



LA MANGA CLUB
sport & leisure



LAS LOMAS VILLAGE

THE SMART WAY TO BUY A VACATION HOME
WITH HOTEL SERVICE



WHAT ARE YOU BUYING?

An apartment in a five-star resort, La Manga Club, considered to be the best resort in Europe. You can choose between studios and 1-, 2- and 3-bedroom apartments that are totally equipped and furnished. All you need to do is come and enjoy your unforgettable holidays.

The flats are managed by a first-rate brand, La Manga Club, which facilitates top service so owners don't have to worry about a thing.

WHY INVEST?

Las Lomas Village enjoys a privileged location within La Manga Club, with stunning views onto the golf courses. These apartments generate income from the first day of purchase, and offer the added benefit that you too can enjoy holidays in your flat. The resort itself is Europe's best, and its value is projected to rise considerably.



BENEFITS OF BUYING A CONDO HOTEL IN LAS LOMAS

- Access for Las Lomas owners and their guests to the Las Lomas Village facilities, including the spa (sauna and jacuzzi and steam rooms), fitness centre, indoor pool, the Las Lomas tennis court, the outdoor pools, and mini-golf.
- You'll receive the La Manga Club Card, offering exclusive discounts in restaurants, accommodation, spa treatments and shops, as well as special rates for golf and tennis.
- You'll also receive 2 designated cards per bedroom in your flat for immediate family members.

Special services:

- Express check-in.
- A welcome basket including a bottle of Champagne or wine.
- 8 additional housekeeping visits per flat, to be used at the owners' discretion when booked 48 hours in advance (excluding the arrival and departure cleanings).
- Free transport throughout the resort.

ENJOY **5-STAR** ACCOMMODATIONS

You can use a Lomas flat up to 102 days per year.

Owners receive 30 points, which they can distribute as they see fit under the following conditions:

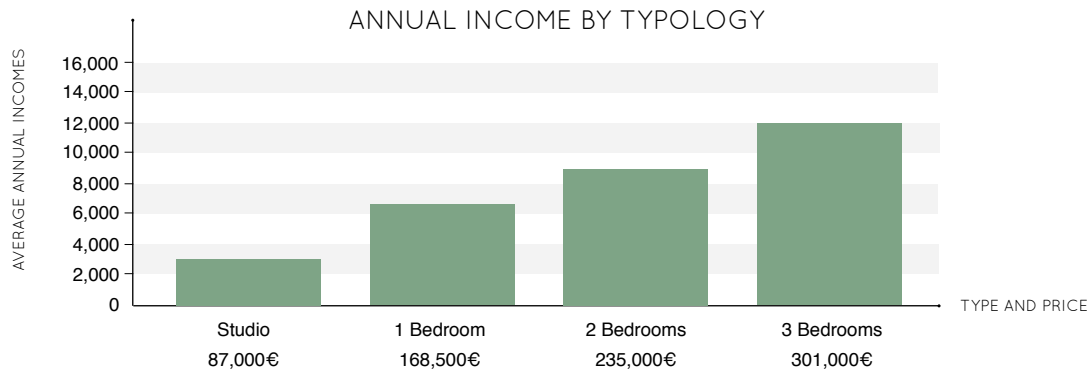
- During the 42 weeks per year that are not considered high season, each night costs one point.
- In the 10 weeks considered high season, each night costs 3 points.
- In addition, subject to availability, even if you have already used your 30 points, you can make free last-minute bookings for twin deluxe rooms up to **six nights per month**.
- You are also free to make reservations in larger apartments in Las Lomas Village and enjoy a 15% discount on preferential rates.

AND THE PROPERTY GENERATES INCOME FROM THE FIRST DAY OF OWNERSHIP?

PROFITABILITY

Variable income of 30% on the total rental income generated annually until the end of the rental contract in 2035 (distributed according to the m² available in the rental pool)

The table below shows the minimum average prices by type of flat and the average annual incomes they generate in variable income.



* The amounts included in this graphic are estimates, not in any way binding, and are shown here as examples

EXAMPLES OF FINANCING AVAILABLE FOR LAS LOMAS STUDIOS AND 1-, 2- AND 3-BEDROOM APARTMENTS

PROPERTY TYPE	STARTING PRICE	60% FINANCING	INTEREST RATE	MONTHLY REPAYMENT	YEARLY REPAYMENT	4% RENTAL INCOME GUARANTEED
STUDIO	€87.000	€52.200	Euribor +2.1	€273,62	€3.283	€3.480
1 BED	€168.500	€101.100	Euribor +2.1	€529,95	€6.359	€6.740
2 BED	€235.000	€141.000	Euribor +2.1	€739,10	€8.869	€9.400
3 BED	€301.000	€180.600	Euribor +2.1	€936,15	€11.33,80	€11.460

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La Manga Club is responsible for costs related to services, community fees, and apartment and furniture upkeep, as well as insurance and taxes that correspond to the complex.

Owners are responsible only for apartment renovations and individualized taxes, such as the IBI.

THE COMFORT AND EASE THAT COMES WITH ALWAYS BEING PREPARED

Service Fees: Owners must pay a yearly service fee that guarantees them the right to use the Las Lomas facilities.

TOWN HOUSES				PANORAMIC	
STUDIO	1B Apt.	2B Apt.	3B Apt.	Studio	2B Apt.
565,21 €	749,36 €	1,225.87 €	1.724.57 €	487,60 €	1.106.09 €

*The corresponding sales tax will be added to the above fees



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FOR MORE INFORMATION, PLEASE CONTACT:

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