



M BOGOTÁ - WHERE LUXURY AND PROFITS COME TOGETHER

Commercial proposal presented by Sara Estrada

Hello,

We are pleased to hear of your interest in M Bogotá. We know that purchasing apartments is a strategic decision and we are here to offer you an investment opportunity that combines elegance and high profitability.

In this proposal, you will find all the details of the apartments that you could choose and could be part of your portfolio, guaranteeing a solid business model with high demand in the market.

We invite you to visit our building and experience first-hand the design, quality and profitability of our apartments. In addition, we will show you units that are already generating income, so you can have complete confidence in your investment.

We are here to answer any questions and support you throughout the entire process. Please feel free to contact me to schedule a personalized visit or discuss any aspect of the proposal.

Cordially,



Sara Estrada

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saris1127@gmail.com

Mobile: +57 305 295 2099

Profitability in Bogota Colombia

Short, medium and long term rentals

Mconstruction offers homeowners in Colombia an excellent investment opportunity. By renting out their properties for short, medium or long stays, either through digital platforms or independently, our clients can obtain lucrative monthly returns.

Tourism demand in Colombia has increased significantly over the past year, with the number of visitors to major cities doubling. This growth highlights the continued expansion of the tourism sector, especially in Bogotá, which requires more resources to improve the visitor experience in the city's bustling commercial, cultural and entertainment centres.



"Exclusive"

More than an investment, a lifestyle

"More than a render,
it is a reality."





The EPIC Penthouse

**“Stop waiting.
“Start living!”**

"Penthouse with
private jacuzzi on the
terrace and custom
finishes."





Calle 30 sur #51F-98 en Alcalá, Bogotá

The best location in Bogotá

You can find everything you need at **20 minutes**

Walking Driving

- 1. **Airport.** — 18 min.
- 2. **Café Starbucks.** — 6 min.
- 3. **Major Center Mall.** — 8 min.
- 4. **Mall Plaza Las Americas.** — 10 min.
- 5. **World Adventure Park.** — 8 min.
- 6. **Carulla.** — 4 min.
- 7. **Bancolombia.** — 6 min.
- 8. **Football stadium.** — 7 min.
- 9. **Restaurant Area.** — 9 min.
- 10. **Selina.** — 18 min.

Car journeys may vary depending on traffic conditions, but none of the destinations are more than 30 minutes away.

ALCALÁ, BOGOTÁ

“The best quality.
luxury standard.”

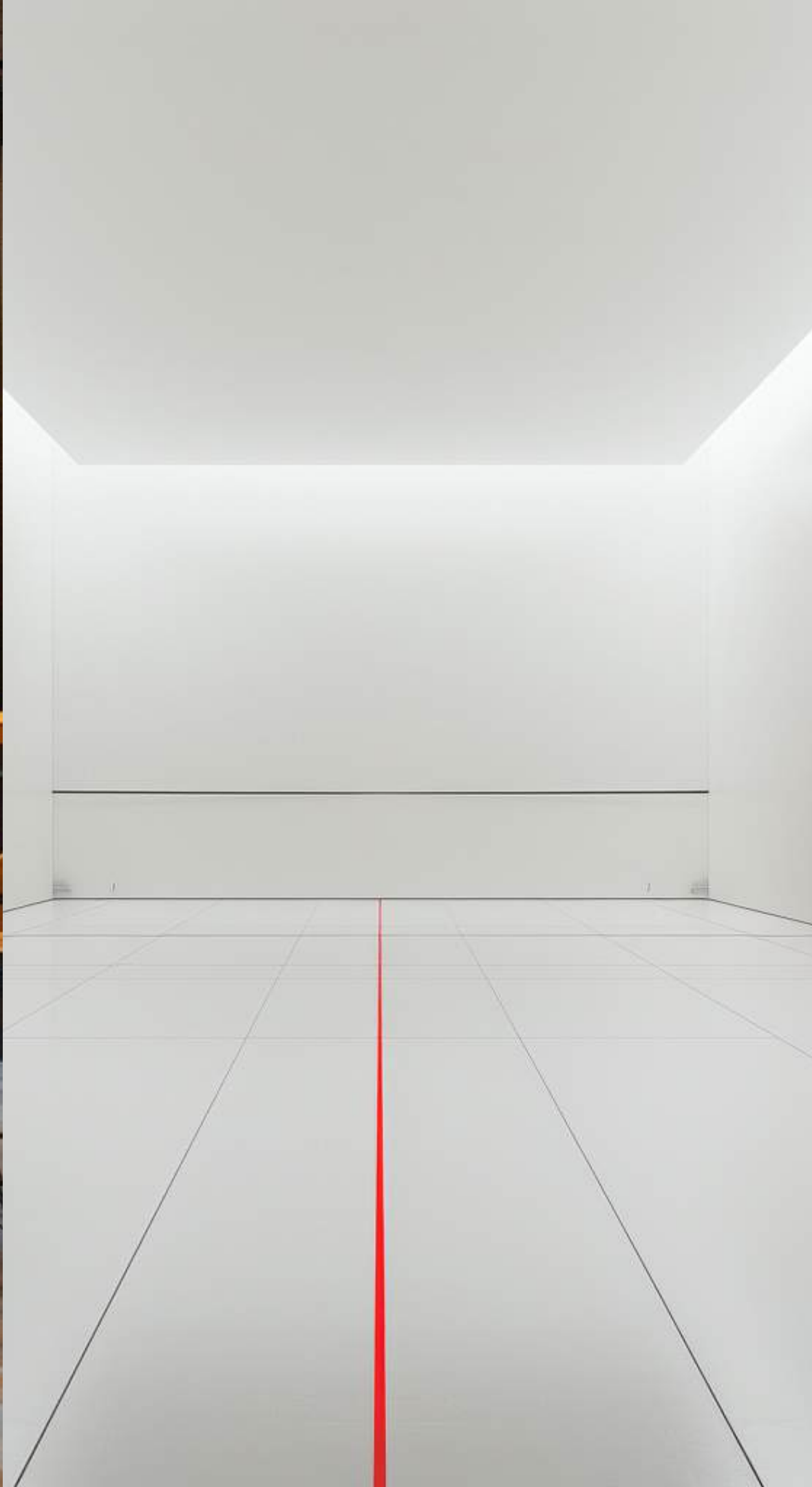


M spaces maintain high standards
of safety and comfort for all
guests and visitors.



Lobby

We excel in providing luxurious amenities.



**Coworking
and
squash
court**



Rooftop

Typologies.

	THE EPIC PENTHOUSE	ROOFTOP				6
506		504	503	501	502	5
406		404	403	401	402	4
306	THE EPIC DUPLEX	304	303	301	302	3
206		204	203	201	202	2
LOBBY						1
ACCES						S

General distribution.

Peace of mind guaranteed and facilities that enhance this luxurious experience.



Type S

one bedroom
apartments.

Apartment Tipo S

Single height — Available from 2nd to 5th floors.

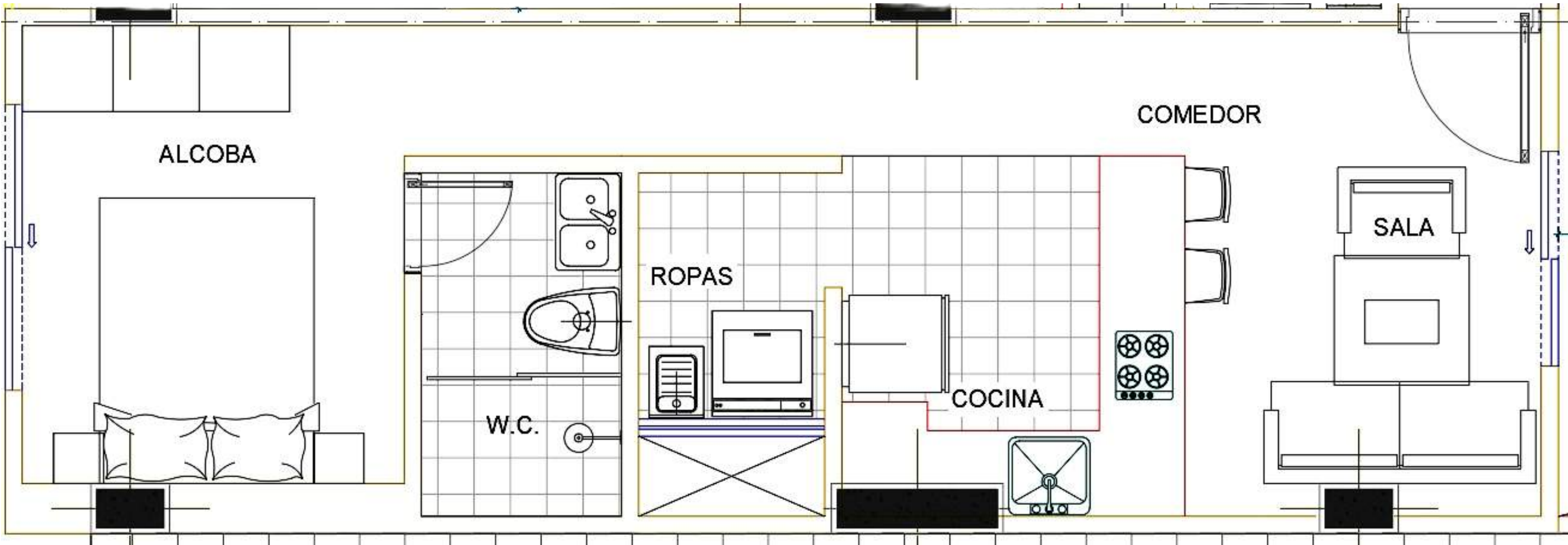


Tipo S.

Apartment 202-302
-402-502

- Living room
- Open kitchen
- Laundry room
- 1 bedroom
- 1 bathroom

Built-up area (approx.):
39,20 m2



Construction images, renderings, and descriptions are provided for illustrative purposes and are subject to change without notice. These modifications may be initiated by the developer at its discretion or in response to external factors. Described services and amenities may vary based on the unique characteristics of the structure. Square footage, unit specifications, and common areas are dependent on final construction plans approved by the relevant authorities. All measurements in this material are approximate. Renderings, floor plans, typologies, and amenities are subject to possible modifications without notice. The developer reserves the right to implement such adjustments.



Type I

Type I1 and I2

One bedroom units with balcony.



Apartment **Type I**

Single height — Available from 2nd to 5th floors.

Type I1.

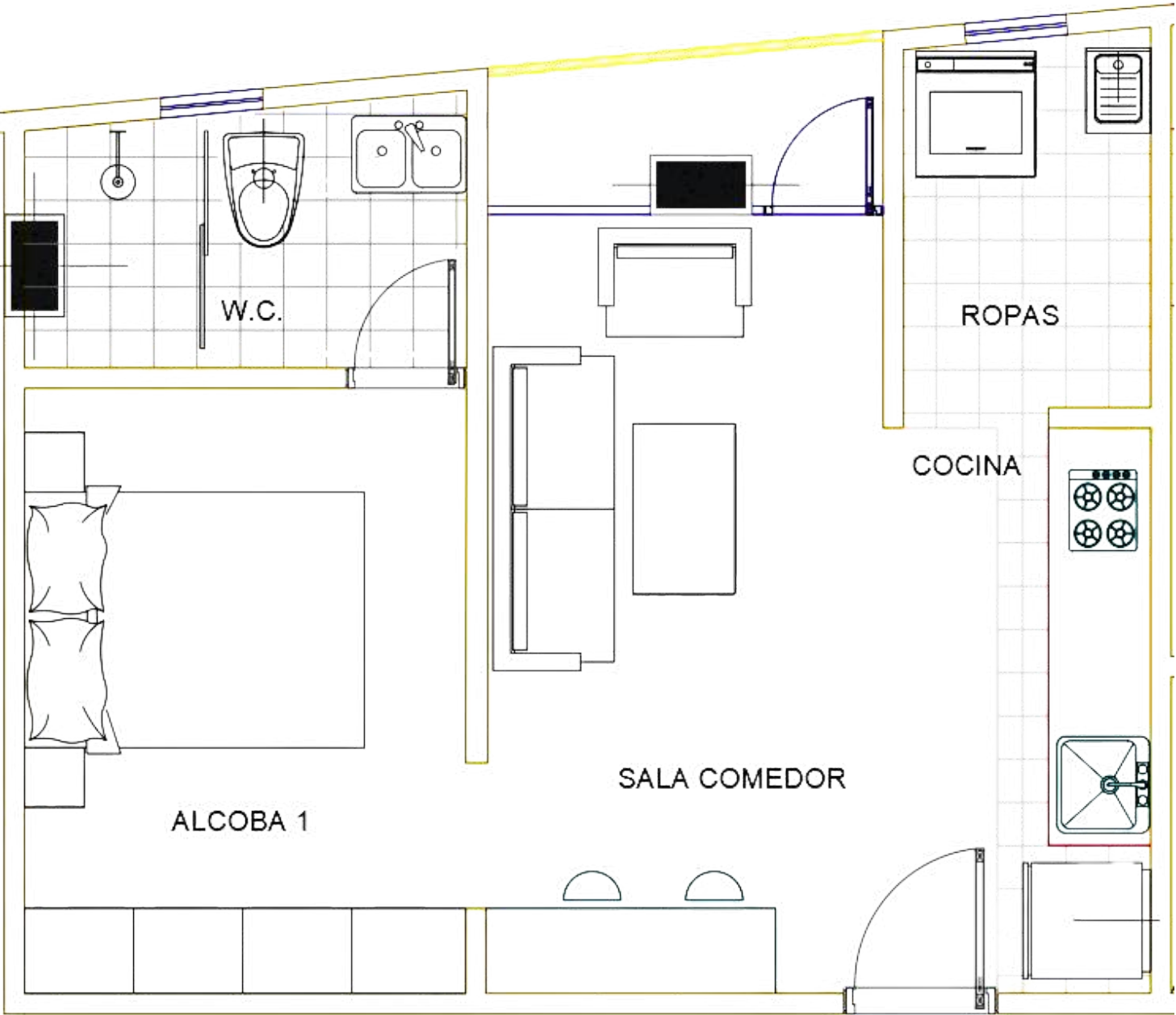
Apartment 204-304
-404-504

- Living room
- Open kitchen
- Laundry room
- 1 bedroom
- 1 bathroom
- Balcony

Built area (approx.): 35.35 m2

Balcony Area (Approx): 2.72 m2

38,07 m2



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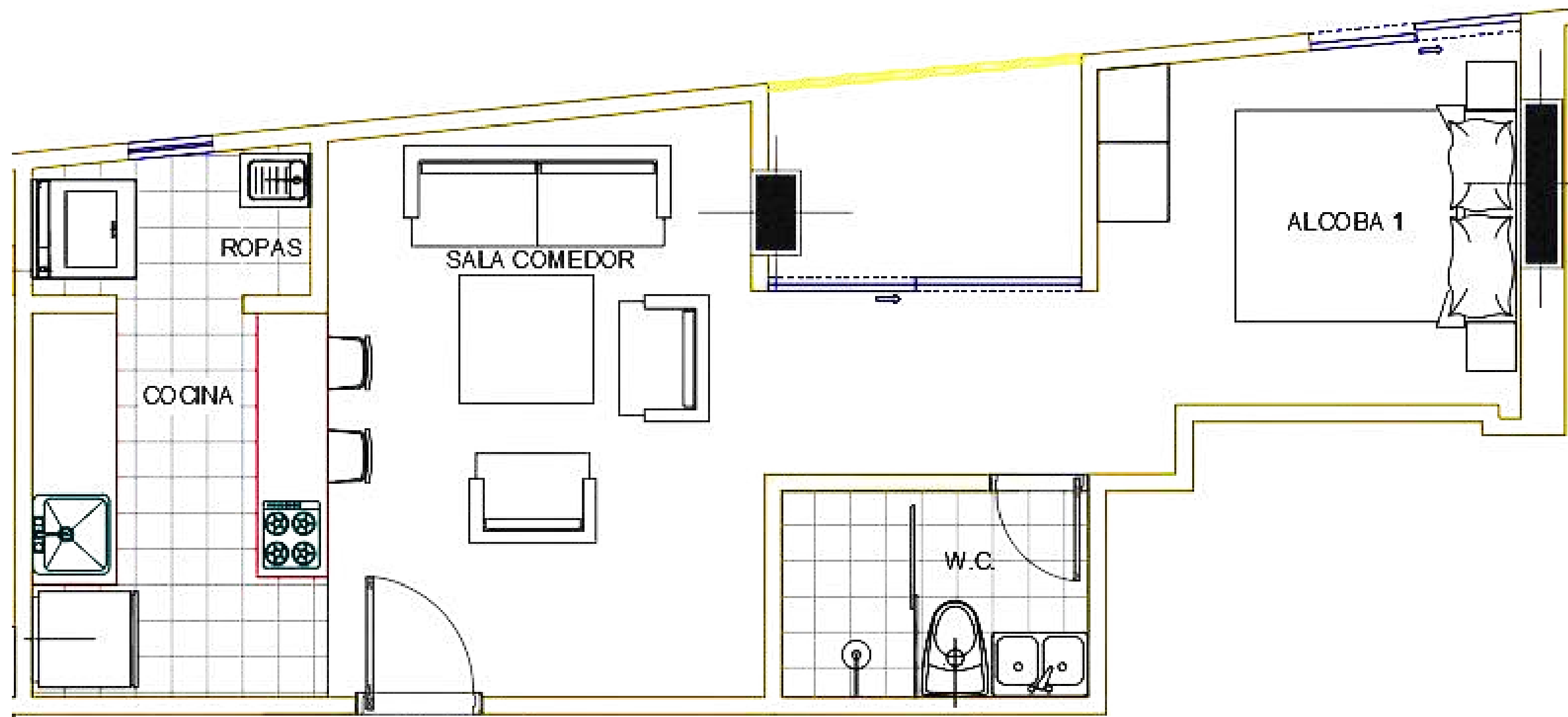
Type I2.

Apartment 203-303
-403-503

Living room
Open kitchen
Laundry room
1 bedroom
1 bathroom Balcony

Built area (approx.): 39.6 m²
Balcony Area (Approx): 3.54 m²

43,14 m²



Type F

Two-bedroom units.

Apartment Type F.

Single height — Available from 2nd to 5th floors.



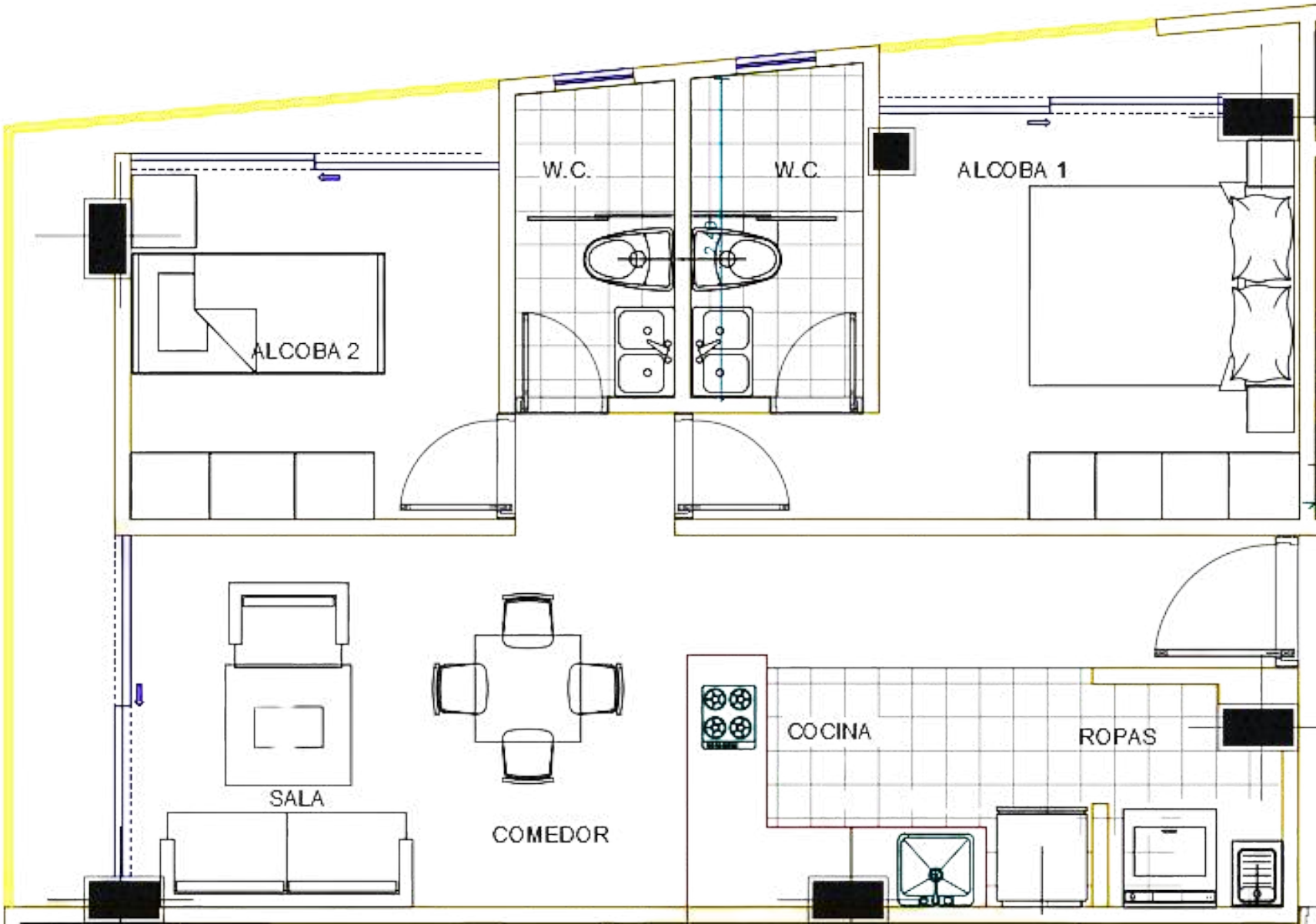
Type F.

Apartment 201-301
401-501

Living room
Open kitchen
Laundry room
2 bedrooms
2 bathrooms
2 balconies

Built Area (Approx.): 59.88 m2
Balcony Area (Approx): 2.51 m2

62,39m2



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Type L

Lofts with high ceilings

1 Bedroom

Apartment Type L.

Single height — Available from 2nd to 5th floors.



Type L1.

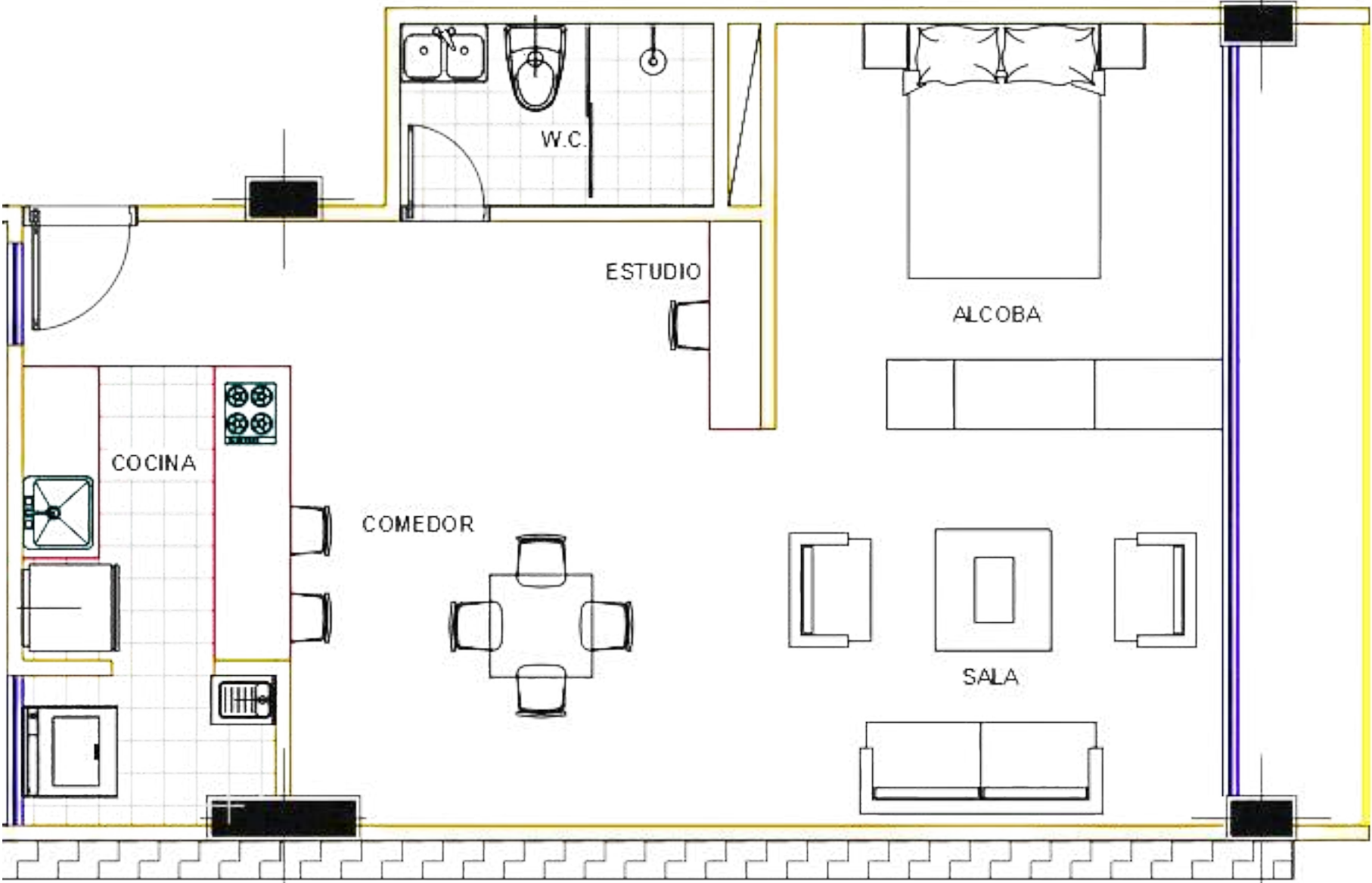
Apartment 206-306
-406

Living room
Open kitchen
Laundry room
1 bedroom
Studio
1 bathroom
balcony

Built area (approx.): 60.3 m2

Balcony Area (Approx): 4.22 m2

64,52 m2



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Type L2.

Apartment 506

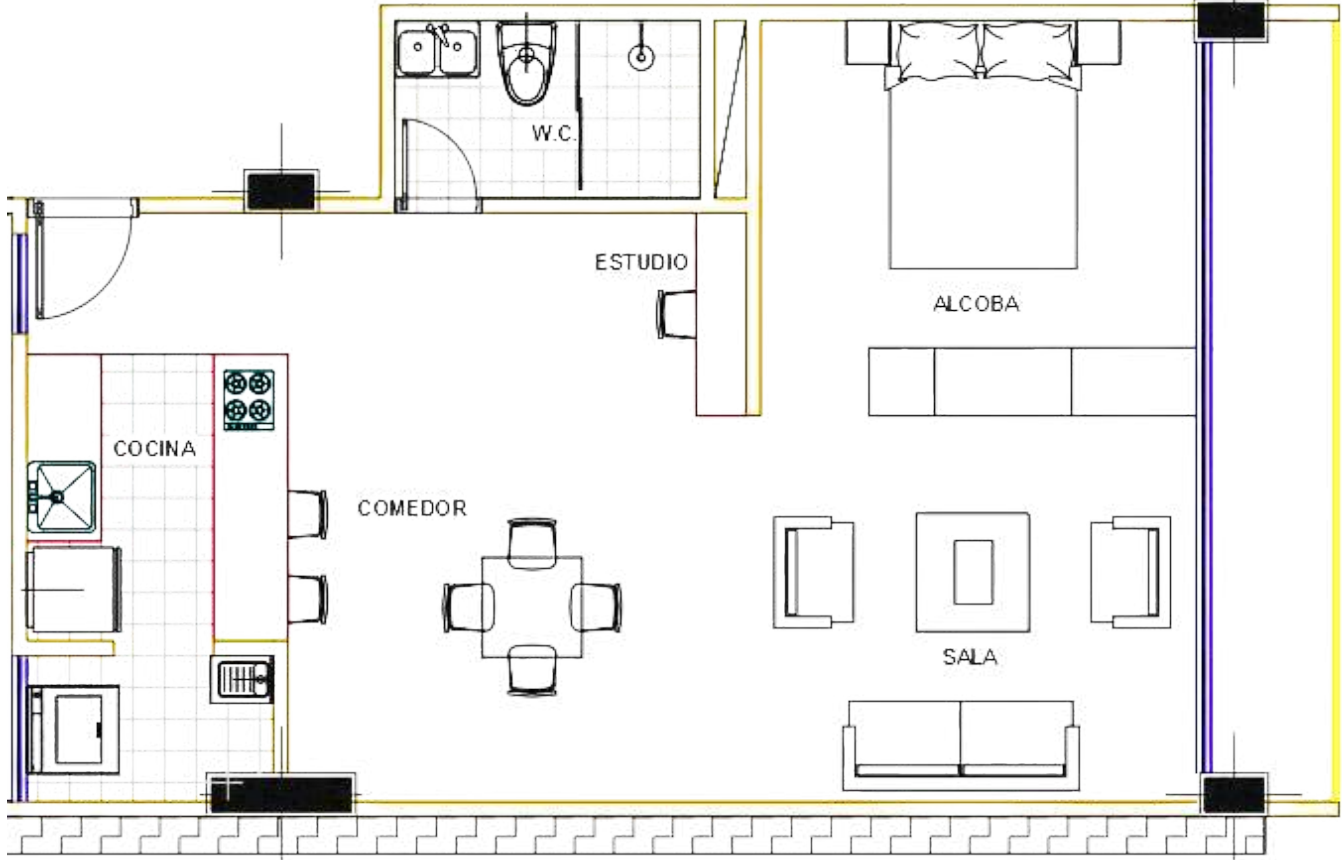
- Living room
- Open kitchen
- Laundry room
- 1 bedroom
- 1 Bathroom
- Balcony
- Study
- Terrace

Built area (approx.): 60.3 m2

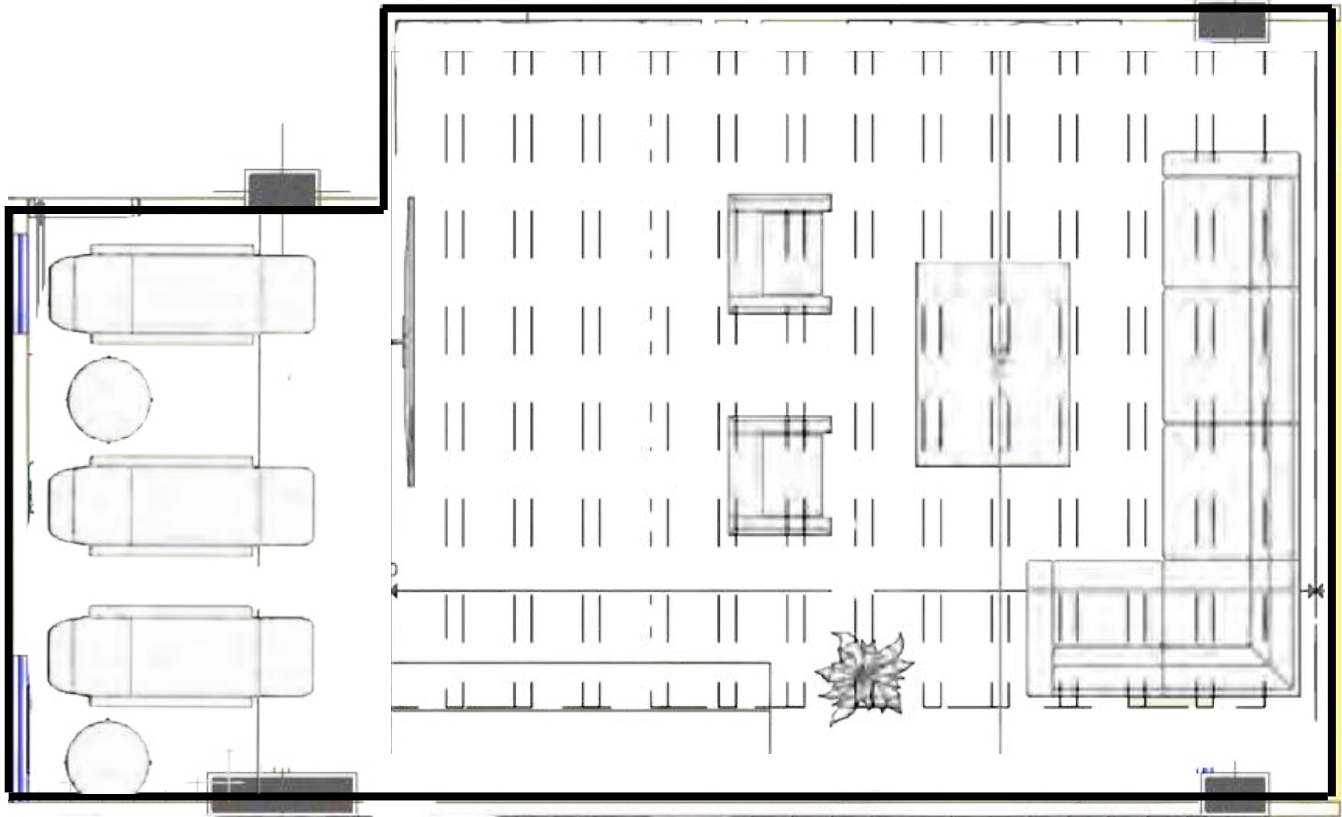
Balcony Area (Approx): 4.22 m2

Terrace Area (Approx.): 60 m2

124,52 m2



Floor 1



Floor 2



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The EPIC Duplex

Our largest apartment.



The EPIC Duplex.

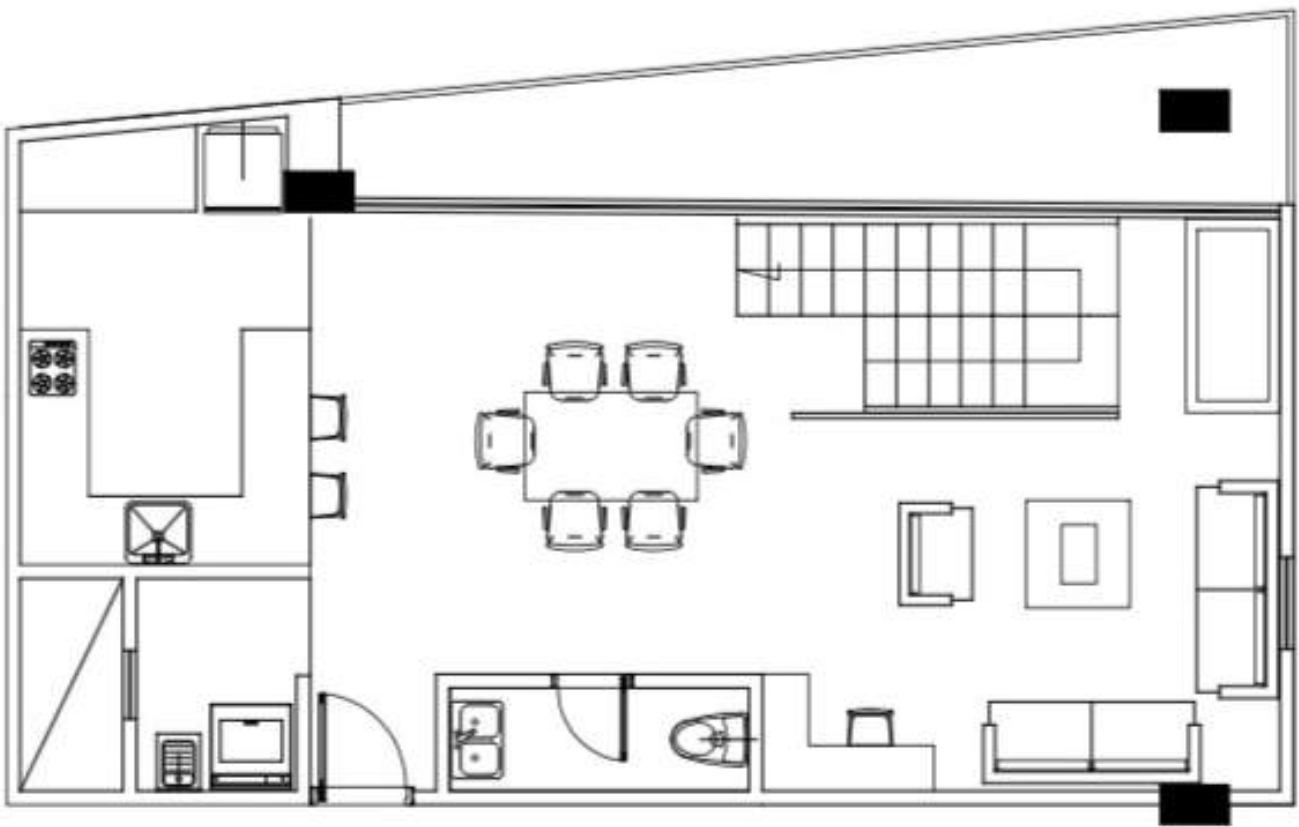
Apartment 205

Living Room
Open Kitchen
Study
Laundry Room
2 Bedroom
Jacuzzi
2.5 Bathroom
Balcony

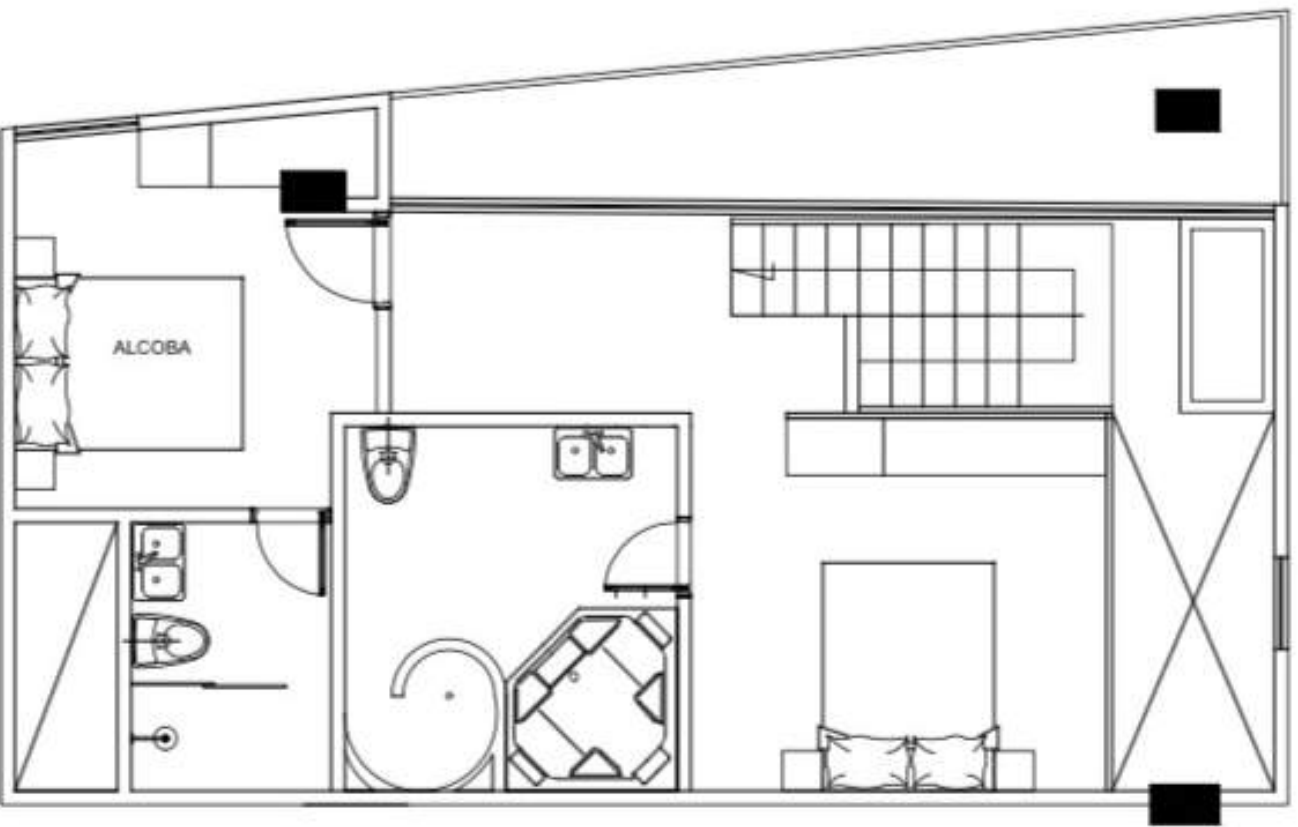
Built Area (Approx.): 133.11 m2

Balcony Area (Approx): 5.84 m2

138,95 m2



Floor 1



Floor 2



A photograph of a modern penthouse terrace. In the foreground, there is a long, low wooden bench or platform. Behind it, a white modular sofa with several pillows is positioned. To the left, a small wooden side table holds a black bag and a white container. The terrace floor is made of grey stone tiles. In the background, a glass railing separates the terrace from a cityscape with various buildings and greenery under a clear sky.

The EPIC Penthouse

The EPIC Penthouse.

From 405 to 6th floor

Built Area (Approx.): 133.11 m2
Balcony Area (Approx): 5.84 m2
Terrace Area (Approx.): 66 m2

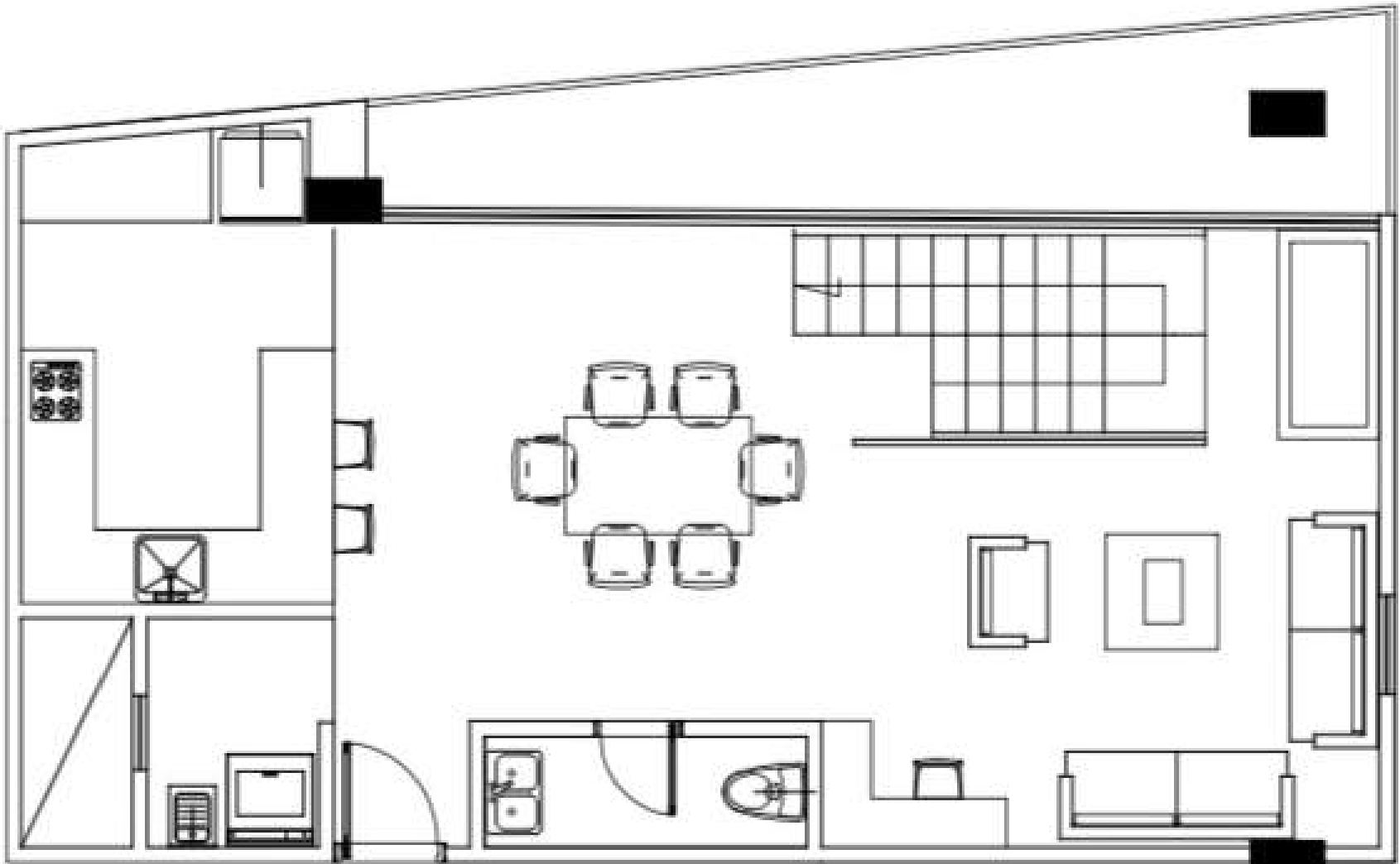
204.95 m2

- FLOOR 1**

 - Living room with high ceiling
 - Open kitchen studio
 - Bathroom
 - Balcony
 - Laundry area
- 2nd FLOOR**

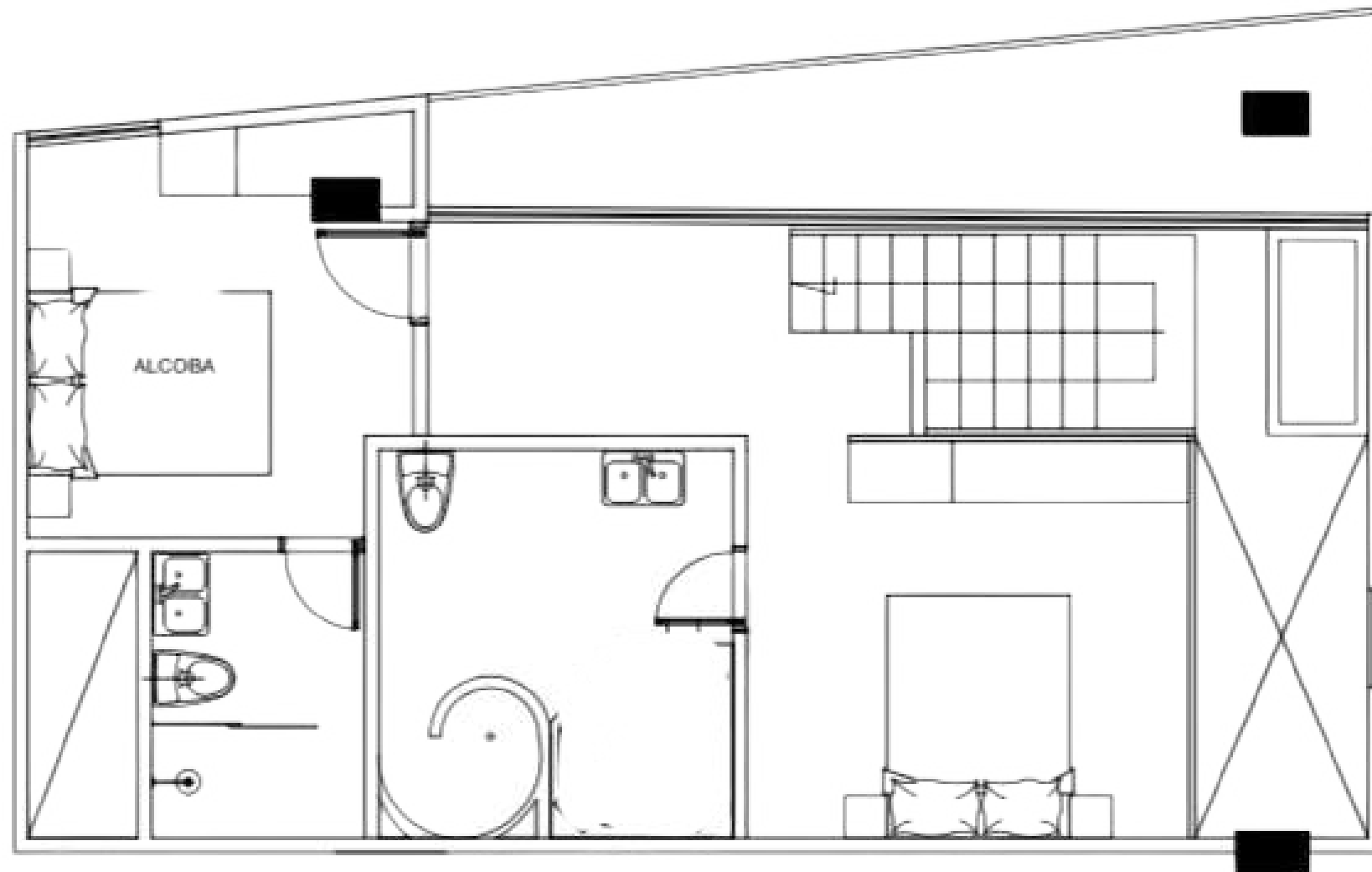
 - Auxiliary Bedroom
 - Master Bedroom
 - 2 dressing rooms
- 3rd FLOOR**

 - Terrace with jacuzzi
 - Observation terrace Lounge

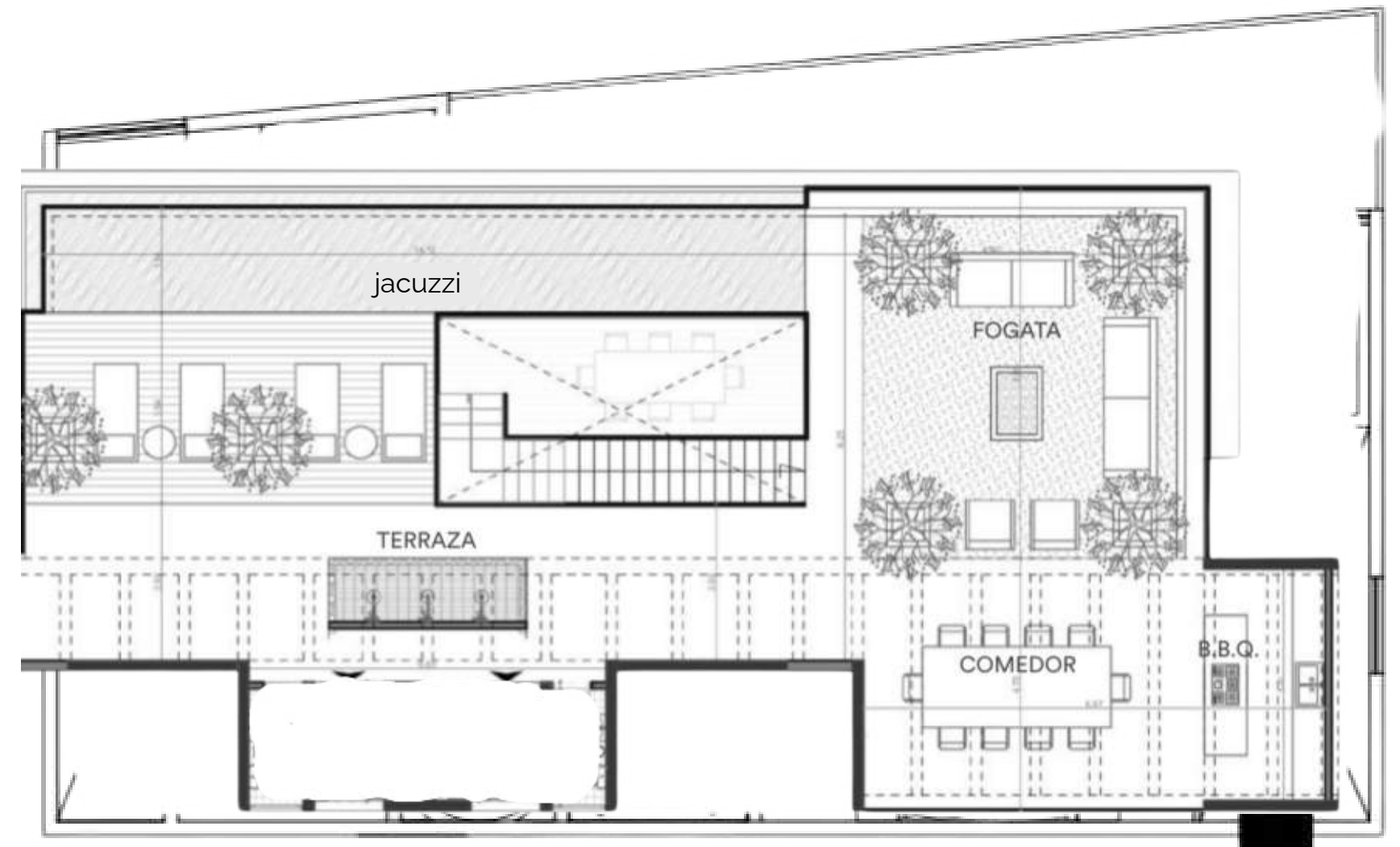


First Floor: Main





**Second Floor:
Bedrooms**



Third floor: terrace

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iBe EPIC!





Our revolutionary investment model.

Enjoy without worries, M Construction takes care of everything while you receive the benefits.



Our apartments.

Shall we create something amazing together?

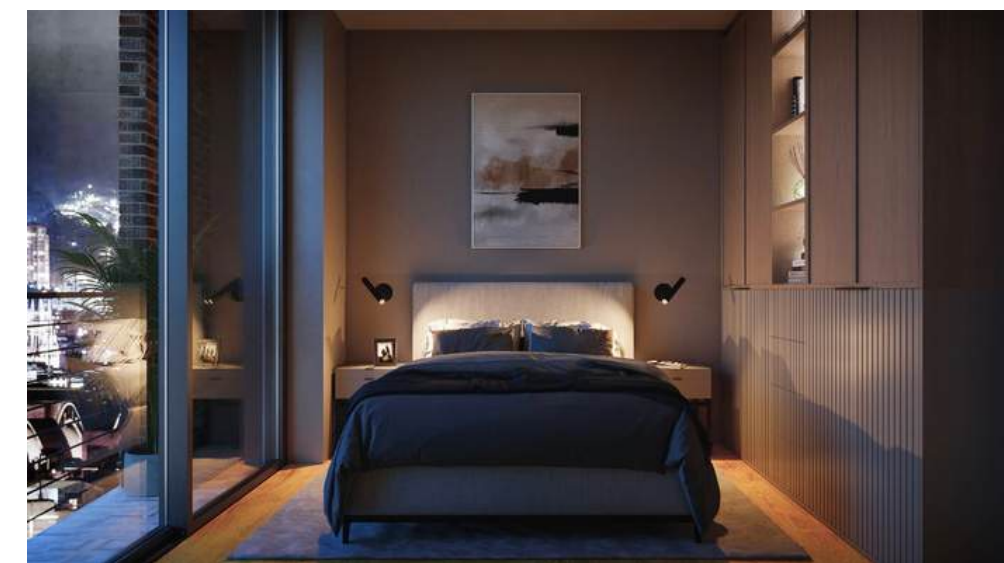
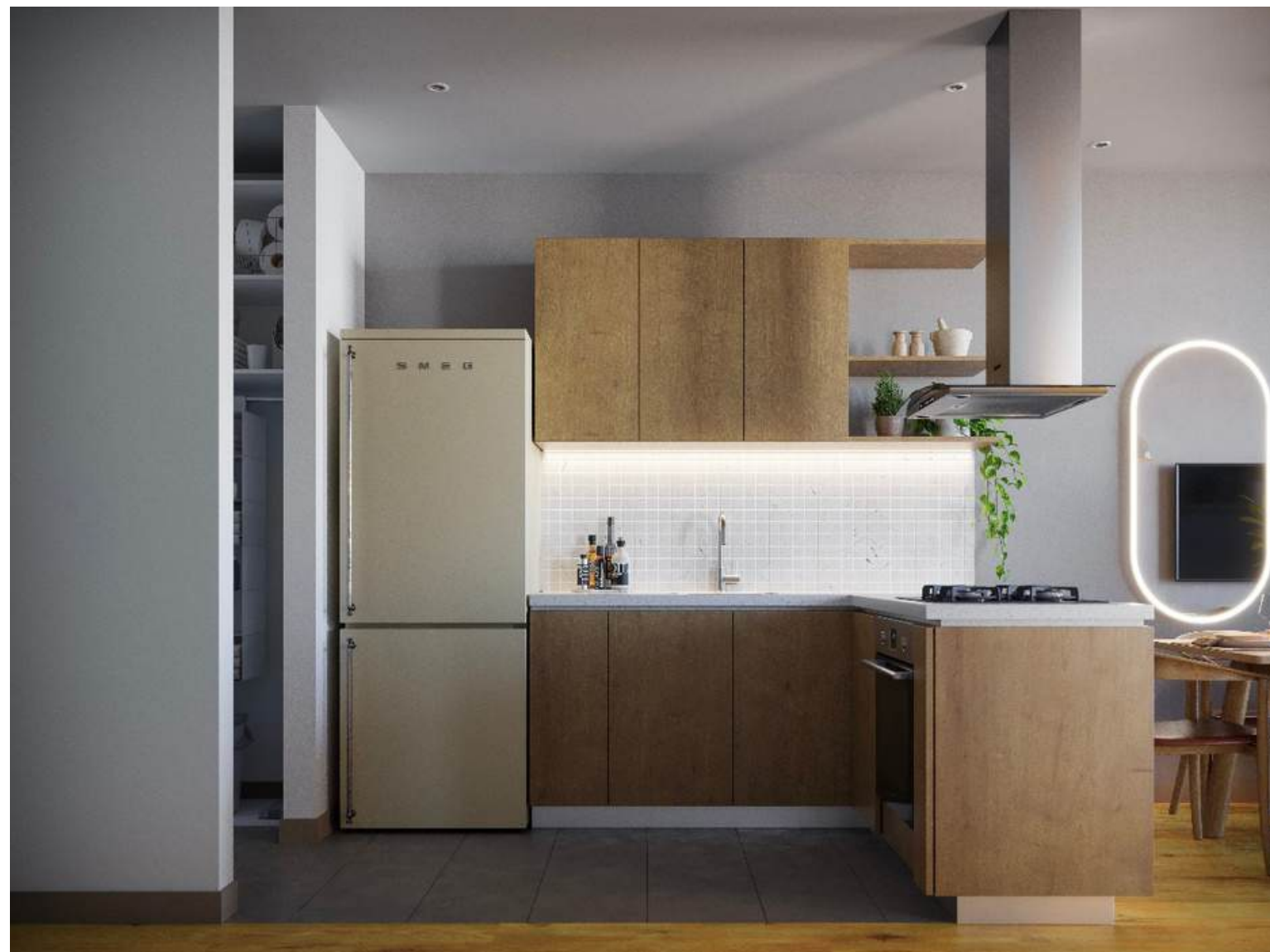
ALCALÁ, BOGOTÁ



— to enjoy the best of medellin's design and art.

— Luxurious penthouse in the best area of Medellin.

— Luxurious experiences in the nature.



Location

Project location

30th Street South #51F-g8, Alcala Bogota,
Cundinamarca, Colombia

Contact

M Bogotá Sales

+57 305 295 2099

Support



MCONSTRUCTION.IO

APARTMENT QUOTATION M BOGOTÁ

APARTMENT	TYPE	AREA	PRICE
202	S	39,20	91.080 USD
302	S	39,20	103.610 USD
402	S	39,20	104.911 USD
502	S	39,20	112.000 USD
204	I1	38,07	88.697 USD
304	I1	38,07	94.007 USD
404	I1	38,07	99.399 USD
504	I1	38,07	104.751 USD
203	I2	43,14	100.235 USD

APARTMENT QUOTATION M BOGOTÁ

APARTMENT	TYPE	AREA	PRICE
303	I2	43,14	106.299 USD
403	I2	43,14	112.362 USD
503	I2	43,14	118.426 USD
201	F	62,39	142.784 USD
301	F	62,39	157.000 USD
401	F	62,39	160.323 USD
501	F	62,39	171.903 USD
206	L1	64,52	159.155 USD
306	L1	64,52	168.223 USD

APARTMENT QUOTATION M BOGOTÁ

APARTMENT	TYPE	AREA	PRICE
406	L1	64,52	183.550 USD
506	L2	124,52	252.561 USD
205	The Epic Duplex	138,95	393.947 USD
405	The Epic Penthouse	204,95	581.069 USD

All apartments come furnished

Financial Analysis and Profitability Projection - M Bogotá

General information

Estimated occupancy rate: 40.6%
Average length of stay: 21.3 days

FINANCIAL PROJECTION OF INCOME AND EXPENSES

APARTMENT TYPE	AREA	DAILY NET INCOME (USD)	MONTHLY NET INCOME (USD)	MONTHLY NET PROFIT (USD)	ANNUAL NET PROFIT average (USD)	ANNUAL ROI RANGE(%)
S	39,20	56	1.200	1.070	10.692	13,2% - 14.10%
I1	38,07	55	1.179	1.038	10.435	13,2% - 14.03%
I2	43,14	61	1.308	1.173	11.706	13,8% - 14.04%

APARTMENT TYPE	AREA	DAILY NET INCOME (USD)	MONTHLY NET INCOME (USD)	MONTHLY NET PROFIT (USD)	ANNUAL NET PROFIT average (USD)	ANNUAL ROI RANGE (%)
F	62,39	85	1.929	1.779	15.775	13.82% - 14.94%
L1	64,52	94	2.119	1.969	17.193	13.92% - 14.84%
L2	124,52	151	3.267	3.117	25.400	14.32% - 14.80%
THE EPIC DUPLEX	138,95	217	5.200	5.050	43.216	14.40% - 15.38%
THE EPIC PENTHOUSE	204,95	361	8.379	8.229	62.259	14.77% - 16.99%

Monthly Operating Expenses include building administration, utilities including Internet, television, cleaning,apartment maintenance and marketing.

The percentage of the property tax has already been subtracted from the monthly net profit.

Absolute Transparency: Access Reservation and Revenue Information in Real Time.

NOTE: The values presented in this table are for reference only and are subject to change due to market conditions, economic policies and other external factors beyond the control of the administrator. The final price of the apartments will be the one established in the Purchase Invoice issued by the seller and in the sales contract signed between the parties. These values apply exclusively to cash payments, either in cash or by bank transfer. The delivery of the property is subject to confirmation and full receipt of the funds in the designated bank account.



AUTHORIZATION FOR USE OF PERSONAL DATA

I declare that I have been informed that M Construction S.A.S. will be the Data Controller of my personal data. Therefore, I hereby authorize M Construction S.A.S., and in general its strategic partners and/or authorized real estate agents, in a prior, free, voluntary, unequivocal, express and informed manner, to collect, store, use, circulate and delete my personal data, in accordance with the company's Personal Data Processing policy and in compliance with Law 1581 of 2012, Law 1266 of 2008, Law 2300 of 2023 and other complementary, modifying or repealing regulations.

With this authorization, I accept that M Construction S.A.S. may contact me within the same week and on more than one occasion during the same day through the following means: SMS, WhatsApp, email, home address, phone call and/or any other instant or formal means of communication, for the purpose of:
Send information related to the user experience. Data update. Invitations to events. Sending offers, discounts and corporate information, audits, follow-ups and surveys, Follow-up calls and Sending products to the residential address

As the owner of the information, I acknowledge that I have the following rights:

1. Know, update and rectify my personal data.
2. Request proof of the authorization granted for your treatment.
3. Revoke the authorization and/or request the deletion of my data by means of a written request addressed to: mconstructionsas2022@gmail.com.

TERMS AND CONDITIONS OF THE QUOTATION

1. Reference images: Some images include accessories and decorative elements that are part of the photographic setting and do not belong to the standard equipment of the apartments.
2. Availability and validity: The maximum validity of the commercial offer and/or quotation is 1 month from the date of issue. Before making a purchase decision, the customer must check with his/her commercial advisor the final specifications, including sizes, furnishings and available prices.
3. Additional costs: The indicated price does not include notary fees, taxes, insurance, customization costs or other additional charges, which will be assumed by the buyer.
4. Payment and delivery: The sales price applies exclusively to cash payments or bank transfers. Delivery of the property is subject to full receipt and confirmation of funds in the designated bank account.

CONTRACTUAL PROTECTION AND CLAIM MECHANISMS

The consumer has been informed of the existence of buyer protection mechanisms, including:

Right to file PQR (Petitions, Complaints and Claims) pursuant to Articles 6, 7 and 8 of Law 1480 of 2011 (Consumer Statute), the Sole Circular of the Superintendency of Industry and Commerce (SIC) and other applicable regulations.

Response times:

Response to PQR: up to 15 business days.

PQR solution: up to 30 business days, with the possibility of extension depending on the complexity of the case.

No physical presence or intervention of a lawyer is required to file a PQR.

Main Address:

Bogotá, Calle 30 sur #51F-98 Email: mconstructionsas2022@gmail.com Phone: (+57) 305 295 2099

For more information about your rights and procedures before the Superintendency of Industry and Commerce, you can visit: www.sic.gov.co or contact mconstructionsas2022@gmail.com.