



# CHÂTEAU DE LA CAZINE

## GOLF & SPA RESORT



## FRACTIONAL OWNERSHIP

**Enjoy bricks and mortar ownership of a stunning property in Château de la Cazine Luxury Golf Resort and Spa with minimal financial outlay and maximum returns.**

- Anticipated returns of 10% per annum
- Luxury property at a fraction of the cost
- Sell on your fraction at any time
- Annual free usage allowance
- Generous rental returns GUARANTEED
- Enjoy a more lavish property than you would have purchased outright

**F**ractional ownership is an amazing opportunity where several **unconnected buyers** can safely combine their resources to collectively own a property. This innovative ownership formula provides **complete legal and tax benefits of property ownership** which are passed through to you, or your heirs, and may be sold at anytime. The fractional opportunity also offers the reassurance of **less initial**

**outlay** for a property that you are likely to only use for a short period each year. Also, as you are only buying a part-share, you can afford to **purchase a more lavish and opulent property than you could fund outright**. For buyers looking to spread their funds into as wide a portfolio as possible, as well as for those seeking a luxury home-away-from-home, this is the perfect option.

**I**t is important to remember that **fractional ownership is NOT timeshare**. With timeshare you are purchasing the right to stay in 'your' property for given time periods over a number of years (effectively a re-saleable, prepaid booking). With fractional ownership, however, you actually own a share in your property. What this means is that when you are ready to sell your fraction, **you own a physical asset, bricks and mortar**, that you can sell on with the realistic opportunity of making a profit.



## HOW IT WORKS

A company is created that owns a property within Château de la Cazine. This company has twelve shares and owners can choose to buy one or more of these shares.

This is unlike timeshare where you only own the usage time, with fractional ownership you actually co-own the title deeds. When you sell your fraction you will **make profit on any capital growth** that has occurred and this can be closely monitored by the other property values within the resort.

## THE ROTATION SYSTEM

Your time in your property is allocated by a carefully constructed chart, by which each owner's residency will rotate annually.

The system ensures that, **every year, each owner will enjoy four weeks residency of their property** - 2 weeks during high season and a further 2 weeks during low season.

However, should clients wish to take advantage of the generous rental returns then they can receive a 50/50 share of the nightly room rate split with the hotelier where income is guaranteed at a minimum of 5% per year and still allowing 1 week's low season usage.

## RESALE POTENTIAL

The value of your fraction will increase with the property value as with a sole ownership property. Remember - **you can sell at any time** to profit from the capital growth on your property. This will not affect the other fraction owners/company members; **you can all sell independently of each other.**

France is an extremely popular holiday destination for UK residents and Europeans alike, with over 75 million tourists visiting the country every year. With the high volume of guests staying at the resort, these visitors are likely to express an interest in purchasing property. These 'end users' are superb re-sales potential.

Owners are likely to allow friends and family to use some of their usage and it is often the case that these people request the option to buy a fraction in the same property if one becomes available. With fractional ownership you must offer it first to the other existing members, in case they would like more usage or income by purchasing it.

## PURCHASE PROCEDURE

- £500 reservation fee, fully refundable for 30 days
- 67% deposit on signing contracts
- 33% due on completion (non-status finance available)
- £2,000 furniture costs due on completion
- 7% should be allowed for closing legal & tax costs



**"Fractional ownership was born in America and is quickly gaining popularity in overseas destinations popular with British holidaymakers and investors."**

*Sunday Times*