

**UP TO £70'000 BELOW RICS VALUATION!
COLWYN BAY - INVEST £10,000 AND
GENERATE UP TO 77,000 WITHIN 14
MONTHS!**

For Sale. £ 199 640,00



Colwyn Bay, Conwy, Wales

50,000 and 77,000 pounds Below RICS valuations At this new site we have a selection of 2BED and 3BED ultra luxury apartments (most with sea views) for sale at a significant discount of up £100,000 off list price

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SECURE AND SAFE INVESTMENT Planning is **APPROVED**, and the sellers own the land outright, so no risk there! You can imagine how difficult it was to secure lending for the build from a government loan. This took a long time and they carried out tireless due diligence i.e went through the plans, end values, discounted investor prices, purchase contracts and build contracts etc as well as checking previous developer builds and their credit worthiness. Rest assured the government were happy with everything and hence they're happy to lend the full cost of the build works. **INVESTMENT SUMMARY * STUNNING DEVELOPMENT OF ULTRA LUXURY APARTMENTS* SECURE UP TO £100,000 OF DISCOUNT* GOVERNMENT BACKED LENDER IS LENDING 100% OF BUILD COST - INCREDIBLY LOW RISK OPPORTUNITY* INVEST WITH JUST £10,000 DEPOSIT AND ONE FURTHER INSTALMENT OF £10,000 IN 8 MONTHS* ALL INVESTORS DEPOSITS ARE FULLY PROTECTED* 70% OF THE UNITS WILL HAVE A SEA VIEW BALCONY AND / OR TERRACE* APARTMENTS WILL HAVE DESIGNER KITCHENS AND BATHROOMS AS STANDARD WITH ULTRA LUXURY FINISH THROUGHOUT * 10 YEAR PREMIER NEW BUILD GUARANTEE * UNITS BUILT ON A PRIVATELY OWNED, TREE LINED PLOT WITH PLANNING IN PLACE* THE DEVELOPER OWNS THE LAND OUTRIGHT***

VERY LOW RISK / HIGH REWARD OPPORTUNITY* OPTION TO SELL, FINANCE OR RE-FINANCE TO SUIT PAYMENT STRUCTURE Most developers of off plan opportunities ask for very large deposits of 50% or more, whereas the payment structure on this deal is very favourable, especially for investors, requiring only a £10,000 deposit to be paid on exchange of contracts followed by one further £10,000 instalment in October 2017, with **NOTHING** further to pay until completion in 2018, regardless of which unit you choose. * 1 X £10,000 INSTALMENT (REGARDLESS OF PURCHASE PRICE) TO BE PAID ON EXCHANGE OF CONTRACTS * 1 X £10,000 INSTALMENT TO BE PAID IN OCT 2017 * THEN NOTHING MORE TO PAY UNTIL COMPLETION, IN APRIL 2018 * ON COMPLETION YOU FINANCE THE REMAINING MONIES THROUGH A HIGH STREET LENDER AND EITHER FLIP OR RENT AS STANDARD BUY-TO-LET OR SHORT TERM HOLIDAY LET * ALL CLIENT DEPOSITS ARE FULLY PROTECTED WHICHEVER ROUTE YOU CHOOSE WE HAVE THE AGENTS, SOLICITORS AND BACK OFFICE TEAM READY TO ASSIST YOU. SO FOR JUST £20,000 TOTAL

BASE INFORMATION:

Bed	: 2
Bath	: 1

CONVENIENCE:

INVESTED FUNDS, YOU CAN HAVE UP TO £100,000 IN 12 - 14 MONTHS.