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## Investment Brochure

Offering a 10-year leaseback

Nr

Sotogrande

Costa del Sol

SEAVIEW PROPERTIES SL  
Investment Brochure

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# Property Overview

## THE SECURITY OF A LEASEBACK INVESTMENT AND ATTRACTIONS OF A HOLIDAY RESORT



This development offers you the opportunity to become the **owner of a luxury apartment** on the Costa del Sol in Spain.

Whether you wish to take advantage of your property for your holidays or simply make an excellent leaseback investment, we offer you a **personalised response** to your every need, **guaranteed and with no strings attached**.

Pierre & Vacances will manage and **maintain your apartment**, as it will the entire building, its gardens and facilities.

Pierre & Vacances will rent out your apartment and pay you the **rent, net of service charges**. This rent is **guaranteed by the leaseback contract**, whether your apartment is actually occupied or not.

Pierre & Vacances invites you to **choose the purchase formula which suits you best**, 'holidays', 'holidays and rent', or 'pure investment'.

Moreover, the **16% VAT is reimbursed to you at time of acquisition** and is amortised over a 10-year period.

This development offers a total of 328 apartments comprising of 1, 2 and 3 bedrooms. Located in an area calle Bahia de la Rocas, near Sotogrande and the La Duquesa Golf, approximately 50km from Marbella, this development prime location, provides breathtaking views over the Mediterranean and Morocco, Sotogrande´s yachting port, with Gibraltar providing a focal point.



The architecture and landscaping are designed to re-create a real Andalusian village through the combination of shapes, concepts, colours, details and materials. The buildings, of varied design, mingle with plant varieties of different shades and scents, offering a series of experiences and atmospheres, taking their inspiration from areas of Andalusia.

The site is set around a large village square, a haven of peace planted with majestic palm trees. The contours form a natural amphitheatre around the village, with terraces, patios, ponds and fountains, natural and structured gardens, culminating in the leisure pool and its terrace restaurant.

The aspect and views offered by this magnificent site overlooking the Straits of Gibraltar and the African coast give the village maximum exposure to the southern sun.

# Surrounding

## COSTA DEL SOL,

### MEDITERRANEAN WARMTH IN ANDALUSIA

Spain is today among the most popular tourism destinations: its splendid beaches and mountain ranges, its history, culture and traditions and its friendly inhabitants make Spain a country full of enriching contrasts.

The Costa del Sol is today, one of the most highly prized destinations in Europe, as evidenced by its perfectly maintained sports and leisure infrastructures, its world renowned golf courses and modern road, air and rail networks that make access easy.

This development offers proximity of some of the finest golf courses in Spain, beaches, marinas and polo fields attract families, children and senior citizens from all over Europe looking to relax and get away from it all.



Large numbers of tourists and investors appreciate the beauty of the location, its facilities and its three hundred days of sun per year.

From the glamour of Marbella to the charms of the villages of Ronda and Mijas, from Malaga to Estepona, this beautiful coast is the ideal place to combine holidays and investment, pleasure and security, the present and the future.



## The Village

The village will boast 328 apartments (divided in 16 buildings), general services (welcome, reception, lobby), a swimming pool with a special area for children, a restaurant, a bar, kids club, games and leisure areas and an underground car park.

A building licence was delivered on November 10<sup>th</sup>, 2004 by the City Hall of Manilva and the end of works is expected for the 3<sup>rd</sup> quarter 2007.

### Distribution of the 328 apartments and average surfaces

132	1 bedroom	50.2m <sup>2</sup>
166	2 bedroom	67.7m <sup>2</sup>
30	3 bedrooms	100.1m <sup>2</sup>

Each apartment boasts a terrace with average surfaces of:

-1 bedroom	12.5-12.9m <sup>2</sup>
-2 bedrooms	15.4m <sup>2</sup>
-3 bedrooms	22.1 – 35.2m <sup>2</sup>

### Underground car park

Option at €12,000 (taxes included)

### Prices starting from:

Type		Surface area	Terrace	Prices start from
1 bedroom	sleep 3/4 pers	49.9 / 52.2m <sup>2</sup>	10.7 / 12.9m <sup>2</sup>	€160,000
2 bedroom	sleep 5/6 pers	67.7m <sup>2</sup>	13.0 / 15.4m <sup>2</sup>	€210,000
3 bedroom	sleep 7/8 pers	103.4m <sup>2</sup>	30.5 / 35.1m <sup>2</sup>	€30,000

The exact unit sales price depends on its type and elevation. Prices do not include acquisition costs, furniture, or underground car park. Subject to availability.