

▶ Investment Opportunities in the Costa Cálida & Murcia region

▶ Altaona Golf & Country Village, Spain



Las Vistas

ALTAONA

The Natural Way of Living

Las Vistas Altaona – The Location

- ▶ Altaona Golf & Country Village location is considered one of the best property locations in the region of Murcia. Standing at the foot of the natural park of Sierra nature reserve.
 - ▶ Las Vistas Altaona is situated on the resort, a generous plot of 47.000 m² in the foothills with panoramic views of the golf course and mountains, to which hikers and cycling enthusiasts have direct access.
 - ▶ The spacious resort offers all manner of amenities such as a shopping center, and tennis, paddle and basketball court.
- Murcia center: 15 minutes
 - Beaches: 20 minutes
 - Corvera airport: 15 minutes
 - Alicante airport: 45 minutes
 - Shopping center (La Alberca): 8 minutes
 - Hospital: 10 minutes
- ▶ Amazon Regional Facility
 - ▶ In total, some 500 homes combine to make up the resort of Altaona
 - ▶ Spread across an area of 3.6 million m²



Las Vistas Altaona – 2 Bedroom Villa Spirit

- ▶ Spirit Villa Design
- ▶ 2 Bedrooms
- ▶ 2.5 Bathrooms
- ▶ Private Swimming Pool
- ▶ **99,5m²** Living Space
- ▶ **200,3m²** Total Surface
- ▶ **366m² - 607m²** Plot
- ▶ Private Swimming Pool
- ▶ Promotional Prices starting at **€310,500**



VILLA SPIRIT

“Nature always wears the colors of the spirit”

+/- 100 m² living space

Private garden and pool (3x6m)

From 398 m² plot

- A** LIVING ROOM - KITCHEN 40.4 m²
- B** BEDROOM 1 (MASTER) 18.2 m²
- C** BEDROOM 2 13.3 m²
- D** BATHROOM 1 4.2 m²
- E** BATHROOM 2 3.9 m²
- F** TOILET 2.5 m²
- G** ENTRANCE 2.6 m²
- H** HALL 8.6 m²
- I** UTILITY LAUNDRY 5.8 m²
- J** TERRACE 27.8 m²
- K** CAR PORT 49.9 m²

TOTAL LIVING AREA 99.5 m²
TOTAL SURFACE 200.3 m²
POOL 18.0 m²



Buy To Let – Investment Opportunity

Location: only 10 minutes from Corvera airport - Declared one of the best airports in Europe.

International companies are establishing themselves in the region, such as Amazon facility at Corvera Airport, with over 1,500 employees

Shortage of high-quality homes for long-term rental in the area around Altaona.

Investing in Las Vistas will enable you to achieve a good return on your investment from long term rentals owing to the development's strategic location, and the very competitive price/quality ratio.

10% increase in value if you enter the first phases of the project now. This is due to the upcoming price increases that will be implemented as the project progresses.

The current inflation and high bank charges also make Las Vistas Altaona a very interesting and safe alternative for investing.

Realistic ROI Expectation

5%

Average Annual ROI for 2 bed villas

4%

Average Annual ROI for larger villas

10%

Increase in value for phase 1 buyers

Cost of Investment

Based on a mortgage

- ▶ Purchase Price: €310,500
- ▶ Deposit at 40%: €124,120
- ▶ Loan Amount: €186,300
- ▶ Interest Rate: 2%
- ▶ Monthly Payment €688,90
- ▶ Term 30 Years

Purchase Costs

- ▶ Purchase Tax 10%
- ▶ Legal Purchase Fees 3%
- ▶ Income Tax per quarter (Short term rentals)
21% EU / 24% UK
- ▶ Land Registry Tax (IBI) €500 per year
- ▶ Resident/Non resident tax dependant on various factors (Seek legal advice)

Contact us below-

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