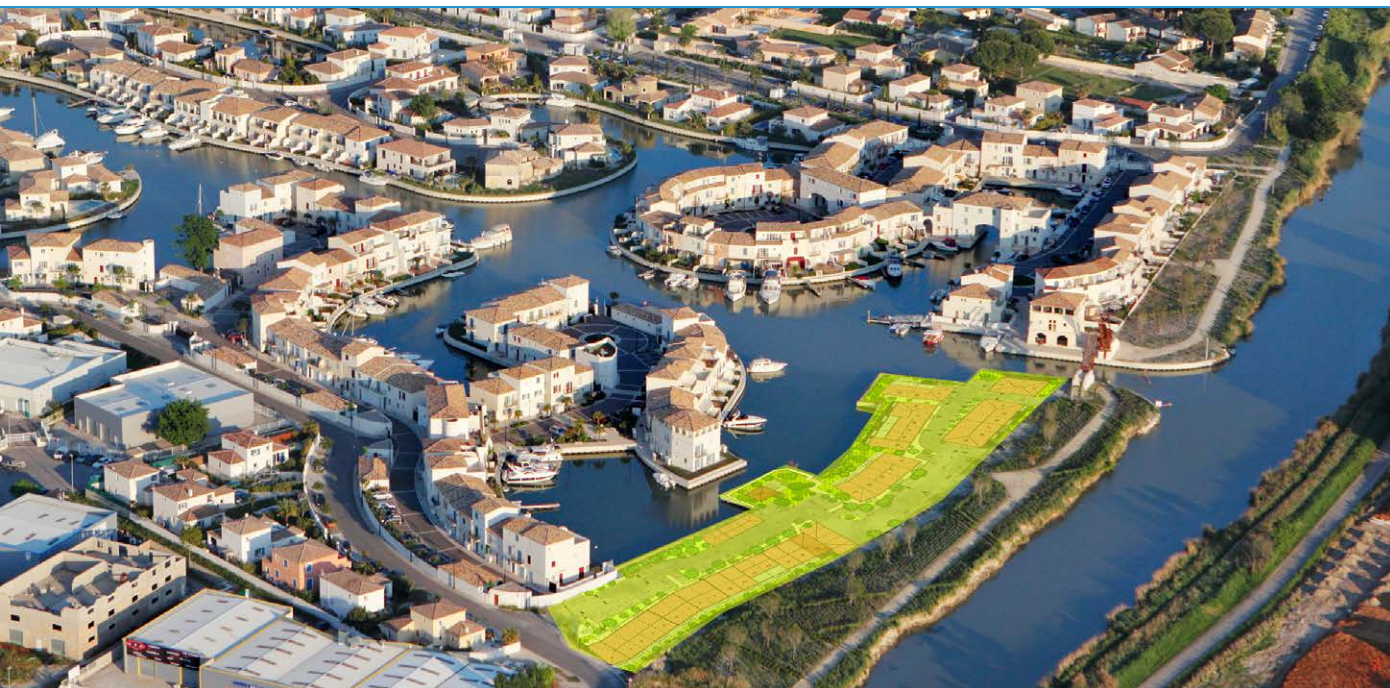


# MARINA CORAIL - Aigues-Mortes (30)







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## Location

1090 avenue de la Montjoye, Port du Roy à Aigues-Mortes (30220)  
Historic city with salt ponds, 10 mins from the Mediterranean

## Purchase formula

Classic purchase for main or second home  
Buy-to-let option possible

## Property types

39 duplex houses (2beds to 4beds) R+1 or R+2  
Terraces from 7 to 29 m<sup>2</sup> and private gardens  
Parking space or box for each property  
Mooring rings for some houses



## Building permission

granted

## Phase

1

## Commercial release

31 January 2017

## Deed signature

3<sup>rd</sup> quarter 2017

## Beginning of the works

4<sup>th</sup> quarter 2017

## Delivery

3<sup>rd</sup> quarter 2019

## Prices

2beds from 249K€ VAT included  
3beds from 352K€ VAT included  
4beds from 490K€ VAT included  
Mooring rings from 39K€ VAT included

## Buy-to-let

Management provided by Foncia

## Standards & fittings

Washbasin on cupboard with mirror and light strips, towel dryer,  
Kitchens in 2beds equipped with 4-burner ceramic stove,  
40x40 enamelled ceramic tiles,  
Smooth painted finish,  
Wooden terraces,  
Rustic turf lot,  
Equipped cupboards,  
Stained finish wooden staircases.

## Mooring rings

Contract to be signed with the company Port Croisade allowing a right of usage until 28/12/2054.  
The houses coming with a mooring ring must be sold with it, no exception possible.

## Various

Developer: PROMEO PATRIMOINE  
Architect : SAS Fontes in Montpellier  
Notary : Me CAPELA LABORDE in Montpellier





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## Explanations about the mooring rings

The Marina Corail operation is exceptional due to its location in the heart of the Port du Roy Marina and offers certain owners the possibility of benefiting from a private berth for a pleasure craft. The conditions of use of this mooring ring are included in the «Synallagmatic promise of transfer of rights to use» annexed to the reservation dossier for each house. A few explanations summarised to help understand how it is used:-

1. A berth is assigned to 18 precisely identified houses in the Marina Corail operation. Each berth cannot be sold alone or with another house.

2. In addition to the reservation contract for the house, the buyer must sign a promise to transfer the rights to use with the company Port Croisade, which has signed an occupation agreement with the municipality of Aigues Mortes, owner of the port. This promise requires an official deed with the notary responsible for the operation, Maître Capela-Laborde.

3. The payment of the right to use the mooring ring is done based on the following schedule:-

2% at the time of signing the promise

88% at the time of signing the official deed

10% upon delivery (which will take place on the same day as the delivery of the house)

4. The buyer shall not be owner of their mooring ring but shall have exclusive enjoyment until 28/12/2054, date on which the lease between the municipality and the company Port Croisade ceases.

5. Each year, the port authorities of the Port du Roy marina will require current charges from each user of the mooring rings. The amount of the charges for 2017 is shown in the table below.

6. The right to use the mooring ring may be transferred or leased to a third party at any time during the period of enjoyment.

House N°	Mooring ring			
	Ring N°	Dimensions (m)	Price inc VAT	2017 Charges inc VAT
12	A5.19.Z	12,00*5,00	47 227 €	2 233,20 €
13	A5.18.T	11,00*4,50	44 166 €	2 233,20 €
16	A5.17.U	10,00*4,00	39 780 €	2 099,87 €
17	A5.16.U	10,00*4,00	39 780 €	2 099,87 €
18	A5.14.G	8,00*3,00	39 066 €	1 866,56 €
19	A5.13.G	8,09*3,00	39 066 €	1 866,56 €
20	A5.12.G	8,25*3,00	39 066 €	1 866,56 €
21	A5.11.G	8,10*3,85	39 066 €	1 866,56 €
22	A5.10.G	8,00*3,85	39 066 €	1 866,56 €
23	A5.09.G	8,00*4,50	39 066 €	1 866,56 €
24	A5.08.G	8,00*4,50	39 066 €	1 866,56 €
25	A5.07.G	8,00*4,50	39 066 €	1 866,56 €
26	A5.06.G	8,00*4,50	39 066 €	1 866,56 €
27	A5.05.G	8,00*4,40	39 066 €	1 866,56 €
28	A5.04.G	8,00*3,90	39 066 €	1 866,56 €
29	A5.03.Y	10,58*5,00	40 800 €	2 166,53 €
30	A5.02.U	10,00*4,50	39 780 €	2 099,87 €
31	A5.01.U	10,00*4,50	39 780 €	2 099,87 €