

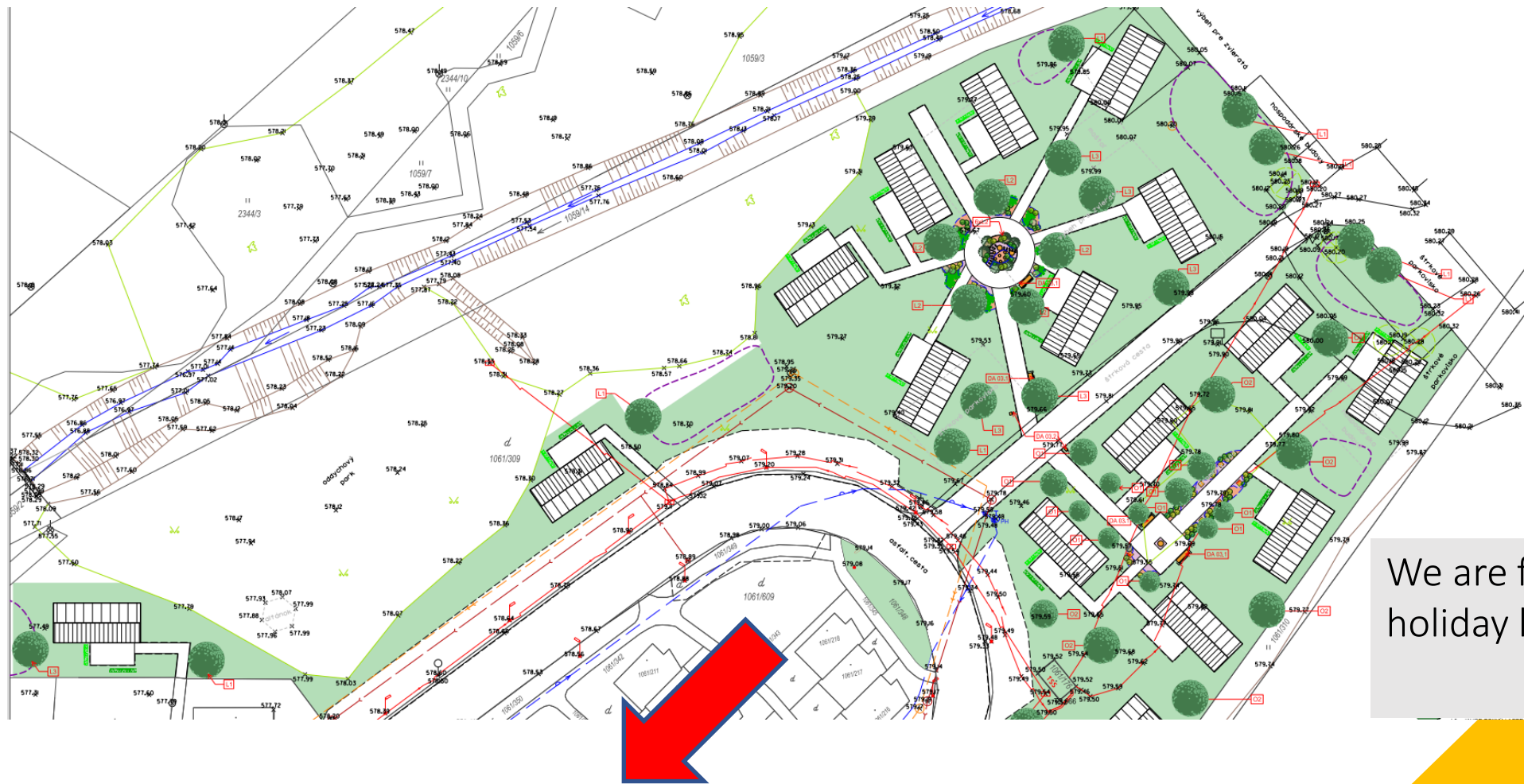
# HOLIDAY VILLAGE TATRALANDIA

*new holiday houses near the largest Slovak water park*

**ATTRACTIVE INVESTMENT OPPORTUNITY  
NEXT TO THE BIGGEST SLOVAK  
WATER PARK – TATRALANDIA**



***WITH DISTRIBUTED FINANCING POSSIBLE : now you pay €129,900, the remaining amount can be paid in the course of 6 years by using the rental income \* WITH AN ESTIMATED RETURN OF 7% \* 21 DAYS OF FREE HOLIDAYS EVERY YEAR***



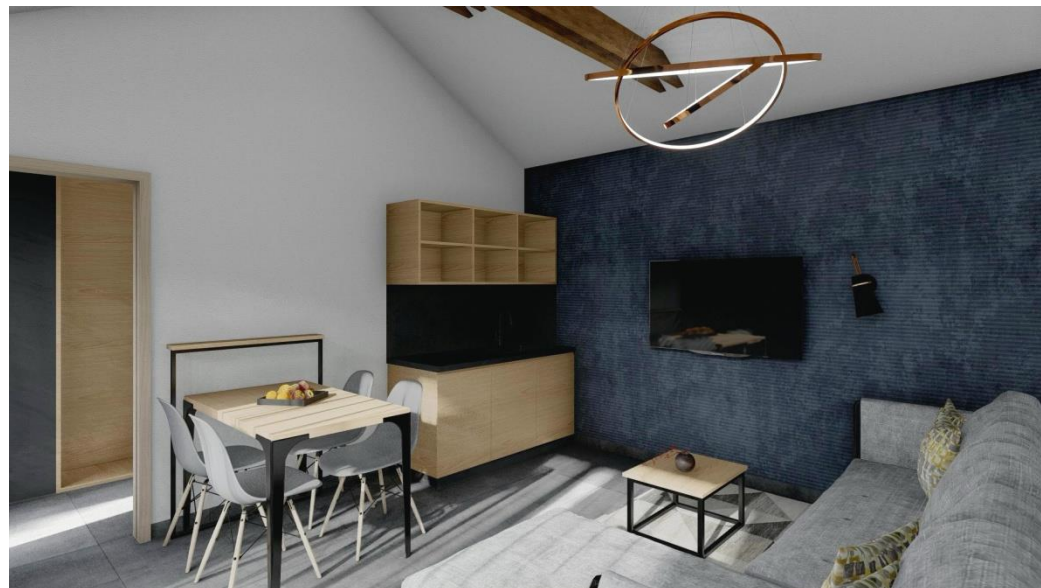
We are finishing 16 new holiday homes for you.

Reception of Holiday Village Tatralandia; Tatralandia water park

## Construction schedule

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- construction start 09/2022
- completion and handover of the houses to the owners in the summer 2023



## Holiday house description

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- two rooms
- living space area 34.39 m<sup>2</sup>
- capacity 2 + 2 persons (double bed and sofa bed air in the bedroom, 1 sofa bed in the living room)
- furnished, TV and internet connection
- heating: electric (radiators + ladder in the bathroom)
- terrace 12.5 m<sup>2</sup>
- parking on the adjacent road

**PRICE: see price list, p. 9**



## Why Holiday Village Tatralandia?

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### *It is located:*

- in the region of Liptov, which is attractive for tourists and where the season never ends
- just a stone's throw from the largest water park in Slovakia – Tatralandia

### *Tatralandia offers:*

- an endless amount of fun for the whole family throughout the year
- moreover, in winter, after a good skiing day, you can relax in saunas or have a massage





## Utilisation

Revenue for the entire "pool" (a group of objects with the same parameters) after deducing VAT, local tax and flat-rate deduction (€30) will be divided as follows: 60% for the owner and 40% for the TMR company, which will take care of the further rental of your property.

TMR covers all costs associated with business and marketing activities related to renting your property and all costs associated with hotel services (reception, cleaning). Your only utilisation costs include cold water and sewerage charges, and electricity supply charges.

The lease agreement is concluded for an indefinite period.

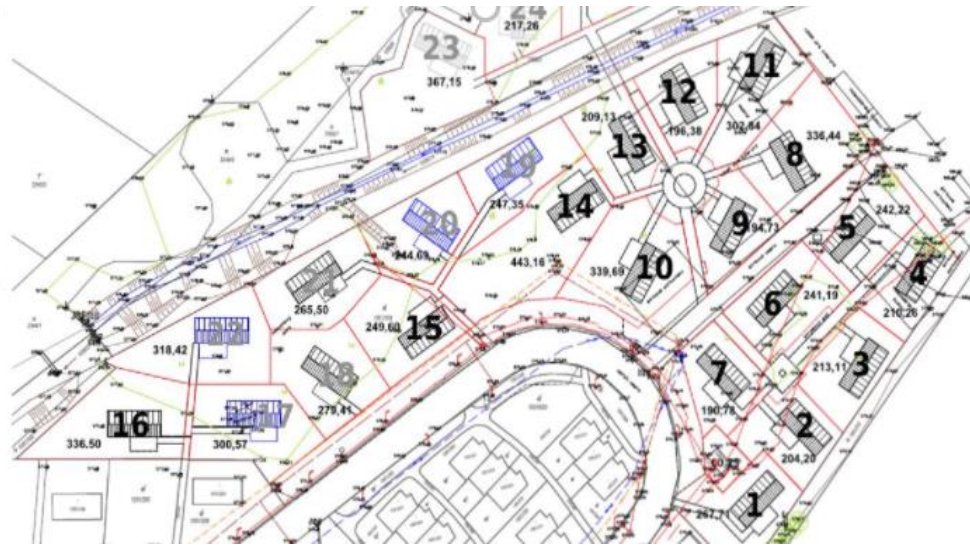
# Benefits

The owner is entitled to the following benefits during the lease period:

- 38 codes/year, 1 code = 1-day aqua ticket or 1-day ski pass\*, the number of codes can be divided and uploaded to any number of Gopass cards specified by the owner before the period begins (validity period of the codes November 15th – October 30th of the following year)
- 21 days spent in your property in any low-season period, can be divided in max. 3 parts and the dates have to be reported at least 21 days in advance; access to the Tatralandia water park for max. 4 accommodated persons is included every day, no breakfast; the owner does not pay for the stay (only for the final cleaning), the object is excluded from the pool while staying;
- staying in the high season (min. 2 nights) is possible too, has to be booked at least 48 hours in advance; access to the water park and breakfast are not included; the owner does not pay for the stay (only for the final cleaning), the object is excluded from the pool while staying.

\* Every AQUA TICKET entitles the holder to stay at the Tatralandia water park during the validity period of the codes all day long (the sauna world is not included). Every SKI PASS entitles the holder to use lifts and cableways in the ski resorts: JASNÁ Nízke Tatry, Vysoké Tatry Tatranská Lomnica, Vysoké Tatry Starý Smokovec and Vysoké Tatry Štrbské Pleso during the respective winter season, evening skiing and the "Fresh track" service are not included.





House number	approximate land area/m2	price excl. VAT/ house + land	1st payment	additional payment (can be made within 6 years after signing the purchase contract)
1	245	€199,395	€129,900	€69,495
2	198	€195,615	€129,900	€65,715
3	210			Sold
4	200			Sold
5	238			Sold
6	235	€190,890	€129,900	€60,990
7	182	€188,895	€129,900	€58,995
8	330	€193,200	€129,900	€63,300
9	193	€190,575	€129,900	€60,675
10	322	€193,095	€129,900	€63,195
11	284	€197,925	€129,900	€68,025
12	193	€197,295	€129,900	€67,395
13	204	€192,360	€129,900	€62,460
14	432	€193,830	€129,900	€63,930
15	248	€197,610	€129,900	€67,710
16	330	€194,880	€129,900	€64,980

## Price of the house (including the land) from €188,895 excl. VAT\*

Payment	Payment amount	Payment due
1st payment	€129,900 excl. VAT	when signing the Purchase Agreement
2nd payment	remaining amount of the purchase price	within 6 years after signing the Purchase Agreement

## Contact

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For more information and if you are interested in buying a property, please contact:

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