



# San Martinho Beach Club OWNERSHIP



***At San Martinho Beach Club you will enjoy all the bells and whistles of a tropical beach holiday from the comfort of your own luxuriously appointed waterfront villa.***



***This exquisitely beautiful 14km long saltwater lagoon with its sapphire blue waters and white sand beaches has a distinctly Mauritian flavor.***



**Tropical Holiday Dreams Are A Reality**

**Only 190km North of Maputo**

San Martinho Beach Club has taken over ten years of meticulous planning to come to fruition. The development is an undertaking by the property division of the Beekman Brothers Group, a long established and reputable South African based Property Development Company. The result is a remarkable upmarket lagoon-side development with a tantalizing array of holiday facilities such as direct access onto a pristine 1.3km lagoon beach with private boat moorings, unlimited water sports and fishing. A magnificent lagoon-side clubhouse complex offers a stunning beachfront Mauritian-style rimflow swimming pool, lagoon view gym, games room and children's play area. Adventure putt-putt and communal braai facilities are set in lush tropical gardens. A tranquil natural wetland is great for birding.

San Martinho Beach Club offers a spectrum of ownership opportunities specifically created to suit the needs of the South African market. Investment options include outright ownership (based on the Mozambique equivalent of sectional title), fractional ownership and timeshare. With all ownership options investors acquire an exclusive and secure right of use until 2099. This stunning development is one of a select few beachfront developments in Mozambique to be officially approved by the Mozambique Government .....and it's only 3 - 4 hours drive from South Africa. If this sounds like your kind of place read on and discover more about the ownership opportunities on offer.

## Timeshare Ownership

Investing in timeshare ownership at San Martinho Beach Club guarantees an annual Mozambique tropical beach holiday at your preferred time of the year every year for as long as you own the right of use to the timeshare unit. You never have to reserve your holiday accommodation in advance because you own your holiday time. Yet if you cannot get to use your timeshare week/s in a particular year you have a number of options such as you can rent it out or even exchange its use for another time and/or destination.



### Key Points

- **Prime location.** San Martinho Beach Club timeshare units are all situated on the edge of the lagoon beach ensuring an unrivaled waterfront holiday experience. Step straight onto the lagoon beach.
- **Upfront affordability.** Timeshare owners acquire the exclusive use, occupation and enjoyment of a luxury upmarket holiday home in the seasons of their choice at a fraction of its outright cost. One week of timeshare gives you the exclusive right of use to a luxuriously appointed and serviced lagoon beach unit for 7 consecutive nights for as long as your right of use endures. You can invest in as many weeks as you need.
- **Timeshare modules.** Timeshare weeks run from Friday to Friday.
- **Lower ongoing maintenance costs.** The ongoing running costs of the apartment are shared between the timeshare owners.
- **Ownership duration.** The timeshare scheme endures until the end of 2099.
- **Security.** The property is a gated estate with 24h security.
- **Less hassle means more relaxation.** The resort is managed on behalf of all owners to ensure that when you are on holiday you actually get to enjoy your recreational time without wasting any precious relaxation time on maintenance or upkeep related issues.
- **Letting.** Ad hoc letting via the rental pool may be undertaken as a secondary activity to offset holding costs should you not be able to utilize your timeshare weeks.
- **Destination Variety.** Your timeshare purchase can be readily utilized as a holiday exchange asset to swap into as many as 4000 resorts worldwide.
- **Investment.** An investment in timeshare ownership is primarily an investment in guaranteed future holidays at today's price. Specific prices of timeshare weeks vary according to unit size (1, 2 or 3 bedrooms) and season (peak, mid or low).

**Enquire about timeshare availability and prices today**

## Timeshare Levies

Irrespective of whether you own a villa, shared ownership slot or timeshare weeks there are a number of unavoidable costs associated with the use of the investment.

These include items such as:

- Electricity and water.
- Rates and taxes.
- Insurance.
- Domestic servicing
- Upkeep of gardens and common amenities.
- Laundry.
- Maintenance (air-cons, geysers, etc).
- Replacement and refurbishment.
- Management etc.

In San Martinho Beach Club all timeshare owners contribute to these costs by means of a levy determined by the SMBC Management Association. The management company invoices owners for the levy in advance of the time module being occupied. It is important to understand that no-one may profit from the levy. It is there to cover the operating costs of the timeshare scheme. The Association will estimate amount which will be needed to meet estimated expenses during each operational year together with any deficiency from the preceding operational year and an amount to be held in reserve for future renovations and refurbishments. Levies are payable by the last day of January each year.





## Exclusive Shared (Quattro) Ownership

Investing in shared ownership at San Martinho Beach Club guarantees you two 14 day hassle-free Mozambique beach holidays every year in a spacious 4 bedroom beachfront duplex apartment until 2099 or for as long as you own the right of use to the apartment. Once your holiday comes to an end you simply hop in your car and head for home with no further upkeep or security related worries during the time you are back home because on-site management and security will take care of it all on your behalf. When you arrive for your next holiday your unit will be ready and waiting and you will relax from the moment you take occupation. Should you be unable to utilize your holiday time at San Martinho Beach Club you have a number of options such as letting your unit out or exchanging your holiday time for a holiday at another upmarket destination.



Shared Ownership at San Martinho Beach Club has been launched in an upmarket waterfront duplex development (completed and ready for occupation) on site 38 within Villa Praia (the beach village) which is phase A of the development.

The luxuriously appointed and spacious (173 sq meter) duplex unit enjoys an exceptional world class setting on the lagoon beachfront and provides ideal accommodation for a fun-filled and relaxing beach holiday. The apartment has four comfortable bedrooms (three upstairs and one downstairs) and three bathrooms. The main bedroom has a full *en-suite* bathroom and opens onto a veranda with a stunning panoramic view over the lagoon. A fully equipped open plan kitchen forms part of the downstairs living area. The living room leads to a beachside veranda with built-in braai.

Access to the beach is directly from the veranda. Simply step off the veranda directly onto the pearly white sands of the lagoon.

Carports, the resort swimming pool, games room, putt-putt and gym are all within easy walking distance from the beachfront units along level brick paved walkways which wind through immaculately manicured tropical gardens.

***Enquire about the availability and price of shared ownership today***

## Fractional Ownership Model

Fractional ownership at San Martinho Beach Club is based on 13 fractions each giving 4 weeks use per annum. The use model has been structured to provide two periods of use per annum. Each use period is 14 consecutive days in duration with weeks running from Friday to Friday. This gives fractional owners ample time to unwind totally during their respective use periods at San Martinho Beach Club. When a week 53 comes into the calendar (leap years) the owner with the right of use to weeks 52 and 1 in that year will have the right of use to week 53 subject to the payment of the levy associated with this week.

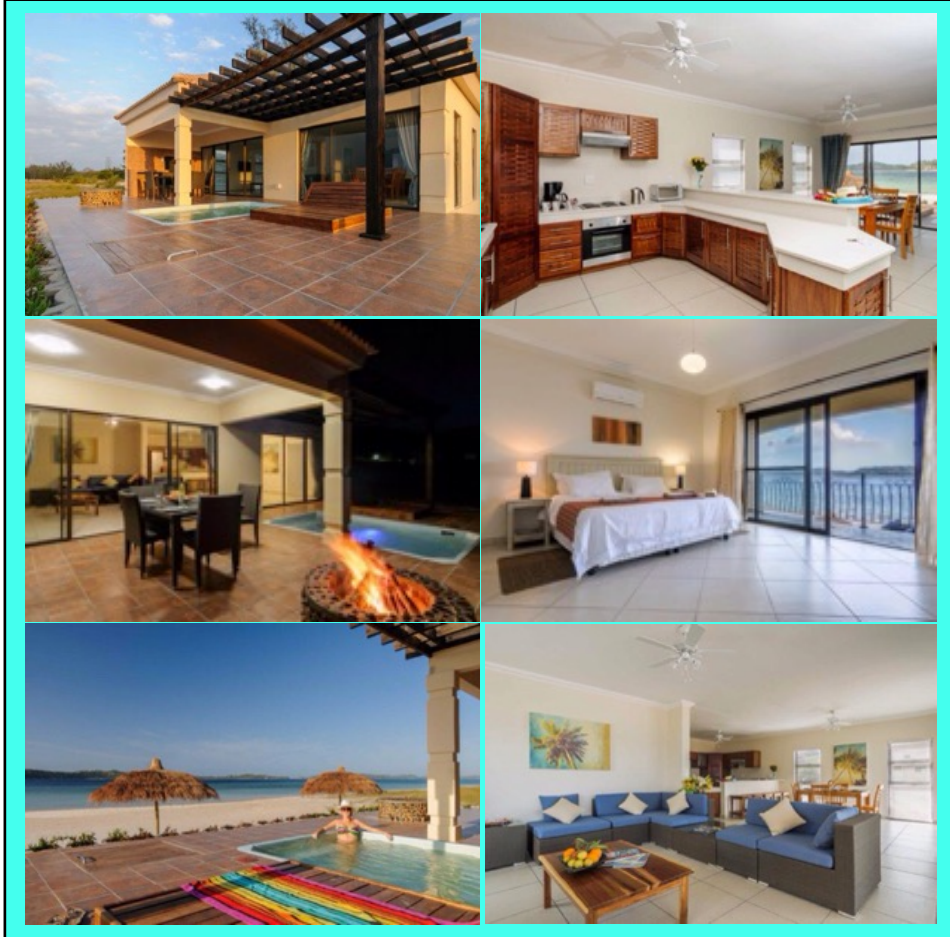
Investors can acquire as many fractions as they wish depending on their anticipated holiday needs. The weeks within each fractional line rotate annually according to a predetermined rotational calendar that has a defined commencement year. For added flexibility shareholders are free to exchange their time modules amongst themselves and/or rent out unusable time to offset holding costs.

### Levies

As with timeshare, all fractional owners pay a levy once per annum for each of the four weeks owned. The levy covers the running costs of the asset. No-one may derive a profit from the levy fund. The levy fund can only reflect an excess or deficit. Any excess of income over expenditure goes into the reserve fund. Financial records of income and expenditure are made available to owners annually.

## Ownership of Freestanding Beach Villas

Phase A (Villa Praia) of San Martinho Beach Club comprises 36 freestanding beach villas set on a 1.3km stretch of private pristine lagoon beach. Ownership is based on the Mozambique equivalent of sectional title known as Propiedade Horizontal. These freestanding beach villas can be owned by an individual or a private syndicate. Investors get registered title to their villas. Price and availability on application.



### The sales price includes:

Ownership of a freestanding beachfront villa. Purchasers have a choice of either a 3 or 4 bedroom interior and a prescribed selection of kitchen and tile schemes and wooden doors. The villas have 3 bathrooms and a spacious fully fitted open plan kitchen (stove, hob & extractor fan are included; fridge is excluded) with granite work surfaces. There are DSTV ready connections in the lounge and main bedroom and insect screens on all windows and sliding doors. The villa design includes a domestic worker's room with own toilet. It could also be used as a storeroom. Villas have both undercover and open verandas which incorporate a built-in braai and exclusive lagoon-side swimming pool. Each Villa has two covered carports. Optional extras include air-conditioning per room. Purchasers have the option to have their holiday home fully furnished on their behalf to the same luxurious standards as the Show Villa enabling them to participate in the resort's rental pool to offset holding costs. Direct anchorage for your boat in front of your unit means you can enjoy aquatic activities any time you wish. The ability to fine tune your own internal layout allows you to truly customize your beach house. Ownership is effortless as the facilities are managed and maintained by the Beekman Group with over 40 years of dedicated property development and the leisure industry expertise.

**Don't miss out on this "Blue Gold" investment opportunity. It is one of the few beachfront developments to be officially approved by the Mozambique Government .....and it's only a 3 - 4 hour drive from South Africa**



## Contact Details

Investing in San Martinho Beach Club is safe, secure and easy and will change your tropical lagoon holiday dreams into a reality for many years to come.

For further information on availability and costs call

**Mike Whiting on  
+27825515276**

or email  
[michaelwhiting43@gmail.com](mailto:michaelwhiting43@gmail.com)



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