

RENTAL MANAGEMENT OPTIONS

The management company Santa Rosalía Luxury Homes S.L., responsible for operating the tourist apartment complex Santa Rosalía Lake, offers two flexible and secure options for the assignment and operation of your property, tailored to your needs and expectations..

I. FULL RENTAL MANAGEMENT MODEL

Under this model, you assign the full operation of your apartment to the management company for a minimum period of 5 years, guaranteeing a fixed and secure annual return of 6% based on the net purchase price (excluding taxes and additional costs).

Practical Example:

Apartment	No. 8, Penthouse Floor, Block 2
Purchase Price:	€ 279.900
Guaranteed Annual Return:	(6%): 16.794 € + VAT

Payments will be made quarterly, upon submission of the corresponding invoice by the assignor, and will be paid within a maximum of 20 days.

In this model, the management company assumes all operating and service expenses related to the property, with the owner only responsible for paying the Property Tax (IBI).



II. COMBINED RENTAL AND OWNER-USE MODEL

This option allows you to enjoy your property during agreed periods, combining personal use with professionally managed tourist rental operation.

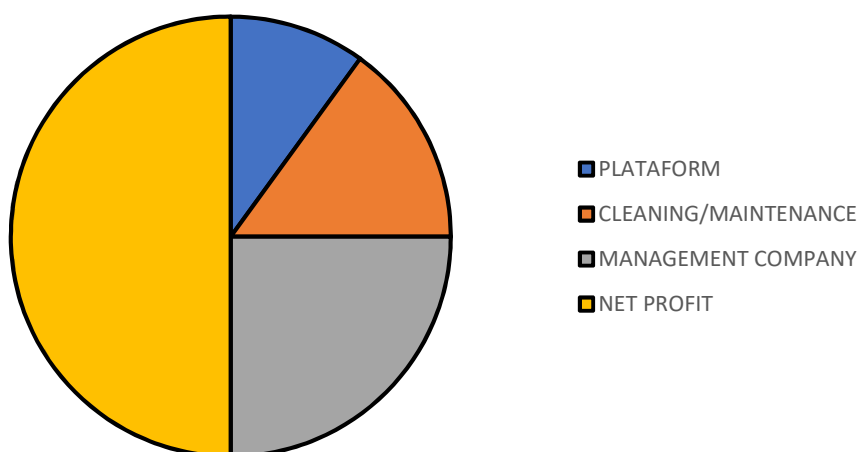
For this case, the usage period of the property must be limited to a maximum of 3 weeks during the months of June to September, inclusive

- *During the owner's personal use period, the owner assumes the ordinary expenses of the property (community fees, utilities, cleaning, etc.) as well as the payment of the Property Tax (IBI).*
- *During the period assigned to the management company for tourist operation, the company assumes all expenses and services derived from the management and marketing, guaranteeing the assignor an income according to the following distribution of the revenues obtained.*

Income distribution during the tourist operation period:

Concept	% of Gross Income
Rental Platform Commission:	10%
Cleaning and Maintenance Expenses:	15%
Management Company Commission:	25%
Net Profit for the Owner:	50%

INCOME DISTRIBUTION



Santa Rosalía Luxury Homes S.L. offers you comprehensive, transparent, and professional management, allowing you to maximize the profitability of your investment with complete comfort and peace of mind.