

VALLE ROMANO RESIDENCES
GOLF & RESORT

APARTMENTS



**VALLE ROMANO APARTMENTS
COMPARED TO ANOTHER
REAL ESTATE INVESTMENT**

WHAT ARE THE ADVANTAGES OF VALLE ROMANO APARTMENTS?



Example.

Apartment price: 150,000 €

OTHER PROPERTY

VALLE ROMANO APARTMENT

PROPERTY PURCHASE TAX	+10% VAT+1,2AJD 15.000 € + 1.800 €	Only 1,2% AJD: 1.800 €
FURNITURE, equipment and more...	15.000 €	0
ANNUAL SUPPLY Electricity, Water, Internet	2.400 €	0 (*)
MAINTENANCE Insurance, repairs, paint and more	1.500 €	0 (**)
PERSONAL USE	NO RENTAL INCOME DURING THE PERIOD YOU ENJOY YOUR APARTMENT	YES. (***) ESTABLISHED OWN USE DOES NOT AFFECT THE RENTAL INCOME
TOTAL AMOUNT	€ 35.700	€ 1.800

This document is for informational purposes only. Its content has no legal value.

* OWNERS ONLY HAVE THESE EXPENSES FOR THE PERIOD THEY USE THEIR APARTMENT.
WHEN THEY DON'T USE IT, THEY HAVE NO EXPENSES.

** OWNERS DO NOT PAY INSURANCE, REPAIRS OR MAINTENANCE, EVERYTHING IS AT THE EXPENSE
OF THE TOUR OPERATOR.

*** OWNERS HAVE THEIR ANNUAL PROFITABILITY WHETHER OR NOT THEY USE THEIR APARTMENT.

WHAT ARE THE ADVANTAGES OF VALLE ROMANO APARTMENTS?



	OTHER PROPERTY	VALLE ROMANO APARTMENT
24-hour RECEPTION SERVICE	NO	SI
24-hour SECURITY	NO	SI
SPA, GYM, PADEL COURT	NO	SI
GOLF COURSE -SOCIAL CLUB	NO	SI
BEACH CLUB	NO	SI
30% DISCOUNT ON THE GOLF COURSE	NO	SI
RENT MANAGEMENT: FIXED RETURN RETURN RATE GUARANTEED	NO 0%	SI 7%
DURATION OF THE GUARANTEED ANNUITY	0	3 YEARS
VARIABLE PROFITABILITY (*)	COSTS PER REAL ESTATE AGENCY AT LEAST 30%	80% OF THE ANNUAL PROFIT
ANNUAL EXPENDITURE: ELECTRICITY, WATER, INTERNET, CLEANING IN/OUT, MAINTENANCE, VARIOUS REPAIR, AND MORE.	EXPENSES BORNE BY OWNER	THE RESORT IS RESPONSIBLE FOR ALL EXPENSES

** IN THE CASE OF DIFFERENT RESIDENTIAL PROPERTY:*

THE RENTAL INCOME OBTAINED MUST BE DEDUCTED FROM THE AGENCY MANAGING IT (30% OF THE INCOME), THE BOOKING AGENCY, AND OTHER PORTALS (10% OF THE INCOME), IN ADDITION TO THE EXPENSES FOR CLEANING, ELECTRICITY, INTERNET, REPAIRS, MAINTENANCE OF THE PROPERTY.