





















A selection of 76 spacious one, two and three bedroom apartments, with luxury amenities and an array of services.

- | | | |
|--|---|---|
| 
Infinity Pool | 
Tennis & Padel | 
Shopping Mall |
| 
Relaxation Corner | 
Reception desk | 
Hair and Nails Parlour |
| 
Putting green | 
Business Hub + TV Lounge | 
Pharmacy and Medical Suite |
| 
Outdoor gym | 
Restaurants, Café and Bars | 
Kids Playground |
| 
BBQ Corner | 
Movie Theatres | 
Taxis & Transfers |
| 
Petanque | 
Supermarket | 
Beaches |

totalstay™

THE
DECK

CREATING A BETTER WAY TO STAY

Totalstay™ brings a proven track record of delivering consistent, profitable returns to owners. Here's how:

- **Steady, hands-free income**

Through a professional management team who ensures your property works for you 24/7, so you can enjoy consistent returns.

- **Hotel-grade standards**

Totalstay™ manages every detail - from guest services to maintenance - so your asset is always performing at its best.

- **Proven market expertise**

Totalstay™ knows what works in this space, and remains committed to maximizing your investment potential.



totalstay™ THE DECK



24 HOUR
FRONT DESK



FREE
WIFI



HOTEL GRADE
AMENITIES



LUXURY LINEN
AND TOWELS



FREE
PARKING



COMPLIMENTARY
WELCOME PACKS



FULLY EQUIPPED
KITCHEN



SATELLITE &
STREAMING



DAILY
HOUSEKEEPING



24 HOUR
SECURITY

Management services

Residents, tenants and guests can enjoy a seamless living experience with hospitality trained staff at the 24hr front desk, whilst also having peace of mind that the guest check-in process is run smoothly from entry to exit.

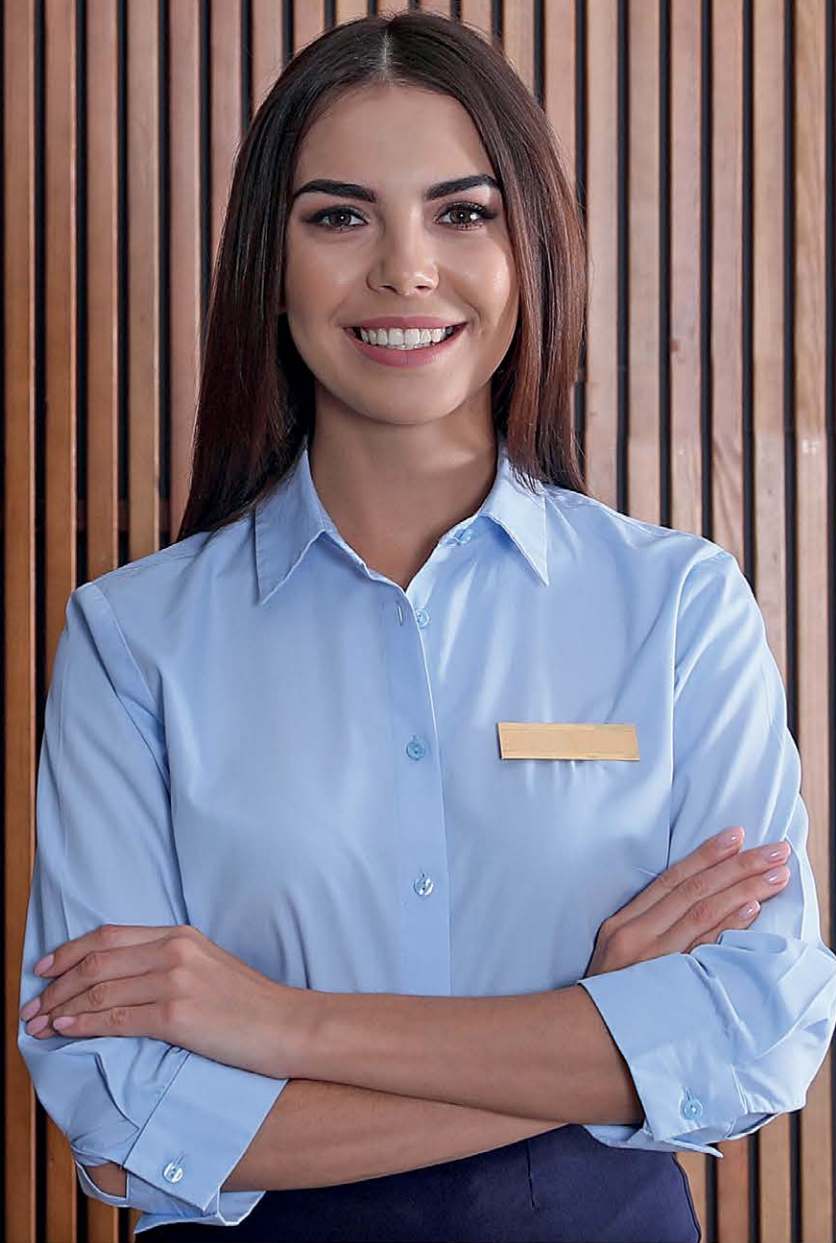
Safe and secure

Totalstay™ works closely with the Body Corporate to ensure the highest levels of security, administration and trust are adhered to at all times, by implementing their unique set of SOPs and values. Totalstay™ also works closely with the appointed management company and security/off-site monitoring service, to keep the building safe at all hours.



Clean and maintained

Totalstay™ maintenance and cleaning staff will ensure that your common areas remain looking and working perfectly. Regular inspections and preventative repairs will be made to avoid any unwanted issues for the residents, tenants and guests, but should something go wrong, the Totalstay™ team is available around the clock.



APARTHOTEL SERVICES

- Sales & Marketing
- Central Reservations
- Revenue Management
- Intelligent Pricing
- Guest Relations & Concierge
- Property Management
- Systems & Software Management
- Maintenance Management
- Housekeeping
- Linen & Stock Control
- Financial banking
- Access to Neuro (BI dashboard)

Management Fee: 12% excl. VAT



RENTAL RETURN by Totalstay™

	1 BEDROOM	2 BEDROOMS	3 BEDROOMS
AVERAGE PURCHASE PRICE (excluding transfer cost)	Rs 11,325,000	Rs 20,498,000	Rs 22,946,000
	€ 226,500	€ 409,960	€ 458,920
	US\$ 251,666	US\$ 455,511	US\$ 509,911
Estimated Occupancy Rate	70%	70%	70%

Estimated Rental Yield			
Year 1	6.81%	5.35%	6.06%
Year 2	8.15%	6.42%	7.28%
Year 3	9.03%	7.11%	8.08%
Year 4	9.94%	7.83%	8.90%
Year 5	10.98%	8.65%	9.83%

Note : Costs to be borne by owner : Electricity charges and monthly levy. A furniture pack is required to participate in the Aparthotel. Available as from 20,000€, inclusive of design, procurement, installation and delivery fees. Alternatively contact your sales agent for full inventory list.



totalstay™ **THE DECK**

