



FREQUENTLY ASKED QUESTIONS

- **Is it guaranteed that the apartment will be profitable?**

- It is not guaranteed because, at this stage, we cannot foresee the growth, potential, or the seasons in which each individual owner decides to rent their property to tourists. What is certain is that this development is the only high-end project designed to comply with all the tourist regulations of the Valencian Community (Spain). For this reason, along with its unique location next to the Laguna Salada de La Mata, we are confident that professional tour operators from around the world will be willing to collaborate by sending their clients to spend their holidays in this impressive and majestic tourist

- **What is the difference between tourist accommodation and a regular property?**

- **RESIDENTIAL PROPERTY:** It is designed for habitual occupation, has a habitability license, and the VAT on the purchase is 10%. Its finishes and general services do not need to be as rigorous to meet tourist standards and legalities. If the owner decides to rent the property to tourists, they must first apply for a tourist license and also obtain the approval of the homeowners' association to carry out this activity, which is becoming increasingly complicated in Spain, and no professional services are offered, there is no reception or on-site management. It is a property designed for individual and private use.
- **TOURIST ACCOMMODATION:** A concept that has been created for those owners who want to make their properties profitable when they are not occupied. The VAT on the purchase is 21% because it is considered a business. Its construction must comply with tourist mandates and legal requirements for the activity. The tourist license has already been granted along with its final license for the activity. The property must be fully equipped and ready for immediate and comfortable use. The rental property must be managed at a professional level by an administrator. It is also mandatory to have a reception at the establishment, with tourist information about the area available, a billing system for all services offered, a check-in and check-out service, a complaints form, deposits, etc..

- **Can I request a tax refund?**

- When purchasing a tourist apartment and formalizing an agreement with a professional manager, the client's tax activity is established as a 'lessor.' The accounting department of the rental management company will register the client with the Spanish tax authorities (using tax form model 036) and, therefore, they will be able to request a VAT refund from the Spanish Ministry of Finance. Requests must be made during the month of January each year. The management company will provide tax support to clients and assist them in responding to the tax authorities, etc., until they receive their refund.
- During the years of operation, the owner will also be able to offset the VAT on their expenses, income, and tax settlements against profits or withholdings, if applicable.
- As of today, the current withholding tax on profits for non-residents of Spain residing in the European Union is 19% of the total profit.

- **Can I resell my apartment?**

- The apartment can be resold like any other property, and the buyer must comply with the payment of the corresponding taxes, as well as assume the obligations, rights, and regulations of the building.

- **What obligations and rights do I have toward the Administrator?**

- The owner is required to delegate the management of the property rental to the rental management company designated by the promoting company.
- If this criterion is not met due to a lack of clients for occupancy, advertising can be used to demonstrate the intention to rent for official purposes.
- The administrator can and should collaborate, if necessary, with any online platforms, tour operators, etc., to give the apartments the highest possible occupancy and thus achieve maximum profitability for everyone, both administrators and owners.

- **What is the rental price of my apartment?**

- The rates will be determined once the establishment is fully operational. The administrator, through a market study, will take into account all variables, the quality of the apartments, and services, and will adjust the price for each season. All of this will be discussed and agreed upon in advance with the clients.

- **Why buy a luxury apartment in OASIS LAGUNA?**

- To summarize, buyers of apartments in this development , according to our criteria, will fit one of the following profiles:
- Profile 1: The investor client who intends to use the property during the season but also wants an active agreement for it to be rented out when not occupying the accommodation. The task of managing the rental will be delegated to a professional rental agency. In such cases, this development . is 100% recommended over other alternatives in the market for the reasons already mentioned.
- Profile 2: The investor client with no interest in using the accommodation at any time of the year and who has an active agreement to delegate the rental of the property to a professional management team throughout the year; the client purchases the property solely with the intention of renting it out. In this case, this development is 100% recommended over other market alternatives for the reasons already mentioned.
- Profile 3: The investor client who wishes to use the property occasionally but has an active agreement and fully delegates the management of the property to an administrator; they will adjust their personal use of the accommodation to when it is unoccupied. In this case, this development is 100% recommended over other alternatives in the market for the reasons already mentioned.