



GUARANTEED
PROFITABILITY



AN EASY AND RISK-FREE INVESTMENT



VALLE ROMANO RESIDENCES
GOLF & RESORT

10 TEN

10 COMPELLING REASONS TO INVEST IN VALLE ROMANO RESIDENCES

1

INVESTMENT

A PROFITABLE and INTELLIGENT investment.

2

FIXED INCOME

Fixed income GUARANTEED from the start.

3

PRIME DESTINATION

Costa del Sol. A tourist destination with high appreciation.

4

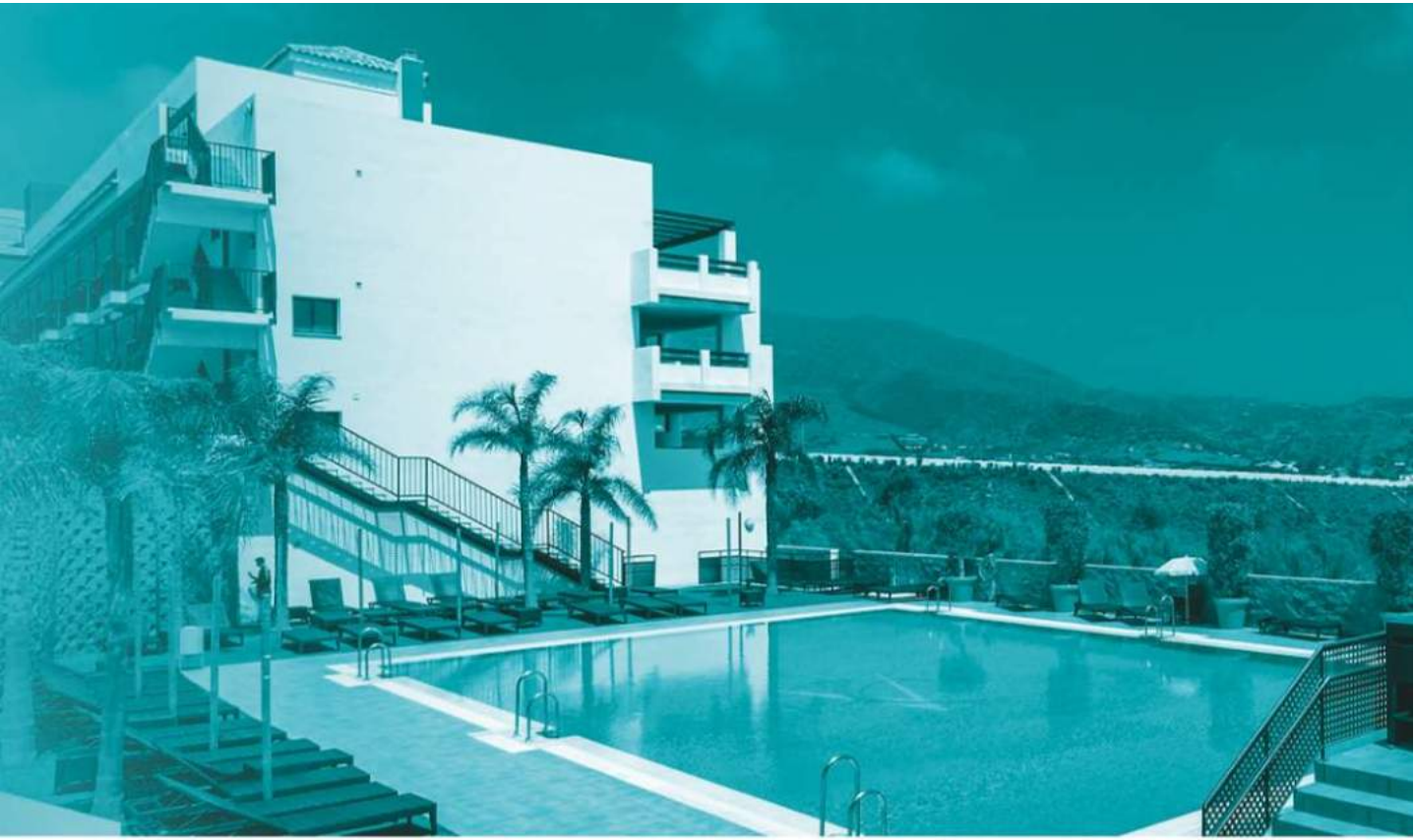
FURNITURE INCLUDED

Equipped down to the last detail.

5

PRICE

UNBEATABLE price



6

APPRECIATION GUARANTEE

High demand and guaranteed appreciation

7

4 **** HOTEL

Four-star hotel services

8

GOLF SURROUNDINGS

Next to Valle Romano Golf

9

MANAGEMENT

With the security of ONA HOTELS

10

FAVOURABLE TAXATION

You do not pay VAT when the deed is signed.



1

A SMART INVESTMENT

Holidays at Valle Romano Residences can generate income.

The condohotel system is a new way to make a property in the Costa del Sol profitable. The apartments are located in a 4**** hotel so that your guests can enjoy their holidays whenever they want. The rest of the year? Ona Condohotel (part of the tourism management group ONA Corporation) manages the property and offers a guaranteed economic return.

An investment that offers all the comfort of a quality holiday apartment, fully equipped and with all the services of a hotel. A product that gives a guaranteed return for the rest of the year by handing over the management of the property to a specialised group and with **no maintenance or supply costs.**

Investment with attractive tax advantages



2

GET BACK YOUR INVESTMENT FROM THE START.

The property will have guaranteed fixed income from the first month. The owner receives a fixed income of 5% per annum for the first 3 years and from the 4th year onwards a share of the profits of the operation with a guaranteed minimum for the whole period.

Valle Romano Residences is a new way to enjoy your holidays. Each owner will be able to make use of their property at any time of the year and at the same time will obtain a guaranteed return when they are not using it. A great investment in one of the most sought-after areas in the Costa del Sol.



Valle Romano Residences is a new concept to enjoy and invest in a holiday home in the Costa del Sol: **Condohotel**. Each apartment will be part of the 4**** Ona Valle Romano Golf & Resort Hotel. You will have all the advantages and services that the hotel offers and enjoy a new experience. **Valle Romano Residences** is being able to enjoy a holiday from the very first moment.

5% p.a.
3 YEARS



INVESTMENT
OPTION

GUARANTEED RENT

PROFIT SHARE THROUGHOUT THE PERIOD*

year 0 year 1 year 2 year 3

* Minimum guaranteed rent plus participation in the operating profit.

year 15



LEISURE
OPTION

MINIMUM FIXED GUARANTEED INCOME THROUGHOUT THE PERIOD*

year 0

* No participation in the operating profits. (Possibility to choose the investor option annually from the fourth year)

year 15



LEISURE
OPTION

◀ OWNER USE ▶



INVESTMENT
OPTION

2 WEEK ▶ INCLUDED

LOW SEASON

4 WEEK ▶ INCLUDED

2 WEEK ▶ INCLUDED

MEDIUM SEASON

2 WEEK ▶ INCLUDED

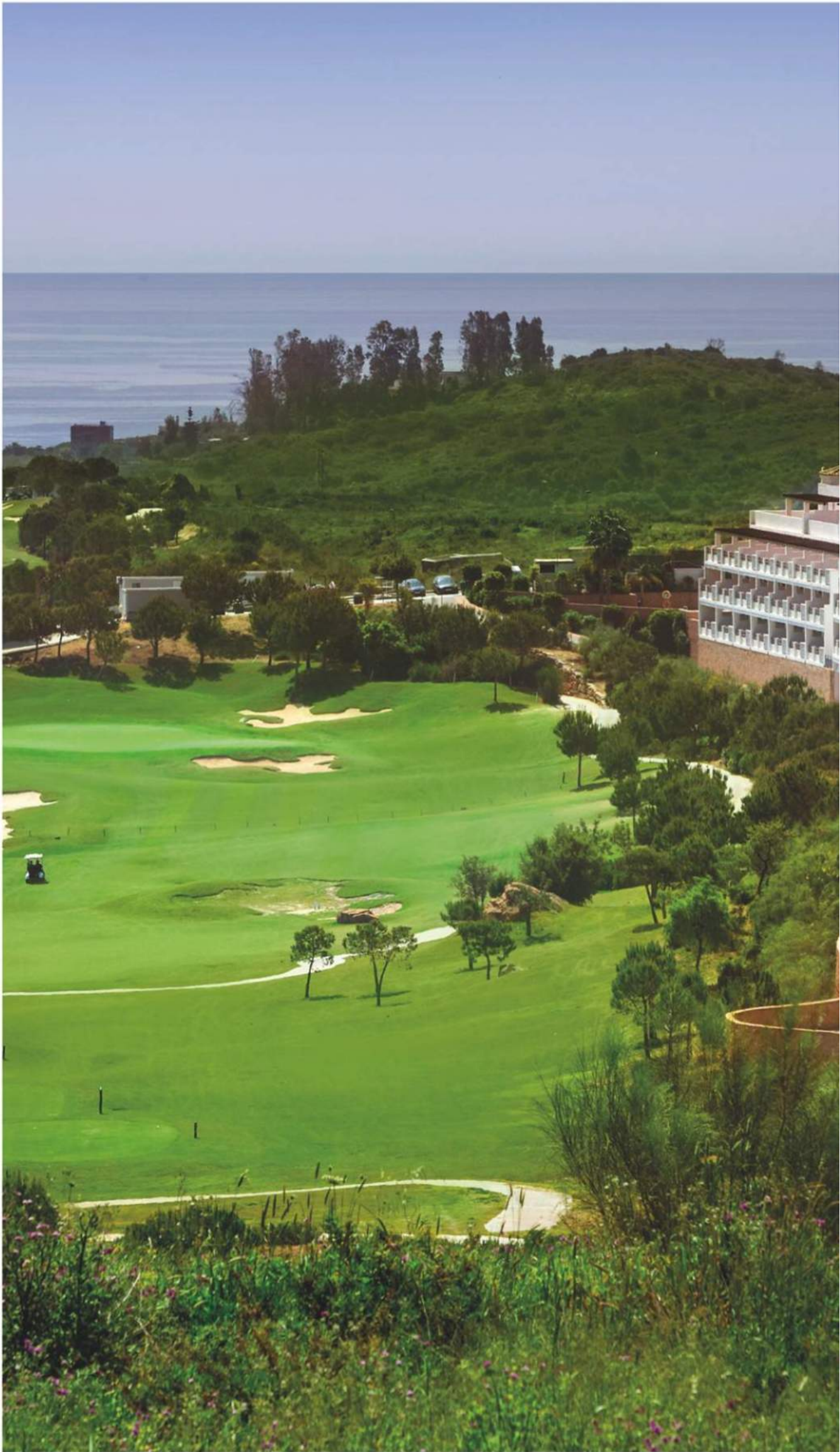
4 WEEK ▶ INCLUDED

HIGH AND
PREFERENTIAL SEASON

2 WEEK ▶ 35% DISCOUNT
ON OFFICIAL RATE

Outside the 8 weeks of owner use established by the Tourist Apartments Act, the buyer will enjoy a 20% discount on the official rate.

During the weeks of owner use, the buyer will pay for utilities, cleaning services, and other expenses at a flat rate of €150/week.



3

PRIME DESTINATION

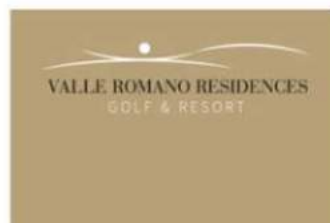
The Costa del Sol is visited by millions of tourists throughout the year, making it one of the most sought-after international holiday destinations.



Its exceptional climate, its warmth, the cleanliness of its waters, its cuisine, its countless golf courses, its comfortable beaches with all kinds of services, its extensive and efficient communications network and its great cultural offering make this corner of southern Spain a leading tourist destination 365 days a year.

Investing in the Costa del Sol is investing with confidence.

SOUTHERN SPAIN



4

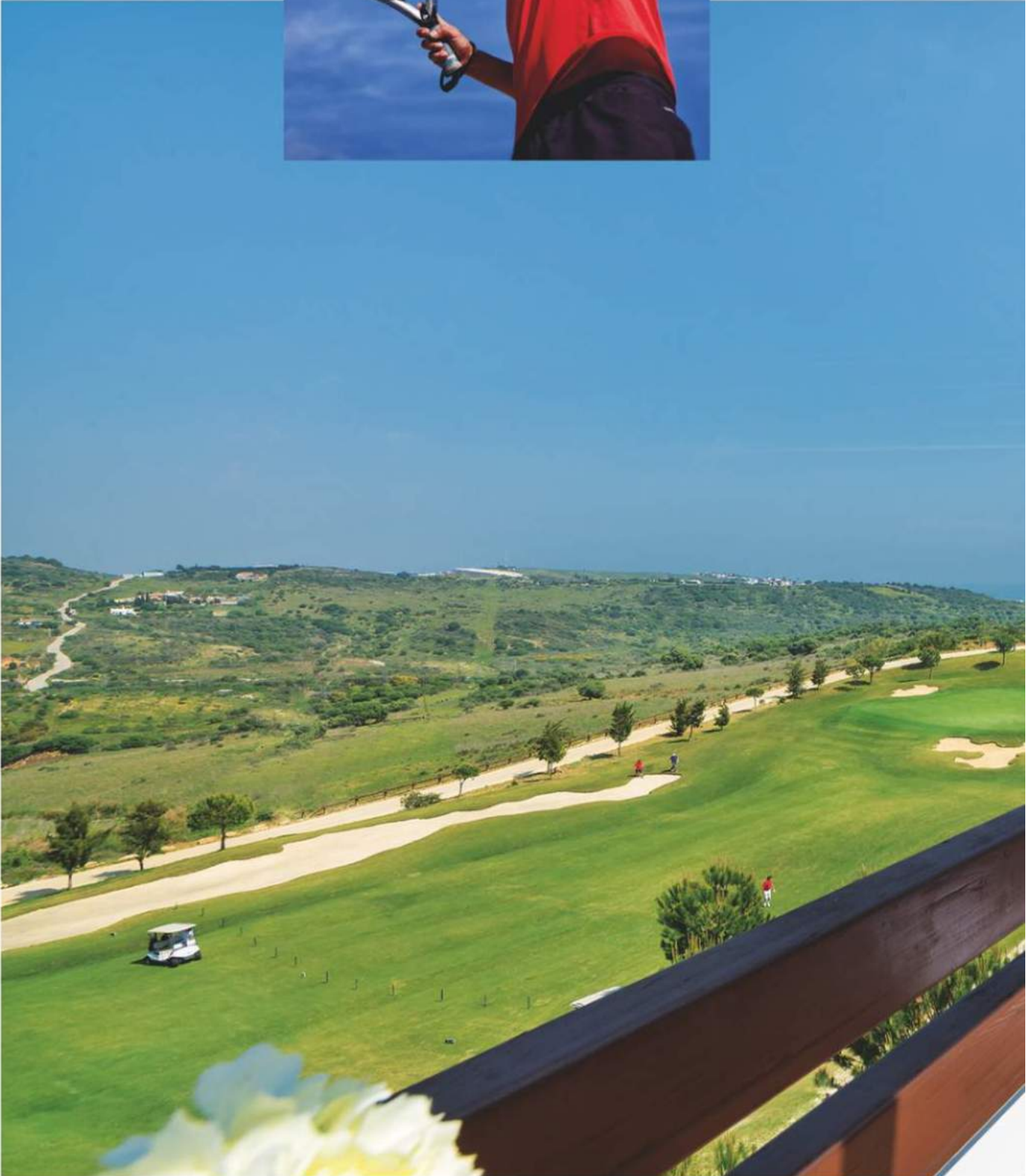
FURNITURE INCLUDED

All apartments are **fully furnished and maintained throughout the year.**

The apartments are strategically oriented and elevated to give a unique feeling of height and the ability to enjoy wonderful views, all in a residential resort that harmonises the built areas with the open areas.







5

UNBEATABLE PRICE

Valle Romano Residences is a unique purchase opportunity in the heart of the Costa del Sol. A **safe and intelligent** buying opportunity because it has the best value for money in the area.

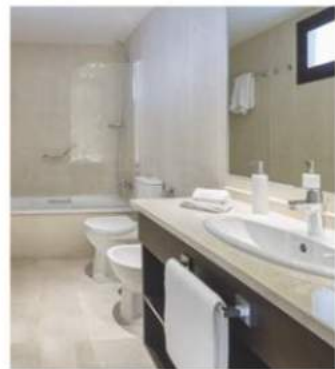


VALLE ROMANO RESIDENCES
GOLF & RESORT

6

GUARANTEED APPRECIATION

The **high demand** for the product and the **excellent conditions** of the purchase guarantee its permanent appreciation. It maximises your investment with an annual occupancy of over 80% and **no risk** of defaulting.







at Valle Romano Residences the beach is 5 minutes away with our transport service



- *24h reception*
- *concierge service*
- *luggage storage service*
- *cleaning service*
- *all the facilities of a 4**** Hotel*

7

A 4**** HOLIDAY RESORT

Valle Romano Residences has all the services of a holiday resort. The 24h reception attends to and accommodates the guests making those first moments in which they are only thinking about enjoying themselves very easy. It has all the services of a 4**** Hotel. Luggage storage service for all your baggage, car hire, transport to the beach and the city, event tickets, cleaning, laundry, restaurant reservations...



And so that you don't miss a beat and your holiday stay is really comfortable, our efficient cleaning service will always be attentive and helpful. You will only have to worry about enjoying your time, your investment and making the most of all the **Valle Romano Residences** services.

8

GOLF SURROUNDINGS VERY APPEALING

Your future apartment in the Costa del Sol is next to Valle Romano Golf, in Estepona, is an exceptional 18-hole course, ready to host the most demanding and prestigious tournaments. Its design guarantees the enjoyment of amateur players and becomes a challenge course for professionals. A course that, more than just designed, is thought to be one of the great courses at the Costa del Golf.

The owners have favourable conditions all year round to enjoy this stunning course with sea views.

It's definitely a perfect stroke.



- *exceptional 18-hole course*
- *5 tees per hole*
- *golf school*
- *favourable conditions all year round*

COSTA DEL GOLF



VALLE ROMANO RESIDENCES
GOLF & RESORT

9

HOTEL MANAGEMENT ONA HOTELS

ONA HOTELS head several hotel management brands with more than 20 years of experience in the sector and currently manages more than 27 hotels, resorts and tourist complexes in Andorra, Alicante, Barcelona, Murcia, Lanzarote, Malaga, Mallorca, Tarragona and Tenerife. Under the hotel management of Valle Romano Residences since March 2017.



10

ATTRACTIVE TAX ADVANTAGES

One of the most interesting advantages of investing in **Valle Romano Residences's** apartments is the **attractive taxation of tourist apartments.**



CONDOTEL SERVICES MANAGED BY ONA HOTELS



RESIDENTIAL APARTMENTS

Both the owners and their clients will be able to enjoy the apartments as their own home. The units will not be just another typical hotel room. The main distinctions are related with decoration, textiles, lighting, television, kitchen utensils and painting.



24-HOUR RECEPTION

Availability of multilingual personnel all year round offering a 24-hour service to make the stays of clients, homeowners and their families as comfortable as possible.



CONCIERGE SERVICE

Special service at the disposal of the homeowners to handle their reservations, car hire, transport to the beach and the town, purchase of tickets for shows, cleaning, laundry, restaurant reservations, storage management, etc. This service will also be available in various languages and will be offered in the reception area.



RESTAURANT SERVICE

Possibility of savouring the flavours and new proposals of the restaurant, which will serve breakfasts and dinners with international and Mediterranean cuisine. The complex will also include two other restaurant areas: The Club House, with excellent views of the golf course, which will serve aperitifs and Mediterranean food, and the Pool Bar, which will mainly serve aperitifs, drinks and cocktails, according to the season.



SWIMMING POOLS

Three pools are available in different areas of the resort.



SPORTS AREAS

Access to a variety of sports amenities such as gymnasium, paddle tennis court, etc., with favourable conditions for playing the 18-hole golf course located in the resort itself throughout the year.



KIDS' CLUB AND CHILDREN'S AREA

A games area for children of various ages to enjoy their holidays overseen by qualified personnel and with a variety of fun activities.



SERVICES ALL YEAR ROUND

The resort will be open throughout the year with its entire services functioning for the guests and the owners. Consequently, no matter when the owners are coming, they will enjoy all the services regarding the restaurant, the sport venues, etc.



SECURITY

In order to ensure the peace of mind of the homeowners and guests, a permanent security service will be guaranteed inside the complex.



PARKING

Free access to parking spaces.



STOREROOMS

Available space for storing all your personal effects while you are not occupying your apartment.



COMPETITIVE PRICES

An unbeatable opportunity for investing at very competitive prices.



TAX ADVANTAGES

Potential for offsetting VAT against the future incomes generated by the property.



FACILITIES

- Gymnasium
- Reception
- Children's zone
- Swimming pools
- Common zones



COMPLEMENTARY SERVICES

- Golf
- Breakfasts
- Restaurant
- Transport/Shuttle
- Concierge service
- Cafeteria
- Cleaning