

Pure Ibiza spirit

BROCHURE
HERENCIA
Tourist apartments



N
NCALMA
HOMES

* The images in this document are not contractual

Live the island and its traditions from the heart of Santa Eulalia ...

Herencia by Ncalma Homes are tourist apartments located in the center of Santa Eulalia, just two minutes from Santa Eulalia beach and the marina and its restaurants. These apartments will also be part of a Boutique hotel, which has a rooftop pool, spa, gym, cafeteria and restaurant, offering an excellent investment opportunity and enjoying the island at the same time. **Herencia** apartments are spacious and open to the outside, allowing you to enjoy a comfortable stay with absolute privacy.

The "Herencia" facade is integrated into the landscape of San Jaume, traditionally the main street of the town of Santa Eulalia. With Majorcan wooden shutters, wrought iron railings and handcrafted latticework on the facade as a distinctive element, Herencia's architecture is the perfect balance between tradition and modernity.





The bay of Santa Eulalia at your feet ...

LOCATION

Boutique hotel with 30 apartments located in the old town of Santa Eulària des Riu, in the central San Jaume street and two minutes walk to the port.

Points of interest:

- Aguas de Ibiza Grand Luxe Hotel
- Amante Ibiza restaurant
- Nikki Beach Ibiza
- W Ibiza
- Dalias Hippy Market
- +10 natural coves less than 10 minutes away
- Marina





FACADE

Tourist apartments with profitability

Buy your apartment in one of the most demanded locations in Ibiza and take the opportunity to get the most out of your home while you are not enjoying it.

PROPERTY MANAGEMENT

If you are the owner of a home in Herencia, at NCalma Hotels we take care of tourist rental management so that you obtain a high return on your investment, with the comfort that it is managed by this company that has more than 20 years of experience in hotel management, with well-known hotels such as Aguas de Ibiza Grand Luxe Hotel ***** and Nativo Barefoot Luxury Hotel****.

ENTRANCE / EXIT

Herencia will have a reception open all year round to help owners manage their own stays and the stays of their guests. In the event that the owner is the one who is staying, they will have the same services available as the guest: cleaning and maintenance, concierge, valet parking, massages, etc.

PURE IBIZAN SPIRIT

SPACIOUS COMMON SPACES

Two restaurants and an impressive rooftop with a swimming pool



Integrated community spaces and services

24h reception

Lunch cafeteria

Spa with heated pool

Sauna and treatment room

Cleaning service

Rooftop pool and solarium

Rooftop restaurant

Room service

Concierge

Entrance with personal code

Private events service



SPA



SAUNA AND SPA



ROOFTOP POOL



GYM

HERENCIA ALL SUITE HOTEL

Suite amenities

30 apartments:

From 35 m2 to 57 m2

Balconies

Equipped kitchen

Double bedroom

Bathroom with shower and bathtub

Equipment included

Living room with double sofa bed

Aerothermal

Home automation





KITCHEN



DOUBLE BEDROOM



BATHROOM



LIVING ROOM AND DINING ROOM OPEN TO THE OUTSIDE



LIVING ROOM / DINING ROOM

HERENCIA ALL SUITE HOTEL

Tourist license

In addition to acquiring ownership of the property, with the purchase of an apartment in Herencia you will receive a tourist license for your vacation rental.

All Herencia All Suite Hotel properties benefit from a tourist license.

Tourism licenses are extremely rare and add a very profitable dimension to this real estate investment opportunity.

Ibiza law states that apartment and villa owners cannot rent their properties for the short term, unless there is a valid tourist license. Therefore, by acquiring a property with us, you can offer the home for vacation rental for days, weeks or months. The management of this rental can only be done through Ncalma Hotels *

* Check conditions



Profitability

Type of property	Property price	Assumed occupancy (181 room nights per year)	Rate price per night	Income per year	Return
Apartment 63 m ²	390.000€	70%	180€	27.807€	7,13%
Apartment 69 m ²	430.000€	70%	190€	30.972€	7,20%
Apartment 74 m ²	470.000€	70%	200€	33.642€	7,15%
Apartment 86 m ²	510.000€	70%	230€	36.108€	7,08%

* Indicative numbers, non-binding data



Profitability

Concept	Year 1	Year 2
Initial outlay	-492.810	-84.000
Housing cost	-400.000	
AJD cost (1.5%)	-6.000	
Notary fees	-1.000	
Land registry cost	-600	
Other management costs	-1.210	
VAT 21% (Recoverable Year 1)	-84.000	-84.000
Total investment (VAT excluded)	-408.810	-84.000

CONCEPT	Year 1	Year 2**	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTAL
Total Annual Intake	18.160	107.080	26.780	27.300	27.820	28.340	28.880	29.420	29.980	30.560	354.320
Profitability (%)	4,44%	26,19%	6,55%	6,68%	6,81%	6,93%	7,06%	7,20%	7,33%	7,48%	7,19%

Annual Return (%)	7,19%
-------------------	-------

* Standard case of standard unit. Non-contractual informative approximation.

** Year in which VAT is recovered on the sale and purchase.



We make it simple

Purchase process

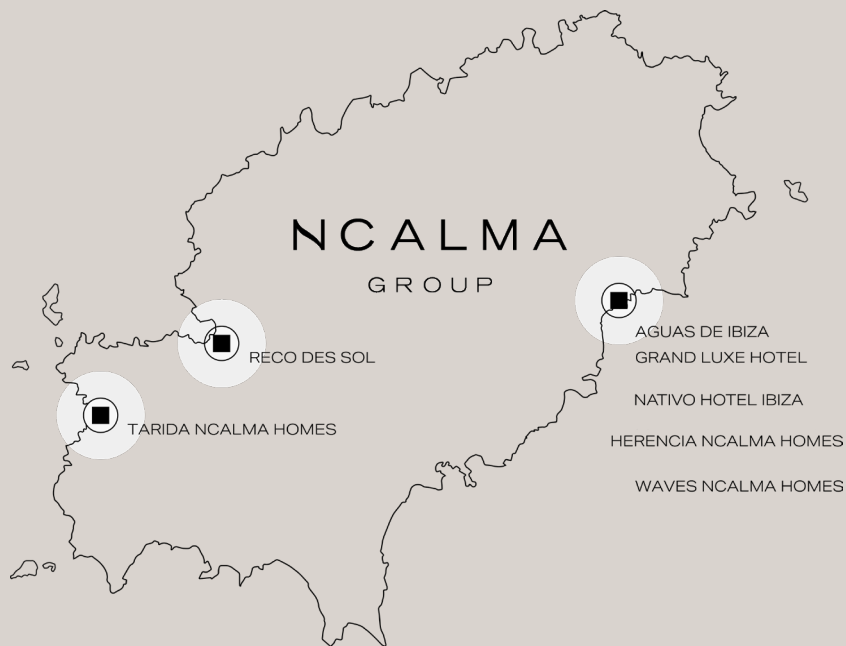
The process of investing in **Herencia** in four steps:

1. **Reservation agreement:** To reserve the property, a reservation agreement is signed and the one corresponding to a deposit of 10,000 euros is settled. The amount of the deposit is fully refundable within a period of 45 days thereafter.
2. **Purchase agreement:** At the end of the 45-day reservation period, the purchase agreement is signed and the corresponding payment of 20% of the property purchase less the deposit is paid.
3. **Payment in stages:** On determination of the structure of the building, an additional payment of 20% of the property price is paid.
4. **Final payment:** When the property is officially signed at a Notary, 60% of the property price is paid and the title is transferred



Owner benefits

Owning an apartment in Herencia means much more than the distribution of all the benefits of renting the establishment. In addition, the owner will be able to enjoy all the services included within Herencia; such as free spa access, laundry service and special discounts on beauty treatments and restaurants. Our Herencia apartment owners belong to the **NCalma Group**, so they will also benefit from multiple advantages in all the group's establishments.



Herencia benefits

During their period of stay at Herencia, the owner will benefit from:

- **Free access** to the spa.
- **10% off** on massages and spa treatments; on accommodation reservations for family and friends and on transfer and boat services.
- **Free weekly** use of laundry.*
- 20% off on restaurant services.
- **Free reservation** of hammocks.*
- Replacement of the minibar in your apartment at cost price.*
- Daily cleaning of the apartment during the stay.*

Advantages of belonging to NCalma Group

If you are an owner you will benefit from a **10% discount** on:

- All NCalma Group restaurants.
- Massages and spa treatments in all NCalma Group establishments.
- Accommodation reservations in the rest of NCalma Group hotels.

*Subject to availability

N
NCALMA
HOMES

+34 675 249 474
info@ncalmahomes.com