



# Co- Ownership

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MARBELLA, SPAIN

**MPM** Real Estate  
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**Bespoke Buyer Services**

# Modernised and simplified long-standing practice of co-ownership

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LIMITED COMPANY STRUCTURE GIVES SECOND HOME SEEKERS A STREAMLINED WAY TO OWN PART OF A LUXURY PROPERTY, WITHOUT THE HASSLES OF OWNING AND MAINTAINING AN ENTIRE HOME.

A MODERN WAY TO BUY AND OWN A LUXURY HOLIDAY HOME FOR 1/8 OF THE COST.

FULLY MANAGED LIMITED COMPANY CO-OWNERSHIP MODEL REPLACES THE DECADES-OLD PRACTICE OF DIY CO-OWNERSHIP, GIVES BUYERS THE FLEXIBILITY TO PURCHASE THE AMOUNT OF OWNERSHIP THAT MEETS THEIR NEEDS – FOR A FRACTION OF THE COST OF A WHOLE PROPERTY.

# You own the property, not time

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THERE ARE HUNDREDS OF THOUSANDS OF HOLIDAY HOMES IN SPAIN, AND MOST SIT EMPTY 10-11 MONTHS A YEAR. THIS UNDERUTILISATION IS COSTLY AND WASTEFUL. WITH CO-OWNERSHIP, BUYERS PURCHASE THE AMOUNT OF OWNERSHIP THAT FITS THEIR OWN PERSONAL USAGE NEEDS.

# A small group of co-owners enjoy the property

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THE CO-OWNERS OWN 100% OF THE HOME. YOU OWN A HOME, NOT JUST A BLOCK OF TIME. YOU CAN STAY THROUGHOUT THE YEAR INSTEAD OF CHOOSING AN ANNUAL SLOT. THE HOME SPECIFIC APP AND SMARTSTAY™ TECHNOLOGY MAKE ARRANGING YOUR STAYS EASY AND FAIR. THE USE OF EQUITABLE SCHEDULE SYSTEM SMARTSTAY™ WORKS PERFECTLY WHEN BOOKING STAYS IN THE TURNKEY HOMES, ANYWHERE FROM TWO DAYS TO TWO YEARS IN ADVANCE.

# Experience the joy, not the regrets

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CO-OWNERSHIP MANAGEMENT COMPANY TAKES CARE OF ALL THE DETAILS, INCLUDING INTERIOR DESIGN, MODERN FURNISHINGS, ONGOING MAINTENANCE AND BILL PAYMENT.  
€199 MONTHLY MANAGEMENT FEE COVERS LIMITED COMPANY OVERSIGHT, TECHNOLOGY AND PROPERTY MANAGEMENT INCLUDING A DEDICATED HOME MANAGER.

# The resale process is streamlined

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AND WHEN YOU WANT TO SELL? YOU'LL HAVE EXCLUSIVE ACCESS TO A MARKETPLACE OF ACTIVE BUYERS, WHERE YOU SET THE PRICE. AFTER 12 MONTHS, OWNERS CAN SELL THEIR SHARE, AND THEY SET THE PRICE. RESALE IS STREAMLINED AND SIMPLE, WITH SALE PRICES REFLECTING LOCAL MARKET TRENDS.

OWNERS ARE OFFERED A TRANSFER BENEFIT. WITHIN THEIR FIRST YEAR OF OWNERSHIP, OWNERS CAN TRANSFER TO ANOTHER AVAILABLE PROPERTY IN CO-OWNERSHIP PORTFOLIO, IF THEIR HOME ISN'T A PERFECT FIT FOR THEM.

# Benefits

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- \* PROPERTY OWNERSHIP NOT TIME SHARING
- \* MORTGAGE AVAILABLE
- \* OWN AS MANY SHARES AS YOU WANT
- \* NO HIDDEN FEES
- \* FULL TRANSPARENCY OF COSTS

- \* PROPERTY MANAGEMENT & CONCIERGE
- \* SMART APP FOR SCHEDULE PLANNING
- \* OWN STORAGE ROOM FOR PRIVATE BELONGINGS
- \* RESELLING OR TRANSFER OF SHARES
- \* LUXURY FOR THE FRACTION OF THE COST