Key Information – Lamar Higuericas Beach Promotion

Payment Plan

Milestone	Amount	Details
Reservation	€10,000	Reservation contract signing
30 days later	25% + VAT of property value	Sales contract signing Agency receives 50% of its commission
6 months after 1st payment	25% + VAT of property value	Agency receives the remaining commission
Summer 2026	Remaining balance	Final payment at notary upon deed signing

- Agency commission: 10% (split into two 50% payments during the first two stages)
- VAT: 21% – recoverable after deed signing via tax registration and quarterly declaration (or deductible over 4 years if rental activity is maintained).

Included Equipment

- Indoor and outdoor furniture
- Complete lighting, decoration, and kitchenware
- Bed linen and towels (3 sets)
- Appliances and small appliances (TV in living room included)
- Hot/cold air conditioning
- Underfloor heating throughout the property

Exclusive for Penthouses and Upper Floor Bungalows

- Artificial grass area and glazed sea view zone
- Outdoor kitchen with electric shutter, support island, and built-in pergola
- Private Jacuzzi

Tourist License and Rental Management

- Tourist-classified land: each unit includes an official license number.
- Private use: up to 4 months/year, distributed at the owner's discretion (max. 2 weeks in July and August).
- Professional management: Sunrise Homes & Holidays handles rentals for the remaining 8 months.

- Fee: 25% + VAT on gross rental income.
- Services include: portal marketing, check-in/out, cleaning, laundry, maintenance, 24/7 reception, and owner-access booking panel.
- Contract duration: 10 years, renewable by majority agreement.

Competitive Advantages

- Guaranteed tourist license in a region where they are increasingly difficult to obtain for residential properties.
- Potential capital gains thanks to a prime Mediterranean beachfront location.
- No direct hotel competition in the area.
- Worry-free real estate investment: fully managed, recurring income, and personal usage assured.

Contact

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Lamar Higuericas Beach: live the Mediterranean, grow your profits, and enjoy the peace of a secure investment.