

LAS LOMAS
Selection

COLLECTION OF 7
EXCLUSIVE HOLIDAY
RENTAL
APARTMENTS
IN THE BEST SPORT
AND LEISURE
RESORT
SOUTH OF EUROPE



LA MANGA CLUB
sport & leisure



Contents

1. Description
2. Terms of use
3. Services
4. Expenses
5. Benefits
6. La Manga Club Card
7. Las Lomas Selection Master Plan
8. Floor plans
9. Photographs



1. DESCRIPTION

Last Lomas Selection is a group of seven apartments set in the tourist resort called Las Lomas Village inside the La Manga Club Resort.

La Manga Club is an exclusive resort on vacation, sports activities and leisure, located in a privileged enclave, in Murcia, Spain. Surrounded by parks natural and beautiful beaches, offers the opportunity to combine leisure and sport with Great weather all year.

Covering an area of 1,400 acres (560 Ha.), the resort offers exclusive accommodations, private access to beach, first-class professional sport facilities and fine dining. It's the ideal place for those seeking exceptional tranquility, security and privacy coupled with superlative service.

The seven apartments are sold completely renovated with new kitchens and bathrooms together with modern, elegant furnishings.

Unit	Area	Covered terrace	Open terrace	No. of floors	No. of bedrooms
1	87 m ²	8 m ²	23 m ²	2	1
5	156 m ²		23 m ²	3	3
53	155 m ²		22 m ²	3	3
57	126 m ²		22 m ²	2	2
61	125 m ²		22 m ²	2	2
69	154 m ²		22 m ²	3	3
73	155 m ²		21 m ²	3	3



Masterplan

560 Ha. / 1400 Acres.



Spa & CIARD La Manga Club

LAS LOMAS Village & Peninsular Club

Mar Menor

LAS LOMAS Selection

Official Property Sales La Manga Club

El Coto

La Princesa

Golf Academy

Las Mimosas Community

El Oasis de Atamaría



Official Property Sales La Manga Club

SUNRISE

La Cala Beach & Restaurant

Mediterranean Sea



LA JOYA



LAS LOMAS Selection



2. TERMS OF USE

OPERATION

- Las Lomas Selection apartments are for use as holiday accommodations. Among other things, this use means that the apartment must be rented, or an attempt made to rent it, for at least one month a year.
- The joint operation of the Las Lomas Village is being carried out by La Manga Club S.L. until December 2035. When the purchase is made, the new owner will subrogate to La Manga Club S.L. in the operating agreement in force.

RENTAL

- The owner will inform La Manga Club by 31 December of the previous year of the weeks they will use the apartment for personal use; this may subsequently be cancelled or modified by the owner according to the availability of the weeks they will use the apartment for their personal use.
- La Manga Club will market them during the remaining weeks in the same manner as the rest of the Las Lomas Village apartments.

PROFITABILITY

- The owner will receive 70% of the income for accommodation rental that La Manga Club S.L. obtains during whatever the period the apartment is rented. The remaining 30% will be for La Manga Club S.L.
- La Manga Club will pay the profit in two twice-yearly payments in January and July.



3. SERVICES AND FACILITIES AT LA MANGA CLUB

- RESTAURANTS
 - Breakfast at LUIGI'S
 - 17 RESTAURANTS AND BARS
- SPORTS
 - 3 18-HOLD GOLF COURSES, PITCH AND PUTT
 - 28 TENNIS COURTS
 - 8 FOOTBALL PITCHES
 - PLUS: padel, squash, cricket, running, swimming, biking and more
- HEALTH & FITNESS:
 - 2000 m2 devoted to the total well-being of its users
 - Spa circuit, sauna, Jacuzzi
 - 13 treatment rooms
 - Fitness equipment
 - 25-metre pool
- ACCOMODATION
 - Principe Felipe 5* Hotel
 - Las Lomas Village 4* Aparthotel
- HOUSEKEEPING
- LAUNDRY
- MANTENANCE
- WIFI
- BUS/TRANSFER
- 24-HR RECEPTION
- KIDS CLUB/BABYSITTER
- 2 OUTDOOR POOLS
- BEACH INSIDE THE RESORT: LA CALA

SERVICE RATES

- Some of the services mentioned above are subject to La Manga Club Resort rates
- The owner will contract tourist accommodation services through La Manga Club



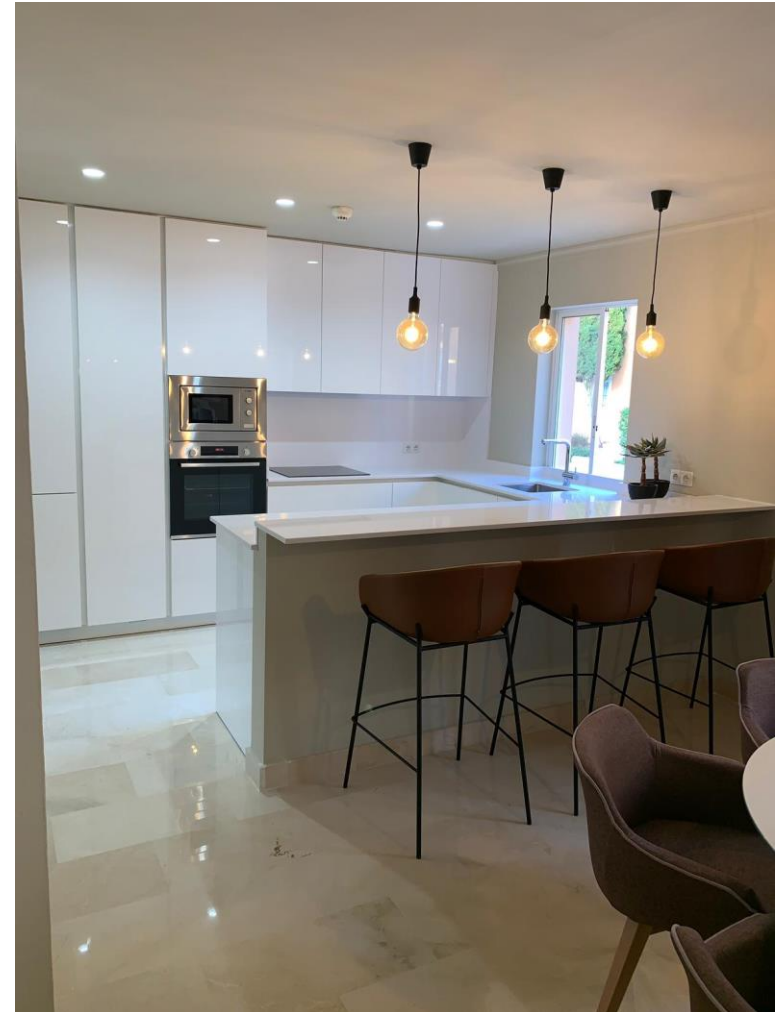
4. EXPENSES

BORNE DIRECTLY BY OWNER

- Water and light supply
- The material damage and civil liability insurance policies must be made available to La Manga Club
- Taxes: Local Property Tax
- Maintenance and renovation of the apartment in order to rent it out
- Expense fees for the La Manga Club General Community:
 - The total of these expenses is €5.7/m2 (2019)
- Expense fees for the Las Lomas Village Community:
 - Pool
 - Maintenance of common facilities

BORNE BY LA MANGA CLUB

- Repair and/or replacement of an element or parts of the apartment damaged during the rental.
- Expenses for housekeeping and laundry staff while the apartments are assigned.
- Marketing expenses



5. BENEFITS

- Gift of a 5-year La Manga Club membership with the following benefits:
 - A minimum guaranteed discount of 50% on green fees at the South and North golf courses
 - Discounts on renting tennis courts at the Tennis Center (up to 2 people per registered room owned by you)
 - 2 courtesy dinners for two at the Amapola Restaurant, beverages not included
- The annual club fees for this membership in 2019 is:

No. of rooms	Club Fees	VAT	Total
1	616.78	129.52	746.30
2	1,025.22	215.30	1,240.52
3	1,427.4	299.75	1,727.15



6. LA MANGA CLUB CARD

When purchasing a Las Lomas Selection apartment, the purchaser will be given the exclusive La Manga Club "Premier" Card

Premier Club members enjoy numerous advantages and discounts that cannot be combined with other offers, such as:

	Premier
Golf	20%
Tennis	20%
Spa	20%
Shops	20%
Restaurants	20%
Accommodation	10%

El Corte Inglés (Cartagena)

Personal Shopper service, worth €180 and located on the 1st floor
Glass of wine and tapa for 2 people at the cafeteria located on the 6th floor

Resort petrol station (La Plaza)

3% discount on refuelling

La Manga Rent a Car (La Plaza)

10% discount on car hires
5% discount on trips from La Manga Club to the Alicante or San Javier airports

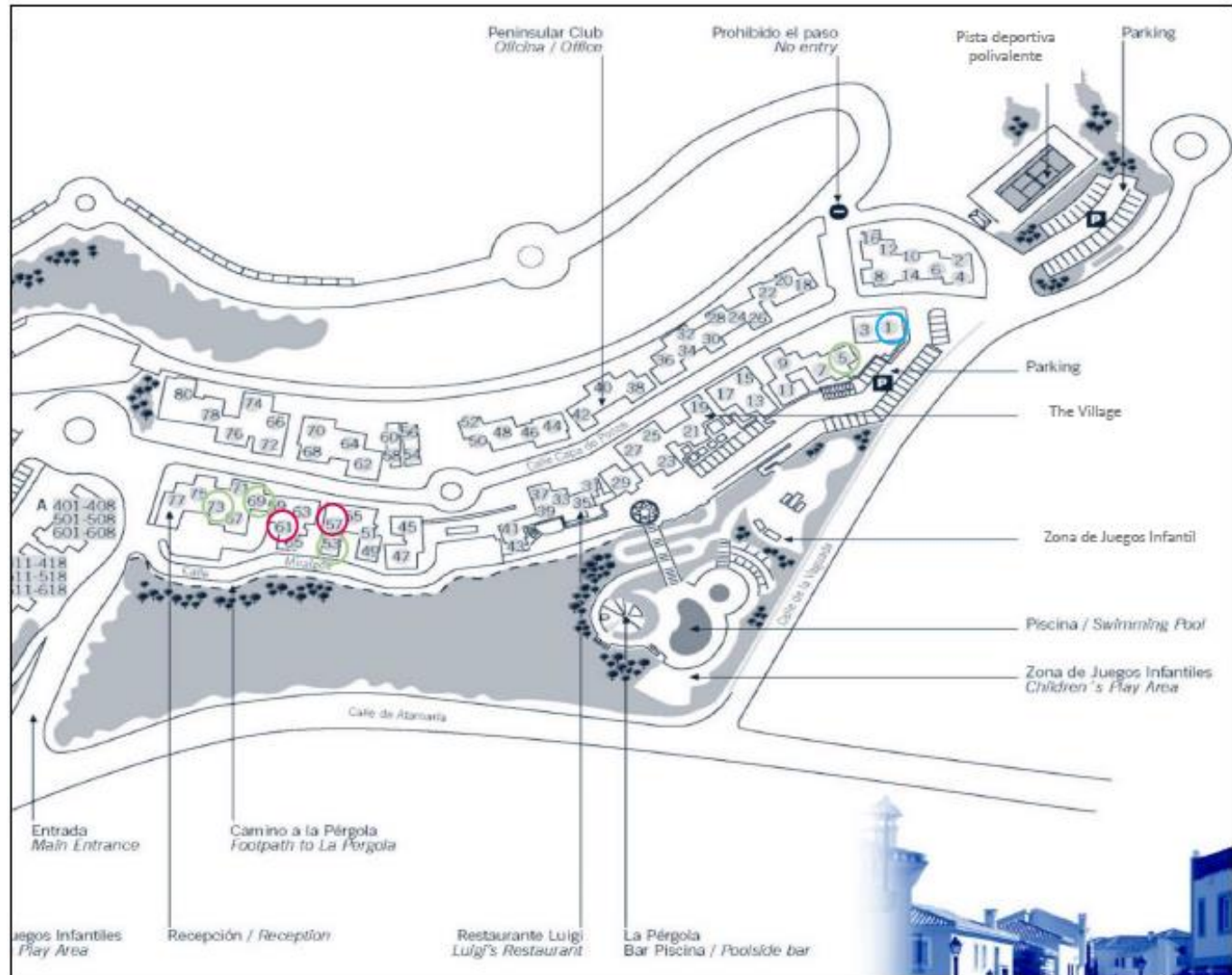
Resort tobacco and stamps shop (Bellaluz)

2% discount on tobacco



7. LAS LOMAS SELECTION MASTER PLAN

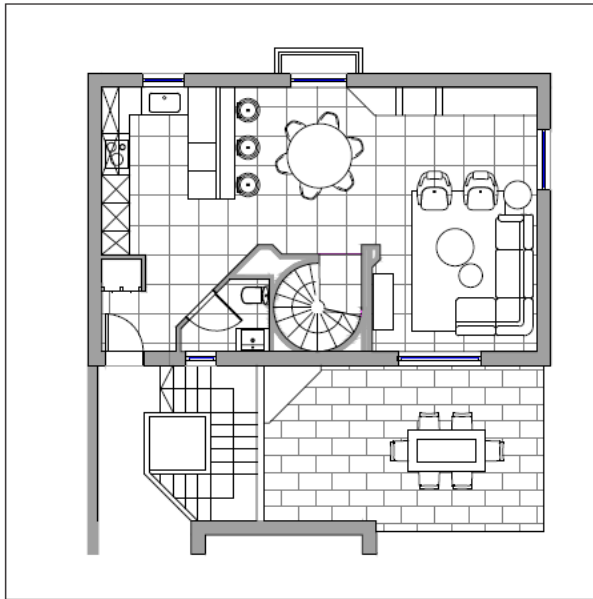
Unit	No. of floors	No. of bedrooms	m2
1	2	1	87
5	3	3	156
53	3	3	155
57	2	2	126
61	2	2	125
69	3	3	154
73	3	3	155



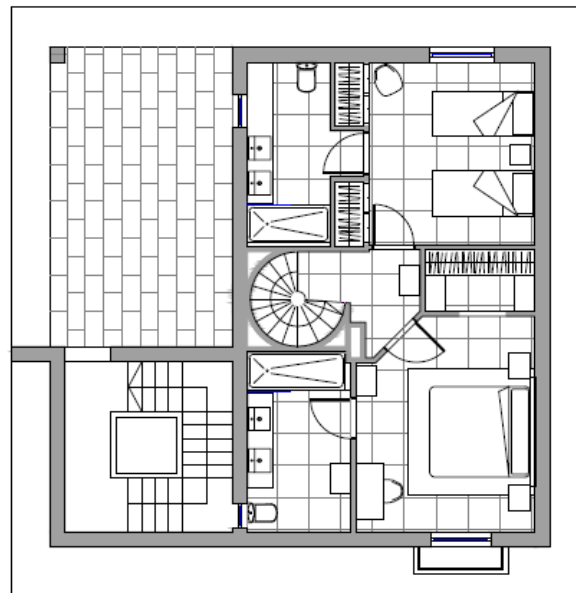
8. FLOOR PLANS

EXAMPLE OF A 3-BEDROOM APARTMENT

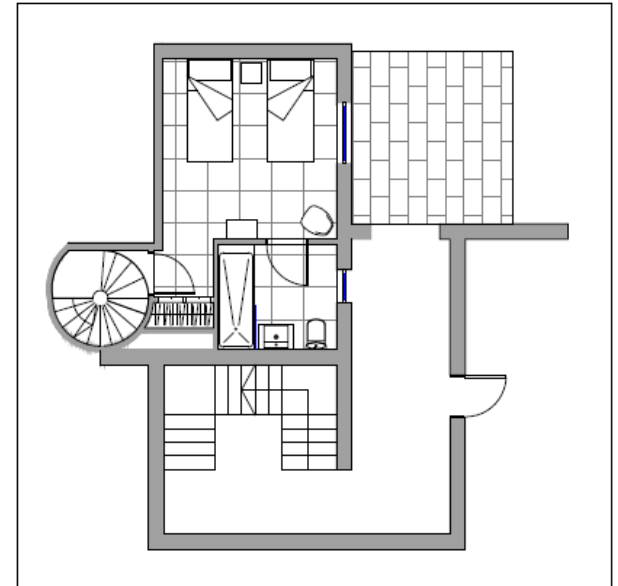
APARTMENT 73



FIRST FLOOR



GROUND FLOOR



BASEMENT

These floor plans are made for marketing purposes and may be subject to changes.

9. IMAGES



9. IMAGES





**FOR MORE INFORMATION
PLEASE CONTACT OUR SALES TEAM**

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The official property agency of La Manga Club Resort

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