

MONTE ALEDO RESORT **ALEDO, NATURAL PARK of SIERRA ESPUNA**



GENERAL INFORMATION

1. **Where is the resort?** Aledo, Murcia (Spain)

Murcia

The province of Murcia in South-East Spain is fast becoming one of the more popular destinations for people who have fallen in love with this previously unknown Spanish haven. The region boasts 250 km of unspoilt coastline, quiet and friendly villages and long and sunny days with an average of 2800 hours of sunshine per year.

Aledo

Aledo is a beautiful village perched high upon a hill with typical for this region little streets and the walled area. This well maintained little village with lovely bars and restaurants can be seen from Monte Aledo in all its glory.

Monte Aledo is located South-West of the capital Murcia surrounded by the largest National Park of the region: "Sierra Espuna".

The Natural Park of Sierra Espuna has the largest expanse of woodlands in the Region of Murcia. Today, it constitutes one of the Region's most emblematic, lush and leafy natural settings, thanks to the reforestation work that was carried out at the end of the 19th century. Sierra Espuna is the first natural park in the Region of Murcia to be awarded the "Q for Quality" seal. At the same time, the wonderful scenery makes this area an obligatory stopping-point during any inland exploration of the region together with the towns of Aledo, Totana and Alhama.

2. Why Should I buy an apartment in the resort?

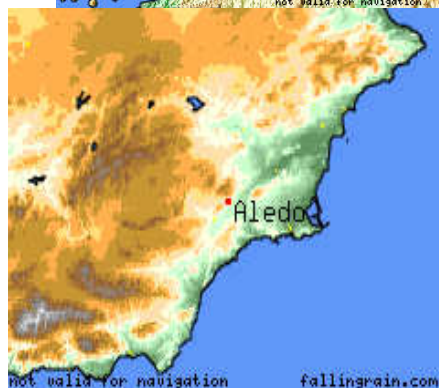
Monte Aledo Resort is a unique concept in Spain offering a Centre Parks type of experience.

The inland areas of the Region of Murcia invite visitors to relax, enjoy the delights of nature, pursue sports activities and sample the excellent culinary fare on offer. All this combined with the numerous high- quality rural establishments available; make inland Murcia an attractive holiday destination.

Natural Park Sierra Espuna nearby Resort offers a wide range of recreation and leisure opportunities like climbing, orienteering, cycling, whilst respecting their architectural and natural environment.

The Resort will also offer wide range of outdoor activities like paragliding, horse riding, archery, tennis with leisure facilities on site like swimming pools, spa, sports and fitness centres, bowling, restaurants, cinemas and banks.

3. How do you get there? Location map



Monte Aledo Resort is only 40 min drive from Murcia- capital of the region, close to the largest Natural Park in the area and 30 min from the coast.

Aledo is well connected with the nearby airports of San Javier (Murcia), which is only 38 min away, Alicante and the planned international airport at Corvera.

4. How many flights? Cost?

There are many flights from main UK cities all year round to Murcia and Alicante with popular low budget airlines like: EasyJet, Ryanair, Monarch, for only £45 return.

5. What is the cost of living like?

Cost of living is lower than in other parts of Spain and Europe.



6. What is the climate like?

Murcia Region has a mild climate which means visitors can pursue outdoor activities throughout the entire year with the summer temperature of 32 degrees and 15 to 20 in the winter.

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THE RESORT

1. What is the concept of the resort development?

It is a completely new concept for families in Spain. It will offer 4500 units in total across 11 phases, to be built no higher than three levels. The first phase will include 273 apartments and 9 villas.

The development will occupy in total almost 2,000 000 square meters, of which 30% will be developed for real estate. 20,000 trees will be planted within the whole Resort.

The resort, beautifully surrounded by mountains, woodlands, medieval villages and castles, will boast with its own Town Centre with shops, cinemas, restaurants and also modern acclimatized glass dome with health spa.

2. Who is developing the resort?

Invercon International is well known and respected property developer in Spain established over 25 years ago. The Company features an impressive portfolio of properties, nearly 45,000 units all over Spain, all in unique and stunning locations.

3. When is completion?

The first phase of the development is due to be completed in two years time.

4. When will the resort be open?

The whole project will be opened approx. in 7 years time.

5. What are the benefits of ownership?

Owners of the apartments in the Resort will have the benefit of all facilities on site (tennis, paragliding, climbing....) and also its natural beautiful surroundings.

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RENTAL PROGRAM

1. Is there a rental program?

There is no rental program at this stage of the development, although it is planned to be created in the future. There are negotiations with different operators in progress and further details are expected to coincide with the formal launch event.

2. Who will manage the rental program?

There will be a management company in place in the resort. The company will be in place before the completion of the first phase.

3. Is there a healthy rental market in the area?

Murcia Region is currently experiencing excellent capital growth rates of 20% approximately per year. Our Resort offers excellent buy-to-let investment opportunities as well as holiday homes.

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FACILITIES, AMENITIES AND ACTIVITIES

1. What facilities are there in the resort?

Facilities on site include:

Town Centre where you find everything you need to make your stay comfortable:

- Restaurants and bars
- Shops
- Cinema
- Supermarket
- Nightclubs
- Bank
- Pharmacies

The Dome experience offers:

- acclimatised pools
- aqualung diving
- artificial waves
- health spa
- aquatic sports
- bar and restaurants

Recreational sports facilities:

- swimming pools
- fitness and sport centres
- tennis courts
- archery
- horse riding
- bowling centre
- climbing
- paragliding
- cycling lanes

2. What facilities are there in the region?

Monte Aledo Resort is located next to Sierra Espuña National Park, which offers a wide range of activities such as walking, climbing, cycling, horse riding and many more. Visitors can explore the area with beautiful villages like Aledo, Totana and Alhama which provide the base for an extensive local pottery industry. All are situated within reach of the "Torre Vigia" or Lookout Tower, which overlooks the entire area. The 18 holes golf course is going to be built next to Resort.

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CONSTRUCTION

1. What types of property are available?

There are **1** – bedroom, **2** and **3**-bedroom apartments with two bathrooms, which are available in different layouts. There are 4 types of buildings within Phase I (type I: 26 apt/block, type II : 24 apt/block, type III: 12 apt/block, type IV: 9 apt/block) plus 9 villas with private gardens.

Ground level properties will benefit from a garden (24.45m²-432.55m²); second level apartments will enjoy balconies (8.75m²-15.60m²) and the top level residences will have solarium-terrace (43.40m²-62.85m²).

- 1 bed, 1 bathroom apartment
Surface area 36.25m² to 51.65m², terrace/solarium up to 42.05m² or private garden up to 94.95m²
- 2 bed, 2 bathroom apartment
Surface area 52.15m² to 68.05m², terrace/solarium up to 57.85m² or private garden up to 432.55m²
- 3 bed, 2 bathroom apartment
Surface area 82.05m² to 88.45m², terrace/solarium up to 62.85m² or private garden up to 172m²

2. Is a construction guarantee available?

10 years build guarantee is provided as standard.

3. Is there air conditioning?

All apartments will be equipped with air conditioning connections.

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SPECIFICATION

1. Is the furniture included in the purchase price?

No, the furniture is not included in the price but furniture packages will be available although the kitchens will be fully fitted.

2. Is there satellite TV & Internet access?

Yes

3. Are the kitchen appliances included?

Yes

4. Will each apartment have a parking space?

Yes, one parking space is already included in the price of each apartment.

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PRICING

1. What are the purchase prices of the properties?

Phase I prices:

96,240 Euro – 114.192 Euro	for 1-bedroom apartment
126,213 Euro – 210.530 Euro	for 2-bedroom apartment
177,202 Euro – 238.602 Euro	for 3 bedroom apartment

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LEGAL

- 1. Are the properties freehold?**
Yes
- 2. Can I buy more than one unit?**
Yes
- 3. Can I lease/rent the property to other parties?**
Yes
- 4. As a non resident, are there any restrictions on home ownership?**
No
- 5. Should I make a will in the country?**
Yes, it is better to do so. In case of death the probate will be much quicker and cheaper, but the client need to remember that his/her will in Ireland/England must not affect the properties in Spain or the Spanish will won't be valid.
- 6. Will I require a notary/ solicitor in the country?**
Yes, a notary to complete the property and at least the client will need a translator on the day of signature of the title deeds. A solicitor will always look for the client's interests.
- 7. Can you recommend a lawyer to act for me?**
Yes. Invercon International works with several Spanish lawyers with offices in the UK and Ireland.

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PAYMENTS TERMS

1. What are the payment terms and schedule?

- 4,500 Euro reservation deposit (refundable if cancelled within 1 month)
- 20% - on exchange of contract
- 10% - 6 months after the exchange of contracts
- 10% - 12 months after the exchange of contracts
- 60% - on completion

PAYMENTS DETAILS

1. Reference

All payments are to be made to bank account:

Acc name: RESIDENCIAL AGUAS NUEVAS, S.L.

Bank name: Banco Popular Espanol

Main Branch in Torrevieja/Alicante

SWIFT code: BIC POPUESMM

IBAN (international code): ES22

Acc. No: 0075 0172 7106 0087 8690

FINANCE

1. Is it possible to finance the purchase?

Yes

2. Who is lending on the project?

Spanish Bank: Banco Popular Espanol

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ON GOING COSTS

1. How much are the resort fees?

Service charge will be about 100 Euro/month approx

2. Is building insurance included in the resort fees?

Yes

3. Will contents insurance be in place and who pays for these?

Individual home and contents insurance will have to be paid by the purchaser.



PURCHASING

1. What are the total purchase costs?

Total purchase cost is apartments price + VAT of 7%+ notary fees + land registry fees +stamp duty+ tax management

2. What taxes must be paid on the purchase?

Taxes are: 7% VAT (Spanish IVA), 1% stamp duty and sometimes plusvalia (tax on increased value of urban plots)

3. How much is stamp duty?

It depends on the Comunidad Autónoma, between 0.5% and 1%

4. What legal costs will I incur with a purchase?

Notary fees, land registry fees, tax management and solicitors fees. All of them depend on the value of the property.

5. Can I inspect the resort before purchasing?

Yes. We will be running regular inspection trips to Aledo. Please contact us to find out when the next inspection will take place.

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SECURITY/ LEGAL PROTECTION

1. How can I be sure the payments I make are safe?

The payments are safe because by Spanish Law developers must have bank guarantees for every payment each client makes.

TAXATION

1. Is VAT included in the purchase price?

No, VAT of 7% should be added to the purchase price.

2. What Capital Gains Tax is due on re-sale?

For non residents is 18% on the capital gain

3. What taxes are applied to the rental income?

Income tax for non residents and it depends on the income . The current minimum for an individual is 15%.

4. Are there any annual property taxes?

Yes, income tax and wealth tax

5. Is wealth Tax applicable?

Around 0.3% of the highest between real value, the "valor catastral"- official estimate of the value of the property in the register and the declared value for other taxes.