

LAS LOMAS VILLAGE



THE BEST WAY TO BUY A HOLIDAY APARTMENT
WITH HOTEL SERVICE



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Las Lomas is located in La Manga Club

Las Lomas Village is located in La Manga Club, an exclusive holiday, sport and leisure resort located in a privileged enclave surrounded by natural parks and beautiful beaches. It's a place to combine leisure and sport with a wonderful climate, year-round.

Covering an area of 1400 acres, the resort offers exclusive accommodation, first-class professional sport facilities and restaurants. It's the ideal destination for buyers seeking tranquility, security and privacy.

Since it opened in 1972, La Manga Club has attracted a steady stream of tourism and professional sport teams to its excellent facilities, designed to the highest international standards.



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La Manga Club facilities

The resort boasts **three 18-hole golf courses** designed by Robert Dean Putman, Arnold Palmer and Dave Thomas, making it a true paradise for golf lovers.

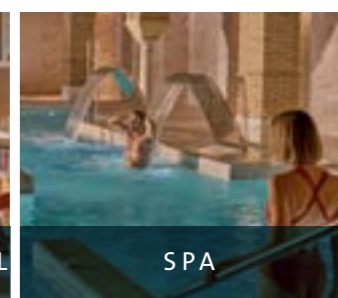
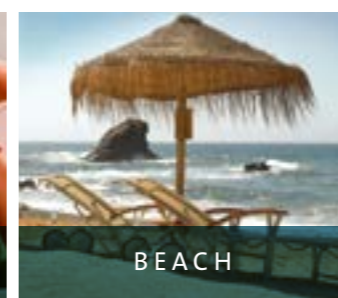
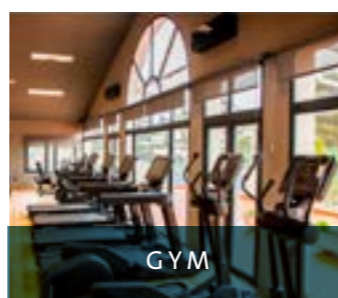
La Manga Club's tennis center, **The Racquets Club**, has **28 tennis courts, 7 pádel courts, and a newly renovated gym**, and is one of the best outdoor sport facilities in Spain. It has hosted prestigious tournaments including elimination rounds of the Davis Cup, the Fed Cup, and ATP tournaments. The **Racquets Club Tennis Academy** offers personalized training for players of all ages and levels.

The football center is comprised of **8 FIFA-standard pitches**. The La Manga Club football facilities are a first-class training and competition center for the best international clubs, making it an ideal venue for preseason training, international tournaments, and friendly matches. It is also the homebase of FC Cartagena's Ciudad Deportiva training facility (La Liga Hypermotion).

The La Manga Club academies. La Manga Club also offers a great variety of sport academies for children and adults in rugby, triathlon, cricket and mountain biking, as well as golf, tennis, and football.

The 5-star Grand Hyatt La Manga Club Golf & Spa is a 192-room hotel located at the heart of the resort. It was recently completely renovated and reopened in May of 2023 to offer the highest standards of design and comfort.

The newly launched **Alma' Spa** is located in the Grand Hyatt and offers a wide range of exclusive treatments administered by professionals, from rejuvenating facials to relaxing massages.





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La Manga Club Golf

If there's one sport that sets apart La Manga Club as one of the best sport resorts in the world, it is golf.

The owners of Las Lomas Village apartments benefit from special rates that give them privileged access to each one of La Manga Club's three 18-hole golf courses. Each course was created by top golf designers to challenge players and provide maximum enjoyment of the resort's spectacular surroundings:

The North Course, designed by the renowned Robert Dean Putman.

The South Course, designed by Putman and later redesigned by Arnold Palmer.

The West Course, designed by Dave Thomas.

In addition, it has a spacious practice area and an academy that offers professional training and the latest equipment to players of all levels who want to improve their game.





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What type of property are you buying?

Apartments with hotel service located in one of the top golf resorts in Spain, La Manga Club. You can choose from studios and 1-, 2- and 3-bedroom apartments and townhouses, sold fully furnished and equipped.

YOU CAN USE YOUR APARTAMENT FOR UP TO 30 DAYS PER YEAR.

The apartments' hotel service is provided by hotel operator Ona Hotels & Apartments. You can rest assured that your investment is in good hands. All you need to do is come and enjoy the wonderful climate and facilities of the La Manga Club resort.



Access to the Las Lomas Village facilities

Owners of Las Lomas Village apartments and their guests have access to:

- Outdoor swimming pools
- A multisport court
- Gymnasium
- Children's play areas

Las Lomas Village restaurants:

The Village

La Pérgola

Leña y Karbón

Cañonero

Owners and members benefit from a 10% discount at the restaurants managed by Ona Hotels & Apartments: Leña & Karbon, The Village & La Pérgola.



How the points work

Owners have the right to use their apartment up to 30 days per year. Each owner is allotted 30 points annually, and one night is equivalent to one point in low season and three points in high season.

An owner **may therefore use his or her apartment up to 10 days during high season or 30 days during low season**. The nights of use must be booked a minimum of two months in advance.

High season dates over the coming two years:

Year	Easter	May	October	Summer
2024	23/03/24 30/03/24	25/05/24 01/06/24	26/10/24 02/11/24	15/07/24 31/08/24
2025	12/04/25 19/04/25	24/05/25 31/05/25	25/10/25 01/11/25	15/07/25 31/08/25

Considerations: Ona Hotels & Apartments reserves the right to modify, in special cases, some of the days included in each of the seasons.

Your apartment use

The apartment Ona will offer you when you wish to use your personal days in Las Lomas shall depend on its availability; if your apartment is booked, you will be assigned another at the discretion of Ona Hotels & Apartments. Therefore, the apartment offered to you for your booking may be different from the apartment you purchased and have a different distribution. Ona will always strive to place you in an apartment that is comparable or superior.

In addition to your standard personal use days, subject to availability and independent of whether you have already used up your points, you will also have the right to use a studio for 6 consecutive days per month. These Last-Minute Bookings must be made within 15 days of the start of your accommodation period and can only be made in low season. The Lomas III studios may come with or without a kitchen. There is no cost for this use.

Costs

Operator

ONA Hotels & Apartments is responsible for costs related to:

The community fees

Maintenance of the apartments and furniture

Insurance and taxes for the complex

Utility bills (water and electricity)

Owners

Owners are responsible for:

The obligatory service fee (a yearly fee that allows owners access to the Las Lomas facilities, the outdoor pools, the multisport court, and the children's play areas). This service fee also contributes to paying for additional services such as supplies and grounds maintenance, cleaning, and waste management.

Personal taxes such as the IBI (annual property tax).

Optional fees and costs for the use of other La Manga Club facilities (golf, tennis, gym, spa, football, restaurants, shops, hotel accommodation, etc.). Las Lomas owners benefit from a series of discounted rates for some services at La Manga Club.

Apartment renovation costs.

Obligatory service fee

Owners must pay an annual service fee. The payment of this fee guarantees the right to use the Las Lomas facilities. This fee shall be subtracted from the apartment returns.

2024 Yearly Fee			
studio	1 bedroom	2 bedrooms	3 bedrooms
500 €	749 €	1.226 €	1.725 €

Sports

Consult the current resident rates for golf, tennis, the academies, etc.

Returns

Las Lomas owners must, at the time of purchase, sign a rental contract for non-residential use with the apartments' current tourism operator, Ona Hotels & Apartments. The contract is valid until January 1st, 2038, with the possibility of extension, and is distributed over two periods:

Initial phase: Until January 1st, 2027, the annual returns will be 70% of the adjusted operation benefits of the apartment complex's use as a hotel*.

Extension phase: from the end of the initial phase until January 1st, 2038. The returns shall be a variable quantity with a minimum guaranteed by Ona Hotels & Apartments. The basis for calculation of these returns shall be the net rental income of the apartment complex, to which a percentage shall be applied according to the scale established in the contract. In both phases, once the returns to be paid by Ona Hotels & Apartments have been calculated, they shall be distributed among the apartment owners according to each's coefficient of participation in the rental pool and the use of the apartment made throughout the year.



* See the details in the contract signed with Ona Hotels & Apartments



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CONTACT OUR SALES TEAM FOR MORE INFORMATION

La Manga Club Properties
The official real estate agency of La Manga Club Resort
Visit us in the lobby of the Grand Hyatt La Manga Club Golf & Spa
La Manga Club, 30389, Cartagena,
Murcia, Spain

Call us on +34 968 338 000

Send us an email at official@propertieslamangaclub.com

Visit us at propertieslamangaclub.com