

LAS LOMAS *Selection*



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



LA MANGA CLUB
Properties



LAS LOMAS

Selection

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LAS LOMAS

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1. DESCRIPTION

Las 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	n° of floors	n° 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 RESORT, LA MANGA CLUB.

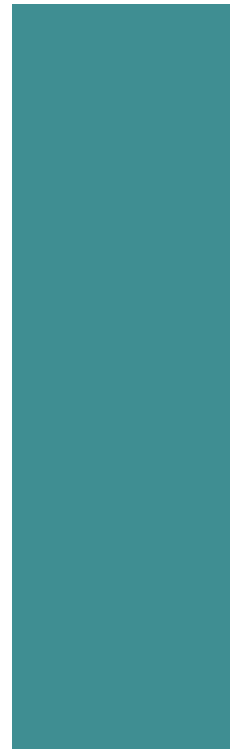


2. TERMS OF USE

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 December 31 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 availability.

PROFITABILITY

The owner will receive 70% of the income for accommodation rental while 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-hole 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

Accommodation:

Principe Felipe 5* Hotel
Las Lomas Village 4* Aparthotel

Other services:

Housekeeping
Laundry
Maintenance
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

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4. EXPENSES

ASSUMED 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

ASSUMED 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:

N° of rooms	Club Fee	VAT	Total
1	616,78	129,52	746,30
2	1025,22	215,30	1240,52
3	1427,4	299,75	1727,15



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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:

GOLF	20%
TENIS	
SPA	
SHOPS	
RESTAURANTS	
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.

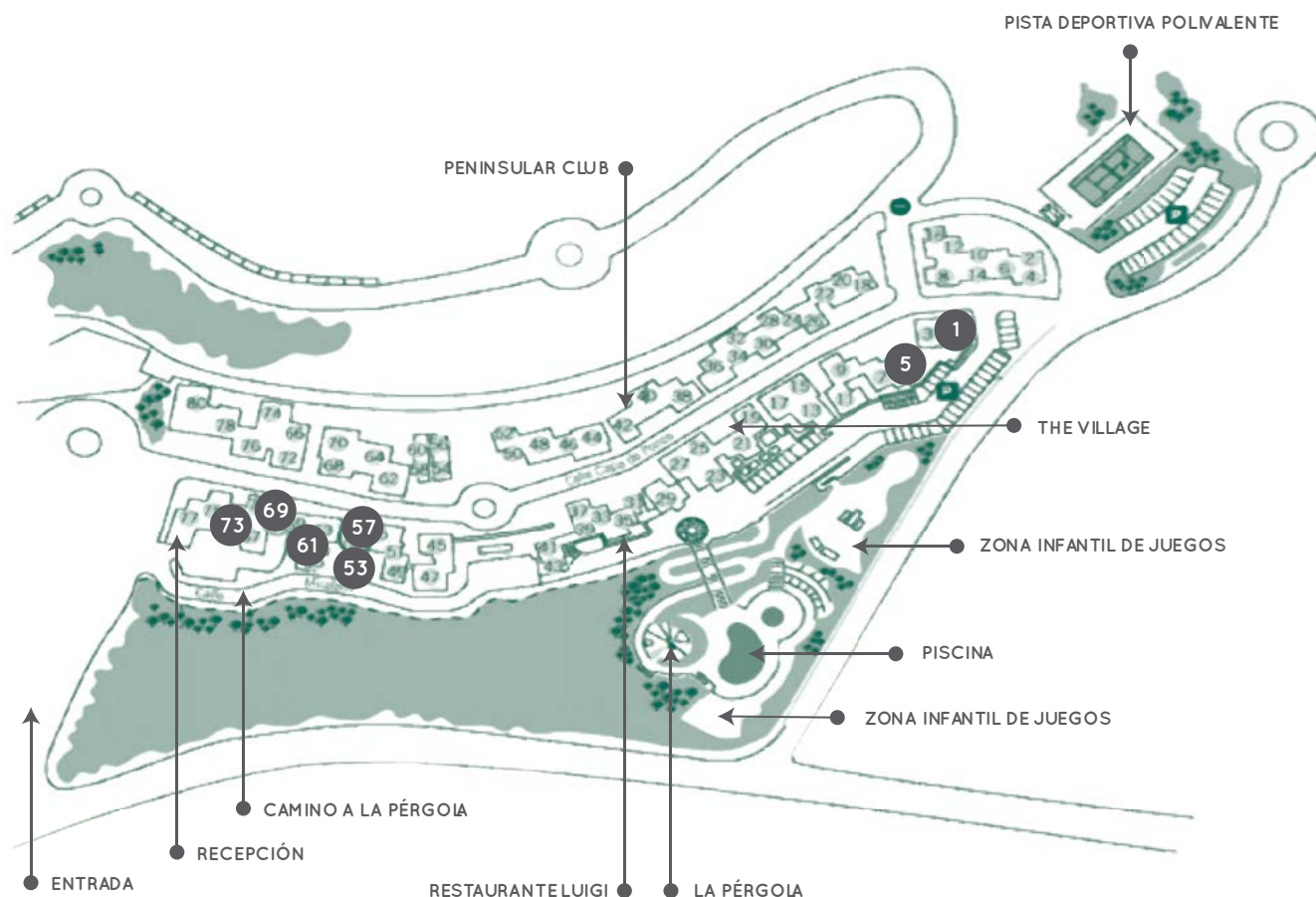
5% discount on trips from La Manga Club to the Alicante or Corvera airports.

RESORT TOBACCO AND STAMPS SHOP (BELLALUZ)

2% discount on tobacco.



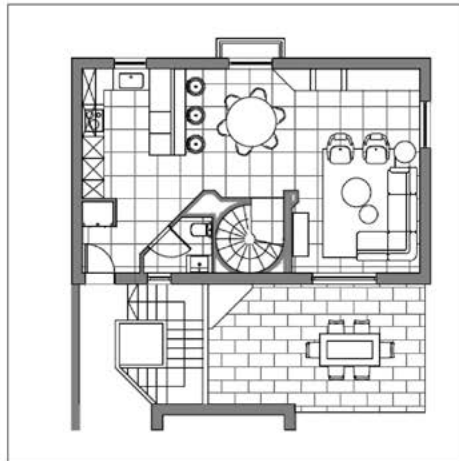
7. MASTERPLAN LAS LOMAS SELECTION



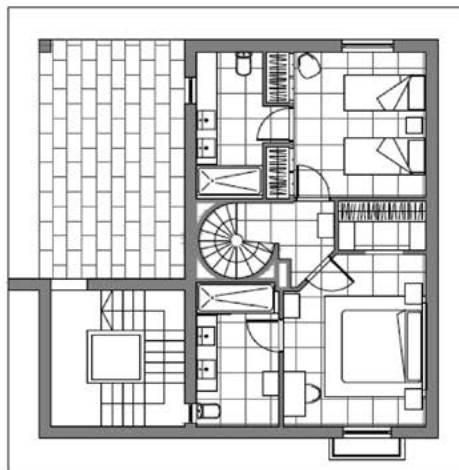
Unit	Nº of floors	Nº of bedrooms.	m ²
1	2	1	87
5	3	3	156
53	3	3	155
57	2	2	126
61	2	2	125
69	3	3	154
73	3	3	155

8. FLOOR PLANS

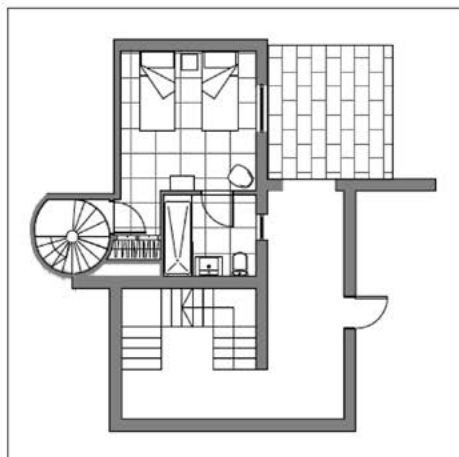
Apartamento 73. Example of a 3-bedroom apartment..



floor 0



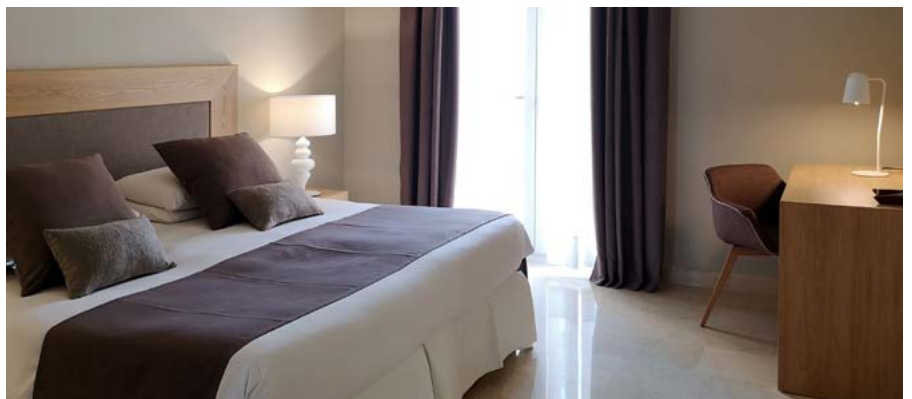
floor -1



floor -2

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

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FOR MORE INFORMATION
PLEASE CONTACT OUR SALES TEAM

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