

## WHAT WE DO WHO WE ARE WHY WE ARE DIFFERENT CASE HISTORIES NEXT STEPS

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**Client:**

Private Group of Investors

**Project Details:**

Luxury villa development on 20 hectares

**Location of the Project:**

Inland Andalusia, Spain

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**Project Summary:**

A planned 150 villa development and club-house in rural setting, 30 minutes from Malaga Airport

**The problem submitted to R&R:**

The investment group had acquired the rural land with the expectation of being able to re-zone it. All architectural and environmental plans had been completed and submitted to local and regional authorities.

Unfortunately for the investors, changes in regional planning laws rendered the project unacceptable and therefore worthless.

A large amount of money was also owed to a local savings bank which had already begun the process of recovery.

**The solution provided by R&R:**

We proceeded immediately to discuss the situation with local and regional planning authorities and agreement was reached that re-zoning would be acceptable if the project was repositioned as a tourist oriented resort rather than as a straight residential development.

R&R then communicated and managed all modifications of the development plans to the assigned architectural firm, staying in close co-ordination with local planning authorities at all times. Important aspects of the plans included identifying new water sources and operators for the new tourist driven development project.

We were also instrumental in negotiating with the savings bank to refinance the debt on the property and make new construction financing available to complete the newly revised project.



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