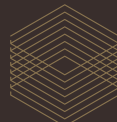


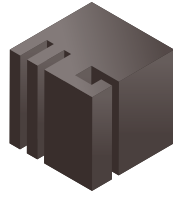


QUBE ROOMS

PREMIUM PROPERTY SERVICES

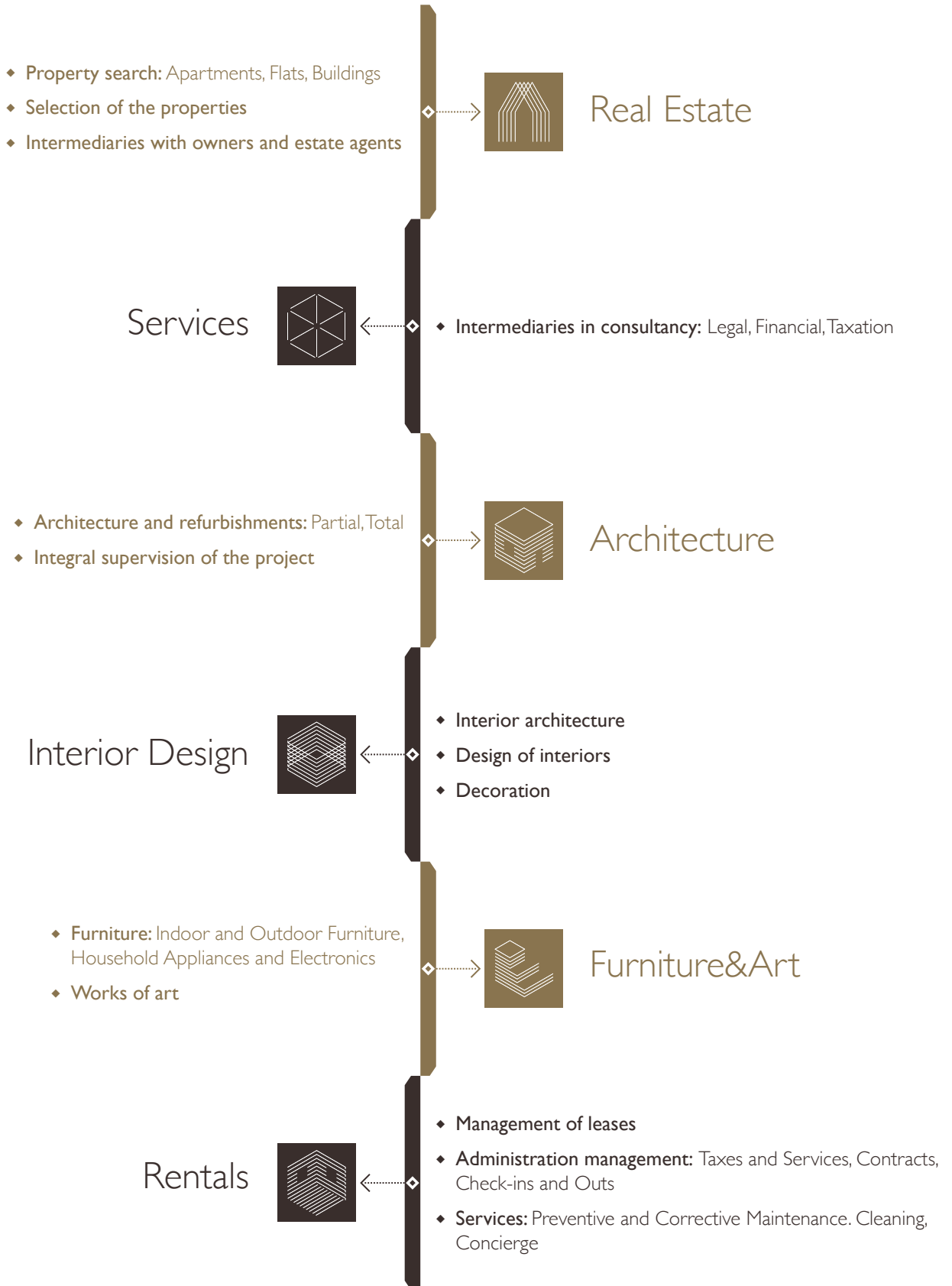


Real Estate • Services • Architecture • Interior Design • Furniture&Art • Rentals



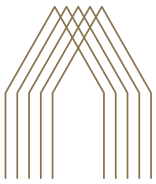
# QUBE ROOMS

PREMIUM PROPERTY SERVICES





QUBEROOMS is a company offering Integral Management of Premium Real Estate Services, specialising in the purchase, sale, refurbishment and rental of luxury apartments, flats and buildings in Madrid. We are experts in turnkey projects managed by our different divisions:



### QUBEROOMS **Real Estate**

We have a network of estate agents specialising in luxury properties with privileged access to luxury buildings in the city of Madrid.

We are experts in the real estate market in the district of Salamanca (Goya, Recoletos, Castellana ...) the most in-demand area of the capital par excellence due to its location, services available and the type of stately and emblematic buildings.

Once we have collected the information from our agents, QUBEROOMS analyses them using as a filter our customer's requirements.

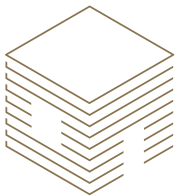
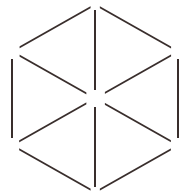
Once the building is selected, QUBEROOMS makes itself responsible for negotiating the price with the owner or estate agency so that the client will benefit.

### QUBEROOMS **Services**

We offer the owner our intermediation with the necessary professionals to manage the services associated with his or her real estate investment so that, in this way, he or she can be free of all concerns regarding the steps that need to be taken.

Associated services:

**Advice on the sale, financing, tax consultancy, accounting, legal consultancy, tax management and administrative steps.**



### QUBEROOMS **Architecture**

We manage the partial or entire refurbishment of apartments, flats and buildings.

We select the Spanish or international architectural studio so that the project has the best possible team and the best solution to the requirements of our clients.

We carry out personalised supervision of the project which includes:

Study of the possibilities of the project on the plan.

Verification of all the documentation corresponding to the execution.

Definition, selection and supervision of the materials and qualities of the project.

Monitoring of the execution of the work of all the professions, suppliers and subcontractors.

Working together with the site and project managers.

### QUBEROOMS **Interior Design**

We have agreements with the best materials suppliers and expert professional specialists in luxury interior design in classical, modern and contemporary design, who are capable of creating exceptional spaces by adjusting colour, volumes, lighting, finishes, etc.

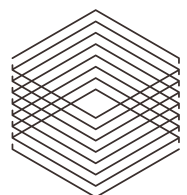
Main services:

**Design of comfortable spaces, seeking equilibrium between the functional and the beautiful, always with the QUBEROOMS seal.**

**Selection of shapes, colours and textures of wall-coverings and decorative accessories.**

**Distribution of the furnishings, evaluating the space available and its function.**

**Economic monitoring of the entire decoration of the building.**





## QUBEROOMS Furniture&Art

We make available to you a great variety of solutions in luxury designer, classical, modern and contemporary furniture, produced by the most nationally and internationally recognised designers and makers. For this purpose, we are always up to date on the latest trends, materials and the most innovative technology.

We collaborate with the official partners and distributors of brands of recognised prestige:

**Indoor furniture: (sofas, armchairs, tables, chairs, drawing-room furniture, beds, bedside tables, etc.)**

**Outdoor furniture.**

**Kitchen and bathroom furniture.**

**Accessories (crocery, glassware, cutlery, table accessories...)**

**Electronics and household appliances.**

We collaborate with the best stores, showrooms and art galleries in Madrid.

## QUBEROOMS Rentals

We will manage the rental of fully-furnished and equipped luxury apartments, offering additionally all the extra services which the client may require during his or her stay.

Our objective: to generate and increase the recurrent income in the lettings so as to accelerate the return on the client's investment.

With the support of our maintenance and cleaning teams, we supervise the furnishings, decoration, household appliances, accessories, supplies, textiles telecommunications, etc. so that they are in an optimum state of readiness for the total satisfaction of our clients.

We take care of all the administrative steps inherent in renting the property:

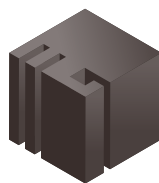
**Taxes, documentation, contracts, check ins and outs, changes of sheets/towels, payment management and associated services.**



COST OF SERVICE	QUBEROOMS Real Estate	1,5% of the Sale Price of the Property
	QUBEROOMS Services	18% in Integral Projects < 100,000 € 14% in Integral Projects of 100,000 € to 250,000 € 12% in Integral Projects of 251,000 € to 500,000 € 10% in Integral Projects of >500,000 €
	QUBEROOMS Architecture	
	QUBEROOMS Interior Design	
	QUBEROOMS Furniture&Art	
COST OF SERVICE	QUBEROOMS Rentals	30% of the total price of the rent.

\* If the **integral QR Pack** is not decided on, each of the services will be budgeted separately.

\* VAT not included in the percentages of each of the services.



# QUBEROOMS

PREMIUM PROPERTY SERVICES