

# NIKAN CONSTRUCTION

Luxury Villa Development & Renovations  
**Marbella · Costa del Sol**

*Building exceptional homes through precision,  
quality, and construction expertise.*



2026

# Our Founder



Nikan Construction is led by its founder and CEO, Nikan Ghahremani, whose background is rooted in construction and project execution. With a background in construction, his approach is defined by precision, technical discipline, and uncompromising quality — principles that continue to shape every Nikan project.

- Successfully led and delivered multiple high-end residential projects
- Recognised with the **Gasell Award** for exceptional business growth and performance
- Delivered the **award-winning** Modellvillan 21 in Stockholm, recognised as Building of the Year.
- Extensive experience overseeing construction, project timelines, and execution control
- Led the Hugin Vanadisvägen project in Stockholm, transforming a 450 sqm raw attic into four premium penthouse residences in just **3 months and 3 weeks**, including full roof reconstruction, lift extensions and stairwell integration.

Warm regards,

A handwritten signature in orange ink, appearing to read 'Nikan Ghahremani', is written in a cursive style.

Nikan Ghahremani  
CEO  
Nikan Group



NIKAN GROUP

# About Us

Nikan Construction is a Scandinavian-founded construction and development company based in Marbella, specialising in high-end residential projects across the Costa del Sol.



Nikan Ghahremani

**CEO**



Joakim Tuutti

**CFO**



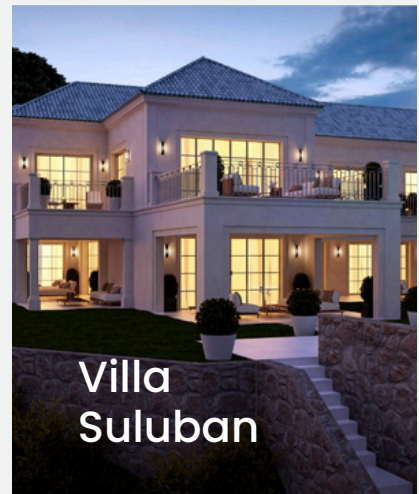
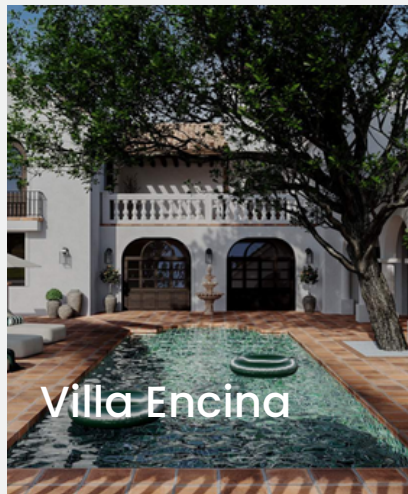
Ida Söderberg

**Head of Design**

We operate at the intersection of construction expertise, architectural precision, and luxury real estate, delivering exceptional villas, renovations, and turnkey developments designed for long-term value and refined living.

Our projects are defined by quality, control, and predictability — principles that remain rare within the Spanish construction landscape.

# Our Projects

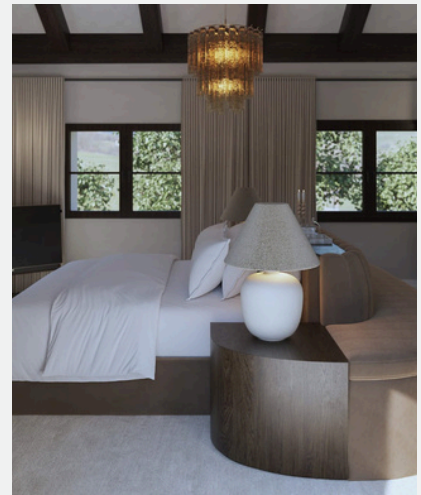


Our current projects embody Nikan Construction's core principles: Scandinavian precision, robust technical execution, and refined Mediterranean design. Each home is developed with a clear focus on quality, efficiency, and long-term value in carefully selected Marbella locations.

# What We Do

## Integrated Luxury Construction Services

Nikan Construction provides end-to-end solutions within the high-end residential segment:



- Luxury villa construction
- Turnkey villa development
- Structural renovations & transformations
- Extensions & structural modifications
- Technical planning & feasibility analysis
- Project & cost management
- Architectural coordination & permits

From concept to completion, every phase is guided by technical feasibility, execution control, and quality discipline.

# A Construction-Led Company

## **Builder-Level Expertise**

Unlike many developers who come from real estate backgrounds, our leadership has hands-on builder knowledge. This technical understanding improves every stage of a project — from planning and procurement to contractor selection and construction execution.

### ***Our Scandinavian heritage forms our core standards:***

- Precision & technical discipline
- Transparent project control
- Material authenticity & longevity
- Functional, timeless design principles
- Predictable execution & delivery

We are builders first, developers second.

# Why Us

***Reducing Risk. Protecting Value.***



**Construction projects in Spain are often exposed to structural risks:**

- Timeline delays
- Budget overruns
- Technical misjudgements
- Quality inconsistencies
- Communication failures

*Nikan Construction was created specifically to eliminate these uncertainties.*

**Our construction-led model allows us to:**

Base decisions on build reality – not assumptions

Prevent structural and technical failures

Deliver consistent Scandinavian quality standards

Protect long-term asset value

Maintain strict timeline and cost control with fixed pricing, so your budget stays protected

In a competitive luxury market, build quality is a financial decision.

# Our Approach



## **Warranty**

We offer a 2-year warranty on materials and a 2-year warranty on workmanship for your peace of mind.

## **Budget & Pricing**

We offer fixed-price structures and clear budgets, ensuring full transparency and cost control from start to finish.

## **Quality Control**

We carry out continuous internal quality checks, with a dedicated quality manager overseeing every project.

## **Timeline Guarantee**

We commit to agreed timelines and take full responsibility for delays, including applying penalties if needed.

# Proven Performance

Extensive leadership experience across large-scale residential developments

Background linked to over 1,000 completed apartments and houses in Scandinavia

Recipient of the prestigious Gasell Award for exceptional business growth

Delivered the Modellvillan Project in just three months — an industry outlier

Demonstrated ability to execute complex projects with precision and predictability



**Modellvillan**


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# Partner Selection




## Careful Selection of Partners & Suppliers

All our partners are selected with great care. We prioritise partners who meet our standards for reliability, precision, and craftsmanship, ensuring consistent results across every project.

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# Contact Us



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