

 **RESIDENCES**
AT DYLAN COASTAL RESORT





A landscape
of luxury

A home away from home

Located at Dylan Coastal Resort - an exclusive development in Laugharne, Carmarthenshire - our Residences provide a place where you can escape to, and come home to. With lush green landscapes, unspoilt golden sands, and some of the area's top attractions on your doorstep, they are a place where any day can be a weekend, and where unforgettable memories are made with the people that matter the most.

Each one of our newly built properties features beautiful interiors. The unbeatable views from every direction, and world-class spa and dining facilities are just a stone's throw away, there's no better place to enjoy a luxury getaway time and time again.



Alun Wyn Jones

OUR BRAND AMBASSADOR

Wales and Lions Rugby Union legend, Alun Wyn Jones, often spends time at his Residence with his young family, which is just an hour from their home in the Mumbles. As Dylan Coastal Resort has such a focus on wellbeing, this celebrated sports hero, and most capped Wales player in history, makes a fitting ambassador for our Residences.

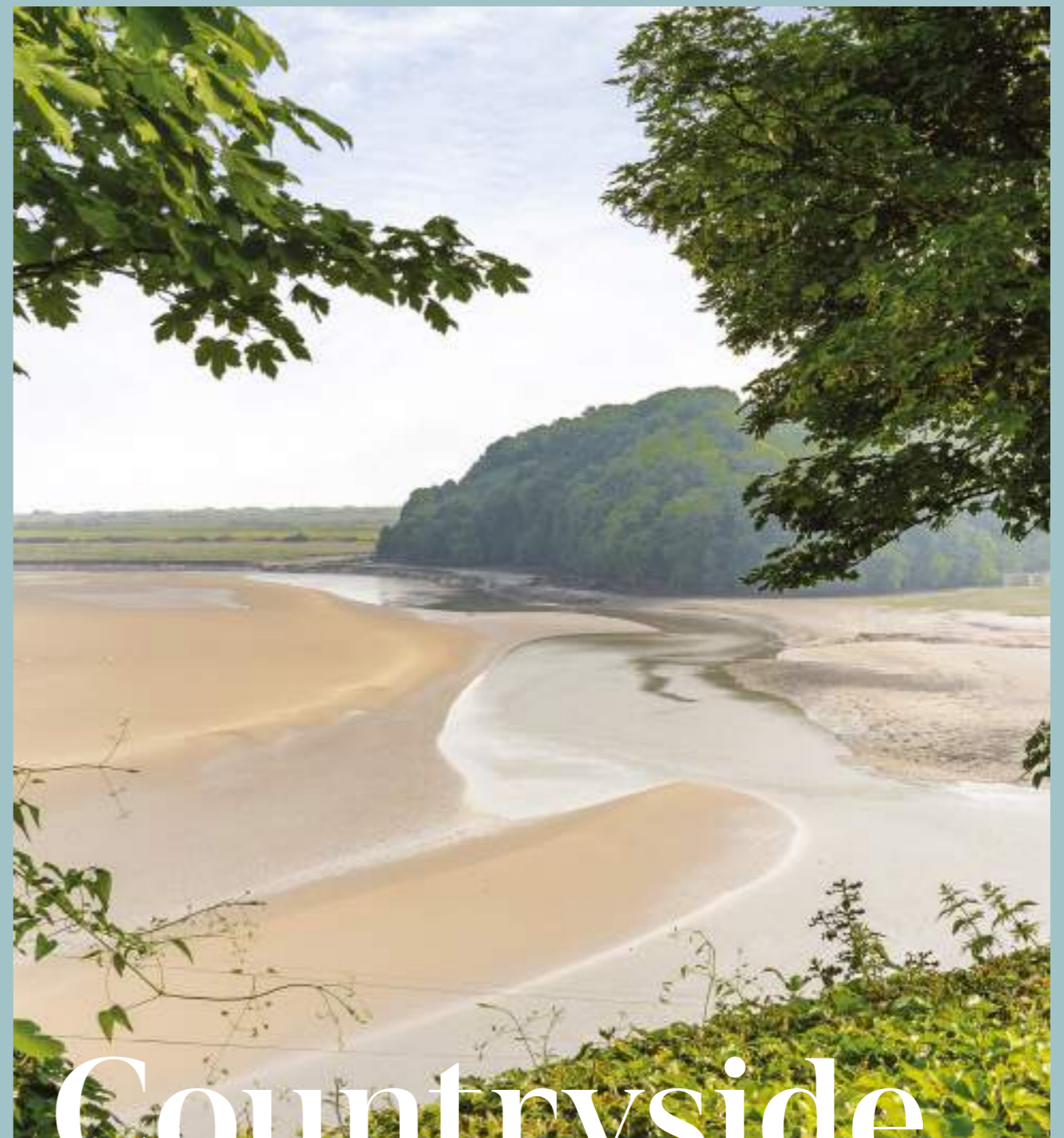
“As a dad, you want to give your family as much of your time as you can. While it sounds like a bit of a cliché, this is a home from home. We have quality time here as a family.”

ALUN WYN JONES
British & Irish Lions Captain



Welcome to West Wales

The Residences at Dylan Coastal Resort are set in a stunning clifftop location overlooking the Taf Estuary. The township of Laugharne - once the home of celebrated poet, Dylan Thomas - is a short walk away, while Pembrokeshire, the Gower Peninsula, Tenby, Saundersfoot and the western edge of the Brecon Beacons can all be reached in less than an hour.



Countryside and coastline

Our Residences are set within a private gated community overlooking the Taf Estuary. Open 365 days a year, the site benefits from 24-hour security, has world-class spa and dining facilities, and is surrounded by acres of beautiful countryside.

VIEWS FOR DAYS

With a large outdoor decking area, you can enjoy uninterrupted views of the Taf Estuary.

ROOM TO BREATHE

The bright, airy interiors channel the beauty of the surrounding countryside and coastline, creating the perfect space to unwind.

Rustic, coastal-inspired design

INTRODUCING THE RESIDENCES



A NEW PERSPECTIVE

You'll find an open-plan kitchen and living area leading to your outdoor terrace, complete with stunning views.

FULLY EQUIPPED

As well as Samsung TVs, entertainment systems and fully equipped kitchens as standard, you can even add little luxuries like an outdoor hot tub.



An open space that feels like home

SONNET

Two & three bedroom options | Two bathrooms | 1,210 sq. ft.

With a breathtaking design, modern, airy living space and full access to our state-of-the-art amenities, Sonnet has everything you could need for a holiday in Carmarthenshire.

Inside you'll find:

- Two or three-bedroom options available
- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed front elevation onto terrace area
- Split-level roofline
- Entertainment system including Samsung TVs
- Fully fitted kitchen with electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler and dual washer/dryer - all Bosch
- Quooker hot tap
- Luxury soft furnishings including sofa, curtains, flooring and carpets
- Dining table and full hard furnishing set
- Hansgrohe bathroom fittings
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty
- Hot tub / outside kitchens / fire pits available on request

The Sonnet is subject to a 100-year licence and cannot be used as a residential home. An annual service fee from £10,000 plus VAT applies and electricity costs are billed quarterly. You will also need to take out home insurance on your Residence.



SONNET

Breathtaking Design



THE SPIRIT OF THE SEA

Combining white tongue and groove walls, wooden floors and deep blue accents, Canto draws its inspiration from its incredible coastal location.

PERFECTLY LUXURIOUS

This modern home comes with all the added luxurious extras you could ever need for your holiday retreat.

Breathtaking views are just the start...

CANTO

Two & three bedroom options | Two bathrooms | 1,290 sq. ft.

Dramatic full-length glass doors dominate the front elevation of this breathtaking property, accentuating the feeling of opulence and light and creating a home with a view.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed front elevation onto terrace area
- Striking architectural roof line
- Entertainment system including Samsung TVs
- Fully fitted kitchen with electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler and dual washer/dryer - all Bosch
- Quooker hot tap
- Luxury soft furnishings including sofa, curtains, flooring and carpets
- Dining table and full hard furnishing set
- Hansgrohe bathroom fittings
- Energy-efficient A-rated boiler
- Built to British Standard 3632 and protected by a 10-year structural warranty
- Hot tub / outside kitchens / fire pits available on request

The Canto is subject to a 100-year licence and cannot be used as a residential home. An annual service fee from £10,000 plus VAT applies and electricity costs are billed quarterly. You will also need to take out home insurance on your Residence.



CANTO

A home with a
view

LUXURIOUS FUN

As well as all the little luxuries you'd expect, there's an individual quirk to these properties such as copper bathtubs, an inbuilt bar, and quirky design features.

FRONT ROW SEATS

Situated on the front row of the cliff, these Residences offer spectacular, uninterrupted views of the estuary.



Luxury with a new perspective

WILDE

Two & three bedroom options | Two bathrooms | 1,290 sq. ft.

A stylish, contemporary space. Its unique design creates a home bathed in natural light, offering a bright, airy space, whether you are relaxing with family or hosting friends.

Inside you'll find:

- Vaulted ceilings throughout lounge and bedrooms
- Fully glazed front elevation onto terrace area
- Striking contemporary exterior design
- Entertainment system including Samsung TVs and Sonos speakers
- Fully fitted kitchen with electric hob, eye-level oven, microwave, dishwasher, fridge/freezer, wine cooler, dual washer/dryer - all Bosch appliances
- Quooker hot tap
- Luxury inbuilt bar
- Luxury soft furnishings including sofa, curtains, flooring and carpets
- Dining table and full hard furnishing set
- Hansgrohe bathroom fittings
- Copper bath
- Energy-efficient A-rated boiler
- Hot tub / outside kitchens / fire pits available on request

The Wilde is subject to a 100-year licence and cannot be used as a residential home. An annual service fee from £10,000 plus VAT applies and electricity costs are billed quarterly. You will also need to take out home insurance on your Residence.



Stylish &
Contemporary

Owner experiences

“ This has been our first experience in the holiday lodge market or buying a second property and therefore has been a massive leap for us!

Olly has been fantastic throughout and made the whole process run incredibly smoothly.

We have had so many questions or worries throughout this journey, with it all being so new to us but Olly has always been on hand (at all times of the day!) to guide us through the process and make us feel at ease.

From the very first interaction over the phone to our first meeting at Dylan Coastal Resort, Olly's boundless enthusiasm and passion for what he does is evident.

Olly has, most importantly, connected with us all as a whole family and also made sure that our two boys have been fully involved whenever he has seen them to make sure they felt part of the whole process. Whilst the resort is unique it was definitely down to Olly's personal touch that has made the whole thing a reality for us. We are all over the moon to have our very own lodge and the only downside is that we won't see Olly as much now that his role is done.

Jenny Butterworth



“ I came upon the Dylan Coastal Resort when looking at options for a property investment with an opportunity to earn an income. We were looking for something which provided luxury and comfort and a lifestyle to enjoy with our growing family. I contacted the sales team as the Resort were advertising a new development of lodges and I was struck by how modern and attractive they looked in comparison to others I had seen online. Throughout the sales process, the team, led by Luke Woods, were attentive and accommodating and put us at ease. Always contactable and responsive we had little concern as the purchase went through. We have visited the Lodge many times since purchase and the after sales service has been excellent and all the staff at the resort have been so welcoming.

What struck me was the genuine enthusiasm of the sales team for the Resort and the project they were undertaking. Not only are we delighted with our new lodge, which we will be subletting as well as using for ourselves, family and friends, the Resort also boasts a modern restaurant and spa which was one of the benefits which helped seal the deal for us. The resorts biggest asset is its location. Our Lodge with its large decking area with hot tub has the most expansive and impressive view across the Taf Estuary and we are sure we will never get bored of it.

Laugharne itself is a beautiful place to visit with plenty of pubs, cafes and restaurants, as well as its association with the poet Dylan Thomas. It is a perfect base to explore the wonderful Carmarthenshire and Pembrokeshire coast and towns. The South Wales Coastal path passes by the Resort providing lots of walks and wonderful views from the doorstep. Our Lodge really is our new home from home, so much so that we regularly make the long journey from our base in North Yorkshire. We look forward to many years of ownership.

Nick Holroyd (Pictured above)

Let your lifestyle pay for itself

A furnished coastal property is a great opportunity if you're looking to enjoy regular getaways but also generate rental income.

With the UK's staycation market rapidly growing, and the potential for your property to increase in value in the future, there's never been a better time to buy. We'll take care of everything, from bookings to ongoing maintenance. Plus, you'll have the opportunity to earn all year round with our 12-month rental season.

LIFESTYLE OR SUBLET?

When you purchase one of our Residences, you can choose to rent it out all of the time or just a few weeks of the year. Or, alternatively, your Residence can be solely used by you and your family.

Should you choose to sublet your coastal property, you can opt to rent it out during a range of low, medium, and premium periods (such as the summer months, school holidays, and public holidays) in order to maximise your return.

Choose between our Lifestyle and Sublet options, or opt for a combination of the two.

Lifestyle

Visit your Residence whenever you like. You, your family and friends will be the sole users of your coastal property.

Sublet

Allow us to rent out your Residence all year round.

Lifestyle and sublet

Choose to rent out your Residence on selected weeks throughout the year to maximise your return.

Finance options available below

HMC Funding - offer a whole of market mortgage advice and can provide finance for any purpose and through a range of loan facilities including mortgages, secured loans, commercial mortgages and BTL's.

Anglo Scottish Example
Maximum lend: £500,000
Minimum deposit: 20%
Fee: £270
Maximum term: 7 years
APR: 7.9%





Let us take care of everything

When you choose to sublet your coastal property, we also take care of all aspects of marketing to ensure you reach your full return potential. By working alongside popular staycation brands Landal and Hoseasons, Luxury Lodges can promote rental opportunities to both the UK market and to Europe.



Sublet - Wilde Canto

- Completely flexible and fully managed sublet service available.
- Cover your annual running costs, with as little as 30% rental occupancy.
- All internal and external cleaning, linen change, slippers, and robes.
- We look after your hot tub whilst your guests are in the lodge, including refilling, cleaning and regular chemical testing.
- Holiday guests have access to our 5-star spa, state-of-the-art gym and restaurant.
- Up to £41,727 potential net return per year with as little as 80% rental occupancy
- Any minor maintenance issues are taken care of by our highly experienced resort team.
- Sublet all year round, there are no limitations, you can rent as little or as much as you like.
- You can amend or add to your rental dates at any point, the service is fully flexible. Simply let us know which dates you want to rent and we do the rest!

The below example is based on a Wilde or a Canto Residence at Dylan Coastal Resort. Other examples are available on request. Service charges range from £8,00 to £10,00 dependant on the model purchased.

60% occupancy	Weeks	Rent/usage	Weekly selling price	100% Occupancy	60% Occupancy	VAT 20%	Management charge 30%	Service Charge £9,000 plus VAT
Premium								
August (4), July (4), Christmas / New Year (2) and May half term (1)	11	Rent	£3,500	£38,500	£23,100	£19,250	£13,475	
Medium								
April (4), May (3), June (4), September (4), October (4) and February half term (1)	20	Rent	£2,250	£45,000	£27,000	£22,500	£15,750	
Low								
November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low	21	Rent	£1,200	£25,200	£15,120	£12,600	£8,820	
	52			£108,700	£65,220	£54,350	£38,045	£29,045

80% occupancy	Weeks	Rent/usage	Weekly selling price	100% Occupancy	80% Occupancy	VAT 20%	Management charge 30%	Service Charge £9,000 plus VAT
Premium								
August (4), July (4), Christmas / New Year (2) and May half term (1)	11	Rent	£3,500	£38,500	£30,800	£25,667	£17,967	
Medium								
April (4), May (3), June (4), September (4), October (4) and February half term (1)	20	Rent	£2,250	£45,000	£36,000	£30,000	£21,000	
Low								
November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low	21	Rent	£1,200	£25,200	£20,160	£16,800	£11,760	
	52			£108,700	£86,960	£72,467	£50,727	£41,727

To determine the net rental income, Luxury Lodges calculates the amount by subtracting the Value Added Tax (VAT) from the gross rental figure of the occupied weeks. Afterward, Luxury Lodges retains 30% of the net income to cover expenses related to sales, marketing, and overheads associated with the subletting program.

Introducing Luxury Lodges Sublet Guarantee

We are delighted to introduce our sublet guarantee, which means your investment yield is guaranteed for the first two years. Imagine earning up to £28,045 annually during this period, totalling an impressive £56,090! And that's just the base level—you have the potential to earn even more, whilst still being able to enjoy up to 10 weeks holiday per year for you and your family to use.

But that's not all. For the first two years, you won't be charged any service fees, ensuring your maximum return on investment. We pride ourselves on partnering with industry leaders like Landal and Hoseasons to provide exceptional subletting support.

Our commitment goes beyond the guaranteed returns; we strive to exceed expectations, enabling you to earn even higher returns on your investment. Join us in experiencing the epitome of luxury lodge living.

HOW DOES IT WORK

With our sublet guarantee, you have 10 weeks per year to utilise your lodge allowing you to select key dates which work for you. We are then able to guarantee a minimum occupancy rate of 60% across the remaining weeks of the year.

Luxury Lodges Sublet Guarantee, extraordinary opportunities that await you!

SELECT YOUR WEEKS

Premium August (4), July (4), Christmas / New Year (2) and May half term (1)	2
Medium April (4), May (3), June (4), September (4), October (4) and February half term (1)	2
Low November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low	6
	10





All yours to enjoy

When you purchase one of our Residences, you gain much more than a coastal property. You'll enjoy access to Dylan Coastal Resort's world-class spa facilities and the Milk Wood Bar & Kitchen. Plus, you and your loved ones will also be entitled to a whole host of exclusive benefits.

- 15% discount on food, drink and spa treatments
- Up to six Milk Wood Spa memberships
- Four residents' events a year
- Designated concierge service
- Gated community with number plate recognition barrier
- 24-hour security
- Open 365 days of the year
- Cleaning service available*
- Subletting available**

*Available for an additional charge

**Terms and conditions will apply to subletting



Relax and unwind

Milk Wood Spa is an inspiring wellness destination that brings together first-class facilities, innovative therapies, and the power of natural healing. Our results-driven treatments use products from the organic, seaweed-based ishga product range, and we offer everything from brightening, cleansing facials to deep tissue massages.

- Infinity pool
- Tepidarium
- Sauna
- Mezzanine relaxation zone
- Two pedicure and manicure stations
- Two treatment rooms
- Technogym equipment
- Herbal steam room
- Outside infinity hydrotherapy pool
- Themed showers



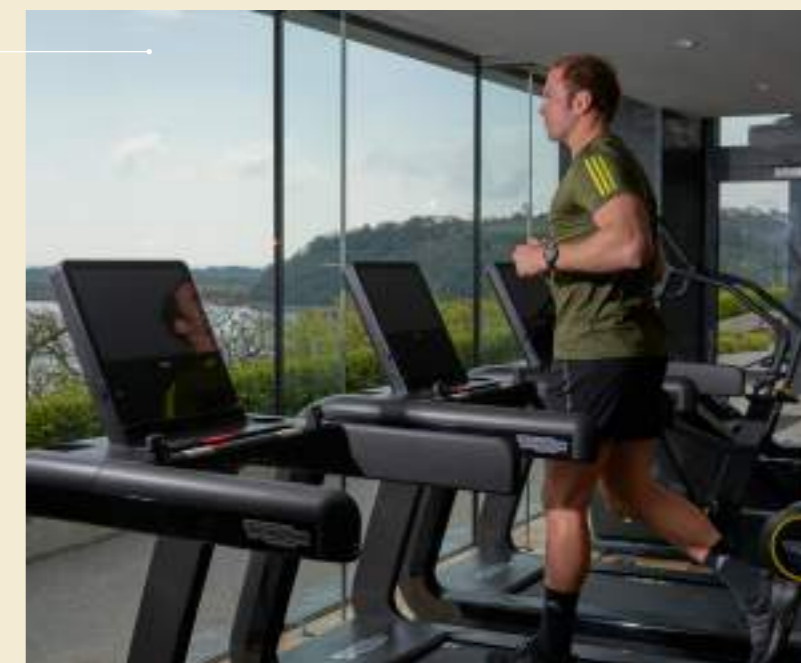
SOAK UP THE VIEWS

Our outdoor infinity hydrotherapy pool is the perfect place to soak up the views. And with two treatment rooms, manicure and pedicure stations, and a mezzanine relaxation zone, we have everything you need to feel thoroughly pampered from head to toe.



NURTURE MIND, BODY AND SOUL

Our fitness suite features the very latest Technogym equipment and wellness technologies. You'll find state-of-the-art Artis cardio equipment, a selection of free weights, and multi-use resistance machines.



A PLACE TO GETAWAY
Relax by the pool, soak up the
atmosphere and enjoy some
time to yourself at Milk Wood
Spa.



Endless Facilities

Come together

Milk Wood House is home to the Milk Wood Bar & Kitchen. With three separate terraces to dine on, an open kitchen featuring a wood-fired pizza oven, and a refined yet rustic approach to cooking, it's the perfect place to drink, dine, and create unforgettable memories.



THE FLAVOURS OF LAUGHARNE

By day, you can soak up the sun on the terrace with a selection of seasonal salads, sandwiches, and sweet treats.

FOOD AND PEOPLE

By night, you can sample hearty fare paired with the finest wines, or sip on classic cocktails by the fireside while catching up with friends and family.



On your doorstep

The Residences at Dylan Coastal Resort are nestled in the peaceful, coastal township of Laugharne. Although they feel a whole world away, they are, in fact, just a short distance from bustling cultural hotspots, breathtaking natural wonders, and top family-friendly attractions. Plus, the Residences are just a short walk from the Dylan Thomas Boathouse - the place where the great writer penned some of his most famous works.

With so much to discover on our doorstep, South Wales is the perfect place to enjoy a luxury getaway, time and time again.



Get in touch with our team to find out more about our properties, book a tour of our grounds, or request further information about our ownership perks.

☎ 01994 426 026

✉ residences@dylancoastalresort.co.uk

🖱 residences.luxurylodges.com


How to find us


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