

► 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.

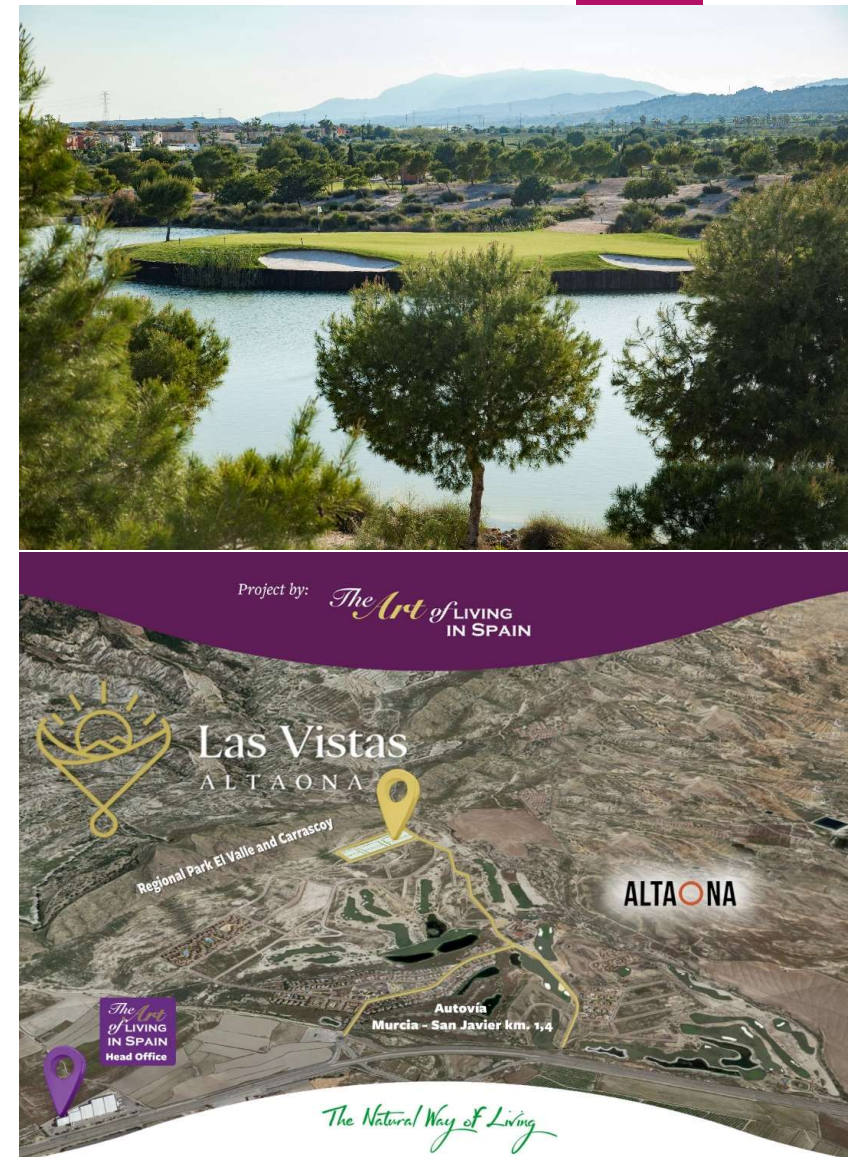
► The spacious resort offers all manner of amenities such as a shopping center, and tennis, paddle and basketball court.

- 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 **€343,000**



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.

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 buyers

100

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Cost of Investment

Example: Based on a fixed mortgage for 2 Bedroom Villa (model SPIRIT):

- ▶ Purchase Price: €343,000
- ▶ Deposit at 56%: €193,000
- ▶ Loan Amount: €150,000
- ▶ Interest Rate: TIN: 2,99%
TAE: 3,63%
- ▶ Monthly Payment €631.60
- ▶ Term 30 Years

*Amounts dependant on local banks

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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