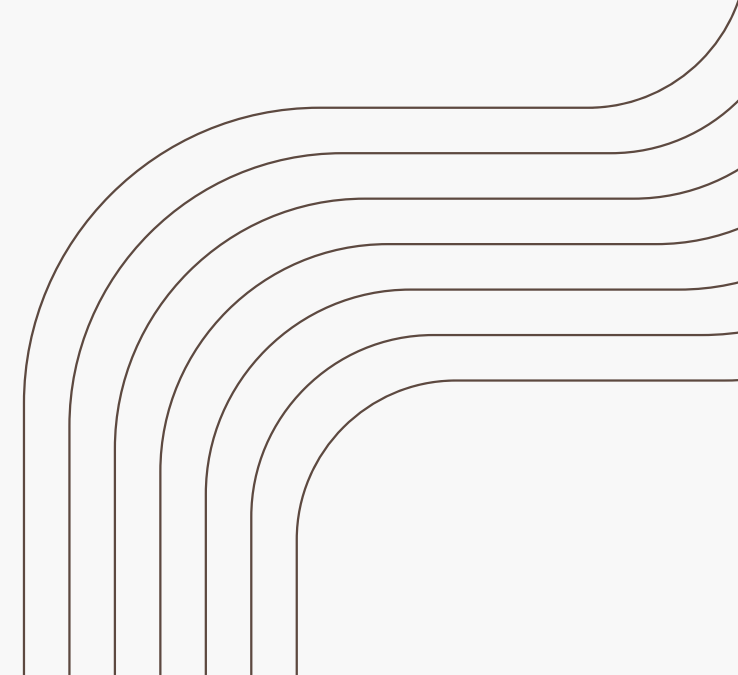




Villa Funky



by Opus Capital Monaco

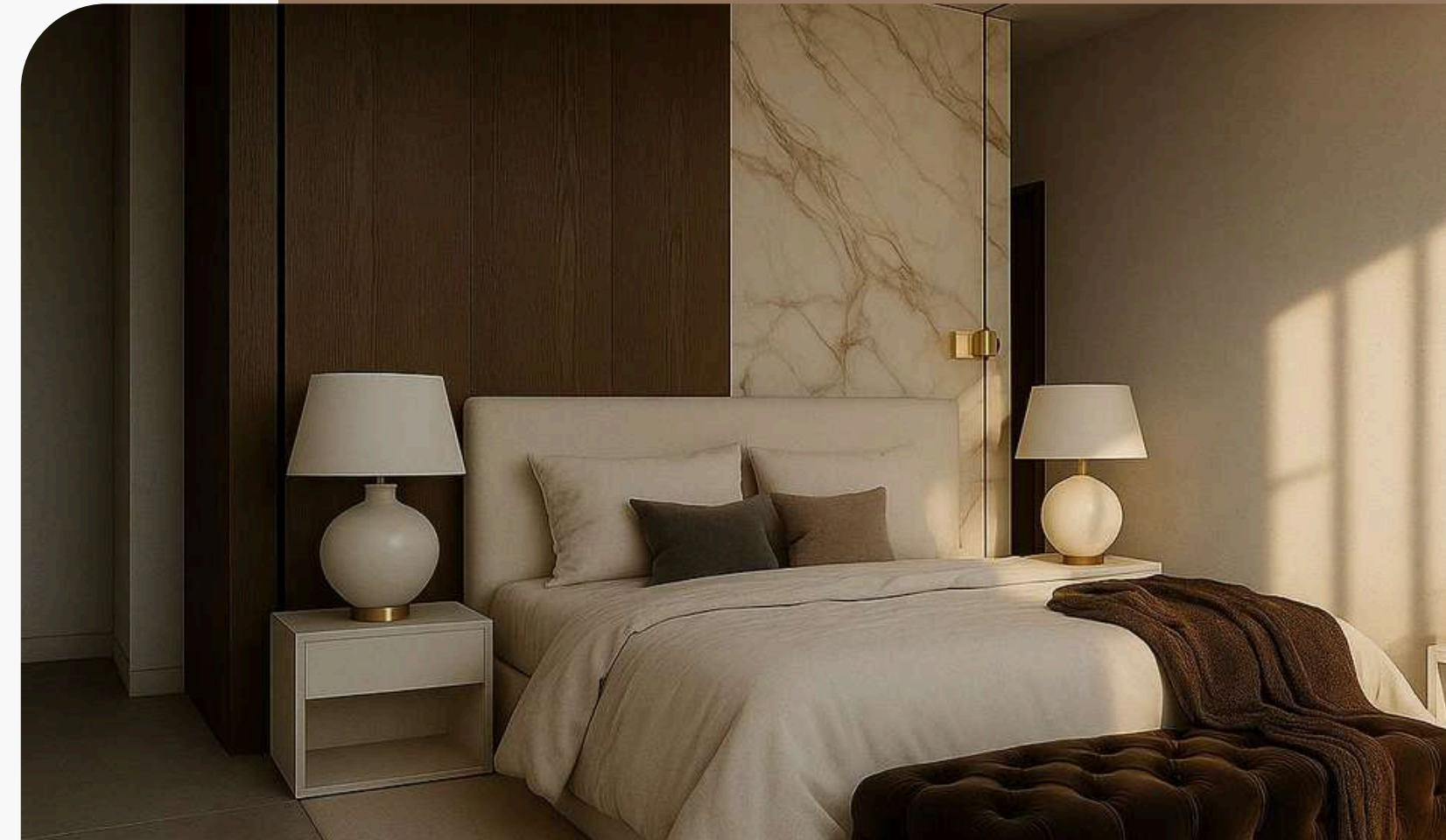


Project overview



***Luxury eco-villa development located
in Châteauneuf Opio, on the French
Riviera.***

- 380 sqm total built area
- Fully permitted
- High-margin resale project:
estimated gross ROI ~100%
- Execution timeline: under 6 months





Location & Market Context



Châteauneuf Opio is an exclusive, fast-growing residential area nestled between Cannes, Valbonne, and Antibes.

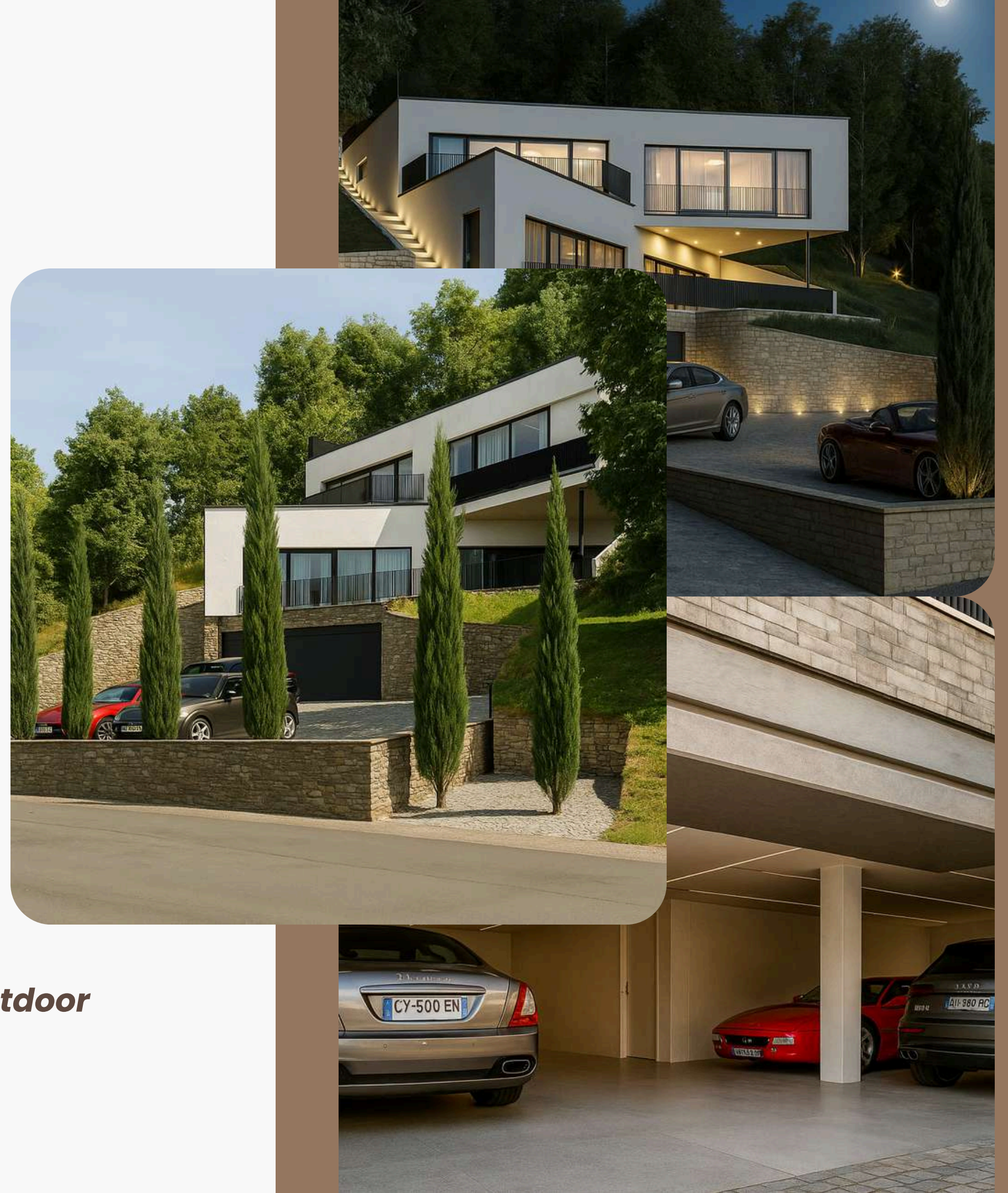
- High demand for premium villas with modern design
- Comparable sales in the area: starting from 7.000 EUR/sqm
- Easy access to Nice Airport, major cities and beaches

Project specs.



- Land plot: 2.033 sqm
- Total built: 380 sqm
- Livable space: 280 sqm
- Private pool: 28 sqm
- Full construction permit obtained

Designed for luxury living: open layout, integrated outdoor spaces and sustainable materials.





Budget breakdown



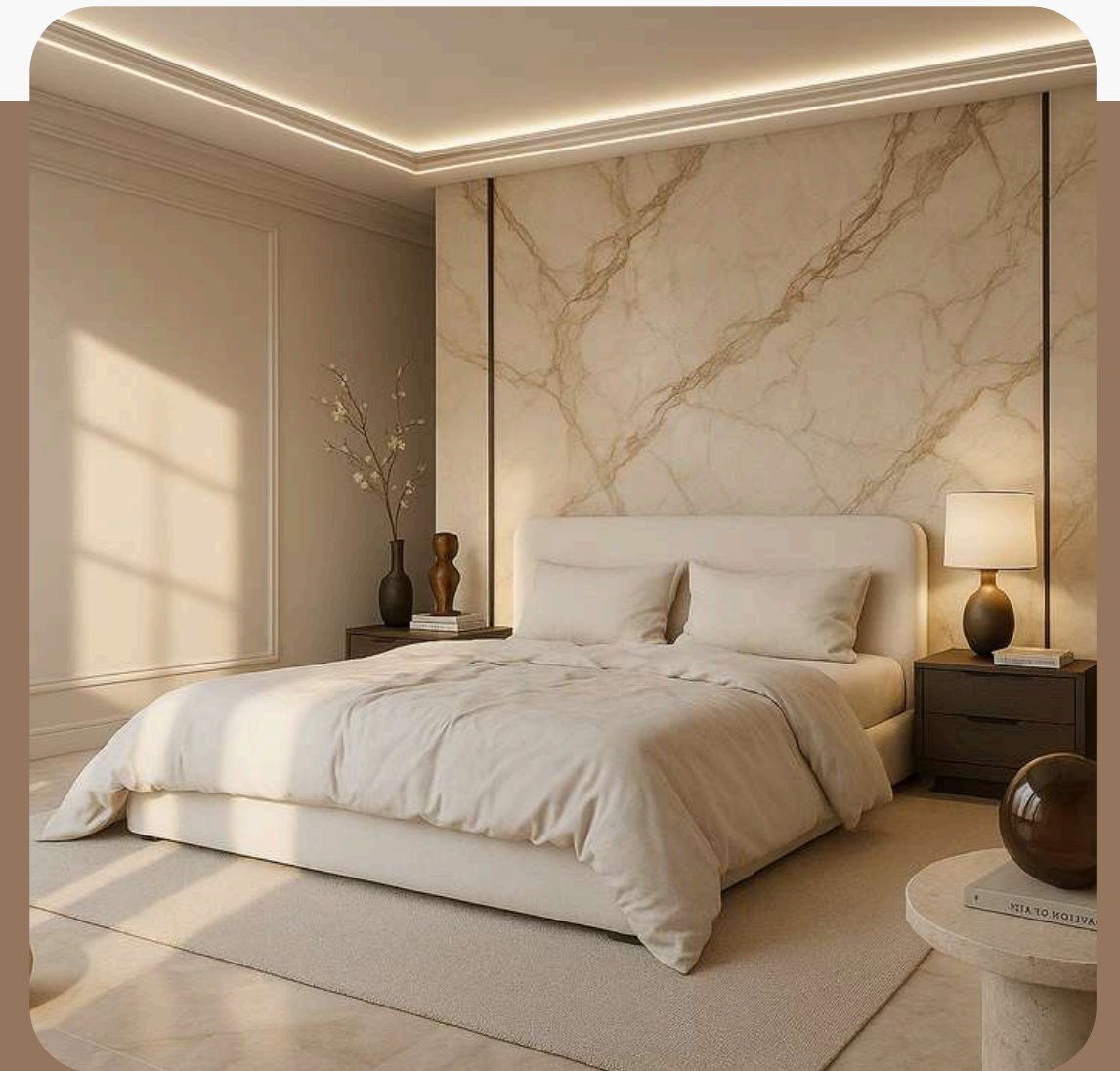
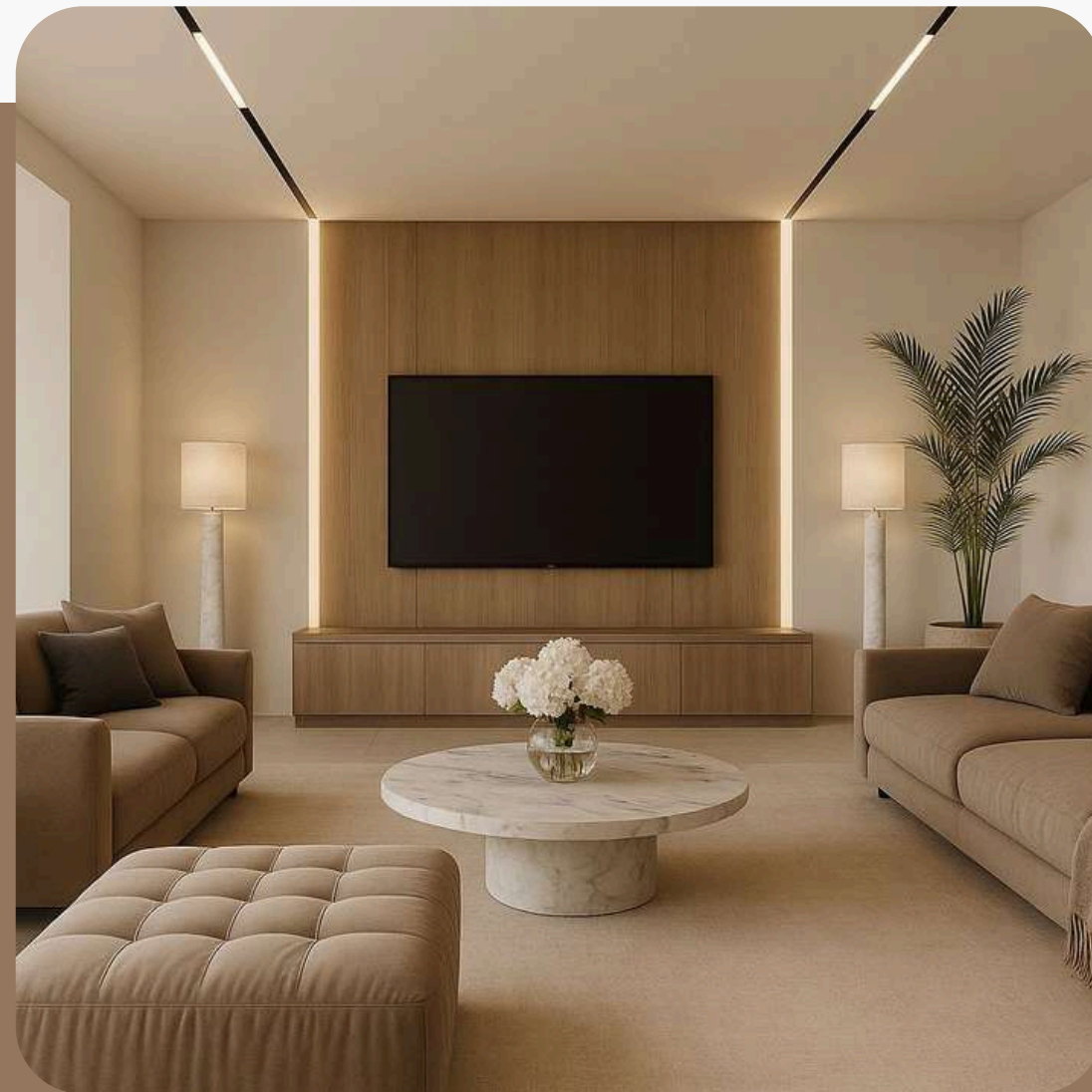
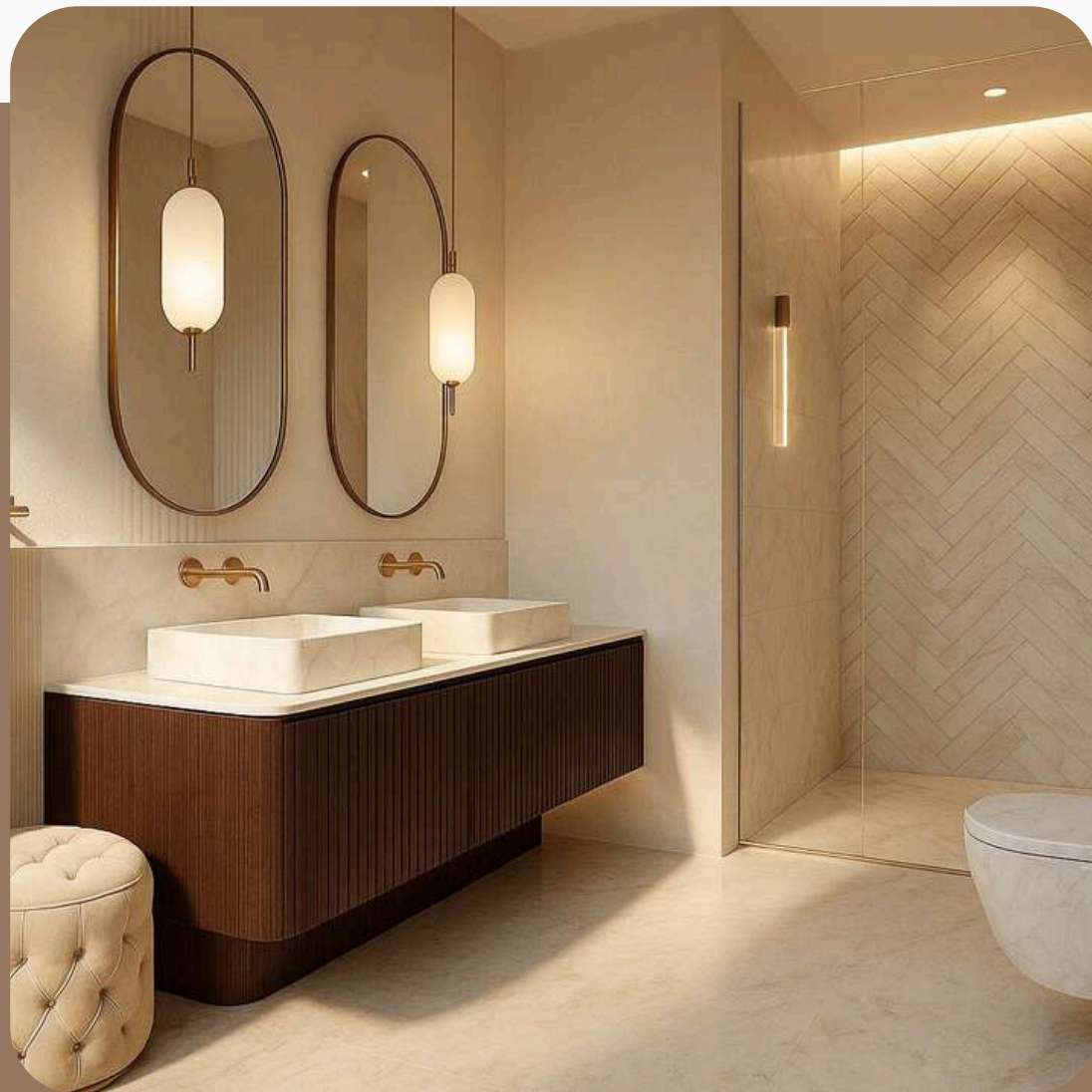
- Land acquisition: 250.000 EUR
- Design & permitting: 60.000 EUR
- Earthworks: 130.000 EUR
- Shell construction: 340.000 EUR
- Finishes & partial furnishing: 290.000 EUR
- Landscaping: 100.000 EUR

- **Total Estimated Budget: 1.170,000 EUR**

**As of July 2025, the project is currently in the earthworks phase.*

Estimated sale value

- Livable area: 280 sqm × min. 7,000 EUR = **1,960,000 EUR**
- Non-livable / annexes: 100 sqm × 3,500 EUR = **350,000 EUR**
- Estimated total market value: **2,310,000 EUR**
- Estimated gross profit: **~1,140,000 EUR**



Investment Structure



- Minimum investment ticket: **100,000 EUR**
- Two participation options:
 - **Equity participation** – direct share of profits
 - **Secured lending** – fixed annual return of 15%+
- No lock-up for full-ticket investors
- Flexible entry depending on investor profile

Option to participate in future developments via Opus Riviera Capital.





Investor protection



- Full insurance coverage
- In case of force majeure: full capital return to investor

****Lead developers are financially committed***



Daniel Epure

- 10+ years in construction & real estate
- Current head of EDGE Construction Monaco
- Deliv. €25M+ project: Château Lerins (Mougins)
- Focused on sustainable luxury development
- Visionary behind Opus Villas & Opus Riviera Capital



The Team



- Project Lead / Developer: **Daniel Epure**
- Project Manager: **Lars Knapmann Egerrup**
- Architecture: **Barro.Art**
- Earthworks & Shell: **EMG.06**
- Interior & Landscaping: **EDGE Construction Monaco**
- 3D & Visual Concept: **Lars Knapmann Egerrup & Qult**
- Property Management: **Qult**



Let's connect



Get in touch and be part of the Riviera's next iconic project.



www.edgeconstruction.mc



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