disruptive architectural proposal for the sector and the city.

 EDIFICATION
ON A FOOTPRINT OF 165 M2 OF LOT, 1 BASEMENT AND 6 FLOORS OF PROFITABLE APARTMENTS ARE BUILT, FOR A TOTAL OF 950 M2 BUILT.

 APARTMENTS
BETWEEN 5 APARTMENTS AND 2 HOTEL ROOMS, IT HAS 14 BEDS DISTRIBUTED IN ROOMS OF DIFFERENT RATE RANGES AND LUXURY AMENITIES.



SPOT



*
Medellín
Provenza



Gastronomy



Nature



Culture

PROVENENZA

KUUNA

PARQUE LLERAS

VIA PRIMAVERA

VIA PROVENZA



LOCATION

[GOOGLE MAPS](#)

EL POBLADO

LAS LOMAS NO.1

CALLE 10

CALLE 10A

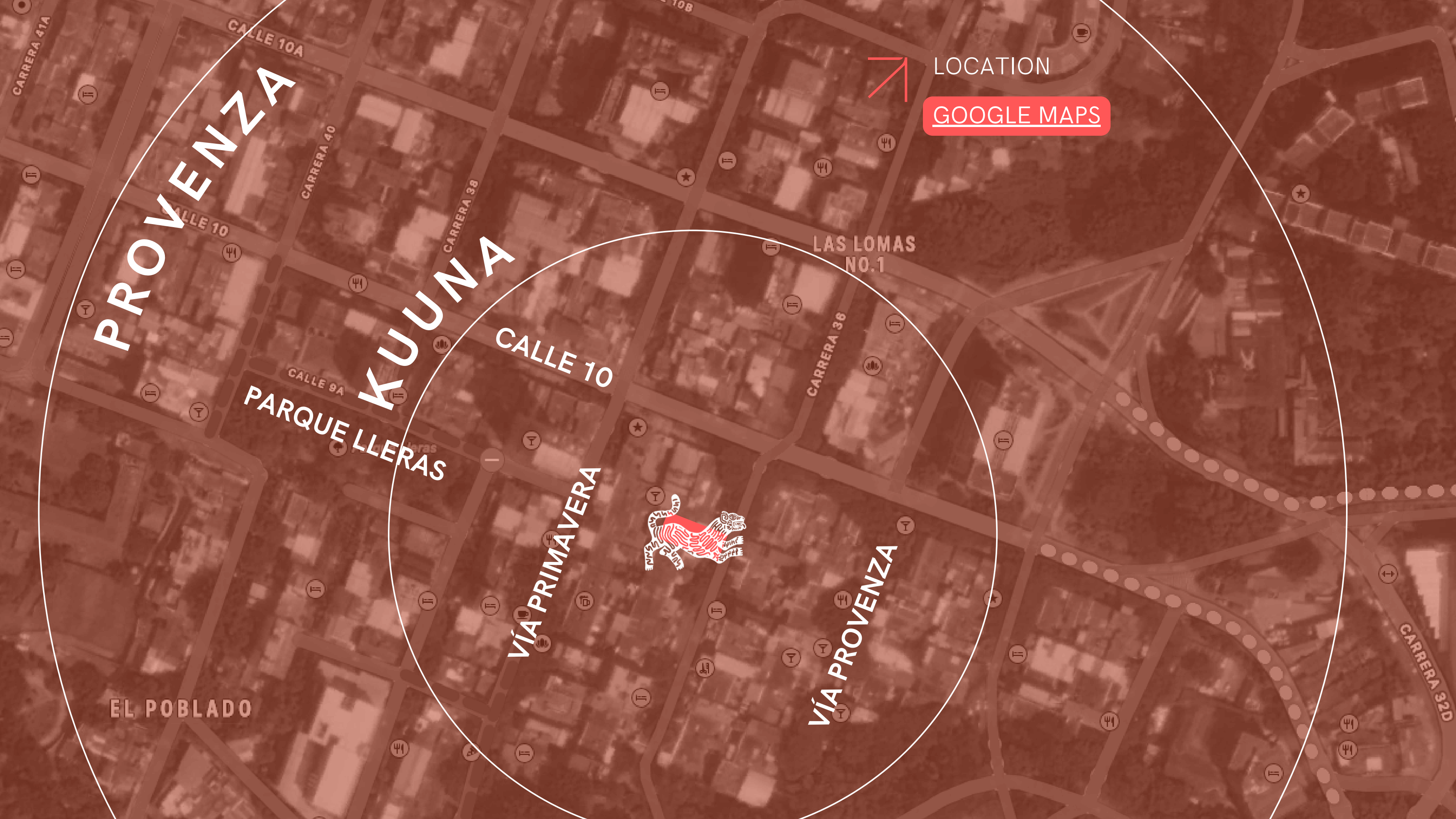
CALLE 9A

CARRERA 40

CARRERA 38

CARRERA 38

CARRERA 32D





furniture
5am

Apartment's Render



wynwood*
HOUSE

Invierte ahora

Render



lightning
fokUSS

Room Render

MODEL



The 14 beds in the project are distributed in height, each floor feels like an exclusive space for the apartment and its amenities such as jacuzzi, internal terrace, external balcony, etc.



PARTNERSHIP

A KUUNA SAS company was established, from which the owners of the property will have their proportion assured through shares issued in their favor in a model of transparent and majority bylaws.

The company will make decisions through democratic mechanisms of the board of directors and assembly in proportion to the size of the shareholders.

It has preemptive right statutes and SARLAFT checks for the free and safe sale and purchase of shares.

PROPERTY

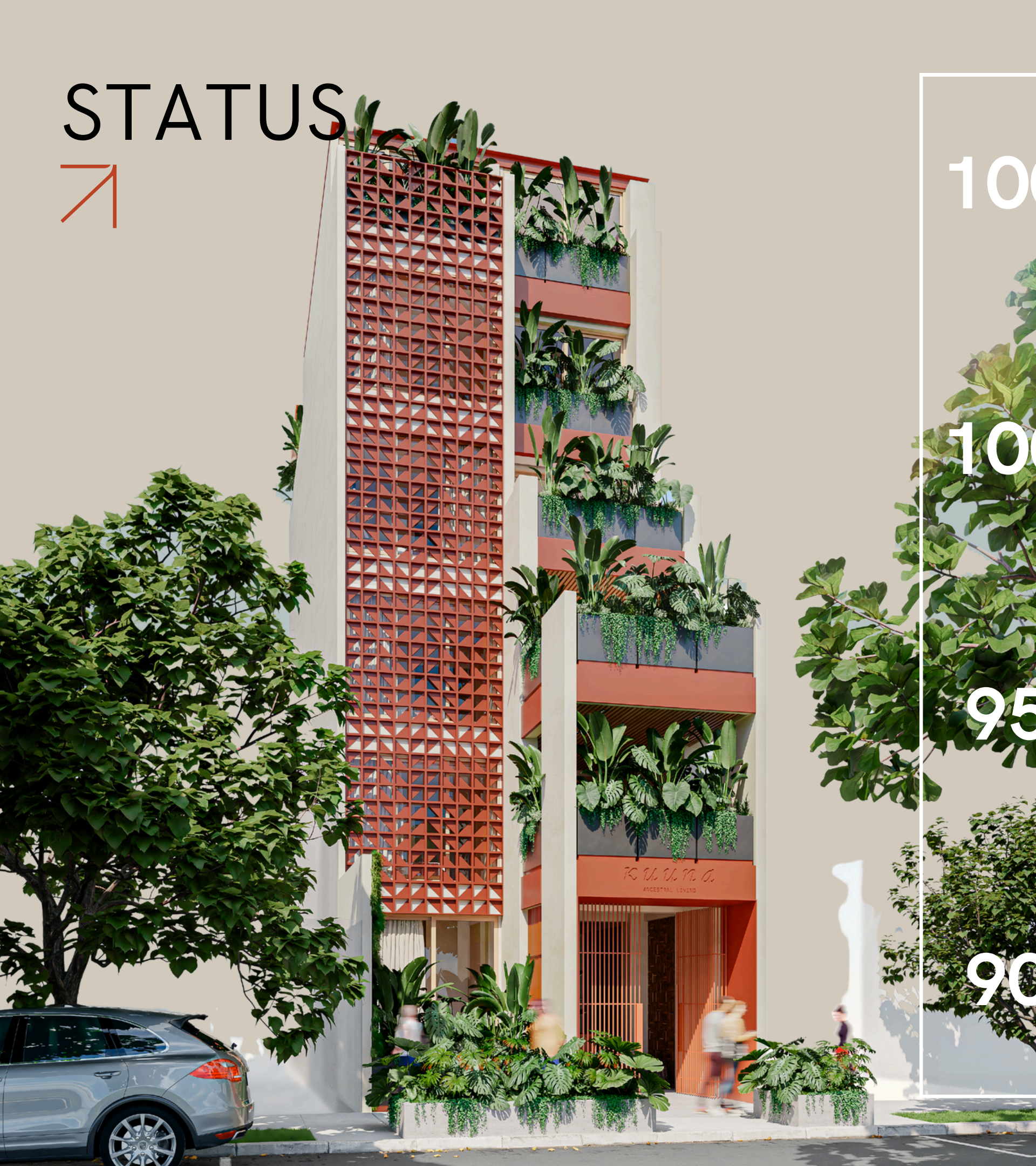
It will remain parked in a parking trust in Alianza Fiduciaria, whose property will be 100% owned by the company KUUNA SAS and its shareholders.

PROPERTY MGMNT

The company will hire WYNWOOD HOUSE by mandate who will be in full charge of the property, the rents, and who will disperse their profits to the shareholders on a monthly basis (or as defined by the company).



STATUS



100%

PARTNERSHIP
Legally created.

100%

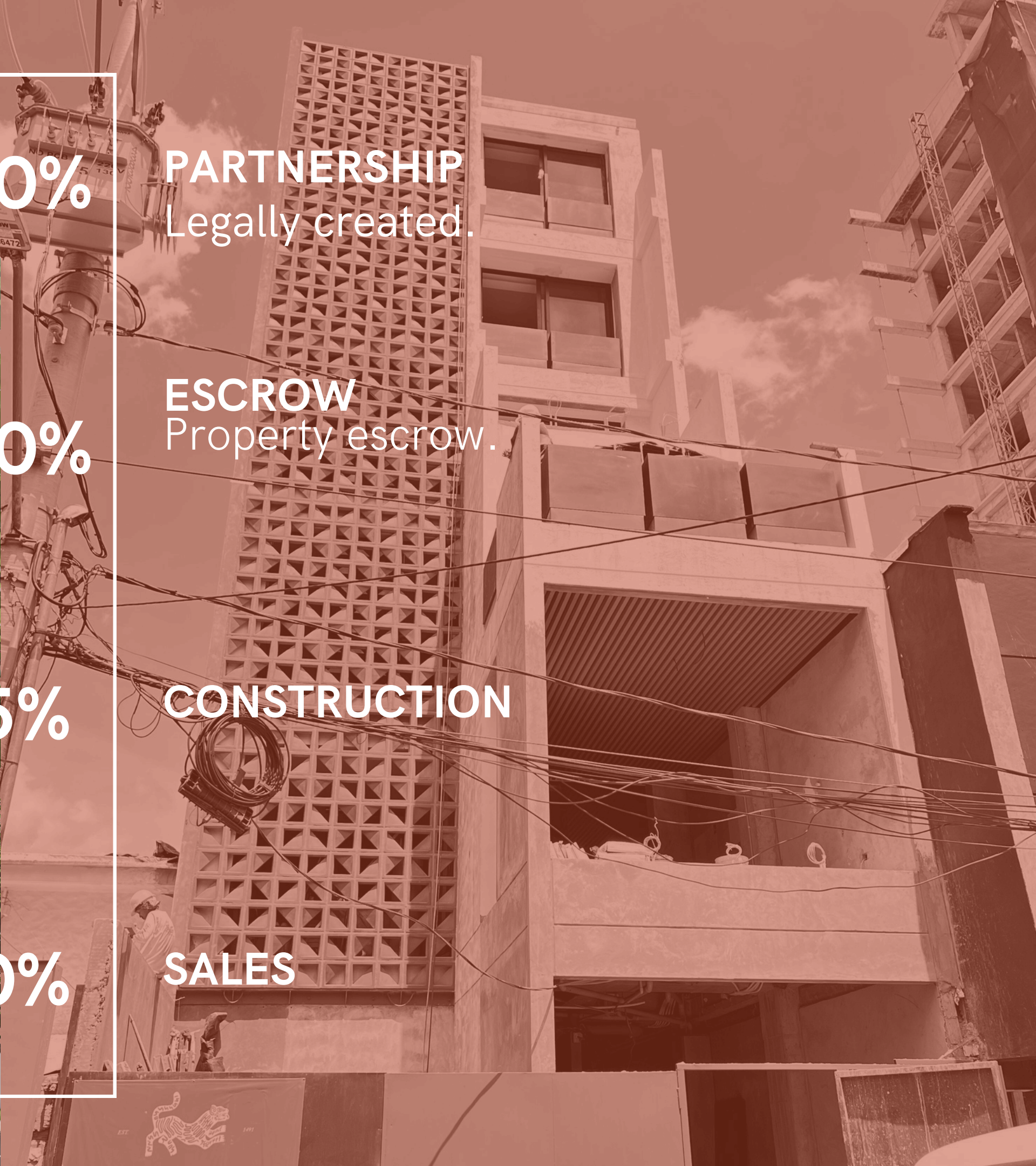
ESCROW
Property escrow.

95%

CONSTRUCTION

90%

SALES



Invest



Points	Price	Payments	Monthly Profitability	Profitability + Valuatiton
0.25%+	\$40M (\$10K USD)	10% at closing and 2 payments of \$18,000,000	0.80%	1.70%
0.50%+	\$75M (\$18.75K USD)	10% at closing and 2 payments of \$33,750,000	0.85%	1.72%
1.00%+	\$140M (\$35K USD)	10% at closing and 2 payments of \$63,000,000	0.90%	1.80%

Want to improve your profits?

Ask us about our early payment discounts.

*Profitbility calculated based on market's ADR and percentage of occupancy rates.

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MANAGER CONTACT:
SEBASTIÁN LÓPEZ
+57 3173748068

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