



Historic Center of Delft

Luxury Studio Loft

*First year of management costs included

€116.000 per 1/4 share

€420.000 full ownership

The owners of this property will benefit from the free membership in two fractional exchange programs that will allow them to trade in unused time with thousands of other international properties

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Fractions Abroad
ONE WORLD ONE MODEL

1. WHAT IS FRACTIONAL OWNERSHIP?

FRACTIONAL OWNERSHIP ALLOWS A PROPERTY TO BE SOLD IN SHARES RATHER THAN AS A WHOLE IN THE CASE OF A TRADITIONAL FULL SALE. YOU ARE BUYING A SHARE OF THE ACTUAL PROPERTY AND NOT JUST A RIGHT TO USE A CERTAIN WEEK. AS SUCH YOU BENEFIT FROM ALL THE UPSIDES OF PROPERTY OWNERSHIP, USAGE, CAPITAL APPRECIATION, RENTAL INCOMES BUT ARE INSULATED AGAINST MANY OF THE DOWNSIDES, INITIAL COST, YEARLY UPKEEP, LONG PERIODS STAYING EMPTY. USAGE OF THE PROPERTY IS DICTATED BY A REVOLVING CALENDAR WHICH FORMS PART OF THE FRACTIONAL OWNERSHIP LEGAL DOCUMENTS PACK. THIS LEGAL DOCUMENTS PACK ALSO CONTAINS THE CONTRACTUAL RIGHTS, RESPONSIBILITIES AND OBLIGATIONS OF ALL THE FRACTIONAL OWNERS.

2. WHY FRACTIONAL OWNERSHIP?

THERE ARE MANY POSITIVE ASPECTS TO OWNING A HOLIDAY PROPERTY ABROAD AND EVERY OWNER WILL HAVE DIFFERENT REASONS FOR DOING SO, WHETHER IT'S PURELY A HOLIDAY HOME, AN INVESTMENT OR A LIFELONG DREAM. THERE ARE HOWEVER THREE DISTINCT DOWNSIDES THAT NORMALLY EFFECT MOST BUYERS. COST OF PURCHASE, COST OF ONGOING OWNERSHIP AND THE TIME THE PROPERTY IS LEFT EMPTY OR THE DOWNTIME.

3. DRAMATICALLY LOWER PROPERTY PRICE

AS THE COST OF THE PROPERTY IS SHARED BETWEEN FOUR PURCHASERS, FRACTIONAL OWNERSHIP MAKES ALL PROPERTIES SO MUCH MORE AFFORDABLE AS YOU GO TO THE MARKET AT 75% LESS THAN THE FULL OWNERSHIP PRICE. THE PURCHASE PRICE INCLUDES A FULL LUXURY FURNITURE PACKAGE.

4. ANNUAL PROPERTY EXPENSES AT 25% OF THE COST

OVERSEAS PROPERTIES WILL HAVE SIGNIFICANT COSTS ON AN ANNUAL BASIS THAT HAVE TO BE PAID BY THE OWNERS AND IN MOST CASES THESE COSTS ARE BEING PAID WHILE THE PROPERTY REMAINS EMPTY FOR LONG PERIODS OF TIME. WITH A FRACTIONAL PROPERTY THESE COSTS ARE DEALT WITH BY THE MANAGEMENT COMPANY AND PAID ON BEHALF OF THE OWNERS. NOW THE FRACTIONAL PURCHASERS HAVE SOMEONE ELSE LOOKING AFTER THE PAYMENTS AND THEY ONLY HAVE TO PAY 25% OF THESE ANNUAL COSTS MAKING THE PROPERTY SO MUCH MORE AFFORDABLE.

5. NEGATES LONG PERIODS THAT THE HOUSE WILL BE EMPTY

THE MAJORITY OF PROPERTIES WILL LAY EMPTY FOR LONG PERIODS OF TIME. IF YOU ANALYSE HOW MUCH USE AN OWNER CAN ACTUALLY TAKE AND HOW MUCH RENTAL WILL BE ACHIEVED IT WILL STILL LEAVE THE PROPERTY EMPTY FOR THE MAJORITY OF THE YEAR. OUR FRACTIONAL MODEL ALLOWS THE FRACTIONAL PURCHASERS 12 WEEKS PER YEAR PLUS CHRISTMAS AND NEW YEAR EVERY FOUR YEARS WHICH FOR THE MAJORITY OF PEOPLE IS MORE THAN ENOUGH FOR THEIR OWN PERSONAL USE AND FOR RENTAL. IT MAKES NO SENSE PAYING FOR A PROPERTY TO HAVE IT SITTING EMPTY.

6. HIGHER QUALITY FIXTURES AND FITTINGS AT 25% OF THE COST

AS THE COSTS OF THE FURNITURE AND THE FIXTURES ARE BEING SHARED BY THE FRACTIONAL OWNERS WE ARE ABLE TO INCREASE THE BUDGETS ON THESE TO ALLOW FOR LUXURY FURNITURE PACKAGES THAT WILL BE BEAUTIFULLY DESIGNED TO INCLUDE LEATHER SOFAS RATHER THAN FABRIC AND FLAT SCREEN TELEVISIONS ETC WHICH WILL ENHANCE THE PROPERTY AND THE ENJOYMENT OF ITS USE.

7. FULL MANAGEMENT SERVICE AT 25% OF THE COST

HAVING A PROPERTY ABROAD CAN BE POSE SOME VERY REAL LOGISTICAL PROBLEMS UNLESS ON OWNER DECIDES THE USE THE SERVICES OF A MANAGEMENT COMPANY. THIS CAN BE AN EXPENSIVE CHOICE GIVEN THE PROPERTY IS LIKELY TO BE EMPTY MOST OF THE YEAR BUT STILL IN NEED OF MAINTENANCE AND CARE. ALL PROPERTIES SOLD USING OUR MODEL COME WITH THE ABSOLUTE BEST OF MANAGEMENT SERVICES ALLOWING THE FRACTIONAL PURCHASERS COMPLETE PIECE OF MIND BUT IMPORTANTLY AT ONLY 25% OF THE COST.

8. READY TO RENT

AS A BY PRODUCT OF HAVING THE PROPERTY COMPLETELY FURNISHED AND MANAGED ALL THE FRACTIONAL PROPERTIES ARE READY TO RENT. THE HOUSE WILL BE READY FOR YOUR CLIENTS AND CLEANED AFTER THEY LEAVE. ALL YOU HAVE TO DO IS PAY THE MANAGEMENT COMPANY FOR THE CHANGE OF LINENS AND THE CLEAN. IF ANYTHING SHOULD GO WRONG DURING THE RENTAL THERE IS A LOCAL COMPANY ON HAND THE RESOLVE IT.

9. NON MORTGAGE RELIANT

IF A CLIENT IS DEPENDANT ON A MORTGAGE TO BUY THE PROPERTY THEY WANT THEY ARE GOING TO HAVE TO HAVE AROUND 30% AS A DOWN PAYMENT AS MOST MORTGAGES DO NOT GO ABOVE A 70% LOAN TO VALUE. IN THIS MARKET THE ABILITY TO GET AN OVERSEAS MORTGAGE HAS BEEN GREATLY REDUCED RESULTING IN MOST PEOPLE NOT BUYING THEIR PROPERTIES. THE 30% MORTGAGE DEPOSIT THAT WILL BE REQUIRED WILL PRACTICALLY COVER THE FRACTIONAL VALUE OF THE PROPERTY ALLOWING FOR THE PURCHASE TO GO AHEAD BUT WITHOUT ANY MORTGAGE PAYMENTS GOING FORWARDS.

10. PROPERTY ADMINISTRATOR OVERSEAS THE PROPERTY

FRACTIONS ABROAD MANAGEMENT LTD PERFORMS ITS ROLE AS PROPERTY ADMINISTRATOR WHICH ENTAILS US BEING THERE TO LOOK AFTER THE DAY TO DAY NEEDS OF THE PROPERTY AND THE HOLDING COMPANY IF SO USED. WE ARE THE INTERFACE BETWEEN THE CLIENT AND THE PROPERTY AND CALL ON THE SERVICES OUR INTERNATIONAL LAWYERS TO SUPPORT THIS ROLE AS THEY OPERATE IN 54 COUNTRIES AND HAVE THE ABILITY TO COMMUNICATE WITH THE VARIOUS COMPANIES OR AUTHORITIES NO MATTER WHICH COUNTRY THE PROPERTY IS LOCATED.

11. TITLED PROPERTY PURCHASE

OUR FRACTIONAL OWNERSHIP MODEL GIVES REAL ESTATE TITLE TO THE PURCHASERS VIA A CORPORATE STRUCTURE. WE PROVIDE A NOMINEE SHAREHOLDER, DIRECTOR AND COMPANY SECRETARY SERVICE WHICH ALSO COVERS THE STATUTORY OBLIGATIONS FOR THE COMPANY AND THE PRODUCTION AND SUBMITTING OF THE ANNUAL ACCOUNTS.



**Fractions
Abroad**
ONE WORLD ONE MODEL

One World One Model

GALLERY



LOCATED IN

THE VERY HEART OF THE HISTORIC DOWNTOWN SQUARE OF THE CITY OF DELFT – “THE MARKET”

OUT OF THE 12 WINDOWS, YOU CAN ENJOY FANTASTIC VIEWS OF THE HEART OF THE CITY OF DELFT -DIRECT VIEW OF THE CENTRAL SQUARE “THE MARKET” AND OF THE NIEWE KERK (NEW CHURCH), THE OUDE KERK (OLD CHURCH) AND VIEW OF THE CANALS.

ONE MINUTE WALK FROM JOHANNES VERMERE'S HOUSE.

75 m2 (807 ft2)

MAIN FLOOR, BEDROOM LOFT, KITCHEN BATHROOM, SHOWER, LAUNDRY ROOM

3RD FLOOR OF A NEWLY RENOVATED 1870 BUILDING, ORIGINAL VINTAGE FRENCH ELEVATOR

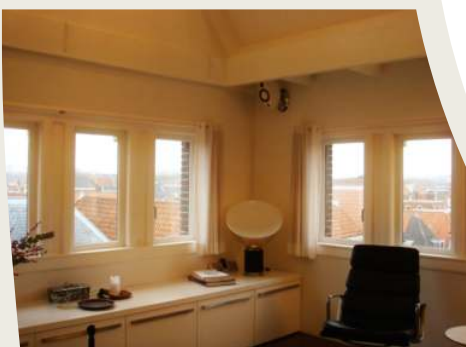
WELL DESIGNED, AMPLE STORAGE SPACE CONCEALED THROUGHOUT THE LOFT (DRAWERS, WARDROBES, CLOSETS, RETRACTABLE SHELVES)

- › HIGH, VAULTED CEILINGS WITH WINDOWS AND PLENTY OF LIGHT
- › FLOOR HEATING THROUGHOUT THE LOFT
- › COMPLETE FLATWARE AND COOKWARE INCLUDING DISHES, GLASSES, SILVERWARE AND PANS
- › WASHING MACHINE & DRYER
- › SURROUND SOUND SYSTEM
- › FULLY FURNISHED, DECORATED WITH MODERN, CLASSICAL DESIGNER FURNITURE, FIXTURES AND APPLIANCES AMONG WHICH LE CORBUSIER LEATHER COACH AND THONET CHAIRS.

A NEWLY RENOVATED, MODERN, CLASSICAL LOFT DECORATED BY PROFESSIONAL INTERIOR DESIGNERS.



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CONTACTS:

HOWARD HENZEL
VICE PRESIDENT

Phone: 646.443.3767
Mobile: 917.836.8272
howardh@nestseekers.com