



CHÂTEAU DE LA CAZINE GOLF & SPA RESORT

150%
BUYBACK GUARANTEE
OFFER ENDS MARCH 1ST



LE VILLAGE

With the stunning 150% buyback guarantee, superb rental options, guaranteed finance available and prices at pre-release level, there couldn't be a better time to buy.

THE OPPORTUNITY

- 150% buyback guarantee
- Cashback paid on your deposit
- 5-8% guaranteed rental returns
- Non-status finance available
- Purchase from just £27,500

THE LIFESTYLE

- 1-4 bedroom 5 star apartments
- 18 hole golf course, luxurious spa
- Children's adventure zone
- Swimming complex, cycling trails
- Restaurants, bars, boutiques

Five star village properties at Château de la Cazine French golf and spa resort are currently being offered with not only 5-8% guaranteed rental returns but also 5% cashback paid on your deposit, providing owners with **positive cash-flow** from day one.

You may also choose to benefit from the incredible **150% buyback guarantee** on your property at Château de la Cazine. This means that, should you choose to sell your property back to us ten years post-completion, we promise to buy it back from you at 150% of the price that you paid for it - No strings attached!

FULL OWNERSHIP FROM: £245,000
FRACTIONAL OWNERSHIP FROM: £27,500

PRICES AND RETURNS

OWNERSHIP OPTIONS FOR LE VILLAGE START FROM JUST £27,500

FULL OWNERSHIP

Property	Price	Cashback on deposit pa	Guaranteed Rental pa 8% / 5%	Guaranteed Buyback	Profit on Buyback
1 Bed Apartment	SOLD OUT	-	-	-	-
2 Bed Apartment (Ground)	SOLD OUT	-	-	-	-
2 Bed Apartment (Penthouse)	£245,000	£3,675	£19,600 / £12,250	£367,500	£122,500
3 Bed Apartment	SOLD OUT	-	-	-	-
4 Bed Apartment	£305,000	£4,575	£24,400 / £15,250	£457,500	£152,500

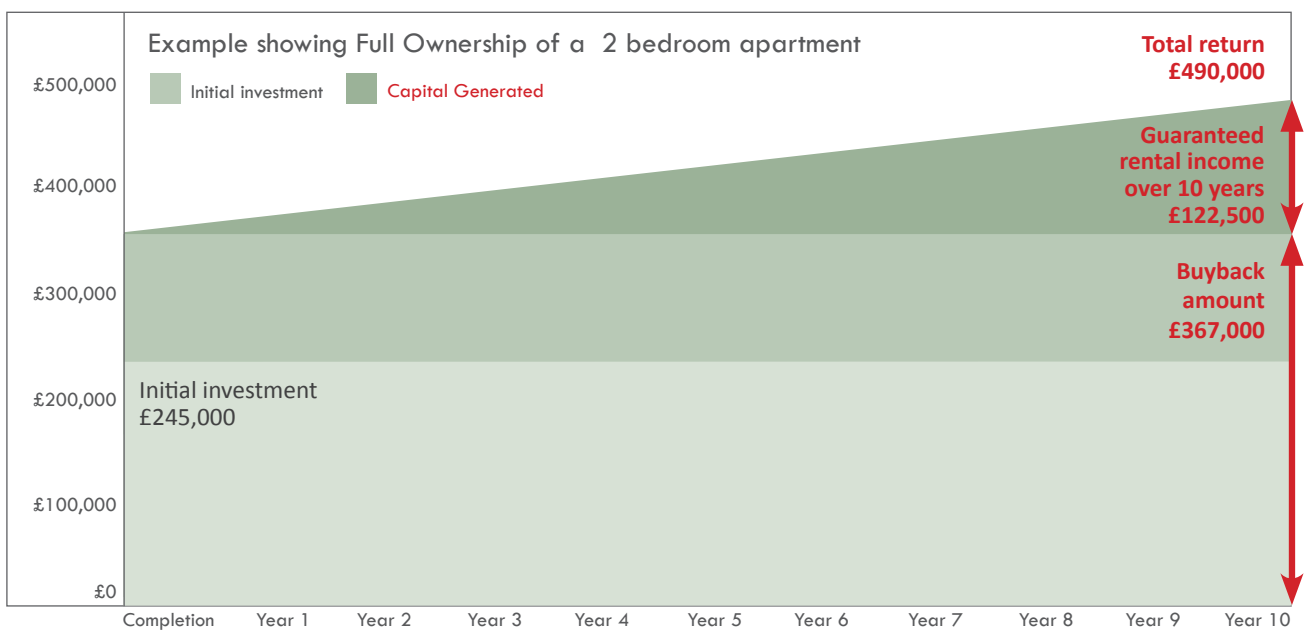
FRACTIONAL OWNERSHIP

Property	Price	Cashback on deposit pa	Guaranteed Rental pa 8% / 5%	Guaranteed Buyback	Profit on Buyback
1 Bed Apartment	SOLD OUT	-	-	-	-
2 Bed Apartment (Ground)	SOLD OUT	-	-	-	-
2 Bed Apartment (Penthouse)	£27,500	£688	£2,200 / £1,375	£41,250	£13,750
3 Bed Apartment	£31,500	£788	£2,520 / £1,575	£47,250	£15,750
4 Bed Apartment	SOLD OUT	-	-	-	-

PERFORMANCE MODEL OVER 10 YEARS

BASED ON FULL OWNERSHIP OF A 2 BEDROOM APARTMENT

Buyback amount 10 years post-completion: **£367,500** Rental Income over 10 years: **£122,500** Total Return: **£490,000**



5-8% FLEXIBLE RENTAL GUARANTEE

ENJOY THE FLEXIBILITY AND SECURITY OF 2 DIFFERENT GUARANTEED RENTAL OPTIONS

What you are looking for in an overseas property purchase is more than likely different to what the next person is searching for and, with this in mind, we have made purchasing property at Château de la Cazine **as flexible as possible**. In common with the unique properties available at the resort, we know that no two buyers are ever the same.

Purchasers at Château de la Cazine are therefore invited to choose between two different guaranteed rental options, as described to the right. Enjoy the **security** of a 5% return which continues for ten years post-completion, or opt for a **higher guaranteed return** of 8% for two years. Whichever option you prefer, we will pay you this guaranteed rental income directly into your bank account on a quarterly basis.

8% GUARANTEED FOR 2 YEARS

Enjoy the **high yields** of an 8% guaranteed rental return for two years post completion, followed by a 50/50 split with the hotel operator thereafter. Based on local comparables these ongoing returns are anticipated to be in the region of 8% annually (after the 50/50 split).

HIGH
8%
YIELDS

5% GUARANTEED RETURN FOR 10 YEARS

Should you prefer to enjoy the **peace of mind** of a guaranteed rental return which continues for ten years post completion, we will pay you a guaranteed annual return of 5% during this period. This takes you safely up to the time that the stunning 150% buyback guarantee becomes available.

150% BUYBACK GUARANTEE

WE GUARANTEE TO BUY YOUR PROPERTY BACK AT 150% OF THE PRICE YOU PAID FOR IT

We are so confident that Château de la Cazine will flourish that we are offering to **buy your property back** from you 10 years post completion at 150% of the price that you paid for it, guaranteed. This is a genuine offer which will be written into your contract and is available on a

strictly limited number of properties only.

Of course, you may prefer to keep your property when the time of the buyback arises and this is perfectly fine. It is simply an option available to you, should you choose to accept it.

NON-STATUS FINANCE GUARANTEE

GUARANTEED NON-STATUS FINANCE FOR YOUR FINAL PAYMENT

We are currently offering the option of guaranteed **non-status finance** for your final payment, relieving any concerns that you may have about raising funds upon completion.

Please contact one of our Professional Consultants today who will be pleased to discuss the non-status finance guarantee with you in greater detail.

FULL OWNERSHIP PROPERTY

BENEFIT FROM A LOW DEPOSIT AND CAPITAL APPRECIATION OF UP TO £367,500

Purchasing a full ownership property at Château de la Cazine offers you not only a superb investment with the guarantee of **substantial capital appreciation**, but also an idyllic holiday home that you can enjoy for many years to come at your leisure. Benefit from a low deposit of just 30% and enjoy guaranteed capital appreciation of up to £367,500 on your property investment.

PURCHASE PROCEDURE:

£1,000 Reservation fee

✓ Refundable for 30 days

30% Deposit (30 days from contract date)

✓ 5% Cashback paid PA on deposit

70% Final Payment (on completion)

✓ 70% Non-status finance available

LOW
30%
DEPOSIT

FRACTIONAL OWNERSHIP PROPERTY

SPREAD YOUR ASSETS OVER A WIDER PORTFOLIO WHILE ENJOYING 5-8% RETURNS

Fractional ownership offers a fantastic way to enjoy the superb French lifestyle at a fraction of the cost and to make a substantial return on your capital. Enjoy the reassurance of less initial outlay than with full ownership allowing you to **spread your assets** over a wider property portfolio. In common with full ownership properties, enjoy 5-8% rental returns plus the option of a **150% buyback guarantee** and guaranteed non-status finance for your final payment.

PURCHASE PROCEDURE:

£500 Reservation fee

✓ Refundable for 30 days

50% Deposit (30 days from contract date)

✓ 5% Cashback PA paid on deposit

50% Final Payment (on completion)

✓ 50% Non-status finance available

OWNERSHIP
FROM
£27,500

We are not responsible for the repayment of any loans or mortgages and your property is at risk if you do not keep up repayments or loans secured upon it. Terms and conditions apply. Details herein are correct at time of going to print and are subject to change. V5. © Château de la Cazine 2012.

