

Summer 2025

# ALMERÍA

RESIDENTIAL VILLAS





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**Leading the transition  
from conventional to  
green construction.**





**LARGEST GREEN**

**DEVELOPER IN FLORIDA**

**160,000** Sqft of GREEN CERTIFIED envelope construction.



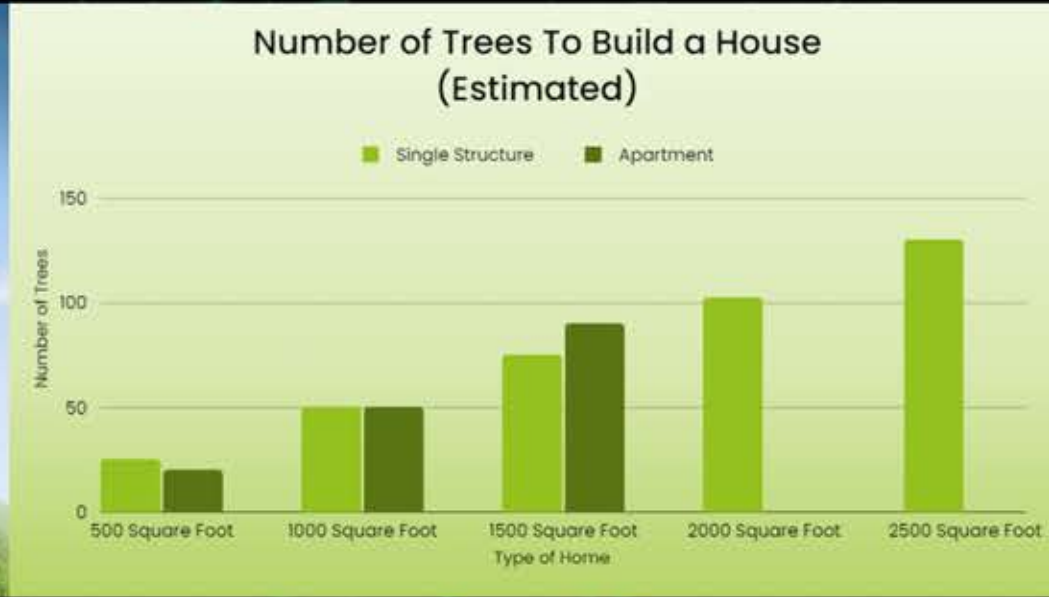
EDG , **Efficient Development Group**, we're embarking on an exciting journey to redefine how homes are built and developed.

Our main focus is on **green construction and energy efficiency, creating generational sustainability.**

Our goal is to create **ECO-HYBRID HOMES** that not only align with eco-conscious principles but also remain affordable for the wider communities.

Join us in shaping a more environmentally conscious tomorrow.

**WE CREATE GENERATIONAL  
SUSTAINABILITY WHILE SAVING THE  
PLANET AND YOU.**



# Newest PROJECTS



01  
ISABELLA



02  
CARLOTA



03  
A V O C A D O  
B O X



04  
CELESTE



05  
DIONE



06  
HOMEBASE  
TOWNHOMES



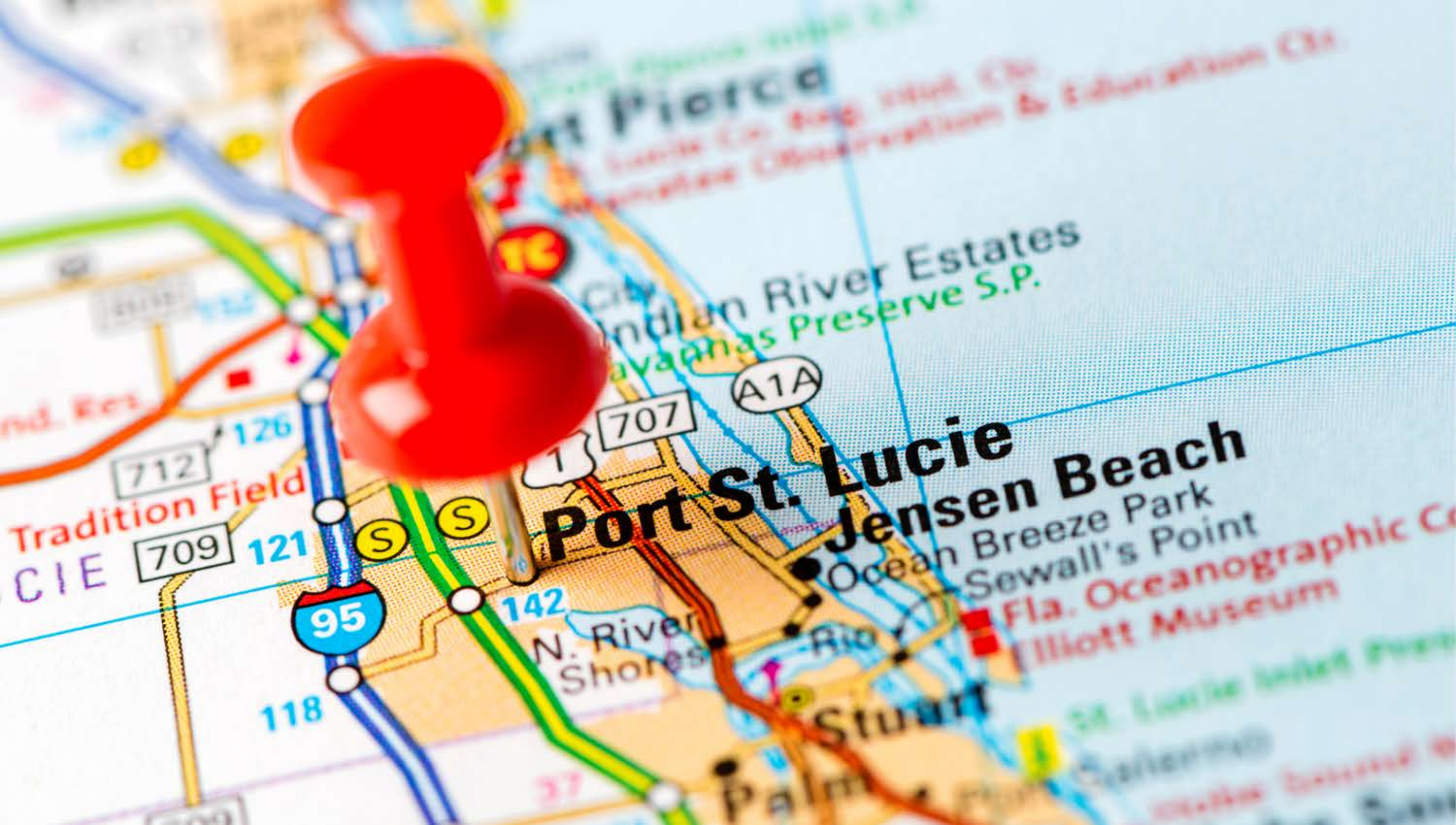
07  
HOMEBASE  
CONDOS



08  
SUGAR  
BREEZE



09  
SWEETBAY



**Port St. Lucie**  
**Jensen Beach**

Stuart

Indian River Estates  
Sawannah Preserve S.P.

Ocean Breeze Park  
Sewall's Point  
Fla. Oceanographic Center  
Jillott Museum

N. River Shores

Tradition Field  
CIE

95

707

A1A

118

142

712

121

126

S

S

1

37

Port St. Lucie

Florida State College  
Observation & Education Center

St. Lucie Inlet Park  
Catherine  
St. Lucie Inlet Park

# Why Moving to Port St. Lucie is a Great Idea?

## 1. Excellent Weather.

Port St. Lucie delivers with a warm, subtropical climate. The summers do get quite hot and humid (low 90's°F during the day), so plan to stay hydrated and hit the beach as often as you can!



## 2. Great Beaches.

This city has plenty of options, boasting 21 miles of pristine beaches. About half of that is public preservation land. There are more public beach access points per square mile in Port St. Lucie than anywhere else in the state.

### 3. It's Affordable.

Compared to other cities of comparable size and amenities, living in Port St. Lucie is very affordable. Let's put this into perspective: say you currently live in New York and earn \$80,000 per year. In St. Lucie, you can maintain the same standard of living for just \$41,000 per year!



### 4. Excellent Educational Opportunities.

The public school system in Port St. Lucie is fantastic, with strong STEM, enrichment, and language programs. As well, there are great local colleges and universities within close distance so you can begin or continue your education.



### **5. It's Close to Everything.**

When you live in Port St. Lucie, you're just a stone's throw from major attractions, **only 1:30h from Disney World, Legoland, and Marlins Park.**

You are also close to the even bigger cities of Miami and Orlando.



### **6. PORT WITH CRUISE SHIP.**

National and International cruise ships from Port Canaveral to all over the world. BAHAMAS, EUROPE, MEXICO, CARIBBEAN and More!



### **7. Rocket launch viewpoints**

Dubbed the 'Space Coast' for good reason, Cape Canaveral is the perfect place to check out a rocket launch and witness the roar and exhilaration of thousands of gallons of burning fuel!



### **8. Meet actual astronauts at the iconic Kennedy Space Center**

Simply put, a trip to Cape Canaveral wouldn't be complete without a visit to the Kennedy Space Center Visitor Complex – it's not just one of the best things to do in Cape Canaveral, but statewide!

# Much More!



# Port St. Lucie growth steady as families continue to move to area

More than 200,000 live in Port St. Lucie, making it third-largest city in southern Florida



**357 Smallwood Dr, Port Saint Lucie Florida**



- Beach
- Publix
- Walgreens
- Public Storage
- Gator Golf Club
- Dunkin Donuts
- Waterfront Restaurants
- MD Now
- Elementary Schools
- Dental care
- Churches
- Parks
- Car Repair
- Dealerships

*Within 10 min!*

# ALMERÍA

RESIDENTIAL VILLAS

**64 HOMES | ONE STORY AND 2 STORIES**



**AIRBNB AND GREEN CARD FRIENDLY**



# ALMERÍA

RESIDENTIAL VILLAS



## 357 Smallwood Dr, Port Saint Lucie Florida

- **WHITE PAVEMENT** Water absorbing roads: Porous pavement, or permeable pavement.
- **STEEL FRAME** Steel is widely recognized as the most recycled material on the planet. Recycling of steel has long benefited the industry by saving on raw material costs, reducing the environmental footprint of steel production.
- **SOLAR PANELS** As a renewable source of power, solar energy has an important role in reducing greenhouse gas emissions and mitigating climate change, which is critical to protecting humans, wildlife, and ecosystems. Solar energy can also improve air quality and reduce water use from energy production.
- **ELECTRIC CHARGES** Charging Stations for the convenience of electric cars .





*Our Model Homes*

**ALMERÍA**  
RESIDENTIAL VILLAS



**VALENTINE**













# VALENTINE



3 Bedrooms  
2.5 Bathrooms  
1 Terrace

Ground Floor Level	Sq Ft
A/C Area	1410
Non A/C Area	341,15
<b>Ground Floor Total</b>	<b>1751,15</b>



**DORIS**













### First Level

	First Floor Level	Sq Ft	Second Floor Level	Sq Ft	Total Unit - 2	Sq Ft
3 Bedrooms	A/C Area	692.91	A/C Area	717.43	A/C Area	1410
2.5 Bathrooms	Non A/C Area	207.86	Non A/C Area	63.86	Non A/C Area	271.72
1 Terrace	First Floor Total	900.77	First Floor Total	781.29	Total Unit	1681.72

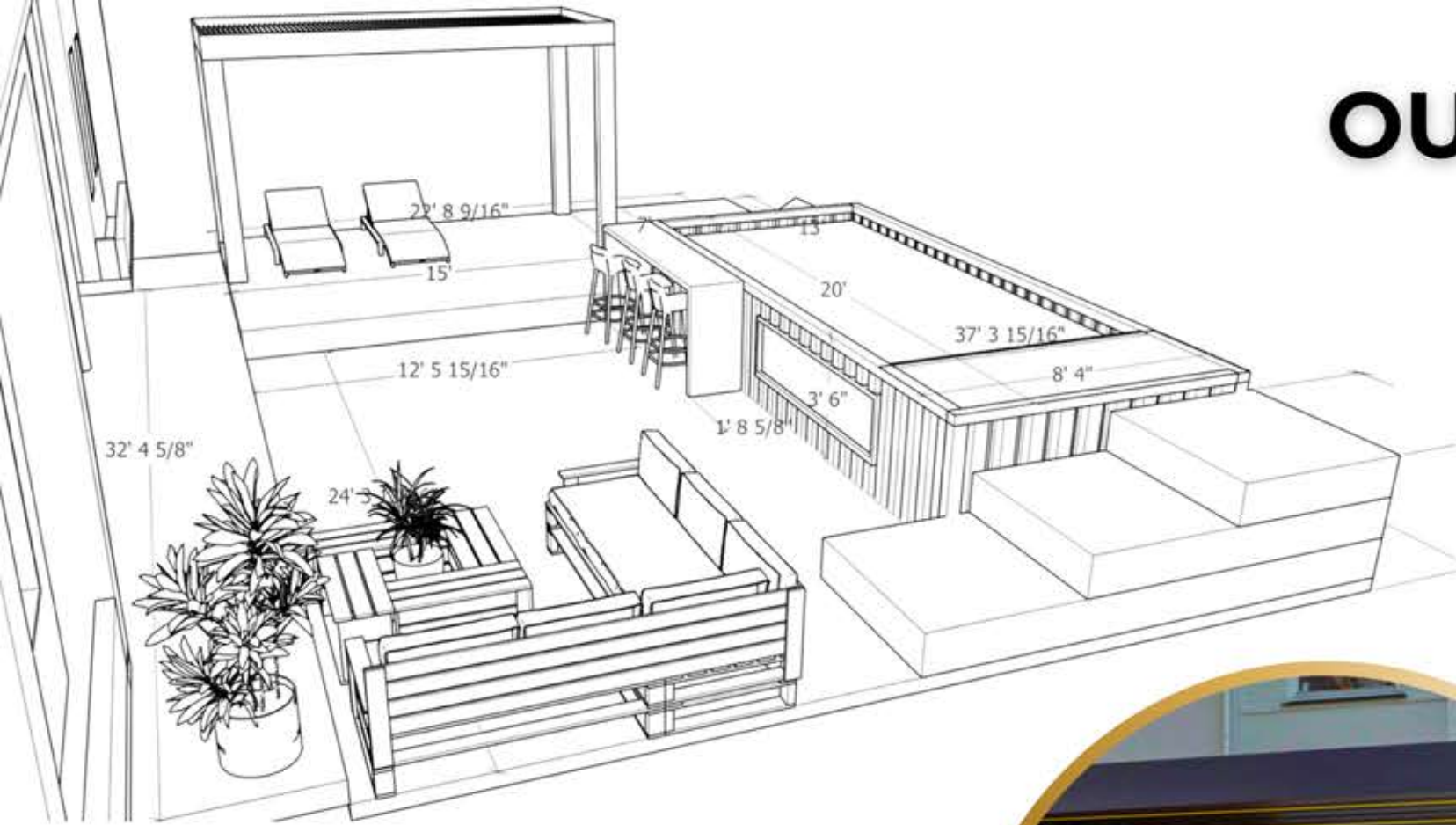
# DORIS



### Second Level

	First Floor Level	Sq Ft	Second Floor Level	Sq Ft	Total Unit - 2	Sq Ft
3 Bedrooms	A/C Area	692.91	A/C Area	717.43	A/C Area	1410
2.5 Bathrooms	Non A/C Area	207.86	Non A/C Area	63.86	Non A/C Area	271.72
1 Terrace	First Floor Total	900.77	First Floor Total	781.29	Total Unit	1681.72

# OUTDOOR PATIO



## EXTRAS FEATURES

- See through Pool
- Garage
- Gourmet Deck



## Why is ALMERÍA Exceptional? 🌱

# ALMERÍA

RESIDENTIAL VILLAS

- ✓ Metal Roof - Unparalleled durability of up to 80 years, without harming forests.
- ✓ Steel Structures - Hurricane resistant, environmentally friendly and recycling the equivalent of 7 steel cars.
- ✓ Internal and External Concrete Walls - More security, acoustic insulation and energy efficiency.
- ✓ Up to 4 hours of Fire Resistance - Made to last and protect.
- ✓ \$6,000 Landscaping Incentive - Create your personal paradise.
- ✓ Gourmet Balcony - The perfect space for entertaining.
- ✓ Smart Technology - Smart key access and a connected home.
- ✓ Integrated Sound System - Music in every corner of your home.
- ✓ Quick Construction - Just 6 months for your dream home.
- ✓ Italian Cuisine - Cook with style and quality.
- ✓ High Quality Appliances - Everything you need.
- ✓ Impact Windows and Doors - Extra protection.
- ✓ Solar Panels - Energy savings and sustainability.
- ✓ EV charge system to charge electric cars.
- ✓ High-tech floor covering to absorb water and reflect sunlight, contributing to a cooler planet.



## Conventional Construction

- Shingles Roof
- \$2,000 Allowance in Landscaping
- Wood Structure and Drywall
- Not Fire Resistant
- Door Around the House 12+
- 115 sqft Tile Lanai
- Keys Set
- No Sound System Allowance
- 12 month total construction time
- Curtains in Bathroom
- Normal Mirrors
- No Impact Doors and windows
- No Solar Panels

## Fire resistant

Up to 4 hours. Steel is noncombustible and cannot burn. Durability, sustainability, cost-effective, and structural performance are the biggest reasons to use steel for home construction.

## Ecologic

An average of 40 – 50 trees are required to build a 2000 square foot timber-framed home. A steel-framed home requires the equivalent of only 6 scrapped cars

## Hurricane Proof

You need a solid home that can withstand the most extreme weather conditions. In a time of climate change where weather gets Wilder and less predictable, you need E-Homes to help you build resilient homes.

## Energy efficient

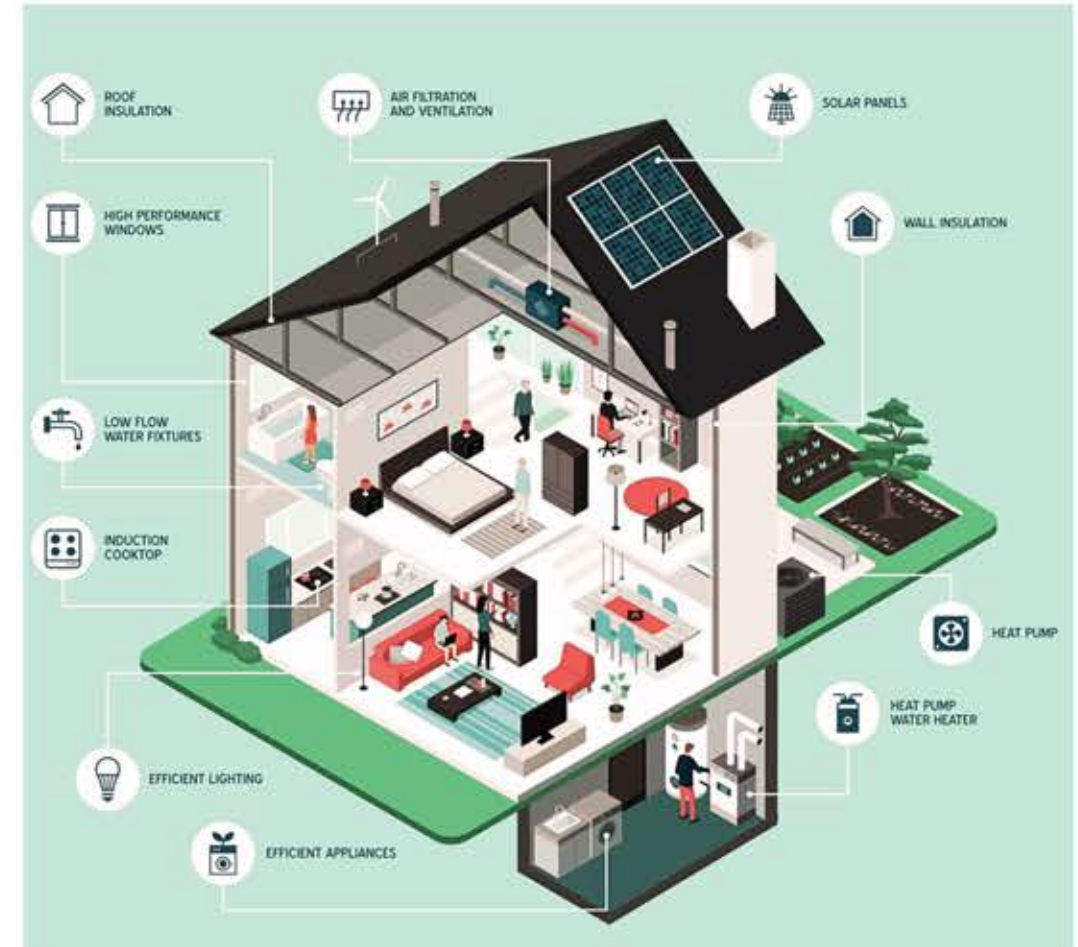
Save a lot of money. Our homes are prefabricated, adequately insulated, and roof panels are ready to host solar array.

## Acoustic Walls

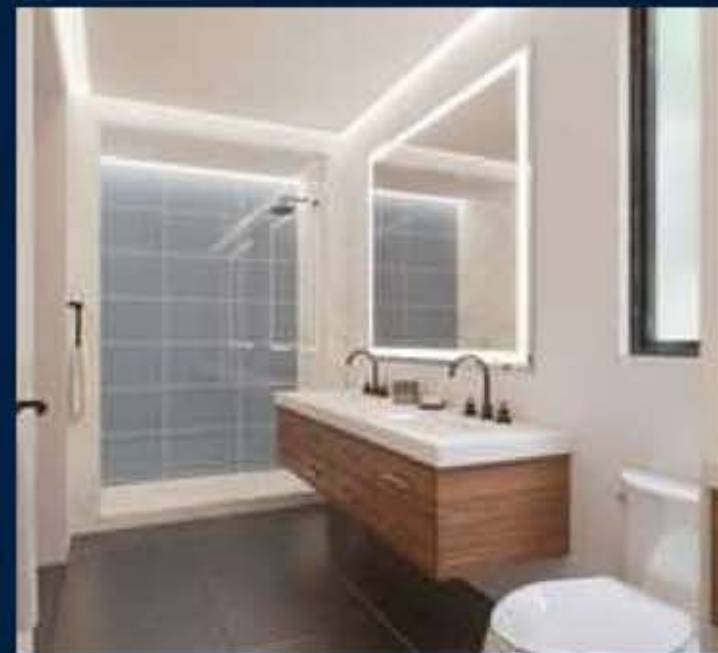
We apply lightweight aggregate Celular concrete in architectural Walls with high acoustic shielding and thermal insulating properties in our Energy Efficient Luxury Homes

## Termite Proof

You need a solid home that can withstand the most extreme weather conditions. In a time of climate change where weather gets Wilder and less predictable, you need E-Homes to help you build resilient homes.



**ALMERÍA**  
RESIDENTIAL VILLAS



**THE LUXURY OF LIVING IN A  
DESIGNER HOME**

Italkraft Italian Kitchen  
Italian bathroom cabinetry  
LED Vanity Smart Mirrors  
Clear glass enclosure Master Bath

# ALMERÍA

RESIDENTIAL VILLAS



**WE WANT YOU TO FEEL  
GOOD!**

## THINKING OF YOUR WELL-BEING...

In these spaces, comfort and exclusivity will be the order of the day. Your new home will come to life with advanced interior design, a design touch that brings modernity and elegance.



BIOMETRIC



DIGITAL  
THERMOSTAT



GRILL  
ZONE



STEEL  
APPLIANCES



SMART  
KEY



PADDLE COURTS



KIDS PARK



NATURE RELAX WALKWAYS



WELLNESS CENTER



MASSAGE & YOGA



POOLS



CHARGING STATION



DOGS PARK



FITNESS CENTER

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# Fase 1 Investment

**ONLY FIRST 10 HOMES!**

**VALENTINE** 1 Story | 1410 Sq ft | \$474,999.00 (Base price, subject to change without notice)

**DORIS** 2 Stories | 1410 Sq ft | \$474,999.00 (Base price, subject to change without notice)

## *Payment Structure:*

10% Reservation

10% Contract

10% Ground break

70% Closing

Ask your agent the details for upgrading your home!

# Fase 1 Investment

## *Upgrades Available:*

- See through Pool
- Garage
- Gourmet Deck
- 2 types of finishes to choose

Ask your agent the details for upgrading your home!



# How to be a Partner Investor?

## Equity Partner

30%



**Equity Partner**

\$ 2,000,000.00



**Investment**

15%



**Equity Partner**

\$ 1,000,000.00



**Investment**

7.5%



**Equity Partner**

\$ 500,000.00



**Investment**

# Green Card Eb5

**VISA EB5**

United States Citizenship and Immigration Services (USCIS) The EB-5 Immigrant Investor Program is a United States program that promotes investment in projects that create jobs. By making an EB-5 investment eligible, which creates at least ten new jobs in the United States, the foreign investor and their immediate family members are eligible to receive the permanent Green Card and reside in the United States

## THE UNITED STATES IMMIGRANT INVESTOR PROGRAM

Since its creation in 1990 by the United States Immigration Act, the EB-5 program grants a special category of immigration visa for high net worth international investors. Upon successful completion of the program, investors and their family members (spouse and children under 21) receive conditional residency in the United States, which can be converted into permanent residency with pathways to citizenship.



## How it works?

### **Fee Structure for the Eb-5 Visa**

- Capital commitment \$1,050,000 USD
- Regional center Fee \$65K USD
- Legal Fees \$25K USD
- USCIS Filing Fee \$6K USD

### **Basic Requirements**

- Investment of \$1,050,000 USD
- Proof of the legal source of said investment through form I-526.
- Each investment must create ten full-time jobs for skilled US workers.

### **How does it work?**

Program Requirements:

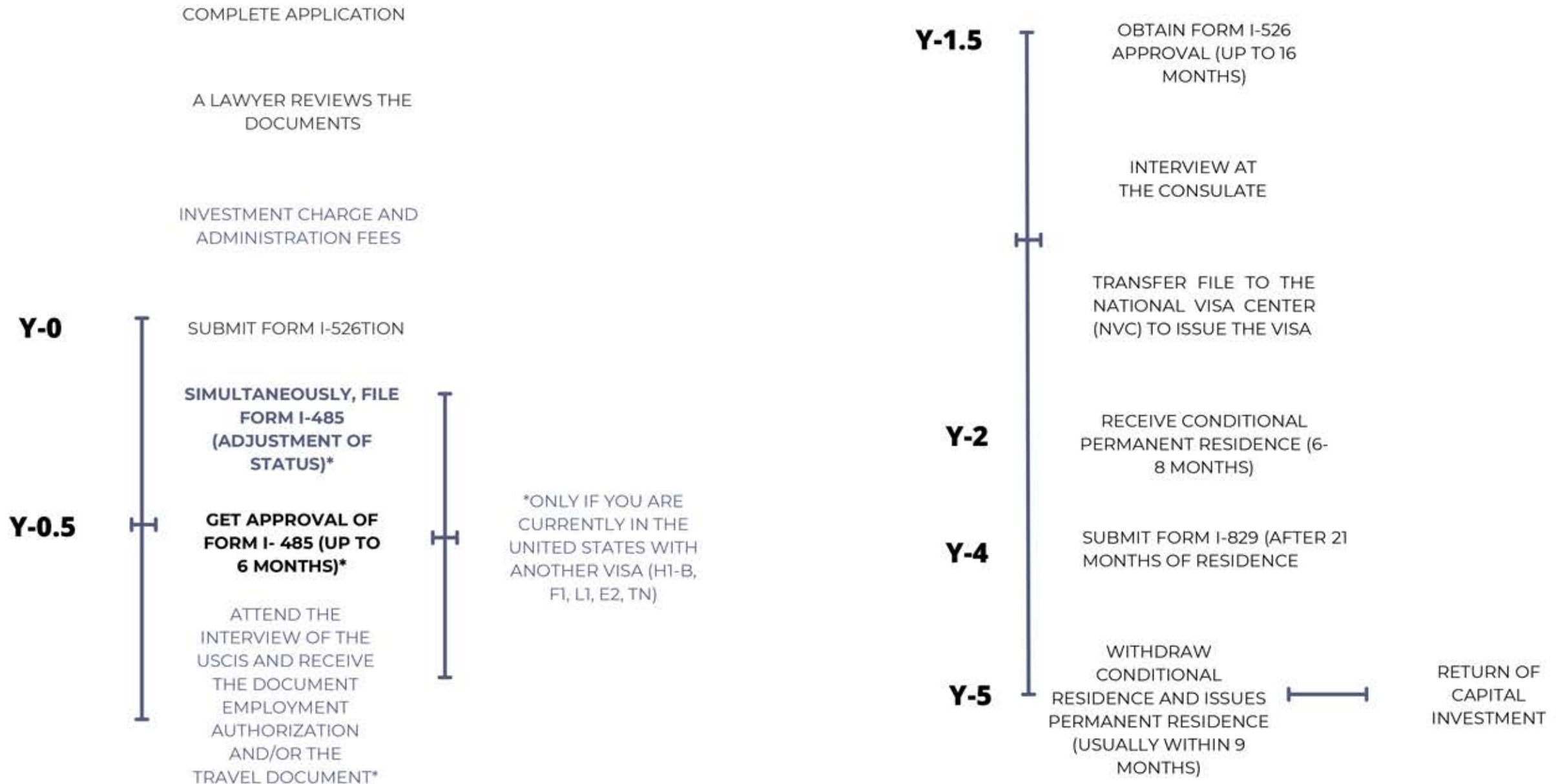
- 1.The applicant must invest \$1,050,000 USD in a business or project in an area of the United States that has a high unemployment rate.
- 2.The applicants investment must create ten full-time jobs within the required period.

International Investors and their family members (spouse and unmarried children under 21 years of age)



**U.S. Citizenship  
and Immigration  
Services**

# Application Process



# SIMULTANEOUS PROCESSING ALLOWS ACCESS TO THE TRAVEL AND WORK DOCUMENT

Simultaneous processing of the EB-5 visa allows investors with

- nonimmigrant visas in the United States to request adjustment of legal status to remain in the country.

Beginning May 15, 2022, investors can file Form I-485 (Adjustment of

- Status) and, simultaneously, Form I-526 (EB-5 Immigrant Petition).

In this way, investors (and their dependents) currently residing in the

- United States on H1-B, B1, B2, F1, L1, E2, or TN visas will be able to apply for lawful permanent residence while they await approval of their I-application. 526.

- In sum, investors will no longer have to wait for EB-5 application approval (up to two years).

- Instead, investors will only wait up to 6 months for their Adjustment of Status (I-485) approval, before they can apply for travel rights and work authorization.

