



*Relax*

# PRESENTATION

PREMIUM SPAIN PROPERTIES &  
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



## 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



WINNER  
2022

BEST LUXURY RESIDENTIAL  
DEVELOPMENT

MURCIA, SPAIN



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**  
OVER 30 GOLF COURSES  
COSTA CÁLIDA COSTA BLANCA  
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*

**WWW.PREMIUMSPAINPROPERTIES.COM**

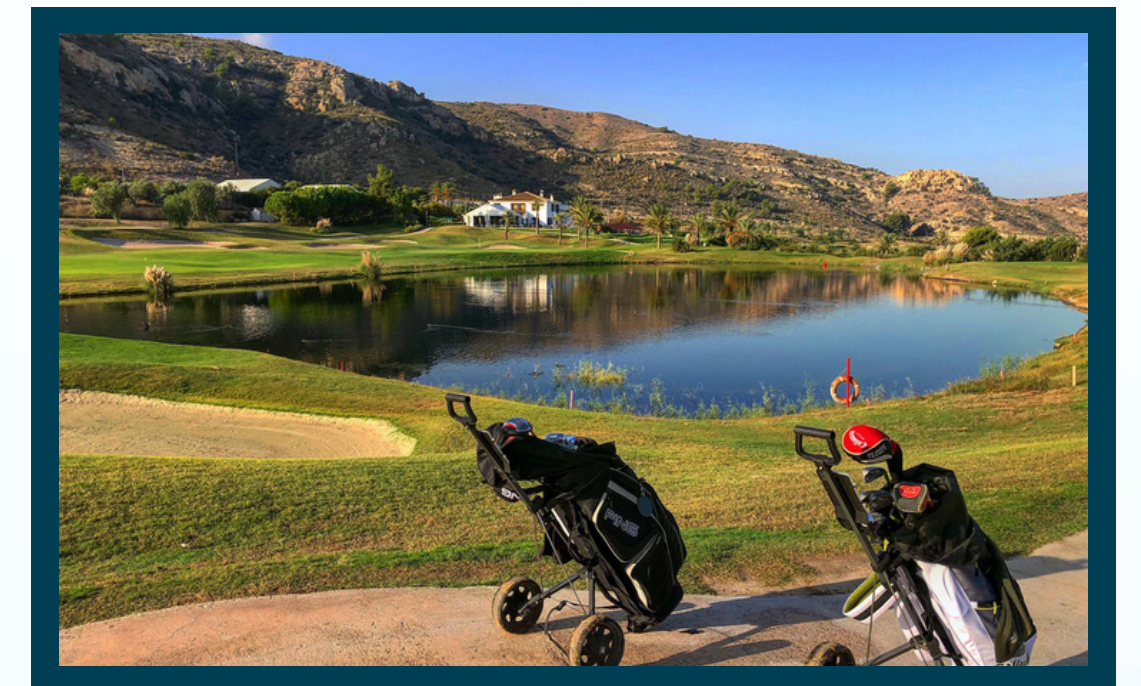
**SANTA ROSALIA  
LAKE AND LIFE  
RESORT**



LAS COLINAS GOLF  
& COUNTRY CLUB

CIUDAD QUESADA

FONT DEL LLOP  
GOLF RESORT







*Our Portfolio*

## LAS COLINAS GOLF & COUNTRY CLUB

[WWW.PREMIUMSPAINPROPERTIES.COM](http://WWW.PREMIUMSPAINPROPERTIES.COM)







*Our Portfolio*

## FONT DEL LLOP GOLF RESORT

[WWW.PREMIUMSPAINPROPERTIES.COM](http://WWW.PREMIUMSPAINPROPERTIES.COM)







*Our Portfolio*

CIUDAD QUESADA

[WWW.PREMIUMSPAINPROPERTIES.COM](http://WWW.PREMIUMSPAINPROPERTIES.COM)







*Our Portfolio*

## SANTA ROSALIA LAKE AND LIFE RESORT

[WWW.SANTAROSALIALIFESTYLE.COM](http://WWW.SANTAROSALIALIFESTYLE.COM)







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# SANTA ROSALIA RESORT

- 700.000M2
- PERIMETER FENCE WITH 2 ACCESS POINTS
- 24 HOUR SECURITY
- PROJECTED 1.300 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 Rosalia  
lake and life resort

AUTHORISED AGENT



PREMIUM  
*Spain*  
PROPERTIES





# 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





*Luxury*  
LIFESTYLE  
AWARDS

WINNER  
2022  
BEST LUXURY RESIDENTIAL  
DEVELOPMENT  
MURCIA, SPAIN









# APARTMENTS



## From 235.000 €

- 2 & 3 Bedroom Apartments.
- Communal Pool.
- **Heated 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.





# APARTMENTS





# ALMENDRO VILLAS



Finance Available up to 60% of Purchase Price

## From 410.000 €

- 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.





# ALMENDRO





# PERIGORD VILLAS



## From 780.000 €

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

## Purchase Payment Example

- **Deposit - 15.000 €**
- **30% Payment** Approximate 4 Months
- **20% Payment** Approximate 9 Months
- **50% Payment** Approximate 18 Months Completion

(The initial deposit of 15.000€ 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





# PERIGORD







## VILLAS



## APARTMENTS



# PROJECTED RUNNING COSTS



- COMMUNITY FEES - 180 € PER MONTH
- ELECTRICITY AND WATER - 100€ PER MONTH
- POOL MAINTENANCE - 70 € PER MONTH
- INTERNET SERVICE - 40 € PER MONTH
- IBI TOWN HALL TAXES - 400 € PER YEAR

**Total Estimated Yearly Fees**

**5.080 €**

**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**

**4.020 €**



## INVESTMENT POTENTIAL RENTAL PROJECTION

VILLA PURCHASE PRICE 410.000 €

+ 15% PURCHASE COSTS AND LEGAL FEES

**471.500 €**



High Season (10 weeks)

Weekly Rate 2.000€

**Total 20.000€**

Rental Agency Fees 20% + tax  
4.800 €

**Total 15.200€**

Mid Season (10 weeks)

Weekly Rate 1.700€

**Total 17.000€**

Rental Agency fees 20% + tax  
4.100 €

**Total 12.900€**

Low Season (10 weeks)

Weekly Rate 1.500€

**Total 15.000€**

Rental Agency Fees 20% + tax  
3.630 €

**Total 11.300€**

**TOTAL RETURN BEFORE RUNNING COSTS - 39.400€**

## PROJECTED RUNNING COSTS

**Total Estimated Yearly Fees - 5.080€**

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

**TOTAL RETURN - 34.600 €**

**PROJECTED  
ROI  
7 %**



**Santa Rosalía**  
lake and life resort

AUTHORISED AGENT



## INVESTMENT POTENTIAL RENTAL PROJECTION

APARTMENT PURCHASE PRICE 265.000 €

+ 15% PURCHASE COSTS AND LEGAL FEES

**305.000 €**



High Season (10 weeks)

Weekly Rate 1.000€

**Total 10.000€**

Rental Agency Fees 20% + tax  
2.400 €

**Total 7.600€**

Mid Season (10 weeks)

Weekly Rate 800€

**Total 8.000€**

Rental Agency fees 20% + tax  
1.900 €

**Total 6.100€**

Low Season (10 weeks)

Weekly Rate 700€

**Total 7.000€**

Rental Agency Fees 20% + tax  
1.700 €

**Total 5.300€**

**TOTAL RETURN BEFORE RUNNING COSTS - 19.000€**

## PROJECTED RUNNING COSTS

**Total Estimated Yearly Fees - 4.200€**

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

**TOTAL RETURN - 14.800 €**

**PROJECTED  
ROI  
4.8 %**



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