



PA

LIVING

BY PALO ALTO

A private standard of living.

PALO ALTO
MARBELLA

FOR PRESIDENTS &
OWNERS

2026



AN INVITATION

Palo Alto deserves to be run like what it already is — one address, one standard.

Today one of Marbella's finest urbanisations is managed by around fifteen separate companies, none onsite, none accountable to the community as a whole. Living changes that: a single resident operator — part-owned by the urbanisation itself — bringing order, service and technology under one roof.

THE OPPORTUNITY

Fifteen managers. One urbanisation. No standard.

Fragmentation is what owners feel every day: uneven service, avoidable disputes, and shared facilities that never quite work. It is also the opening — a community this exceptional should be run by one operator it can hold to account.

~15

rental managers inside one urbanisation today

1

onsite, equity-aligned operator, accountable to the community

50/50

partnership between Oasis Europe and the urbanisation's owner

WHAT LIVING IS

The operating system for Palo Alto.

Not another agency. A resident operator with an office inside the gate, a local team who already know you, and one calm system behind everything — so the community feels order, ease and service, never the machinery that produces it.

Why here, and nowhere else yet. Living is owned 50% by Oasis Europe and 50% by the owner of the Palo Alto urbanisation. We are not pitching to win the community — we are the community's own operator, led onsite by Antonio, who handed many owners their keys.



WHAT WE CENTRALISE

Five things, one operator.

01 — RECURRING

Rental Management

Hospitality-grade letting for owners who want it. 20% of net rental, no upfront fees.

02 — ONSITE TEAM

Property Care & Maintenance

Our own maintenance team inside the gate — for owners whether they rent or not. Cost + 15%.

03 — ON REQUEST

Lifestyle & Concierge

Chef, transfers, housekeeping, reservations. The resort layer, from the moment you arrive.

04 — NEW

The Club & Facilities

We professionally run the Club and shared facilities — receptionists, cleaning, real standards.

05 — THE SYSTEM

The Living App & compliance

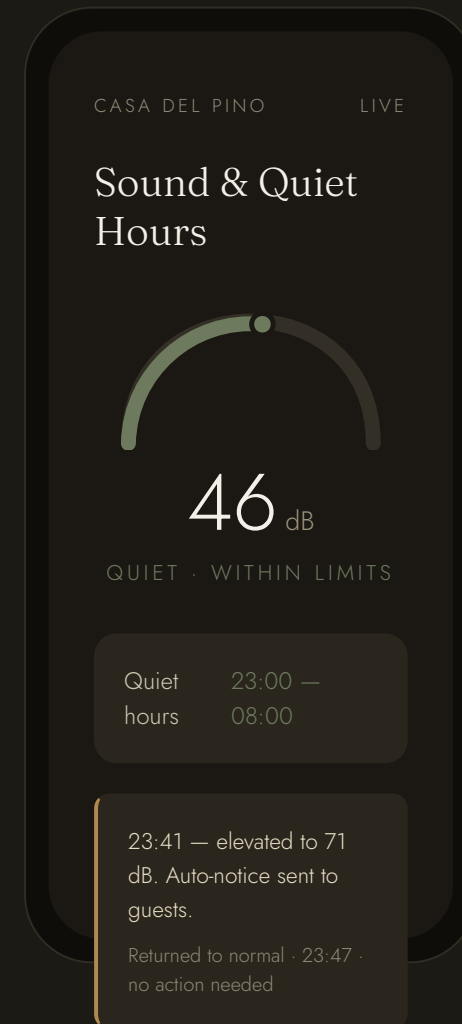
The owner's central hub and the brand's unfair advantage: request and track every service, follow each booking's lifecycle, and let live sound monitoring keep the peace. What no other manager has.

THE LIVING APP · THE UNFAIR ADVANTAGE

The most digitalised operator in Palo Alto.

One app becomes the owner's central hub — and the brand's moat. Request maintenance, cleaning, a chef or a transfer and watch it done; follow every booking from inquiry to checkout; and let the system keep the peace automatically.

- **Your central hub.** Request maintenance, cleaning, lifestyle & concierge — track schedule and status in one place.
- **The whole guest journey.** Inquiry → screening → booking → live stay, with a plain-language digest.
- **Noise, resolved for you.** Live decibel readings validate complaints and auto-message guests.
- **Screening & rules, enforced.** Identity checks, house rules, a strict seven-night minimum.

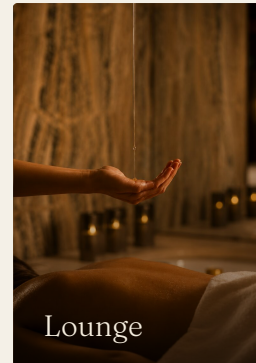




THE RESORT LAYER

The Palo Alto Club, properly run.

A full resort-style package for owners — the shared spaces managed to a five-star standard and bookable from your phone. Living staffs the facilities with receptionists and cleaning, on a simple pay-per-user-per-month membership.



Lounge



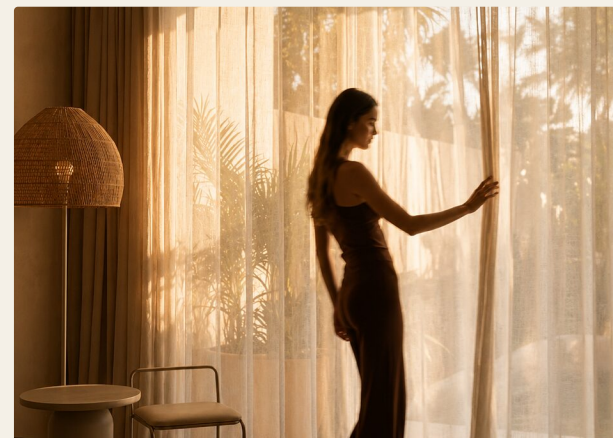
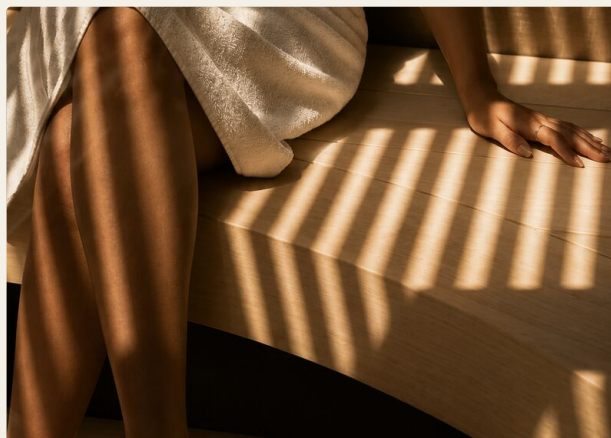
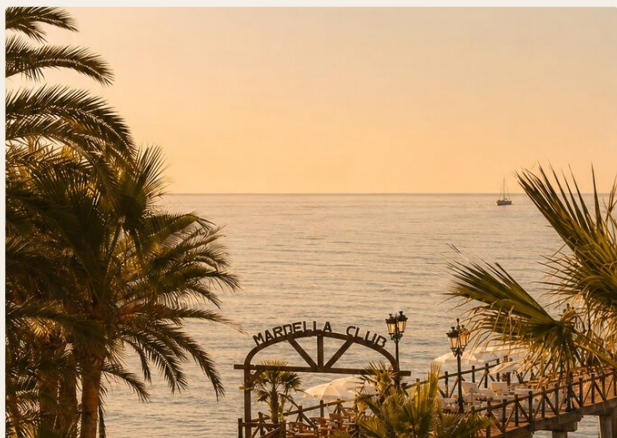
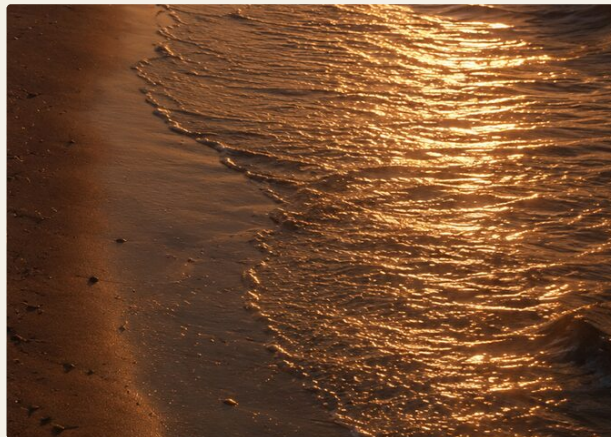
Spa & Gym



Getting
around

INSIDE THE GATE

Palo Alto, today.



WHERE THIS IS GOING

A standard, built in stages.

We are not promising everything at once. Each stage earns the next.

●	○	○	○	○
H2 2026 · NOW	Q4 2026–Q1 2027	2027	2027–2028	2028 +
Foundation	Mandate & launch	The Club	Full service	The resort standard
Onsite office & team	First endorsements	Take over Club & Lounge	Maintenance scaled	One standard across Palo Alto
Antonio leading	Rental & care live	Receptionists & cleaning	Cleaning team	Extends to other urbanisations
App MVP — portal & sound	Public launch	Owner membership	Golf carts	
First blocks engaged				

FOR PRESIDENTS

What changes when one operator is accountable.

Fewer complaints

Live sound monitoring and guest screening cut disputes before they start — and resolve the rest with evidence.

One point of contact

An onsite team and a single accountable partner, not fifteen phone numbers.

Facilities that work

The Club and shared spaces, professionally staffed and cleaned to a real standard.

"One accountable operator. Fewer complaints, resolved faster. A Club that finally works."

Living by Palo Alto is a partnership between Oasis Europe and the owner of the Palo Alto urbanisation, operated by Oasis Europe. We disclose this in every conversation. Owners remain free to choose any manager; the onsite office serves the whole community regardless. Operational decisions — pricing, guest selection and owner service — sit with Living's team.

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Request a private meeting at the onsite office

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