



# Las Marinas

Catalan Real Estate

Permanent living

Investment potential

Buy to let



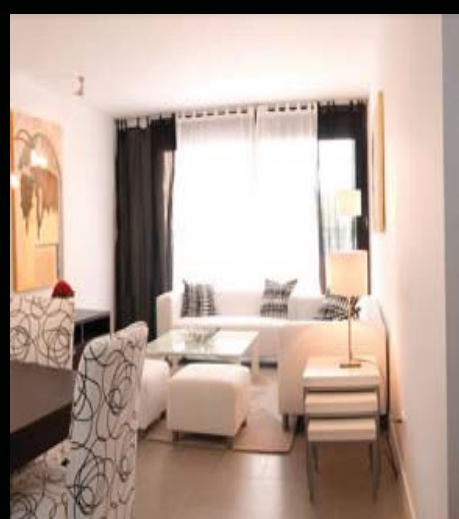
Vilafortuny, Cambrils, Catalunya, Spain.



# Las Marinas - The development

This newly completed contemporary design development is situated in a premier location within walking distance of the Mediterranean Sea, just 1 hour south of Barcelona in the coastal resort and gourmet town of Cambrils. Vilafortuny a preferred location of Cambrils, is one of the stockbroker belts for Barcelona. The development, with its contemporary style façade is constructed to a high standard, with quality fixtures and fittings is located in a tranquil area of Vilafortuny.

Within the development there are 1, 2, 3 & 4 bedroom apartments set around manicured lawns, managed gardens and 2 magnificent swimming pools. All apartments have secure parking with a 'trastero' store room, air conditioning, central heating. The interior design has clean, spacious lines. Some apartments have balconies and some have private gardens.



# About Us

We, at Catalan Real Estate, LandBank International Realty, have over 30 years professional experience in the real estate business, over 10 of those in Spain. Registered in UK, Ireland, Spain, France & USA.

We are registered in France with a carte professionnelle 2009 - 0191 T. In Spain registered CIF B43943067. Accredited members of professional real estate organisations - Realtor<sup>®</sup>, CEI, NAEA, FOPDAC, SNPI and insured with public liability insurance to €130,000.

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## Leaders

In Promotion  
In Sales  
In Advantages  
And Property

## Solvency

Registered with  
the land registry  
Deeds - Escritura  
-signed at Notary

## Sole Negotiator

We are the only  
link between the  
developer and  
the sale, so no  
hidden costs from  
other parties

## Complete service

Assistance with  
all possible  
commercial  
options for your  
investment

## Exclusive attention

We offer  
bespoke apart-  
ments reflecting  
the needs & cir-  
cumstances of our  
individual clients

## Experience

More than 30  
years of experi-  
ence in the real  
estate market &  
continual growth  
& assessment

## Independence

In the range of  
product and  
commercial  
possibilities, all  
tailored to your  
requirements

## Quality of service

Individual at-  
tention for each  
client, we listen  
to you, to ensure  
you get the best  
option available

## Technology

The complex is  
constructed using  
the latest tech-  
niques to con-  
struct efficient  
environmentally  
friendly buildings

# Location. Location. Location

LAS MARINAS is situated in Vilafortuny, Cambrils, in the province of Tarragona - just 1 hour south of Barcelona, the capital of Catalunya, north eastern Spain.

Catalunya is renowned as being the powerhouse of Spain creating substantial wealth through varied commerce, with tourism playing an important part.

Cambrils directly on the Mediterranean Sea, is an unspoilt coastal resort, long sandy beaches, Mediterranean vegetation and flowers displaying alongside the spectacular sea front sculptures that pay homage to the resorts nautical heritage and green parrots singing in the neat rows of palm trees that line the coastal path. The town has a working fishing port that can be visited to view the daily catch, along with a stunning yacht marina, where small pleasure craft jostle side by side with large ocean going yachts. Famed too, for its gastronomy, Cambrils has all manner of restaurants, sea food restaurants, Japanese sushi, steak restaurants, Catalan restaurants, several have been awarded Michelin stars. Not to forget the shopping, smart individual boutiques, local crafts, delicatessens selling fine Catalan foods and wines and of course the fish market ... all to be enjoyed in this jewel on the Mediterranean.



Vilafortuny, Cambrils is well served, by a great road network, an autopista junction within a few minutes drive. A mainline railway station with onward connections to Barcelona and Madrid ( the new high speed link to Madrid calls at Tarragona just a few minutes drive north of Cambrils). International airports at Reus, Barcelona and Girona are all within an easy drive - the former at only 19 km from the development.

LAS MARINAS - is just 5 minutes from the coast or an easy 15 minutes stroll to the beach and to the following.....

| Airports  | Train Stations   | Motorways  | Ports   | Cities  |
|---|--|--|---|---|
| Reus 19 km<br>Barcelona 103 km<br>Gerona 193 km | Cambrils 3km.<br>Tarragona AVE<br>high speed train<br>connection Madrid<br>& France, 15 km<br>Barcelona 110 km | 5 km, AP-7<br>Mediterranean<br>motorways (au-<br>topista) from<br>the frontier with<br>France to Cadiz &<br>links beyond | Cruise liners<br>110 km<br>Commercial Port<br>18 km<br>Private Marina<br>3 km | Tarragona 18 km<br>Barcelona 110 km<br>Andorra 209 km<br>Mallorca 374 km<br>Marseille 608 km<br>Montecarlo 795 km |



## **LAS MARINAS, Vilafortuny.**

**All apartments are constructed to a high quality, with exceptional finishing.**

**A contemporary 'boutique' feel to the development enhances its appeal.**

**Stylish kitchens, fitted bedrooms and bathrooms.**

**Air conditioning, central heating, secure parking & storage area.**

**Choice of 1,2,3 & 4 bedrooms, balconies and gardens with some apartments.**

**Roof terraces with some 2nd floor apartments.**

## **LAS MARINAS - Vilafortuny**

**This exceptional, contemporary style, newly constructed apartment complex is grouped strategically around manicured lawns and neatly tended gardens with two magnificent swimming pools.**

**No detail has been overlooked to ensure that the new proprietors of these luxury apartments are nothing less than delighted with their acquisition.**

**Suitable for permanent living, holidays or a great investment opportunity.**

**These apartments are competitively priced to reflect the current market.**



# LAS MARINAS - Permanent living

# Investment potential

# Buy to let

LAS MARINAS Offers something for everyone.

Permanent living, holiday home, holiday rental, buy to let opportunities.

LAS MARINAS Offers a selection of 1,2,3 & 4 bedroom properties, situated over 3 floors and grouped around a central garden and leisure area.

The properties are keenly priced to reflect the current property market, prices include secure parking and trastero (store cupboard located in parking area).

If you are considering a buy to let opportunity the holiday season in Cambrils generally falls between Easter and October - a 3 bedroom apartment in high season - July, August, could return €1000 per week.



## 1 bedroom

Living room/dining area, kitchen,  
bedroom, bathroom, secure parking &  
storeroom

## 2 bedroom

Hall, Living room/dining area,  
kitchen, 2 bedrooms, 2  
bathrooms, balcony, secure parking &  
storeroom

## 3 bedroom

Hall, Living room/dining area,  
kitchen, 3 bedrooms, 2  
bathrooms, balcony, secure parking &  
storeroom

## 4 bedroom

Hall, Living room/dining area,  
kitchen, 4 bedrooms, 3  
bathrooms, terrace and/or  
garden, secure parking & storeroom

# Vilafortuny, Cambrils Out & About

Cambrils, is a popular yet unspoilt coastal resort on the Mediterranean Sea. There are many activities to amuse the holidaymaker and resident alike, sailing, scuba diving, swimming, wind surfing, beach and sea fishing - river fishing on the River Ebro nearby - famed for the giant catfish regularly caught from shore and boat. Equestrian pursuits, golf with several 18 hole courses to visit within a short drive. Mountaineering in nearby Tivissa, hill walking, hiking, trekking....

The world famous Universal Studio theme park PORT AVENTURA is only minutes from the LAS MARINAS development and is credited with around 3 million visitors annually - the most visited theme park in Spain.



BARCELONA has been voted one of the most popular city to visit in Europe, with over 14 million visitors - the city offers a diverse range of activities, to include fashion shopping, restaurants, culture, museums, galleries and exhibitions.

There are many major world class sporting events that take place in or around Barcelona - Formula 1 Grand Prix, Tennis, Barcelona FC football. All of this just 1 hour north of LAS MARINAS for you to enjoy.

# LAS MARINAS - 1 bedroom apartment

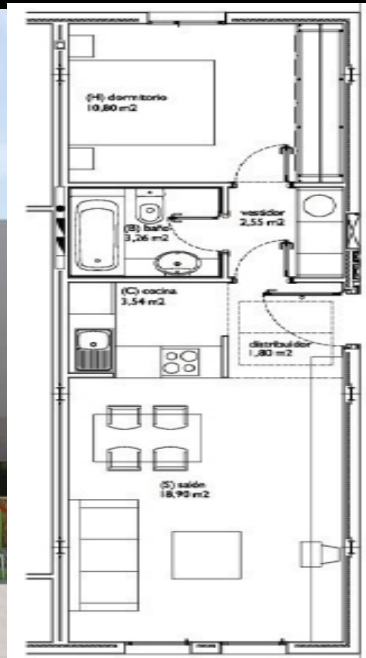
**1 BED:  
FROM ONLY  
€144,400 - ALL fees  
and taxes included**

Accommodation: Living room / dining area, kitchen, bedroom, bathroom, secure parking & storeroom.

From: €144,400 to € 144,700

Prices include all fees: notary fees & government taxes.

100% finance available, fractional ownership opportunity. Superb investment return.



# LAS MARINAS - 2 bedroom apartment

Accommodation: Hall, living room / dining area, kitchen, 2 bedrooms, 2 bathrooms, balcony, secure parking & storeroom.

From: €212,900 to € 230,300

Prices include all fees: notary fees & government taxes.

100% finance available, fractional ownership opportunity. Superb investment return.

**2 BEDS:  
FROM ONLY  
€212,900 - ALL fees  
and taxes included**



# LAS MARINAS - 3 bedroom apartment

Accommodation: Hall, living room / dining area, kitchen, 3 bedrooms, 2 bathrooms, balcony, secure parking & storeroom.

From: €233,200 to € 251,400

Prices include all fees: notary fees & government taxes.

100% finance available, fractional ownership opportunity. Superb investment return.

**3 BEDS:  
FROM ONLY  
€233,200 - ALL fees  
and taxes included**



# LAS MARINAS - 4 bedroom apartment

Accommodation: Hall, living room / dining area, kitchen, 4 bedrooms, 3 bathrooms, terrace and / or individual garden , secure parking & storeroom.

From: €285,400

Prices include all fees: notary fees & government taxes.

100% finance available, fractional ownership opportunity. Superb investment return.

**4 BED:  
FROM ONLY  
€285,400 - ALL fees  
and taxes included**

