

THE DECK APARTHOTEL

Ideally situated above La Croisette and boasting panoramic views of the lagoon of Grand Bay and its Northern islands, The Deck Aparthotel by Totalstay[™] provides a unique experience by combining the perks and service of a hotel, with the flexibility and freedom of a home.

As a trusted hospitality partner and the exclusive operator for short-term rentals, Totalstay[™] is there to assist owners on maximizing rental returns and to enhance guest experience.

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

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ng n	Business Hub + TV Lounge	Pharmacy and Medical Suite
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oor 1	Restaurants, Café and Bars	Kids Playground
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) er	Movie Theatres	Taxis & Transfers

que	Supermarket	Beaches
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CREATING A BETTER WAY TO STAY

TotalstayTM 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.





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24 HOUR FRONT DESK



HOTEL GRADE AMENITIES

> FREE PARKING

FULLY EQUIPPED **KITCHEN**

HOUSEKEEPING





LUXURY LINEN AND TOWELS



COMPLIMENTARY WELCOME PACKS



SATELLITE & STREAMING



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. TotalstayTM also works closely with the appointed management company and security/off-site monitoring service, to keep the building safe at all hours.

NEW SPACE • TO BREAK OLD RULES.

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.



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APARTHOTEL **SERVICES**

Management Fee: 12% excl. VAT

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



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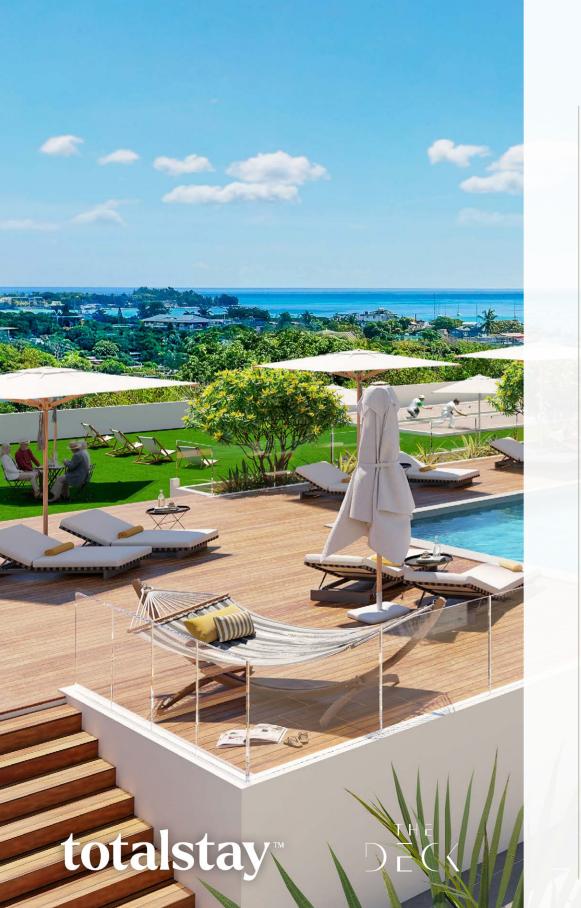
RENTAL RETURN by TotalstayTM

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

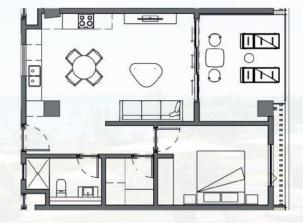
Note : Costs to be borne by owner : Electricity charges and monthly levy. A furniture pack is required to participate in the Aparthotel. Available as from 20,000€, inclusive of design, procurement, installation and delivery fees. Alternatively contact your sales agent for full inventory list.

THE DEGK





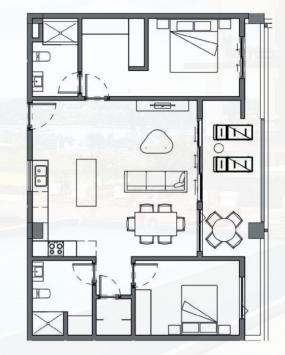
BEDROOM



• Living / Dining / Kitchen 32.17 m² Master bedroom 12.84 m² Bathroom 4.68 m² 3.33 m² Storage **Total Internal Area 53.02** m² Balcony 12.87 m² **Total Living Space** 65.89 m² 77 m² **Gross** Area

Disclaimer : The furniture layout is indicative and should not be considered as a contractual document. Indicated areas and dimensions could be subject to slight variations due to technical and/or administrative requirements.

2 BEDROOMS



• Living / Dining / Kitchen	39.94 r
Master bedroom	13.05 r
Walk-in-Wardrobe	4.71 r
Ensuite	4.89 r
Bedroom 2	11.51 r
Bathroom 2	6.61 r
Storage	1.89 r
Total Internal Area	82.59 r
Balcony	16.59 r
Total Living Space	99.18 r
Gross Area	111 r



m ²	• Living / Dining / Kitchen	53.64 m ²
m ²	Master bedroom	14.02 m ²
m ²	Walk-in-Wardrobe	3.15 m ²
m^2	Ensuite	4.83 m ²
m ²	Bedroom 2	12.00 m ²
m^2	• Bedroom 3	11.71 m ²
m ²	Bathroom 2	9.26 m ²
m ²	Total Internal Area	108.61 m ²
m ²	Balcony	31.83 m²
m ²	Total Living Space	140.44 m ²
m ²	Gross Area	164 m ²
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