

Vime Resort

LAS CHAPAS | MARBELLA



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PGI | Marbella
Property



Executive Summary

PGI have negotiated and packaged this fantastic opportunity to purchase a newly renovated property that is delivered brand new, turn-key ready, with 2 months' worth of personal usage per annum and with a 6% rental guarantee for 10 years, making it the most attractive residential investment product in the Marbella market today!

VIME Resort Marbella offers a LIMITED selection of 2 bedroom apartments within the 4* resort for just €170,000.

PGI | About Us



PGI Marbella Property are dedicated in sourcing and packaging the best investment opportunities to meet the individual requirements of the client, be it a second home, holiday home or a pure investment.

We pride ourselves on our personal approach to our investors, ideally a face to face service as most of our clients know us personally or have had recommendations from other clients. In addition to our UK head office, we have an office based in Marbella, Spain and sales offices in the Algarve. Our local expertise and contacts allow us to source the best opportunities for our clients. We negotiate directly with Banks and Developers enabling us to provide you with the best financing opportunities available – generally with high LTV mortgages and favourable rates.

All of our promotions are fully transparent with no hidden costs and we only use and recommend the best legal representatives. Our contacts, established over the last 25 years in the banking industry, ensure that we are the first to hear of special opportunities and we have the trust and respect from senior administrators of numerous banks.



An award winning company, having been awarded "Best overseas Agent" by Overseas Property Professional - our sales team offer a first class service from start to finish; covering all areas from financial advice, mortgage arrangements, equity release, conveyancing, foreign exchange but overall ensuring that our clients are delivered the right product as efficiently as possible.

PGI Marbella Property is also a member of AIPP (Association of International Property Professionals).



Now is the time to buy in the Costa del Sol and to take advantage of the best investment conditions in history, with the largest price reductions, the best mortgage rates with the Euribor at an all time low and an ever increasing tourist market demonstrating that Costa del Sol is a great all round investment and the number 1 destination in Spain.

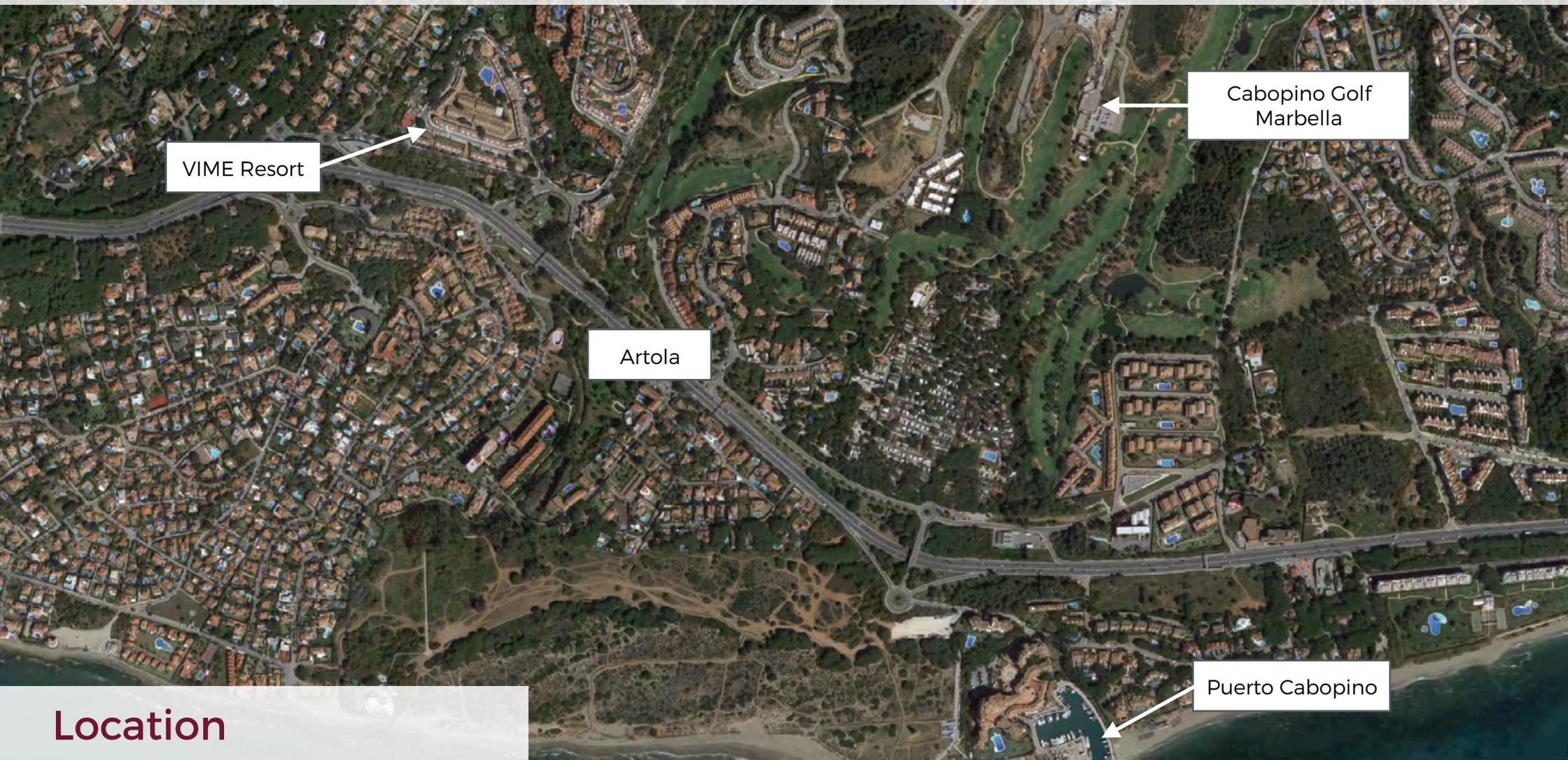
*subject to status



Investment Summary

- ◆ Prices are just €170,000
- ◆ 70% LTV mortgages
- ◆ 6% “guaranteed” rental income per annum for 10 years!
- ◆ Experienced Management Company of over 30 years...
- ◆ Established rental location
- ◆ Freehold properties
- ◆ Fully furnished to a luxurious quality & turn-key ready
- ◆ 2 months FREE personal usage each year
- ◆ 30% discount on numerous top-class golf courses
- ◆ Many additional benefits and concessions
- ◆ Low price point, low capital requirement, low risk, high reward!

VIME RESORT | MARBELLA



Location

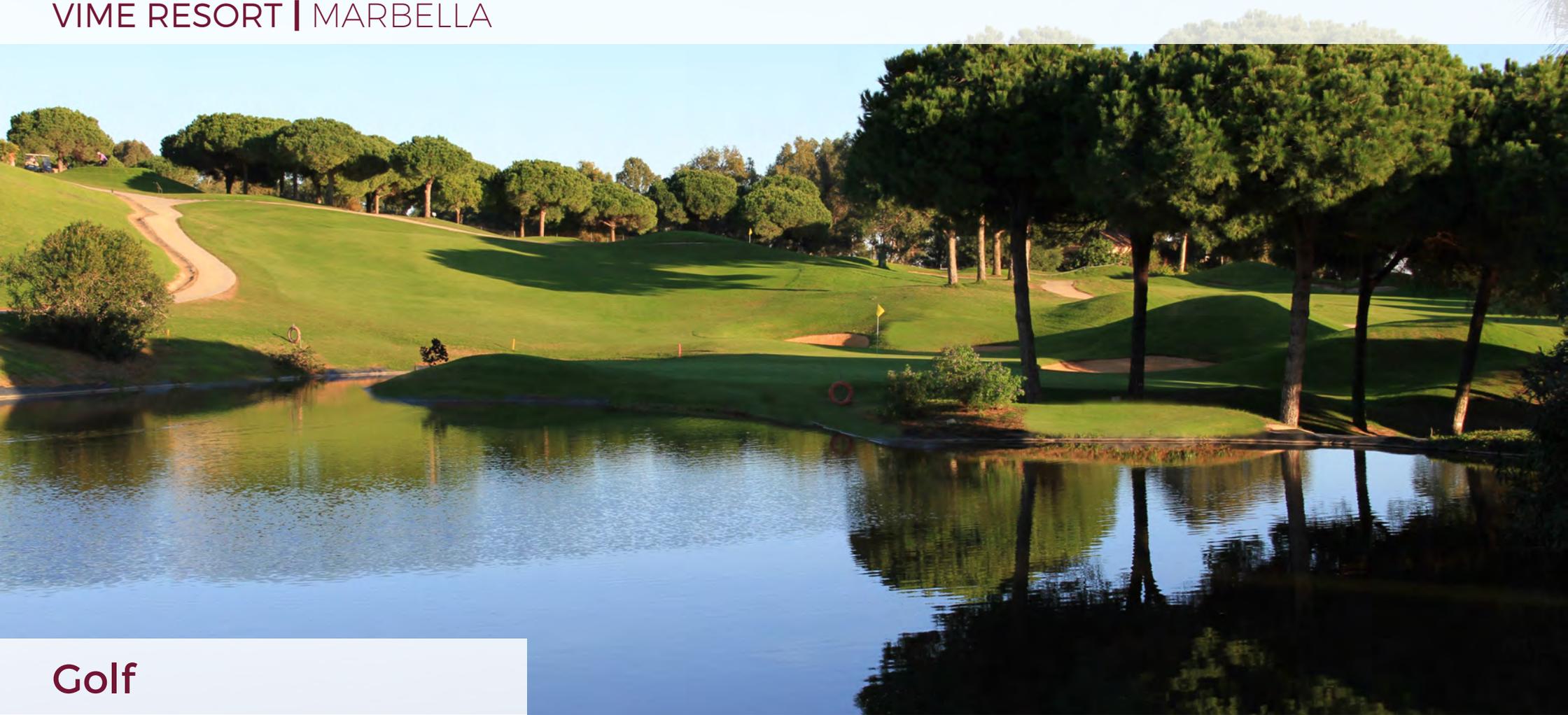
VIME Resort Marbella is located in the residential area of Las Chapas, 30 minutes from Malaga International Airport, 10 minutes' drive into the centre of Marbella, and 3 minutes' drive to Nikki Beach Club, Cabopino port and Elviria. It is also within walking distance to the BEST beaches of Costa del Sol, along with the local amenities.

VIME Resort Marbella enjoys a privileged location within Las Chapas of Marbella: this in itself is one of its key features. Situated in a quiet, private and safe residential area and yet only minutes away from many of the main attractions.



Beaches

The best beaches of the Costa del Sol are located on the east side of Marbella centre, from Rio Real to Cabopino port. Kilometres and kilometres of beautiful golden sandy beaches, numerous sand dunes, areas of pine forests and many parts protected areas and blue flag beaches for swimming. Additionally, these beautiful beaches boast some of the coast's best beach clubs and restaurants including the Don Carlos Hotel beach club, the famous Nikki Beach Club, numerous top class Spanish chiringuitos and many International style offerings.



Golf

There are numerous “top-class” golf courses within a few minutes’ drive of VIME Resort however the closest is the Cabopino course and club, shown above.

The Cabopino area of the coast is one of the most picturesque. With its quaint port, white sand dune-filled beach and lush green pine forests, you can’t help but fall in love with it. And the Cabopino Golf Club has a similar effect.

Designed by little-known Spanish architect Juan Lignes and open since 2001, this 18-hole, par-71 golf course is short but very tight in places. This charming course will not only test your golfing skills but thanks to some strategically placed hazards, it will also test the patience to the limit – not a bad thing if you like a challenge.

The clubhouse sits on top of a hill overlooking the Mediterranean and beside it there is a restaurant where you can enjoy an excellent lunch at a reasonable price.



Cabopino Marina

Cabopino is a tiny harbour village which has become a sought-after area to live and visit on holiday. It has fantastic beaches on either side, which are never too overcrowded and is also beside a natural park of sand dunes and pine trees. On the beachfront, to the left towards the sand dunes there is a nudist beach, a great spot for naturists. The harbour is backed by pine clad rolling hills and mountains.

Close to hand you have the shops and facilities in the neighbouring urbanisations of Elviria and Calahonda and Cabopino is home to a handful of very fine restaurants including Da Brunos, which is a popular Italian restaurant, where you can often see well-known celebrities dining. The seafood choice in Cabopino's restaurants is understandably excellent and offers a good selection.



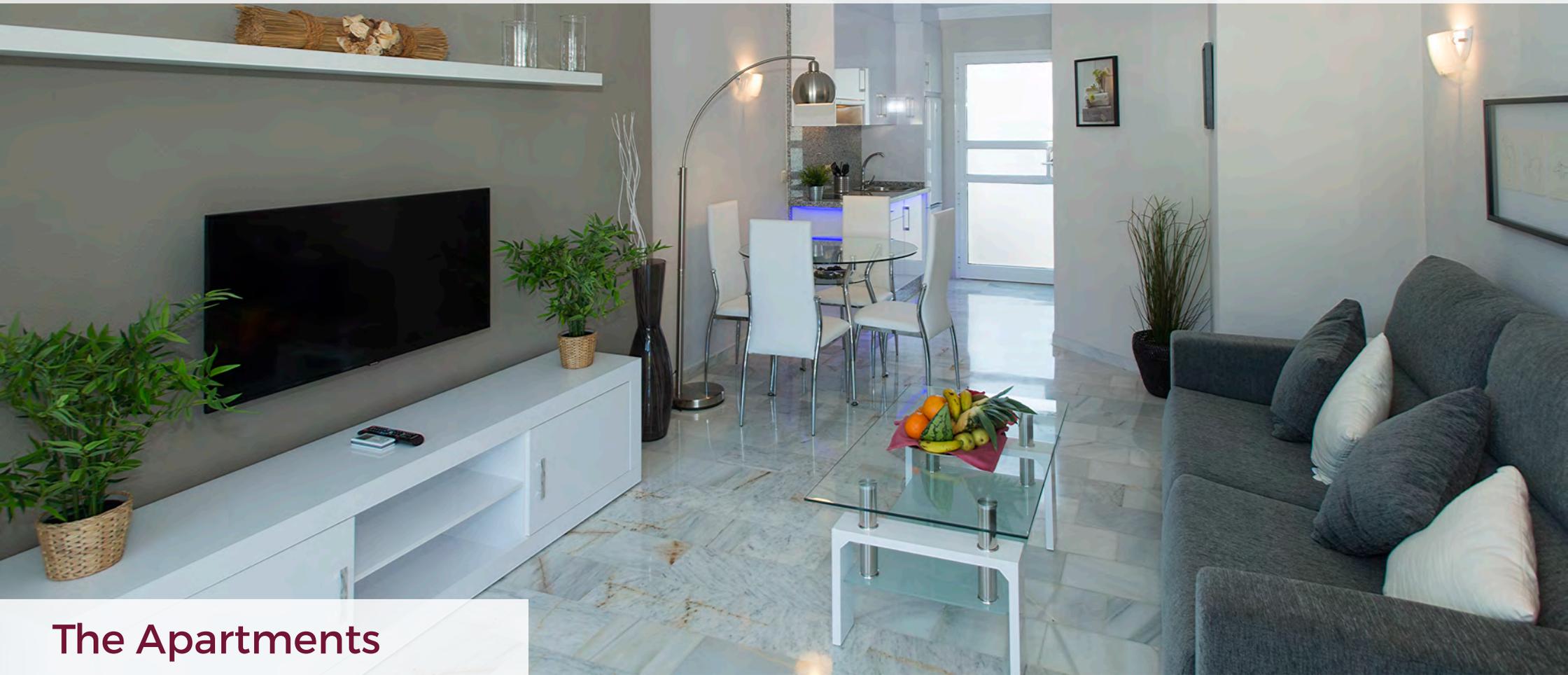
About the resort

VIME Resort Marbella is an Andalusian style residential complex of 145 apartments with 4* hotel resort facilities.

Within the private and secure complex, there are beautifully landscaped gardens, a 300m² central swimming pool, a children's swimming pool and a dedicated play area, an indoor pool with Spa and a gym. The resort also has restaurants, bars, launderette and main lobby area with entertainment and Wi-Fi throughout the resort.

Buying an apartment in VIME Resort provides you with a unique and exclusive way of living on a resort, by enjoying the privacy of your own home but with the benefit of having all the facilities and services offered by the resort, AND receiving a very attractive return on investment when you are not using your property yourself.





The Apartments

- ◆ 2 bedroom, duplex apartments
- ◆ 70m² internal with 32m² terraces
- ◆ Fully fitted and equipped kitchens with high gloss finish.
- ◆ Kitchen appliances
- ◆ Designer bathrooms
- ◆ High gloss porcelain tiles in all rooms
- ◆ Independent Air-conditioning throughout
- ◆ Fireplace with pre-installation for gas
- ◆ Pre-installation for Jacuzzi on roof terrace
- ◆ Satellite TV and telephone points
- ◆ Video entry system
- ◆ Smooth plaster finish to walls and ceilings
- ◆ Double glazed windows and patio doors
- ◆ Fully furnished with designer, contemporary furniture

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Services

- ◆ Brand new, turn-key property
- ◆ Fully furnished apartment
- ◆ House Keeping
- ◆ Health Service - on site clinic
- ◆ Personalised service in your own language - 24 hours
- ◆ Full property maintenance
- ◆ Bars, Restaurants, Launderette



Facilities

- ◆ Fitness Centre
- ◆ Gym
- ◆ Swimming pools
- ◆ Indoor pool
- ◆ Sauna & Whirlpool
- ◆ Clinic
- ◆ Entertainment
- ◆ Kids Club
- ◆ Fibre Optic WIFI



External Services

With up to 30% discount off:

- ◆ Car Hire
- ◆ Golf courses and golf lessons
- ◆ Airport transfers
- ◆ Massages
- ◆ Tennis, padel tennis and squash
- ◆ Excursions
- ◆ Horse riding
- ◆ Boat rentals
- ◆ Concierge services

VIME Hotels & Resort

The Management Company

VIME Hotels & Resort is the independent Spanish hotel company with Hotels in Spain and Tunisia. Their motto is "your satisfaction is our commitment". Therefore they have carefully selected their hotel portfolio with the following characteristics:

- Hotels in cities and leisure destinations
- 3 and 4 Stars Hotels
- Good location
- Experienced quality standards
- Personal service
- Excellent value for money

Their company has over 30 years' experience in the hotel business and their hotels are ideal for:

- Families, couples and singles
- Golfers
- Romantic escapes
- Weekend packages
- City breaks
- Senior packages
- Long Stays
- Meetings, groups, congresses and incentives

They look forward to welcome you in one of their Hotels in order to enjoy their personal and individual service and to experience their motto "your satisfaction is our commitment".

The Management Contract

The properties are sold, FREEHOLD, with Management Contracts in place which are with Vime Hotels & Resort. The contract is for a period of 10 years and automatically renewable if both parties are in agreement to. Vime Hotels & Resort have a contractual obligation to market, manage and maintain the properties for commercial purposes and for their operational benefit. Regardless of occupation figures, owners are "guaranteed" to receive a rental income of 6% of the purchase price, per annum. The guarantee is from the Management Company which is also backed and guaranteed by the parent company, Hidevime S.A.

In the event a property is sold in the future the Management Contract is assignable to the new owner, with exactly the same terms and conditions with the remaining duration in place.

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We would be delighted to discuss any requirements you may have for further information, such as availability, bespoke package prices, closing costs and favourable mortgage terms.

At PGI Marbella Property, we are here to help and to ensure you are 100% happy with your experience of investing in this exciting opportunity. Contact us now for further details.



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