



Relax

PRESENTATION

SANTA ROSALIA LAKE AND LIFE RESORT

A unique concept in luxury living surrounding an impressive crystal blue lake right here in the region of Murcia, Spain's coastal region with the best climate and lifestyle choice.





ABOUT ME

Andy Young

- 20 Years experience in the real estate sector specialized in the Murcia region.
- Fully licensed Spanish real estate agent.
- Dedicated to provide full services regarding your property investment in Spain.
- Full pre-sales and after-sales services.
- Specialist in Santa Rosalia Lake and Life Resort



*Dedicated Specialists to
Santa Rosalia Lake and Life Resort*



PREMIUM
Spain
PROPERTIES

SANTA ROSALIA LIFESTYLE



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD



BEST MIXED USE
DEVELOPMENT SPAIN

Santa Rosalia Lake
and Life Resort
by Jose Diaz Garcia, SA

2021-2022



+34 600 665 392



Santa Rosalia Lake and Lifestyle Resort



info@premiumspainproperties.com



www.santarosalialifestyle.com

MURCIA AIRPORT



MURCIA



LOCATION



CARTAGENA

- MURCIA AIRPORT 30 Mins
- ALICANTE AIRPORT 60 Mins
- MURCIA CITY CENTER 30 Mins
- CARTAGENA CITY CENTER 15 Mins
- LOS ALCAZARES BEACHES 10 Mins
- GOLF COURSE HOTEL & SPA 2 Mins



AVERAGE TEMPERATURE IN GOLFING SEASON
26° CELCIUS - 79° FAHRENHEIGHT

GOLF

17 QUALITY GOLF COURSES
WORLD FAMOUS DESIGNERS
CHAMPIONSHIP COURSES
GOLF SOCIETIES





AVERAGE 320 DAYS OF SUN PER YEAR

BEACHES

ABUNDANCE OF CHOICES

BLUE FLAG AWARDS

SAFE AND SECURE

WATER SPORTS FACILITIES





GASTRONOMY

- MICHELIN STAR RESTAURANTS
- ECONOMICAL MENU DEL DÍA
- ABUNDANCE OF BARS DE TAPAS
- MEDITERRANEAN QUISINE
- HEALTY AND DELICIOUS DIET





Our Portfolio

SANTA ROSALIA LAKE AND LIFE RESORT



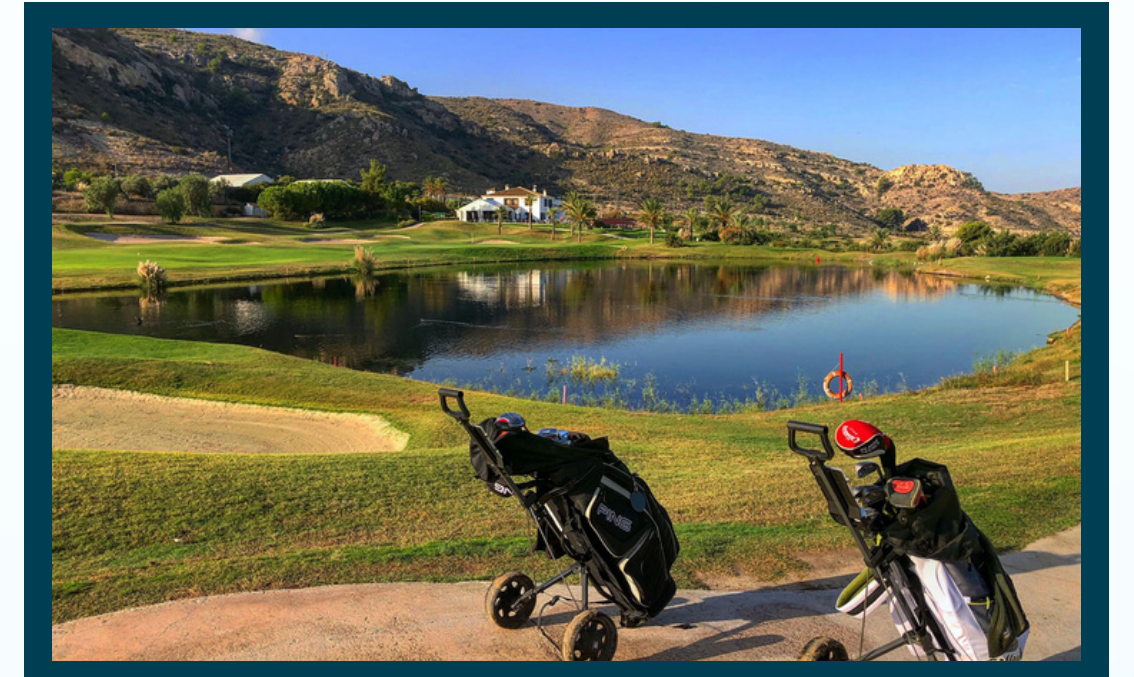
LAS COLINAS GOLF & COUNTRY CLUB



CIUDAD QUESADA



FONT DEL LLOP GOLF RESORT





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SANTA ROSALIA RESORT

- 700.000M2
- PERIMETER FENCE WITH 2 ACCESS POINTS
- 24 HOUR SECURITY
- PROJECTED 1.500 PROPERTIES
- LUXURY BEACH CLUB HOUSE AND RESTAURANT
- COMMERCIAL SHOPPING AREA OF 35.000M2
- 4.000 TREES
- 5KM OF PATHS AND CYCLE PATHS
- PET FRIENDLY



Santa Rosalía
lake and life resort

AUTHORISED AGENT



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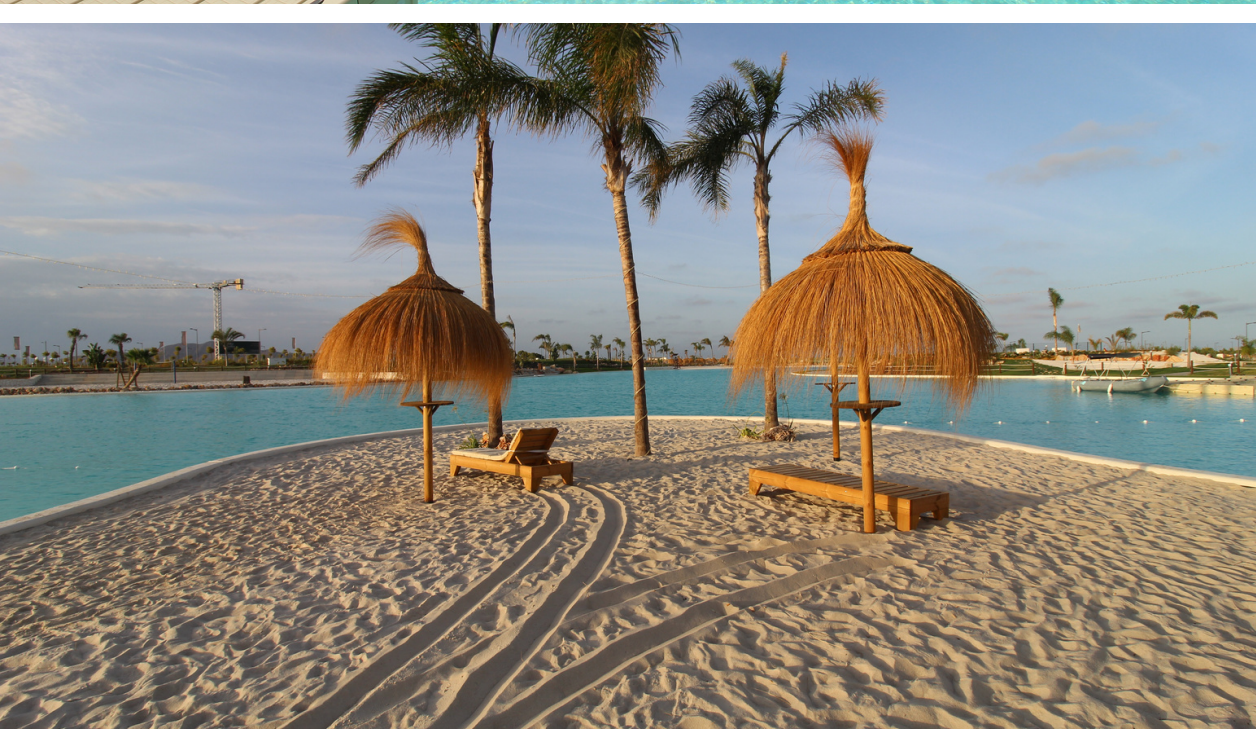
CRYSTAL LAGOON

- 16.000M2 OF CRYSTAL BLUE WATER
REVOLUTIONARY TECHNOLOGY
- 100 TIMES LESS CHEMICALS THAN
CONVENTIONAL SWIMMING POOL
- USES 2% OF ENERGY OF A CONVENTIONAL
SWIMMING POOL
- WATER SPORTS AVAILABLE
- WHITE SANDY BEACHES
- BEACH BAR PLUS CLUB HOUSE RESTAURANT



LA RESERVA

- ADVENTURE GOLF 8.000M2
- DISC GOLF
- CHILDRENS AREAS
- PETANQUE. PING PONG. CHESS.
- YOGA AREA & PICNIC AREA.
- MULTI SPORTS TRACKS
- CROSS TRAINING & WORKOUT





MADRESELVA APARTMENTS



From 215.000 €

- 2 & 3 Bedroom Apartments.
- Communal Pool.
- Private Underground Parking & Storage Rooms.
- Private Gardens and Roof Top Solariums.

Purchase Payment Example

- **Deposit - 6.000 €**
- **30% Payment** Approximate 4 Months
- **20% Payment** Approximate 9 Months
- **50% Payment** Approximate 18 Months Completion

(The initial deposit of 6.000€ is deducted from the first stage payment)

Please note that there are additional purchase tax, legal fees, notary fees, land registry fees and connections of utilities meters.

This is estimated as an additional 15% to the stated purchase price.

ALMENDRO VILLAS



Finance Available up to 60% of Purchase Price

From 376.000 €

- 3 Bedroom Villas.
- 3 Bathrooms.
- Private Pools.
- Large Private Basements.
- Private Roof Top Solariums.

Purchase Payment Example

- **Deposit - 6.000 €**
- **30% Payment** Approximate 4 Months
- **20% Payment** Approximate 9 Months
- **50% Payment** Approximate 18 Months Completion

(The initial deposit of 6.000€ is deducted from the first stage payment)

Please note that there are additional purchase tax, legal fees, notary fees, land registry fees and connections of utilities meters.

This is estimated as an additional 15% to the stated purchase price.

BLUE LAGOON VILLAS



From 395.000 €

- 3 Bedroom Villas.
- 3 Bathrooms.
- Private Pools.
- Large Private Basements.
- Private Roof Top Solariums.

Purchase Payment Example

- **Deposit - 6.000 €**
- **30% Payment** Approximate 4 Months
- **20% Payment** Approximate 9 Months
- **50% Payment** Approximate 18 Months Completion

(The initial deposit of 6.000€ is deducted from the first stage payment)

Please note that there are additional purchase tax, legal fees, notary fees, land registry fees and connections of utilities meters.

This is estimated as an additional 15% to the stated purchase price.

Finance Available up to 60% of Purchase Price

GROSA VILLAS



From 395.000 €

- 3 Bedroom Villas.
- 3 Bathrooms.
- Private Pools.
- Large Private Basements.
- Private Roof Top Solariums.

Purchase Payment Example

- **Deposit - 6.000 €**
- **30% Payment** Approximate 4 Months
- **20% Payment** Approximate 9 Months
- **50% Payment** Approximate 18 Months Completion

(The initial deposit of 6.000€ is deducted from the first stage payment)

Please note that there are additional purchase tax, legal fees, notary fees, land registry fees and connections of utilities meters.

This is estimated as an additional 15% to the stated purchase price.

Finance Available up to 60% of Purchase Price

INVESTMENT POTENTIAL CASE STUDY

ALMENDRO VILLAS



January 2022

Purchase Price 329.000€

Current Phase September 2022

Purchase Price 376.700€

ROI - 14.5%

APARTMENTS



November 2021

Purchase Price 189.000€

Current Phase September 2022

Purchase Price 223.000€

ROI - 18%

RESALE VILLA



October 2021

Purchase Price 250.000€

RESALE OPPORTUNITY NOW

Purchase Price 329.000€

ROI - 15 % (AFTER TAXES)

INVESTMENT POTENTIAL RENTAL PROJECTION



VILLAS



High Season (10 weeks)

Weekly Rate 2.000€

Total 20.000€

Rental Agency Fees 20%

Total 16.000€

Mid Season (10 weeks)

Weekly Rate 1.700€

Total 17.000€

Rental Agency fees 20%

Total 13.600€

Low Season (22 weeks)

Weekly Rate 1.500€

Total 33.000€

Rental Agency Fees 20%

Total 26.400€

TOTAL RETURN - 56.000 €

PROJECTED ROI - 15 %

APARTMENTS



High Season (10 weeks)

Weekly Rate 1.000€

Total 10.000€

Rental Agency Fees 20%

Total 8.000€

Mid Season (10 weeks)

Weekly Rate 900€

Total 9.000€

Rental Agency fees 20%

Total 7.200€

Low Season (22 weeks)

Weekly Rate 800€

Total 17.600€

Rental Agency Fees 20%

Total 14.080€

TOTAL RETURN - 29.000 €

PROJECTED ROI - 13 %



VILLAS



APARTMENTS



PROJECTED RUNNING COSTS



- COMMUNITY FEES - 140 € PER MONTH
- ELECTRICITY AND WATER - 100€ PER MONTH
- POOL MAINTENANCE - 50 € PER MONTH
- INTERNET SERVICE - 40 € PER MONTH
- IBI TOWN HALL TAXES - 400 € PER YEAR

Total Estimated Yearly Fees - 4.400€

All of these fees are tax deductible when renting your property.

- COMMUNITY FEES - 180 € PER MONTH
- ELECTRICITY AND WATER - 100€ PER MONTH
- INTERNET SERVICE - 40 € PER MONTH
- IBI TOWN HALL TAXES - 300 € PER YEAR

Total Estimated Yearly Fees - 4.200€

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