



Compass Point  
Property Investments

Building Wealth  
Through Property



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**Get up to €190,000 Instant Equity with low cash outlays...**  
**Within just a few weeks, you can make**  
**Thousands of Pounds...**  
**and buy a Dream Home In The Sun...**  
**with Distressed Sales on the Costa del Sol, Spain**  
***Lock in up to 29% Instant Equity***



Yes, you really can own a rental property or dream home in the sun ...  
...and benefit from capital growth with very little capital outlay...  
...through Distressed Property Sales...

### The potential at a glance:

- ✓ Lovely properties on the beautiful **Costa del Sol, Spain, between Malaga and Gibraltar**
- ✓ Up to **29% Below Market Value**
- ✓ **Instant Equity of up to €190,000**
- ✓ **Net Investment** (residual capital in the deal) **as low as ZERO**
- ✓ **Projected Appreciation + Rental = 10-20% per year**
- ✓ Large 2-Bed/2-Bath and 3-Bed/3-Bath apartments **for quick sale by private owners**
- ✓ **Purchase prices from €168,000 (£122,000) to 460,000 (£320,000) + taxes etc**

### Location

The **Costa del Sol** is situated in the lovely village of Manilva, a quiet region only 7kms (4 miles) from **Sotogrande** and hardly 25 minutes from **Marbella**. The airport of Gibraltar is only 27kms (17 miles) away. Due to the recent expansion of the **340 motorway** and the opening of the **Mediterranean highway**, Malaga and other centres are now at extremely easy reach.



*For further details on how to purchase this property, please contact:*  
**Compass Point Property Investments Limited T/F: 01372 453758**  
**E: [info@compass-point-investments.com](mailto:info@compass-point-investments.com) W: [www.compass-point-investments.com](http://www.compass-point-investments.com)**



## The Opportunities

Situated close to the **beautiful beaches** of the Western Costa del Sol and numerous **Golf courses** where you can play throughout the year, these properties represent **stunning opportunities for real investment profits** with good rental prospects – several with the **potential for purchase with ZERO capital**.

### Vistalmar, La Duquesa

3 lovely off-plan apartments in Phase 2 of this beautiful Manilva development. 5 mins to beach, minutes from La Duquesa and close to 7 Golf Courses.  
Accommodation: 2 bed 2 bath, 65 m<sup>2</sup> + 20–30m<sup>2</sup> terraces, communal gardens 3 pools  
Prices: **€168 250 – 175 250** Current valuations **>€201 000**  
**Discount to Market Value & Instant Equity: €28 000 – 33 000 = 14–16%**  
Reduced for quick sale. Excellent rental and capital appreciation potential.



### Puerto Banus

Lovely 1st floor apartment with wonderful tropical gardens and pool areas, located close to the famous Puerto Banus, within minutes of the Cento Plaza shopping centre.  
Accommodation: 2 bed 2 bath, 90m<sup>2</sup> + 18m<sup>2</sup> terrace. Totally refurbished with new kitchens and bathrooms, redecorated throughout and given a complete overhaul.  
Price: **€235 000** Current valuation **€305 000**  
**Discount to Market Value & Instant Equity: €70 000 = 23%**  
Probably one of the best located properties on the market, especially at this price.



### Los Monteros

Brand new elevated ground floor apartment, situated in exclusive area of Los Monteros with stunning views over the Marbella bay, and the surrounding countryside.  
Accommodation: 3 bed 3 bath, 130m<sup>2</sup> + 20m<sup>2</sup> terrace, fully equipped with high quality appliances and all mod cons, fully fitted vacuum cleaning extraction system throughout (in walls), surround sound installed in all rooms.  
Price: **€319 000** Current valuation **€450 000**  
**Discount to Market Value & Instant Equity: €131 000 = 29%**  
**Nearly 30% below market value – potential for purchase with ZERO capital.**



### Golf Apartment

Brand new 1<sup>st</sup> floor apartment overlooking a Seve Ballesteros designed golf courses.  
Accommodation: 2 bed 2 bath 90m<sup>2</sup> + 20m<sup>2</sup> terrace. Fully fitted kitchen with Bosch appliances, fully fitted wardrobes and bathrooms.  
Price: **€265 000** Current valuation **€320 000**  
**Discount to Market Value & Instant Equity: €55 000 = 17%**  
Superb residential home or rental unit.



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### Sea View

This South facing ground floor corner apartment with sea views provides seclusion and privacy, within minutes of the local port, golf course and shops.

Accommodation: 2 bed 2 bath 85m<sup>2</sup> + 25m<sup>2</sup> terrace with garden. Built to a very good standard and comes fully equipped with all appliances, and furnishings.

Price: €195 000 Current valuation €275 000

**Discount to Market Value & Instant Equity: €80 000 = 29%**

**Nearly 30% below market value – potential for purchase with ZERO capital.**



### Off-Plan

This recently-purchased off-plan apartment will be ready towards the end of 2006. It will overlook the new golf course and is of the highest quality.

Accommodation: 2 bath 130m<sup>2</sup> + 28m<sup>2</sup> terrace, 1<sup>st</sup> floor unit

Price: €460 000 Current valuation €530 000 (equivalent 2 bed developer unit)

**Discount to Market Value & Instant Equity: €70 000 = 13%**

Owners circumstances have changed dramatically and is now offered at less than purchase price.



### Townhouse Close to Marbella

This townhouse is located in the middle of 5 golf courses, 10 minutes from Marbella and the beaches. Mainly residential area but provides a good rental income in the long-term market (currently €1 350pcm).

Accommodation: 3 bed 2.5 bath townhouse, 150m<sup>2</sup> + 80m<sup>2</sup> terraces + garden. Very well equipped and furnished.

Price: €360 000 Current valuation €550 000

**Discount to Market Value & Instant Equity: €190 000 = 34.5%**

Owners ill health forces reluctant sale.

**Over 1/3 below market value – potential for purchase with ZERO capital.**



### La Duquesa Golf

This apartment is overlooking the Duquesa golf course and is currently the developer show flat. Will be a very nice residential apartment or summer rental unit.

Accommodation: 2 bed 2 bath ground floor apartment, 90m<sup>2</sup> + 18m<sup>2</sup> terrace, equipped to a very high standard, with all appliances.

Price: €195 000 Current valuation €250 000

**Discount to Market Value & Instant Equity: €55 000 = 22%**

**22% below market value – Instant Equity of €55k with only £14k cash down.**



The price for the apartments **excludes purchase tax (IVA/VAT) at 7%.**

Payment arrangements will depend on the individual sale – please ask for details.

These are excellent opportunities to own **QUALITY INVESTMENT PROPERTY**

With **INSTANT EQUITY** locked-in, and **LOW CAPITAL INVESTMENT**

they offer **low risk investments**

**Projected Appreciation + Rental = 10-15% per year**

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