



LA MANGA CLUB
sport & leisure



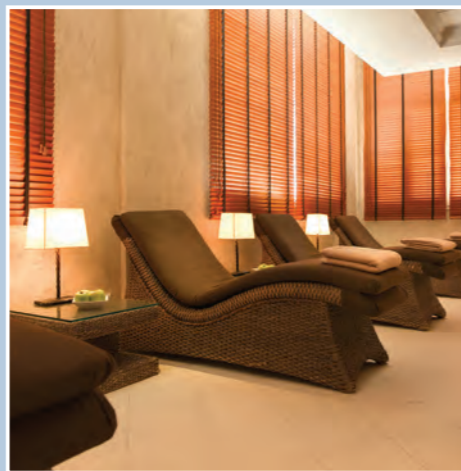
THE FAMOUS LA MANGA CLUB

La Manga Club, located in the Murcia region of Spain on the Costa Calida, is idyllically set within 14 acres of the glorious Calblanque National Park, overlooking both the clear waters of the Mar Menor and the Mediterranean Sea.

The history of La Manga Club spans over four decades, during which the resort has grown in both size and reputation. With numerous sporting greats visiting the Club over the years to make use of the first-class facilities and accommodation, La Manga Club has become one of Europe's most prestigious sports resorts and tourist destinations.



- 3 Championship Golf Courses
- 28 Tennis Courts
- 8 Football Pitches
- 5* Hotel & Spa Facilities
- 28 Restaurants, Cafes & Bars
- Own Private Beach
- Easy Airport Access



PANORAMIC APARTMENTS

@ LAS LOMAS VILLAGE, LA MANGA CLUB RESORT



The panoramic deluxe studio apartments are comfortable and stylishly decorated, the 37 m2 studio rooms have a dual bedroom option, choose either a large double bed or the twin bed option to suit your needs. The furnished balcony affords beautiful views of the north golf course, surrounding mountains and Mar Menor Sea.

AMENITIES:

Private furnished balcony | Mini fridge | Tea making facilities | Individually controlled air conditioning
Hairdryer | Free WiFi | TV with on demand films and English channels
Direct dial telephone with voicemail | Safety deposit box | Daily maid service
Extra bed available on request | Crib available on request



The rooms are operated as part of the hotel within an area of the resort called Las Lomas Village. It has as a 24-hour reception, 2 separate outdoor pools, a fantastic Italian restaurant and Deli-Cafe, Chinese and Indian restaurants, a great cocktail bar, its own tennis court, crazy golf, free parking. The jewel in the crown is the amazing health centre, with spa circuit, saunas, steam rooms, 13 individual treatment rooms, pool, weights, cardiovascular equipment and a separate studio for classes.



COMFORTABLE
& STYLISH



AWARD
WINNING
FACILITIES



WHY LA MANGA CLUB?

No resort in the Murcia region can compare to La Manga Club and it's up there with the very best that Spain – and even Europe – can offer. Year after year, it continues to win all kinds of awards - the best golf resort in Spain, best family-friendly European resort, best conference hotel and numerous other accolades. It's an amazing and welcoming place where everything is clean, green and well looked-after.

Unlike the majority of Spanish resorts, rental income at La Manga is consistent, proven and reliable. In 2012, occupancy rates were 63% and the rental income grew for the 6th consecutive year. This is largely thanks to an aggressive pricing strategy and a variety of long term contracts in place with sporting organizations for high value block bookings. In 2013, La Manga Club reported a 36% increase on golf bookings when compared to the corresponding period last year, so current trends are very strong. Furthermore, La Manga Club are in contract with over 120 professional football teams throughout Europe who are confirmed to use and train on the resort until at least 2023.



FIVE STAR
RESORT & SPA



THREE
CHAMPIONSHIP
COURSES
BY SEVE
BALLESTEROS



OFFICIAL
EUROPEAN
PARTNER OF
THE LTA
(LAWN TENNIS ASSOCIATION)



MORE THAN MEETS THE EYE...

GOLF

With three 18-hole championship courses designed by Seve Ballesteros, there are plenty of options for all year round playing. The South Course hosts regular tournament events, while the North and West courses pose different kinds of challenges to committed or casual golfers alike.

RESTAURANTS & BARS

Enjoy a tempting choice of global cuisine at La Manga Club's many bars and restaurants – there are more than 28 venues around the resort to choose from.

TENNIS

La Manga Tennis is the official European partner of the LTA, Lawn Tennis Association in the UK. With 28 clay, hard and grass courts offering state of the art international training facilities, it's a winter training base for many top tennis professionals.

PRIVATE BEACH

La Manga boasts its own picturesque private beach, offering an array of water sports, as well as a fantastic fish restaurant for all resort guests.

FOOTBALL

With 8 professional pitches, La Manga Club have contracts with 120 national and international football teams that use the facilities each year.

SPA & HEALTH

Dedicate some time to your health and wellbeing and enjoy great views while you work out! Keep in shape at the fitness centre with a 25m indoor pool, Jacuzzis, saunas and steam rooms, or use one of the 13 dedicated treatment rooms to try out the range of more than 50 different treatments.



THE OPPORTUNITY FOR AFFORDABLE OWNERSHIP AT LA MANGA CLUB

We offer our clients the opportunity to holiday in their own luxury shared ownership property. Each share allows the owner 1 week (7 days) usage per year and to own the right to use the property without ever having to pay another euro! Our offer is the first of its kind in Europe: you never have to pay an ongoing contribution, something that is unique among shared use property offered on the market today.

FINANCIAL BENEFITS OF OWNERSHIP:

- ▶ No fees to pay ever
- ▶ No bills to pay ever
- ▶ No maintenance to pay ever
- ▶ No cleaning or change-over fees to pay ever
- ▶ No service charges or community fees to pay ever
- ▶ No future administration fees to pay ever
- ▶ Easy exit as you can sell your shares tax free at any time

LIFESTYLE BENEFITS OF OWNERSHIP:

- ▶ Use of the serviced apartments
- ▶ Free access to luxury spa & facilities included
- ▶ 3 indoor & outdoor pools
- ▶ Sports rights giving you maximum discounts off golf fees and other on-site sports
- ▶ Up to 50% discount on food at over 20 onsite restaurants in participation
- ▶ Concierge & express check in services
- ▶ Free shuttle bus to all areas of resort 365 days a year until 2 AM
- ▶ Access to private secluded beach and sea front restaurant

La Manga is arguably the only proven resort which can sustain the occupancy levels needed to ensure the on-going fees, taxes, insurances, maintenance, utilities, and all services are not only managed but operated to the highest standard expected of its clients from all over the world.



SIMPLE

SECURE

NO
ANNUAL
COSTS

FRACTIONAL - THE WAY FORWARD IN PROPERTY OWNERSHIP

Fractional ownership is not new to shared property ownership and is very popular where someone wants a holiday home but does not want to bear the full cost of running and maintaining the property (often due to the limited time they spend there). Owners purchase a share in a company formed to own the freehold property. Each share gives the owner unencumbered use of the property pertaining to the number of weeks purchased. The owner has full use of all amenities while in occupation, including all discounts available. The buying process is fully administered by a Spanish solicitor and the ongoing administration governed by Spanish company law offering full security to each shareholder.

THE ADVANTAGES OF FRACTIONAL OWNERSHIP:

- Deeded property, with the same rights as any other real estate purchase
- Greater chance of property appreciation
- A luxury level of furnishings, services and amenities
- Use of the facilities as per full ownership clients
- The ability to sell your share tax free at any time

THE ADVANTAGES OVER FULL OWNERSHIP

Owning a property on La Manga Club outright you would have to pay the full property cost with all usual buying taxes. In addition you would need to pay community fees, local taxes, property taxes and if you wanted to use the sports facilities you would need to buy a sports package which are in the region of €12,000 upfront then an annual contribution of around €900 per year. And in reality how often would you use it? Shared use means shared expense so you only pay for what you receive.

LA MANGA FRACTIONAL OWNERSHIP: NO YEARLY FEES

Unlike most fractional schemes, there is no charge for ongoing running costs. The company administrator will pre pay the operators for the sports rights on all units and the fees and all other on-going costs are paid to the operator by the administrator from the retained funds and the rental income generated outside of the weeks occupied by club owners. This is a fully hands-free ownership that allows you to enjoy all the benefits of ownership at the resort, without any of the hassle.

PURCHASE OPTIONS

- 1 week / 7 days per year for life - €12,000

EXPAND THE NUMBER OF WEEKS BY PURCHASING ADDITIONAL SHARES:

- 2 weeks / 14 days per year for life - €24,000
- 4 weeks / 28 days per year for life - €48,000

ALL PRICES INCLUDE:

- All legal fees
- Maximum discounted Sports rights for 30 years
- Annual membership to La Manga Owners Club for life
- Annual maintenance and community fees for life
- Annual management fee for life
- Annual property taxes for life
- N.I.E. identification number where required



PRICES
STARTING FROM
JUST €12,000



HOW TO PROCEED:

1. Choose the amount of weeks desired
2. Complete the booking form and return to your agent
3. Pay reservation fee directly to the secure escrow account in Spain or in UK pay to Smart Currency Exchange our official exclusive foreign exchange partner



• Note:

You will be required to sign a simple power of attorney appertaining solely to this transaction which allows the lawyer to act collectively on behalf of all owners in respect of the notary completion requirements, including NIE identity, taxation, title registration and allocation of individual share ownership subscription. The simple power of attorney also authorises the administrators on behalf of the owners to operate the scheme in tandem with La Manga Club in respect of bookings and fiscal activity compliance.



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