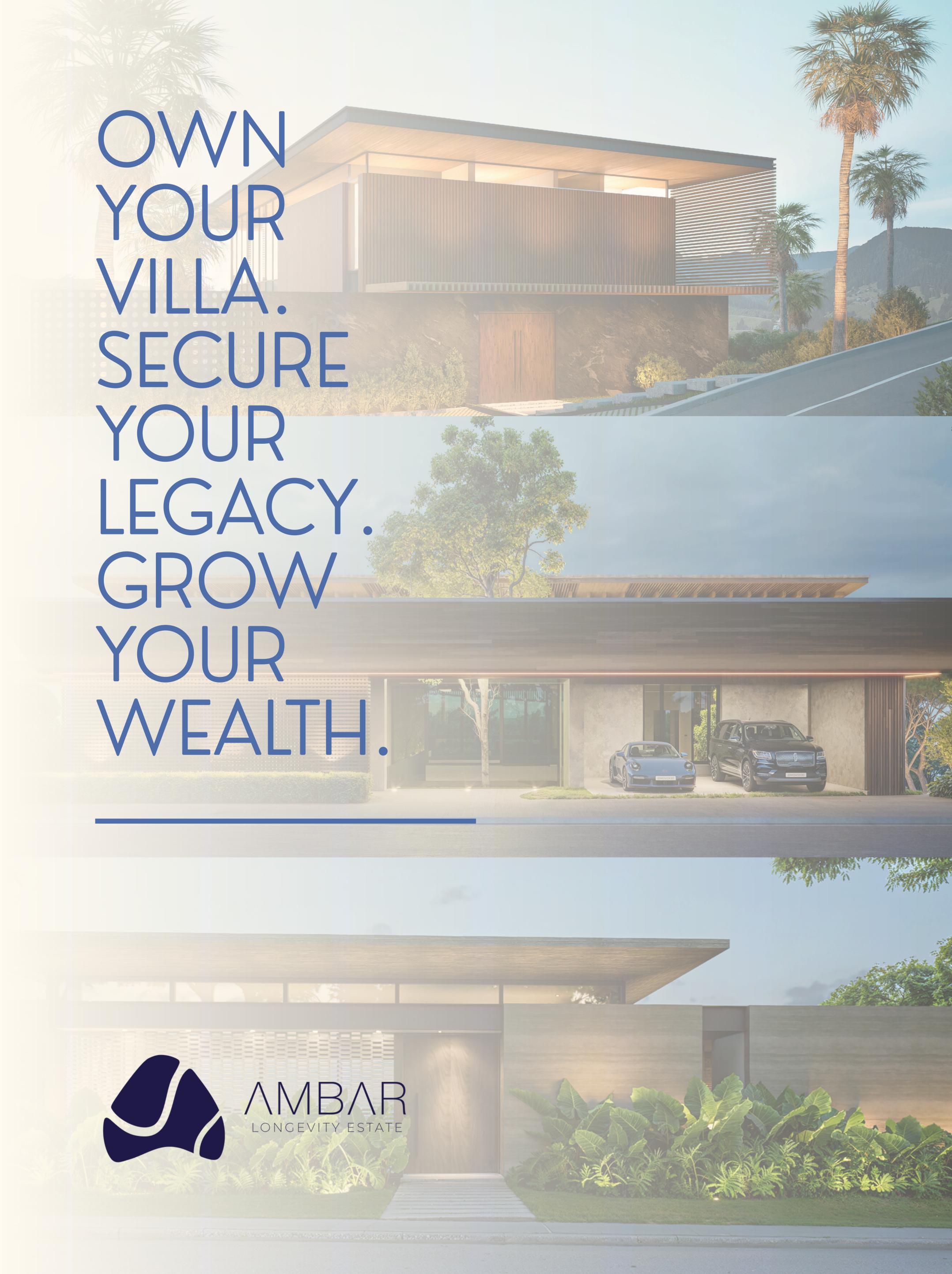


OWN  
YOUR  
VILLA.  
SECURE  
YOUR  
LEGACY.  
GROW  
YOUR  
WEALTH.

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AMBAR  
LONGEVITY ESTATE



# THE CORE PHILOSOPHY: ASSET VS. LIABILITY

Most second homes are liabilities. They sit empty, consume cash, and depreciate both financially and emotionally. **AMBAR LONGVITY ESTATE is designed to do the opposite.**

When you are not in residence, your villa is professionally operated within a luxury hospitality ecosystem. It generates consistent income while being maintained at a five-star standard.

YOU ENJOY THE LIFESTYLE.  
THE ASSET PRODUCES THE RETURN.

## INCOME GENERATION, SIMPLIFIED.

This is income-producing luxury real estate, not speculation. Our professionally managed hospitality operations are built on a proven hospitality model:

- Exclusivity: Only 25 ultra-exclusive villas.
- Performance: Nightly rates from \$700 to \$1,000+ (\$850 average).
- Stability: Designed to operate at premium boutique-hotel occupancy levels.
- **Owners receive periodic hospitality revenue statements based on actual guest stays, with potential six-figure annual revenue.**
- Hands-Off: Optional participation in the estate's managed hospitality program, with all operating, marketing, and guest services handled for you.
- Value: Hospitality proceeds are allocated to participating owners after operating costs while preserving the long-term appreciation of the property.

## A RARE ALIGNMENT OF RETURNS.

Very few investments offer four distinct returns simultaneously:

1. Financial Return: Consistent income generation plus capital appreciation.
2. Health Return: Access to longevity, vitality, and recovery protocols.
3. Lifestyle Return: A world-class private retreat for personal use.
4. Legacy Return: A multigenerational asset in a landmark destination.

## WHY THESE VILLAS ARE DIFFERENT.

### 1. A True Longevity Estate

You are investing in human performance and extended quality of life. Your villa sits inside a fully integrated longevity destination featuring:

- Advanced wellness and recovery facilities.
- Oxygen-rich altitude environment.
- Mineral-rich water flowing throughout the estate.
- Curated wellness experiences and recovery services

### 2. Extreme Scarcity

Scarcity protects value; demand compounds it. With a limited number of villas on irreplaceable land, there is no replication model for this investment.

### 3. Dual-Use Ownership

Few investments allow you to live inside your asset while it works for you. It is a personal sanctuary when you want it, and an income-producing asset when you don't.

### 4. Turnkey & Hands-Off

This is ownership without the operational burden. From staffing and maintenance to global marketing, we provide a white-glove experience for both you and your guests.

## A LIFETIME DECISION

Most people spend their lives buying liabilities disguised as rewards. This is a strategic asset inside a first-of-its-kind longevity estate designed to preserve capital, generate income, and elevate health.

**Opportunities like this do not repeat.**

**Next Step:** Private ownership opportunities are limited and offered by invitation.

## OWNERSHIP STRUCTURE CLARIFICATION

Villa ownership is full real-estate ownership. Participation in the hospitality management program is optional. This is not a timeshare, fractional ownership, or investment security. Revenue participation depends on actual guest bookings and operational performance.



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