



International Real Estate Consultancy





Introduction

Grup Promcovi



The Company Group

- ➔ Since 1989, in Vilafranca del Penedés (Barcelona, Spain).
- ➔ Young, qualified and multi-specialist team.



Experience
Innovation
Professionalism

We offer exclusive, functional projects, each with their own identity and excellent quality.



Activities

Business Areas

- ➔ Property Development
- ➔ Land Management
- ➔ Projects
 - ☒ Architecture
 - ☒ Town Planning
 - ☒ Engineering
- ➔ Construction
- ➔ Commercialization
- ➔ After-Sales Service
- ➔ Real Estate Consultancy
 - ☒ National
 - ☒ International



Comprehensive Development
of Real Estate Projects.

Arquitect



EDIVILA





Promcovi Mission

Grup Promcovi works with
solvency and vocation of service
in order to improve people's quality of life and comfort,
respecting the environment and integrating it
into the projects with a **high ethical commitment**
which brings it closer to society
and guarantees **unbeatable quality**
throughout the entire process.



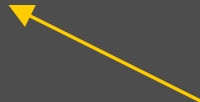
Our Principles: COMMITMENT



Client



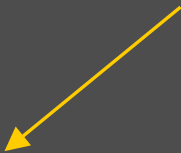
Ethics



Innovation



Quality

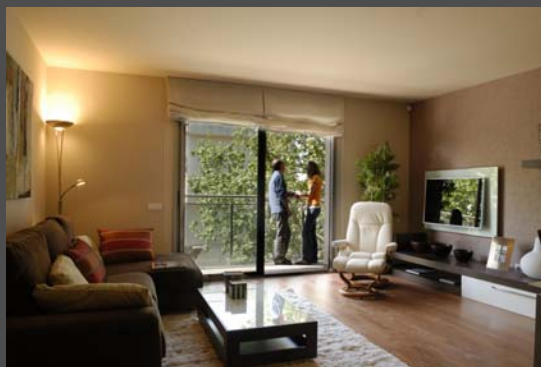


Team



Commitment with the CLIENT

Our commitment with the **CLIENT** compels us
to seek **the best solution** in each case
and to offer **the support needed**
to obtain all the guarantees and
maximum satisfaction of quality and service.




Respect, Service, Excellence



Services


International Real Estate Consultancy



Basic Consultancy

Services

- ➔ Location on property projects at origin.
- ➔ Discrimination-Selection.
- ➔ Prior “Due Diligence”.
 - ☒ Legal
 - ☒ Property value
 - ☒ Town planning
- ➔ Basic research for town planning optimization.
- ➔ Basic research for optimization of uses.
- ➔ Initial feasibility analysis.
- ➔ Exclusive contracting for transmission.



Basic Consultancy

Services

- ➔ Drawing up of documents & reports.
 - ☒ Updated information on the country.
 - ↳ General information
 - ↳ Infrastructures/ Communications
 - ↳ Big projects
 - ↳ Financial information
 - ↳ Real Estate market analysis
 - ☒ Market Research.
 - ↳ Macro
 - ↳ Per product
 - ↳ Per location
 - ☒ Analysis of project feasibility.
 - ☒ Alternatives to optimize the investment.
 - ↳ Disinvestment
 - ↳ Added value management
 - ↳ Finalist development
 - ☒ Road map for transmission.



Basic Consultancy

Services

- ➔ Capture/ Selection of investors in Spain for the project.
- ➔ Backing and management of the legal process of buying and selling of land.



Management Consultancy

- ➔ Generation of added value to land purchase.
 - ☒ Town planning optimization research
 - ☒ Research into optimization of uses
 - ☒ Order and tutelage of the first draft
 - ☒ Feasibility analysis
 - ☒ Management for architectonic and town planning adaptation.
 - ☒ Architectonic and town planning viability

- ➔ Final appraisal of the project.

- ➔ Alternatives for investment optimization.
 - ☒ Disinvestment
 - ☒ Complementary management
 - ☒ Finalist development



Project Management

Launching

- ➔ Initial plan for design and construction phases.
- ➔ First master plan of project costs.
- ➔ Report on requirement to be fulfilled by the project.
- ➔ Hiring of project team and project management.



Project Management

Design

- ⇒ Detailed plan for the design stage.
- ⇒ Project management instructions manual.
- ⇒ Project control.
- ⇒ Coordination of project designers.
- ⇒ Implementation of design corrective measures.



Project Management

Bidding

- ➔ Preparation of bidding documentation.
 - ☒ Project
 - ☒ Measurement status
 - ☒ Specification sheet
 - ☒ Preliminary building plan

- ➔ Selection-Invitation of bidding parties.
- ➔ Analysis of the different offers.
- ➔ Optimization and negotiation of the offers.
- ➔ Best offer selection.
- ➔ Hiring of main contractor.



Project Management

Construction

- ⇒ Prior revision of executive documentation.
 - ☒ Executive project
 - ☒ Final planning

- ⇒ Regular checking of the project.
- ⇒ Supervision of project management.
- ⇒ Supervision of production.
- ⇒ Control of modifications and costs.
- ⇒ Control of works invoices.



Project Management

Delivery

- ⇒ Revision prior to provisional reception.
- ⇒ Supervision of final works settlement.
- ⇒ Supervision of final works documentation.
- ⇒ Supervision of *as-built* plans.
- ⇒ Supervision of final works statement.



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