

Cortijo Romero

Prospectus regarding the sale of Cortijo Romero

This document contains basic information pertaining to the sale of Cortijo Romero. Further information is available upon request.

What is for sale?

The concept “Cortijo Romero” covers the following:

- a) The business itself, i.e. the centre’s activities and all related activities.
- b) The centre in Órgiva, Spain at which the business runs its activities.

The property that houses the centre is divided into 2 parts, with one part being owned by Cortijo Romero SL (the Spanish company) and the other part being owned by Life Rhythms, the UK-based part of the business. This division of ownership dates back to the point at which the original property was added to through the purchase of a neighbouring property.

The Dale family now intends to sell Cortijo Romero on the open market.

Regarding the business Cortijo Romero: If the new owner of the property wishes to purchase and continue the business activities of Cortijo Romero, the business assets would be transferred to the new owner. The transfer would include all the material and immaterial assets of the company. If the new owner continues to run the business as before, there are also the members of staff to consider.

The website for Cortijo Romero is: www.cortijo-romero.co.uk

What will it cost?

The asking price for Cortijo Romero is €1 250 000. This price is for:

- The 2 properties that house the Cortijo Romero centre, including all the inventories contained therein.
- All the material and immaterial properties of the Cortijo Romero business, including the brand, the client mailing list, the social media accounts, the goodwill, etc.

For us to proceed with an acceptable offer, this will require the initial payment of a non-refundable deposit, as is customary in Spain. Withdrawal from the sale agreement by either party will incur forfeiture of the deposit amount by the withdrawing party. The deposit amount is fixed at € 100 000.

I am interested in making an investment in Cortijo Romero

Sorry, but we are not looking for investors, partners, or any other form of collaboration. The Dale family does not intend to continue to own or run Cortijo Romero, and if the centre is to continue its activities as before, this means that someone else will have to take over ownership entirely.

Although we are not ourselves seeking investors, we would be happy to put you in touch with like-minded parties for potential partnership purposes.

Can a group of us buy Cortijo Romero together?

Of course – that would be a great solution! There are probably several avenues worth exploring. A small group of individuals could buy and manage the business themselves. Or a much larger group of owners (maybe using crowdfunding) could form an association and appoint a board and employees to run the place. Get your thinking caps on!

Please note that we, the Dale family, do not plan to arrange any crowdfunding or similar activities. We simply point out that there are many options available.

Also note that any such purchase by CR enthusiasts would still need to mean that ownership is transferred 100% to the new owner(s) – we are not looking to retain any shares or any part of the ownership, and we would still require the payment of the non-refundable deposit.

Would I/we have to pay everything at once?

That would be a matter for negotiation.

What does the property include?

Details of the plot, the rooms, the kitchens, and other facilities are available on the website. Here is a brief list of what's included:

The grounds/gardens cover in excess of 8,000 m² on which there is a total of 11 buildings over the 2 sites, totalling around 1,200 m² and comprising the following:

- 13 double bedrooms, all with en-suite bathrooms, and furnished with beds, table and chair(s), bedside tables, lamps, and fitted wardrobes/cupboards.
- 11 single bedrooms, also with en-suite bathrooms, and similarly furnished.
- 1-bedroom apartment with lounge-dining area, fully equipped kitchen, bathroom.
- 1-bedroom apartment with sitting area and simple kitchen worktop.
- 1 x 2-bedroom apartment, with sitting room and simple kitchen area, and bathroom.
- 5 massage/treatment rooms, with basin.
- 3 meeting/activity rooms of varying sizes
- 1 commercial-standard kitchen, fully equipped, including walk-in cold store.
- Dining space for around 30 guests.
- 1 common room/lounge.
- 1 laundry/linen storage room.
- 1 Large, general storage block (40m²) divided into 3 separate rooms.

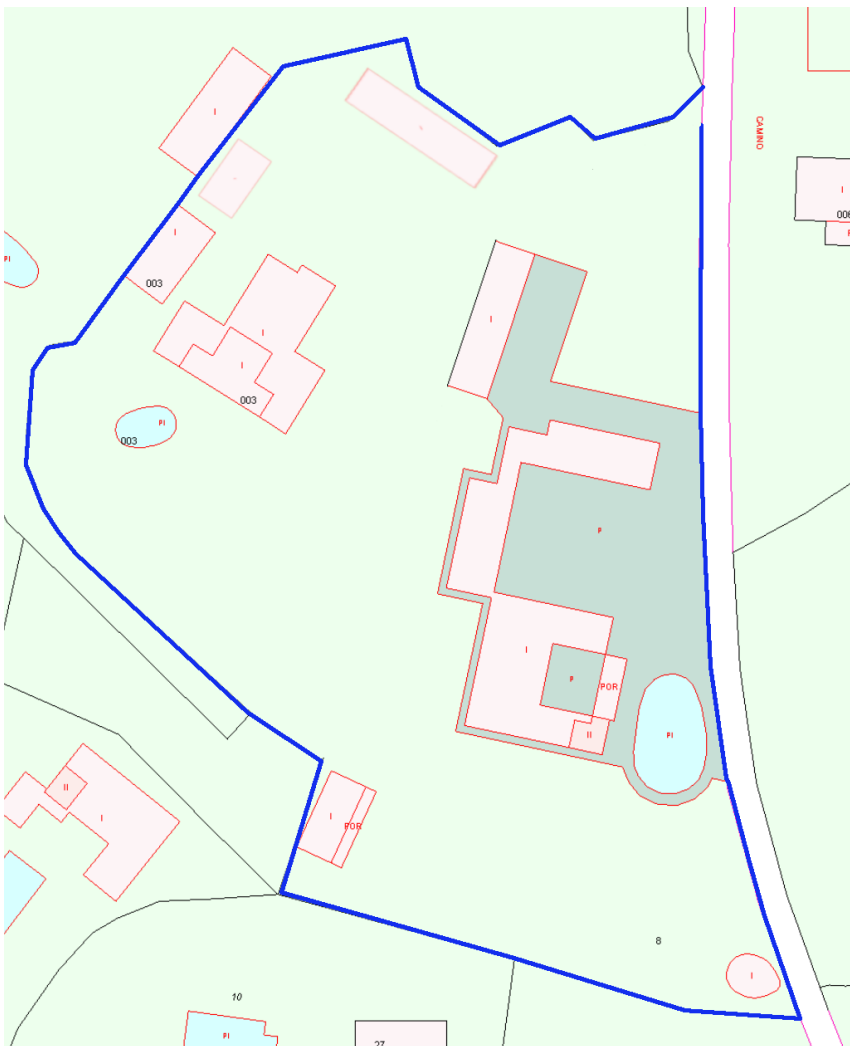
The centre features 2 swimming pools.

There are 2 solar installations (one on each of the sites), which contribute to producing hot water and heating. They are combined with boilers, one running on (bottled) gas and the other on diesel.

Further information

If you are interested in making an offer to purchase Cortijo Romero and wish to know more, please write to communications@cortijo-romero.co.uk

If you have never been to Cortijo Romero, here a few images to give you a feel of the place.



Cortijo Romero occupies the plot(s) as bordered by the blue boundary above.
Note that the illustration is not 100% accurate.



