

# OFF-PLAN INVESTOR BRIEF

## Palatinum Apartments Apart-hotel, Murcia Spain

Fully Furnished Luxury Apartments – within an Exclusive Managed Hotel  
Golf & Spa Complex



PALATINUM  
Apartamentos



Main Elevation

This is a quality development with a Bank Bonded **rental guarantee** and full ongoing property management & long term including:

- Fully furnished luxury apartments with air conditioning
- Priced at Euro 170,000 (1 bed) and Euro 195,000 (2 bed)
- Only 30% deposit
- Balance funded through Spanish mortgage
- 2 year Bank Bonded rental guarantee
- Up to 31,200 Euros IVA (VAT) can be recovered following build completion

**Bank Bonded Guaranteed Rental Yield –Only 30% Deposit and up to  
€31,200 Euros Cash Back on build completion**



This is an excellent off-plan investment opportunity to purchase a luxury 1 or 2 bed apartment within the exclusive, fully managed **Palatinum Apart-hotel** complex in Murcia.

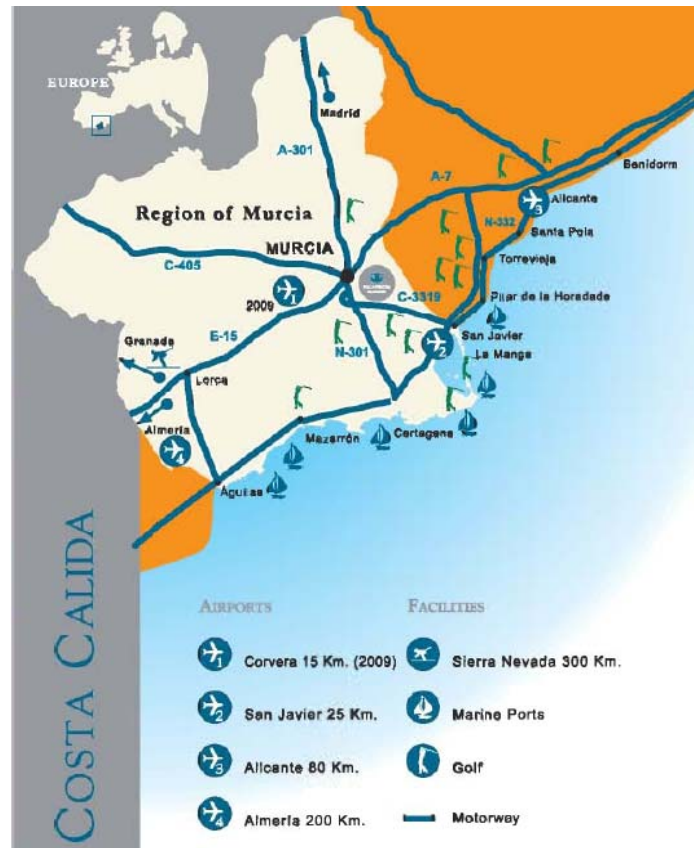
Call us NOW on **0870 620 0034** or email us at [info@propertyinspain.net](mailto:info@propertyinspain.net) and we will help you choose the best investment apartment!

## LOCATION

Murcia is one of the fastest growing regions of Spain. Over the next 5-10 years it is expected to continue producing high capital growth as the infrastructure expand with a new international under construction and a high speed AVE train link being installed from Madrid to Murcia.

Numerous Marinas and Commercial Centres are also being built in the area. The **Palatinum Apartments** development is in a prime location, within easy access of 2 airports (20 minutes drive), the vibrant Murcia City (15 minutes by car) and the beaches of the Mar Menor are also close by.

Nearby **Murcia** is a prosperous dynamic modern city full of Mediterranean character. It boasts over 400,000 residents and a variety of commercial centres, sports facilities, and leisure activities of all kinds. Just 5 minutes away from the Palatinum development is the new state of the art "Virgin de la Arrixaca" Hospital.



## THE MAIN BUILDING OF PALATINUM – CREATED FOR YOU

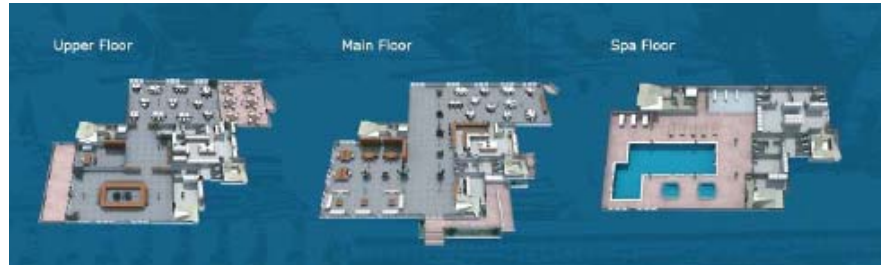
The main building of Palatinum is situated at the heart of the resort and has been designed to integrate with the surrounding areas and complement the landscape. It has been designed to enable you to relax and enjoy as a natural extension of your apartment.



The reception staff at Palatinum are friendly, helpful, efficient and bi-lingual so that they can cater for your requirements. Staff will be able to arrange for room service, key collection, transportation, excursions, make golfing reservations etc.

This focal point is a modern building will provide a wide range of services where you can enjoy a sumptuous Mediterranean breakfast or alfresco lunch on a beautiful terrace overlooking the swimming pools or experience one of the spectacular sunsets over the valley of the golf course.

Alternatively you can read through the daily newspapers, check your emails or just relax in air conditioned surroundings on one of the many comfortable sofas.



Left Lateral Elevation

## RELAX AND ENJOY

At Palatinum there are over 2000 square meters of the best and most professional services at your fingertips where you can enjoy a range of therapeutic treatments in the Spa.



## THE GOLF EXPERIENCE

The development is being constructed within luxury complex and built around a 27 Hole Championship Golf Course. The golfing experience also includes a 9 hole Challenge Course, Driving Range, Putting Green, Chipping Green and Sports Centre. The main course is already established

and has hosted such events as the European PGA Tour. The facility actually boasts 3 courses of 9 holes each, which combine to make a diverse playing experience. The "Olive Course" is set in a typical Mediterranean landscape with hundreds of olive trees surrounding you. The "Stone Course" boasts 8,500 palm trees and 22,000 cacti, which combine to provide an incomparable landscape.



## GARDENS AND MEDITERRANEAN AREAS

Imagine taking a walk through *Palatinum*. Discover the total integration of nature within the landscape gardening and enjoy Mediterranean plants and flowers complimented by wonderful water features. Every detail has been taken into consideration to provide clients with the best in quality and a range of state of the art facilities.

As you breath in the clear Mediterranean air and walk along the paths (or cycle along the purpose built cycling paths) you can expect to see plazas, arches, fountains, pergola, and water features all around.



## YOUR LUXURY APARTMENT

Your luxury *Palatinum* Apartment has been



designed with opulence in mind and come fully furnished to the highest standard with built in closets and fitted kitchen with latest generation white goods.

All apartments are South facing to maximise the natural light. They come with Satellite dish, broadband, the latest push button security and fire detectors. The climate control system in your apartment means that you have complete control of the temperature.

### Owners also have the following benefits:

- Buy directly from the developer
  - Secure process through Independent UK Solicitors
  - Fully Furnished and Air Conditioned
  - Only 30% deposit
  - 70% mortgage available to fund the balance
- 
- Bank Bonded Guaranteed Rental Income (optional) of 4% for 2 years
  - Up to €31,200 Euros cash back on completion
  - Expected capital growth 60%-80%
  - Full Property Management regime
  - Valet Service
  - Spa with full range of treatments
  - Gym
  - Medical Centre
  - Equestrian Centre
  - Beautiful Gardens, Lakes & Parklands
  - Outdoor & Indoor Swimming Pools
  - 27 hole Championship Golf Course and Driving Range
  - Tennis Courts
  - Conference Facilities

- Commercial Centre and Exclusive Shops
- Bars and Restaurants
- Library

## VALUATION & CAPITAL GROWTH

Following research carried out within the area and land registry information that has been gathered, a **Certificate of Valuation** has been produced by Technical Architects. It shows that based on the comparison method and growth projections the **Palatinum Apartments** development value would be around **€311,700 Euros** on build completion. In other words, the **Palatinum Apartments Apart-hotel** is "under-priced" and has been strategically structured to provide investors with solid capital growth.

**Banco Halifax Hispania SA** has also certified that for mortgage purposes their valuation would be **€286,000 Euros**.



## KEY POINTS

1. Because we understand that any property investment has to be safe we deliver a bank guarantee for any client monies that are paid
2. Multi-lingual reception and concierge with key retention service and central safe facilities
3. The apartment structures are crowned with slender towers of attractive blue tiles to give "Palatinum" its own character.
4. We have surrounded all of the apartments with beautiful gardens with flowers and footpaths
5. Palatinum is south facing so that you enjoy the maximum amount of natural light during the day
6. The entire Palatinum complex is at your disposal so that you can enjoy the full Mediterranean experience
7. The complex has used only natural materials such as wood and stone in order to complement its environment
8. All apartments are fully furnished to the highest standard

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9. Interior designs include built in closets in beech wood, chrome mixer taps, elegant internal beech wood doors with ergonomic door handles
10. The climate control system enables you to select your ideal temperature through an integrated combination of air conditioning & central heating
11. Fully fitted designer kitchen with washing machine, ceramic hob, oven, no-frost ecological fridge, and electric plate
12. Ecologically sound designed tiles flooring of the finest quality for better temperature control and stain resistance
13. Terraces and porches are finished with anti-sliding stoneware
14. Thermo-lacquered and double glazed aluminium windows and doors which boast perfect acoustic and heat retention
15. All communal infrastructures have been designed for the 21<sup>st</sup> century
16. Apartments have 2 telephone points, ISDN, cable & satellite dish
17. Two lifts per floor in each building
18. The resort has been totally adapted without architectural compromise to include ramps (6% gradient) suitable for disabled patrons
19. Access to garages come with electronic ramp elevators
20. The main buildings within Palatinum will use the most modern systems of solar energy as a power source
21. We have used natural colours, perfectly integrating Palatinum within the natural frame of the surrounding mountain range
22. A 27 hole championship golf course with driving range
23. The golf course at Palatinum uses 70% less water than other golf courses thanks to the **fito** foam system, which helps avoid contamination of sprinklers and as such saves up to 66% in fertilizers
24. The lakes at Palatinum Golf Course are algae micro-biotic free thanks to an ionized oxygen system
25. Throughout the complex we have installed energy efficient lighting
26. Thermic isolation makes our buildings more climate efficient
27. Private 24 hour security within the Palatinum complex
28. Each apartment has smoke detectors and alarm push buttons with direct link to switchboard
29. Pharmacy with medical consultation facilities, emergency services management and ambulances

- 20 minutes from San Javier airport
- 15 minutes from Murcia city
- 5 minutes from one of the best modern hospitals in Europe
- 15 minutes from the beaches of Mar Menor

The Spanish Ministry of Housing's official figures show that property prices increased by a national average of 12.8% during 2005.

In 2007 there will be a new requirement for developers to give 45% of land to local County/County Hall (versus 10% currently) - this will put upward pressure on pricing of new and resale properties and makes 2006 a good time to buy!

On this development, the developer offers a 2 year Bank Bonded rental guarantee based on 4% of the property purchase price.