

Guide for the purchase of customized homes at Las Colinas Golf & Country Club.



LAS COLINAS
Golf & Country Club



Villa Mirlo. Enebro. Community.

Las Colinas Golf & Country Club offers
its clients the possibility to acquire a customized home
in any of the plots for sale in the development.

How?

The purchaser only has to choose the plot and model home that best suits his/her needs, which he/she may even customize as he/she likes, provided that the final design meets the quality standards of Las Colinas Golf & Country Club. The Las Colinas team handles all the formalities required to construct and obtain building approval, from drafting the preliminary project to obtaining the initial certificate of occupancy.

How is the price set? And, what is the applicable VAT?

The total price of the sale and purchase is the result of adding the price assigned to the plot and the one defined for the specific home requested by the purchaser.

The VAT is the one applicable to newly constructed homes, which is currently 10%.

How much are the agent's fees and who pays for them?

The fees of the collaborating agent who mediates in the sale and purchase are calculated on the total price of the same, and are not limited to the price of the plot. Las Colinas Golf & Country Club pays such fees, which in no case increase the price of the home for the purchaser.

Which are the steps to be followed once the plot and home have been chosen?

- **Definition of the price:** Within 24 and 48 hours, Las Colinas prepares an estimate, based on the pre-determined model home chosen by the client and the quality standards of Las Colinas Golf & Country Club, once accepted by the latter.
- **Signing the Reservation Agreement:** Delivery by the client of €6,000 by cheque or bank transfer. This amount shall be deducted from the purchase price at the time the sale and purchase agreement is signed.



- **Elaboration of Preliminary Project** by Las Colinas Golf & Country Club, setting forth the model and qualities agreed for the home, free of charge for the client, within 2-3 weeks from the time the reservation is signed.
 - Layout Plans.
 - Elevation Plans.
 - 3D Images.
 - Detailed Building Specifications.
- **Submission of the Preliminary Project** to the client for approval. If the client introduces material changes in the design, the price will be reviewed upwards or downwards, according the changes requested. Also, the time frame for construction will be set on a final basis.
- **Signing the Sale and Purchase Agreement** for the home defined in the preliminary project and located at the chosen plot within 1 month from the time the reservation is signed. The purchaser must deliver 30% of the price + 10% VAT. Any change subsequent to closing the Preliminary Project may give rise to reviews of the price and the time frame for the execution.
- **Execution of the home:** approximately 15-18 months from the time the Sale and Purchase Agreement is signed (may vary according to the specific characteristics of the design of the home).
- **Certificate of occupancy** granted by the Town Council: 2 months since completion of works.
- **Execution of Public Deed of Sale and Purchase:** It shall be executed within one month from the time the certificate of occupancy is obtained. The notarial expenses for the execution of the deed and registration of the home in the Land Registry will be borne by the client.

Which items are included in the sale and purchase price?

- The plot where the home is located.
- The construction of the home.
- The Technical projects:
 - Basic Project.
 - Execution Project.
 - Project Management
 - Geotechnical study.
 - Topographic study.
 - Health and Safety.
 - Permits/fees:
 - Building permit.
 - Declaration of New Works.
 - Certificate of Occupancy.

Which is the method of payment?

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| ■ Reservation
<i>(to be deducted from the payment to be made at the time the sale and purchase agreement is signed, if appropriate)</i> | 6,000 € |
| ■ Sale and Purchase Agreement | 30% + VAT |
| ■ Commencement of works
<i>(4 months from the time the sale and purchase is signed)</i> | 20% + VAT |
| ■ Completion of Structure | 20% + VAT |
| ■ Completion of Building Envelope | 20% + VAT |
| ■ Signing of Deed | 10% + VAT |