



# Co-Ownership of a 2 Bedroom Apartment

La Torre Golf Resort Murcia Spain

**Prices start from £2,995**

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# The Apartment

This stunning two bed, one bath apartment is one of only a few corner apartments which benefit from the larger lounge/dining area. Patio doors lead from the living room to the balcony which overlooks the pool and golf course. The two double bedrooms both have fitted wardrobes and open onto a rear balcony with views over the orange groves. The kitchen is fitted with oven and hob, fridge freezer, dishwasher and washing machine. The apartment also benefits from high-speed cable internet and International TV as well as air conditioning and gas central heating.

The apartment has been refurbished to a high standard, is tastefully furnished and includes all the home comforts you would expect to find to make your stay a comfortable and relaxing one. It is situated close to all the resort's main amenities, restaurants and bars yet is located in a very quiet position. It also has a designated underground secure parking space with lift access to the apartment.

**This truly will be your “home” away from home!**



**Video Tour of  
Apartment**





# The Resort

Sweeping down the wide, fountain lined boulevard on the approach to its magnificent porticoed entrance, La Torre's grandeur is immediately obvious and stunningly impressive.

La Torre has absolutely everything you could wish for, on site, ready for you to enjoy; from a wide variety of restaurants and bars, hair and beauty salon, a general store and large well-stocked supermarket.

With wide, green spaces and tree-lined promenades, La Torre's grounds invite you to sit and relax in the beautiful surroundings and are famous for its number of water features and fountains.

At the heart of the resort a superb par 68 golf course winds around three beautiful lakes, famous for island greens and challenging par 3s. A shorter course than others on the Nicklaus trail, La Torre is renowned for its strategic challenge, requiring players to balance risk and reward to avoid the bunkers and water hazards.

On Friday evenings in the summer, the bustling town centre hosts a busy open air market with stalls offering wonderful artisanal produce and goods, from the freshest local food to clothes and crafts; it's the perfect opportunity to enjoy an ice cream and browse the stalls before dinner in one of the resort's superb restaurants.

La Torre's outstanding space and facilities have played host to top flight sports teams and marquee sporting events, with Premier league and leading European teams choosing the resort for their warm weather training on its dedicated football pitches, as well as hosting the semi finals of the Davis Cup tennis tournament.

The resort boasts 22 swimming pools, including 5 children's pools, all open all year round, meaning on La Torre, the fun is never far away.

The resort has 24 hour your security both at the entrance and within the resort and is maintained to a very high standard. The resort is only 15 minutes from Murcia International Airport – with many low cost airlines travelling frequently from many different airports 12 months of the year. The beaches of the Mar Menor are 15 minutes away.

La Torre Resort properties have full HD TV channels in many European languages. All properties also have full unlimited broadband.

The resort is the ideal holiday home with over 20 large communal swimming pools, 2 full size tennis courts, many outdoor gym areas, basketball, outdoor table tennis and football pitch – all free for residents. There is also a football academy that many football teams from all over the world use, including Premier League teams, whilst staying at the on-site hotel.



# What is Co-ownership?

My Share Property allows you the opportunity to part own a luxury holiday home in Spain. Each person owns a share or number of shares of the freehold property. It is a no fuss way to own a fabulous holiday home, offering you the high standard you require, yet eliminating the cost and hassle associated with owning and maintaining a property all year round.

Let's be realistic - how many weeks would you really utilise if you were to buy a holiday home outright? Two, three, four weeks? Let's say you go mad and spend two-months at your holiday home. What happens with the other 10 months? And all that money tied up!

Yes, you could rent it out to holidaymakers but the reality is the preparation required for each rental. That's cleaning, changing beds, key hand overs as well as repairing any damages that have been caused by your guests. There's also the other costs to consider - utilities, insurances, decoration, maintenance and upkeep etc.

The average family holiday these days cost between £2,995 - £5,000 and upwards. Once you have had your two weeks, that's it, a few memories, photos and a bit of a purge on Facebook or Instagram.

So, what if we could show you the perfect scenario? What if you could spend a week every year, in a luxuriously appointed home from home, for the one-off price of an average holiday - for the rest of your life? **AND ULTIMATELY YOU OWN A PART OF THE FREEHOLD!**

For as little as £2,995 you could buy one freehold share which equates to one week every year.

## IT'S YOURS TO DO WITH AS YOU PLEASE

There's no catch – you will own a part of that freehold.

## THE UPSIDE

The upside to your investment is that you have a holiday home you part own with the other freeholders – it's yours!!

Research shows most holiday homeowners only use their property for a maximum of 40 nights per year, yet they pay for 365. My Share Property enables owners to enjoy a week, or weeks every year but only pay a small percentage of what it costs to own outright!

Once you have bought your share it is yours forever (in perpetuity) so is a part of your estate, but can be sold at any time should you choose to do so.

You can either use your home for your own use or potentially receive a return on your investment in the form of holiday rental income.

When you invest in My Share Property your luxury property will be fully furnished, fully serviced and fully managed on your behalf. All you have to do is turn up, unpack and enjoy your precious time off in your very own holiday home in the sun!!







## How does it work?

MY SHARE PROPERTY gives you the opportunity to buy a week (or weeks) in luxury holiday homes on the Costa Blanca.

The properties are unencumbered with no loans or debts and are owned by a UK Limited Company.

Each property is set up as a separate UK Limited Company, having 52 shares (one share per week of the year). You, the buyer, can buy one share (week) or more. You can choose to use your week(s) or rent out your week(s) or swap it/them with other shareholders.

The share(s) you buy can be sold at any time should you no longer wish to own a share in your chosen property. The shares can be included in your estate.

Once you have bought your share, the only other cost you will have to pay will be the monthly property management fee that covers maintenance, bills, changeovers and any other outgoings.

### **Is this a timeshare?**

No, this is not timeshare, which is basically a holiday system, which gives owners only a right to use a particular property for a time of year. Timeshare has no real estate value, in other words, there is no bricks and mortar ownership.

With MY SHARE PROPERTY ownership, the purchaser actually owns a piece of equity (share) in the property. If the property goes up in value, the owner's share of the pie also becomes more valuable. With a timeshare, ownership is not distributed. The owner purchases only weeks or months of enjoyment in a property, and these weeks or months do not rise and fall in value with the value of the property. The title of the property is still owned by the principal owner.

**That is the big difference with MY SHARE PROPERTY you own a share of the property.  
Bricks and Mortar**



# HOW MUCH DOES IT COST

You can buy you week/s starting from £2,995, this is a turnkey purchase - you buy you have access immediately

## Occupancy plans are based on low, medium & high season

Low season from £2,995 per week in perpetuity

High season from £5,995 per week in perpetuity

## Management, Bills, Maintenance

£24.50 per month per week purchased paid annually £294 pa

Each week purchased pays a management fee.

This includes

- Property rates & insurances
- Electric, gas, water
- TV
- Cable Internet
- Pool cleaning
- Change overs, cleaning, linen, welcome pack
- Repairs and decorations
- Taxes legal/accounts

## WEEKS AVAILABLE AND COSTS

### 2024 Weekly Calendar

<b>SOLD</b>	6th - 13th January	£4,500
Week 2	13th - 20th January	£2,995
Week 3	20th - 27th January	£2,995
Week 4	27th Jan - 3rd Feb	£2,995
Week 5	3rd - 10th February	£2,995
Week 6	10th - 17th February	£2,995
Week 7	17th - 24th February	£2,995
Week 8	24th Feb - 2nd March	£2,995
Week 9	2nd - 9th March	£2,995
Week 10	9th - 16th March	£2,995
Week 11	16th - 23rd March	£2,995
Week 12	23rd - 30th March	£4,500
Week 13	30th March - 6th April	£4,500
<b>SOLD</b>	6th - 13th April	£4,500
<b>SOLD</b>	13th - 20th April	£4,500
<b>SOLD</b>	20th - 27th April	£4,500
Week 17	27th April - 4th May	£4,500
Week 18	4th - 11th May	£4,500
Week 19	11th - 18th May	£4,500
Week 20	18th - 25th May	£4,500
Week 21	25th May - 1st June	£4,500
Week 22	1st - 8th June	£4,500
<b>RESERVED</b>	8th - 15th June	£4,500
<b>SOLD</b>	15th - 22nd June	£4,500
<b>SOLD</b>	22nd - 29th June	£4,500
<b>SOLD</b>	29th June - 6th July	£5,995

<b>SOLD</b>	6th - 13th July	£5,995
Week 28	13th - 20th July	£5,995
Week 29	20th - 27th July	£5,995
Week 30	27th July - 3rd August	£5,995
<b>SOLD</b>	3rd - 10th August	£5,995
<b>SOLD</b>	10th - 17th August	£5,995
<b>SOLD</b>	17th - 24th August	£5,995
<b>SOLD</b>	24th - 31st August	£5,995
<b>SOLD</b>	31st Aug - 7th Sept	£5,995
<b>SOLD</b>	7th - 14th September	£5,995
Week 37	14th - 21st September	£5,995
Week 38	21st - 28th September	£5,995
Week 39	28th Sept - 5th Oct	£4,500
Week 40	5th - 12th October	£4,500
<b>SOLD</b>	12th - 19th October	£4,500
Week 42	19th - 26th October	£4,500
<b>SOLD</b>	26th Oct - 2nd Nov	£2,995
Week 44	2nd - 9th November	£2,995
Week 45	9th - 16th November	£2,995
Week 46	16th - 23rd November	£2,995
Week 47	23rd - 30th November	£2,995
Week 48	30th Nov - 7th Dec	£2,995
Week 49	7th - 14th December	£2,995
Week 50	14th - 21st December	£4,500
Week 51	21st - 28th December	£4,500
<b>SOLD</b>	28th Dec - 4th January	£4,500

For future years, Week 1 commences on the first Saturday of January



# Things to do



**Cartagena was constructed in 223 BC** and was the great Hannibal's capital city. Full of character, there is plenty to explore from Belle Epoque architecture, memorials of the Spanish Civil War and the lively Port. (30 mins from the resort)



**Murcia City** Enjoy its fantastic cultural and historical heritage, its renowned gastronomy and its wide range of leisure activities, with an enviable climate all year round. (20 mins from the resort)



**A 20 minute drive from the resort lie the safe, sandy beaches of the Mar Menor** ('Little Sea'), a warm natural lagoon sheltered from the main Mediterranean Sea by a long sand bank.



**Murcia is a fantastic destination for golfers**, 21 golf courses lie within 30 miles of each other. The apartment is situated on an 18-hole championship golf course.



**The Bullas, Jumilla and Yecla** designated origin wine-producing areas are waiting for you to come and sample their delicious wines.



**You can wander through the wildlife park with more than 300 animals** from 50 different species and enjoy making a splash at the the water park.



**With 106 kilometres in 124 ski runs**, Sierra Nevada provides one of the largest and most attractive skiing domains in southern Europe. (2hrs 30 mins from the resort)



**From the bustling tapas bars in the larger cities to the sleepy fishing villages** and seaside towns, gastronomy is an important part of the Murcian culture.



**Valle de Sol Murcia region of Spain** with a stunning panoramic backdrop, Country Bowls Club offer a friendly welcome to anyone with an interest in playing Bowls





# Q&A

## **Who owns the property?**

Initially each property is owned by a stand-alone UK based Limited Company. The Company is divided into 52 shares, which are purchased by the individual wishing to use the property. As a shareholder they own the percentage of the company relating to the number of shares they purchase.

## **If I choose not use a week or week's can I allow family or friends to use the residence?**

You are free to use your week(s) as you choose - use them for you, your family and friends or advertise it as a short-term holiday rental.

## **When do I pay for my week/s share?**

Payment for your week(s) share is made in stages. A non-refundable deposit of £500 is payable immediately upon reservation by bank transfer. The balance is paid on completion.

## **How long do I own the share(s)?**

Your share(s) are owned by you for perpetuity.

## **Can I sell my share(s) at any time?**

You may sell your share(s) at any time you decide you do not wish to remain a shareholder.

## **Do prices vary amongst seasons?**

Yes, prices vary by season - high and low weeks.

## **Are pets allowed?**

Pets are not allowed in any of the weeks available.

## **Once I purchase will there be any charges?**

The only charge you have to pay is the yearly management and maintenance charge which includes all bills, Council Tax, Electric, Gas, Water, Internet & TV insurances and your weekly change over full clean, bed linen, welcome pack. Monthly fee £24.50 (£294 per annum).

## **Will I need to furnish the property?**

The properties are carefully furnished and the furnishings maintained by the management company, which will include linens, towels, crockery, glassware, cutlery and cooking utensils. You will only need to supply any food and drink or personal toiletry items although a welcome pack is included.

## **Can I purchase a week/share as an investment for rental returns?**

Yes - you can rent out your week(s) which will give a favourable rate of return on investment when compared to money on deposit with banks.

## **Can I change my mind?**

Yes, There is a 14-day cooling off period once we have received your deposit and completed application form.

## **Do you have to be a UK citizen to buy the shares?**

No. According to UK legislation, both a resident of the country and a non-resident can become business shareholders in a UK company

## **Do we have to pay any legal fees?**

The legal fees for purchase are paid by us and but if you wish to take your own legal advice costs will be borne by you.



# Co- Ownership Reasons to Buy

For many, buying a second home is a dream that may never be fulfilled. Even for those who can afford it, some decide the hassle is not worth the expense. My Share Property co-ownership addresses all the downsides of buying and owning a second home outright..

## **Reduced purchase costs**

This is the obvious benefit – co-ownership allows you to buy a second home you would not otherwise be able to afford, or a more expensive property that would otherwise be beyond your means.

## **Pay a sum that matches your use**

Co-ownership is the perfect solution for those who can afford to buy a second home outright but can't justify the cost for a property they will only use for a few months each year. Discerning buyers see sense in paying a sum that matches their actual use.

## **Buy what you need**

Many owners lucky enough to have their own second home often feel they have to use it regularly to justify buying it in the first place! Sometimes they may just prefer to experience other destinations. Co-owning a second home offers the perfect compromise. We call it 'right sizing'.

## **Share the costs of ownership**

Co-ownership significantly reduces the annual costs of owning a second property. Why bear all the expense of maintaining and insuring a home you only use for part of the year when you can share those costs?

## **Eliminate whole ownership issues**

Co-owning your holiday home takes away the need or pressure to rent it out when you don't use it - and the extra wear and tear that comes with a holiday letting. Best of all, your home will be professionally managed so you can be sure it will be immaculate each time you use it.



# TRY BEFORE YOU BUY!

3 Nights for £99



This **offer is valid for two people staying in our 2-bedroom Co-ownership apartment at the La Torre Golf Resort, Murcia Spain.** If you wish to come for a longer trial please contact us for pricing.

My Share Property is offering potential buyers a **3 Night Discovery Stay for £99** staying in our 2 bedroom apartment.

The best way to truly get a feel for the property and this **wonderful region of Spain** is to come and visit.

## Nearest Airports

Alicante **55 minutes**  
to the Resort



Corvera Murcia **20 minutes**  
to the Resort

Prices  
start  
from

**£2,995**

*Subject to availability*

More Details >

[www.myshareproperty.com](http://www.myshareproperty.com)



# Testimonials



Having just purchased three weeks of the My Share Property Co-ownership, I just wanted to say how easy and straight forward the process was. I had been looking for a family holiday and finding them all so expensive for a family of four. I then stumbled upon the offering from My Share Property on the internet and made the call. I spoke with Patrick who invited me to take up the try before you buy offer which we did.

When we arrived we were pleasantly surprised at how clean and well appointed the apartment was, overlooking the pool which is great for families. It's also a short walk to all the amenities the resort has to offer and there are a wealth of things to do in the area, beaches, parks, cities to explore. We straightaway decided to purchase three weeks which gives us flexibility with school holidays. The whole transaction was handled by the My Share Property solicitor in the UK and everything was transparent.

**We look forward to spending many happy holidays at the La Torre Golf Resort**

**Mairi - Scotland**



We have just purchased 4 weeks and cannot wait to start spending holidays at the resort.

We have been looking for a holiday home for a couple of years and were on the verge of giving up when we found My Share Property Co-ownership. As soon as we met the My Share Property team and saw the apartment we knew we had found a way of making our dream come true.

The apartment and resort are fantastic, the buying process is easy and straight forward, they have thought of everything to make sure you have nothing to worry about.

**We feel like we are part of a new family rather than just an investor.**

**Mark & Wendy England**



I like the co-ownership concept as you not only share the property with several owners but also the costs. The My Share Property team really takes care of everything, in particular all the administrative work is done by the management company.

I was impressed by the well structured purchase process and the corresponding contracts. Any questions or concerns I had throughout the purchase process were quickly addressed by the legal representative.

The apartment is beautifully furnished and is kept very clean. I particularly like the view from the two balconies - sunrise and sunset included.

**My family and I are already looking forward to our next stay in our holiday home!**

**Tobias - Germany**





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