# UNLOCK THE EXTRAORDINARY WITH YOUR SUMMIT LIVING









SUMMIT ONE

LIVE YOUR LIFESTYLE

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# WELCOME TO YOUR NEW LIFESTYLE

Summit Living offers the unique opportunity to enjoy multiple luxury holiday homes in various locations across Europe, without the burdens of full ownership. At Summit Living, you are a coowner of at least three holiday homes in the most beautiful places in the world. We aim to make owning multiple homes as effortless and enjoyable as possible, so that you can truly live your Summit Living!

By investing in multiple holiday homes, you get more value for your money, less stress by completely handing over management, and above all, more freedom than fully owning just one holiday home. You become a co-owner of at least three beautiful houses, which yields significant cost savings compared to fully owning just one house. Our goal is to make Summit Living accessible to everyone and thus beautify the world, as everyone should live according to their own Summit Living.

Summit Living selects forward-thinking locations and acquires beautiful properties in special places. We strive to make each home comfortable and functional, equipped with all conveniences. Summit Living renovates and manages all properties with an eye for detail, aesthetics, and respect for history and the environment, ensuring a carefree stay for you as an owner. With a professional approach and our own involvement in each property, we promise optimal guidance on your journey to your Summit Living.

The Story	5
Who We Are —	8
Why Share	10
Why Have it Managed ————————————————————————————————————	15
The Process —	
Summit Living App ——————————————————————————————————	26
Renting vs. Summit Living	28
The Investment —	30
Summit Collection One ——————————————————————————————————	32
Puglia ————————————————————————————————————	34
Costa Blanca	42
Alps	50
About Us	58
Contact	60





# WHO ARE WE?

Meet Ramon and Liset, and Mark and Nicole, the passionate entrepreneurs behind Summit Living.

Ramon and Liset form a dynamic duo with vibrant energy, ensuring a streamlined organization. Mark and Nicole bring their endless creativity and hospitality to enrich Summit Living. A perfect blend of competencies to guide you towards your Summit Living.

The children in our two families are the heart of our team. Sharing precious moments with our loved ones is what Summit Living is truly about.

As entrepreneurs, we always strive for the highest possible achievements, but never at the expense of what is most important to us: time to enjoy precious life together.

Over the years, we have learned that true growth comes from sharing with others.

We also realize that you need to maximize life, but also your assets. Because every moment a beautiful holiday home stands empty is a moment it's not enjoyed, which is extremely wasteful.

Our goal is to make Summit Living accessible to everyone. We want to make owning a holiday home as pleasurable and effortless as possible. We aim to beautify the world we live in and pass on to our children by preventing emptiness and decay in the world's most beautiful places. That's why we believe in sharing real estate so that your assets are used optimally.

At Summit Living, we are ready to guide you on your Summit Living journey.

Together, we will make your dreams a reality!

We warmly welcome you to Summit Living! Let's embrace the peak of life together!

# WHY SHARE?

For many, the idea of a holiday home abroad conjures up images of high investments and many time-consuming and unclear obligations.

The sharing economy in which we live shows that it is not logical to own 100% of an asset while only using it 10% of the time. Why own just one holiday home when you can have a share in at least three for less money?

Summit Living offers better affordability, less hassle, and more freedom than owning just one holiday home.

An important aspect of sharing a holiday home is sustainability. By sharing a holiday home with 14 others, optimal use is made of the house, preventing the construction or renovation of 14 other holiday homes that would all be empty 90% of the time. With Summit Living, we handle property development sustainably. We breathe new life into existing properties and then utilize their full potential



# 

#### Added Value for Your Investment

Save significantly on costs compared to purchasing a comparable holiday home. By investing in Summit Living, you become a co-owner of at least three properties with a total value that is higher than if you were to buy just one property. In short, it's cheaper to assemble your home portfolio with Summit Living than owning a single holiday home in one location.



#### **Diverse Destinations**

You are not limited to one location or holiday home. As an owner of at least three houses, you have access to your own holiday homes in which you hold a share, at times of your choosing.



# Full Ownership, No Risk.

Each property is fully purchased, eliminating the need for a mortgage. This ensures a secure situation for all involved homeowners.



# Modularly Structured

hoose only the locations that truly fit within your Summit Living. You determine your own portfolio, with a minimum of three houses. Summit Living continues to grow in various locations, making it possible to adjust your portfolio in the future. You can endlessly expand and reduce your portfolio because we understand better than anyone that your Summit Living is not static but evolves with your life.









# WHY HAVE IT MANAGED?

Properly managing and maintaining a holiday home requires a lot of time, money, and focus. By entrusting the management to us, you can be assured that your homes are managed according to the highest hotel standards. The beds are made, fresh towels are ready, the garden is perfectly maintained, and the pool is cleaned. Additionally, your fee also covers minor renovations, ensuring all our homes remain in optimal condition. We also handle all the administrative and legal matters associated with owning property abroad.

All you need to do is let us know when you want to be there, and we'll handle the rest.

# Useful app

Summit Living has developed a fantastic app that provides everything you as a homeowner need.

#### Simple booking

Part of the app is an ingenious booking system that benefits both long-term and short-term planners, allowing everyone to secure their desired periods.



# Beautifully furnished homes

All properties are tastefully decorated by experts. Together with our partners, we ensure that each Summit Living house is comfortably and attractively furnished, with respect for local materials and customs. We do not simply purchase properties; we create perfect holiday homes. We look for properties with a lot of potential and renovate them according to our high standards, in line with our Summit Living philosophy.



# Buying abroad without risk

Buying property abroad can be risky and time-consuming, from the purchase to renovation and maintenance. Let us, as experts, handle everything!

Thanks to our strong local networks, we select properties in the best locations from your most beautiful dreams that also represent a solid investment.



# One fixed monthly fee

And with that, we handle everything. From maintaining your properties to ensuring consistent quality standards and managing and paying local taxes, we take care of it all.





# FROM A DREAM, TO YOUR SUMMIT LIVING

At Summit Living, we ensure that all our homes offer a warm welcome, are child-friendly, and feature unique and stylish interiors that respect the history and surroundings.



## Step 1.

We select future-oriented locations

At Summit Living, everything revolves around your Summit Living experience. We carefully select locations to meet all your expectations. We ensure good accessibility to destinations, wherever they may be located. Our properties are situated in breathtaking locations that are attractive all year round. With our extensive knowledge of all destinations, we know exactly where to find the most enchanting homes. We exclusively acquire properties in traditional and highly sought-after destinations.



# Step 2.

We purchase beautiful real estate

Thanks to our extensive network of valuable relationships and connections in our regions, we have the advantage of getting first access to exclusive real estate opportunities with our partners. This provides us the unique opportunity to find some of the most breathtaking properties in each region.

At Summit Living, we believe in a philosophy where functionality and beauty come together harmoniously. We aim to maintain the charming and authentic appearance of the homes with great respect for the local environment, while at the same time adding modern touches to make your life as comfortable as possible.



# Step 3.

We renovate and furnish with an eye for detail

Our team of experienced interior designers takes care of the furnishing of each property. With an eye for detail and aesthetics, they create a unique and stylish environment that you simply won't want to leave. We ensure that every space in the home is comfortable and functional. From cozy living rooms to well-equipped kitchens and comfortable bedrooms, we strive to create an environment where you immediately feel at home. After all, it's about your summit living. In furnishing our homes, we focus on quality and sustainability. We carefully select furniture, appliances, and materials that are not only beautiful but also durable and meet high standards.









# Step 4

We manage according to the highest standards.

At Summit Living, we go beyond just acquiring and renovating properties. We carefully furnish each house and manage it according to the highest standards, making it your perfect vacation destination. Always.

We collaborate with reliable partners and suppliers to ensure everything functions smoothly and remains in optimal condition. From regular maintenance to rapid response to any issues, we are prepared to offer you a worry-free stay.



# Step 5 Your Summit living

Your satisfaction is our priority, your Summit Living, that's what it's all about. We aim to meet all your wishes and needs, and are always ready to assist you. Whether it's providing local information, arranging additional services, or addressing any concerns, our team is here for you.

To make your house truly feel like your home, each of your houses has a personal storage box. You fill this box with your personal belongings such as your favorite swimsuit, toothbrush, shampoo, and the kids' toys. When you arrive, we ensure that your personal box is ready for you so that you can fully enjoy your own vacation home.



Your Summit Living is important, and we understand that. That's why we developed the Summit Living app, with you in mind. It's a user-friendly app where you can find everything about your vacation homes.

Through this app, you can book your vacations, view annual reports and maintenance history, and book all the extra services you need.

#### Your Stay

All your future planned stays are listed, summarized with all the information you need and the services you have booked. Are you coming yourself? Let Summit Living set up your personal box. If someone else is staying under your name, leave your box behind. Manage it easily from wherever you are.

#### Your Summit Living

Here, for each vacation home, you can find all the detailed information needed for a practical and safe stay, as well as all the insights you as a homeowner need to live your Summit Living worry-free. From technical information like addresses, directions, and alarm codes, to nearby hospitals and administrative and financial information such as annual reports, maintenance history, and agreements made about the respective property.

#### Booking

Your vacation homes are inseparably linked to your Summit Living, and naturally to others' as well. How do you plan your vacations and secure your desired periods? With our smart and user-friendly planning system, you can plan ahead or wait for spontaneous trips, enjoying your vacation homes flexibly regardless of the season.

Different families have different needs. Therefore, we have carefully compiled a Summit Living portfolio with an excellent balance of fourteen different families per vacation home and at least three homes per family, ensuring plenty of flexibility.

Our booking system operates on a points basis, where each member of the collection receives the same amount of points annually. These points can be used to book weeks in four categories based on seasons. With your points, you can typically secure 10 weeks, depending on your needs. If you mostly stay during the off-season, your points are worth more and can increase to up to 18 weeks.

To accommodate planners for both long and short terms, points are released in batches throughout the year. This ensures you have a fair chance to book your desired weeks and

high season weeks, and you can plan different vacations at various times each year.

#### Sharing

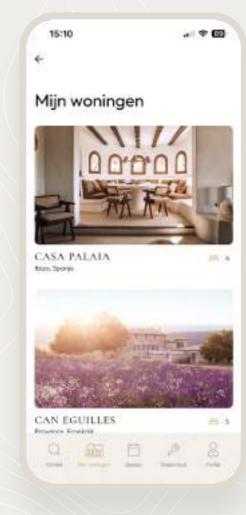
"Sharing ownership, multiplying memories - that's the magic of Summit Living." And that doesn't stop with the co-ownership of the real estate. That's where it begins. Share your experiences about the surroundings, the weather, the special spots in the garden, and your favorite wine from the neighbor. Perhaps you'll inspire someone else and contribute to another's Summit Living.

#### Service

Summit Living always offers top service, some always included, others optional. Think of a stocked fridge, airport pickup, or nanny service. Additionally, each property also has its own extra services, such as a private chef, a boat in the harbor, wine tastings, and more. You can easily book all the extra services you need via the app.

#### Maintenance

Where there's life, there's need for maintenance. In this section of the app, you can easily report a problem by uploading photos, videos, or text. Through the app, we keep you updated on the developments around the reported issue. The history of all maintenance can be found here.











# RENTING - VS -SUMMIT LIVING

When renting a vacation home, the costs are high and there is no return on investment. In contrast, when purchasing a vacation home, you invest your money in real estate. As an owner, you retain the property's value and even benefit from the natural appreciation of the property. In a future sale, you can achieve a return on your investment, likely recovering the entire amount. In this way, you not only utilize your money but also invest it in a valuable asset.

# Example

The cost of renting comparable properties, located in the most sought-after locations, averages 500 euros per night, depending on the week you book. For a rental of 4 weeks, that's 14,000 euros. With Summit Living, the actual costs for the use of your vacation homes are 9,000 euros per year. This amount includes all costs for management, maintenance, taxes, repairs, and depreciation. In this example of a 4-week vacation, you save 5,000 euros per year, which is a savings of 36% compared to renting.

On average, with Summit Living, you save 50 to 75% annually compared to the costs of renting a vacation home.

# Rental Vacation Home vs. Summit Living

Weeks	Per night		Per year	Per year		
	Traditional Rent	Costs Summit	Traditional Rent	Annual Costs		
2	€ 500	€ 642	€ 7.000	€ 9.000		
4	€ 500	€ 321	€ 14.000	€ 9.000		
6	€ 500	€ 214	€ 21.000	€ 9.000		
8	€ 500	€ 160	€ 28.000	€ 9.000		
10	€ 500	€ 128	€ 35.000	€ 9.000		
12	€ 500	€ 107	€ 42.000	€ 9.000		

# Savings on Your Annual Vacation Costs

4 weeks	€ 5.000	36%
6 weeks	€ 12.000	42%
8 weeks	€ 19.000	68%

# Costs over a specific period

Weeks	5 year		10 year		15 year	
	Rent	Summit	Rent	Summit	Rent	Summit
2	€ 35.000	€ 45.000	€ 70.000	€ 90.000	€ 105.000	€ 135.000
4	€ 70.000	€ 45.000	€ 140.000	€ 90.000	€ 210.000	€ 135.000
6	€ 105.000	€ 45.000	€ 210.000	€ 90.000	€ 315.000	€ 135.000
8	€ 140.000	€ 45.000	€ 280.000	€ 90.000	€ 420.000	€ 135.000
10	€ 175.000	€ 45.000	€ 350.000	€ 90.000	€ 525.000	€ 135.000
12	€ 210.000	€ 45.000	€ 420.000	€ 90.000	€ 630.000	€ 135.000

Rent for comparable property per night: €500 | Summit Living maintenance and management costs per year: €9,000 \*The above prices and costs are indicative. Actual amounts may vary.

Average Summit Use



# THE INVESTMENT

Buying a house requires an investment. The investment varies per property, as the value of each property differs. Additionally, the total investment varies per portfolio, as the number of properties in a portfolio can differ.

Investing in a house is often a stable investment that increases in value over the years. Summit Living only purchases real estate in areas with a proven track record of rising property values.

#### Two Phases

We release the shares in two phases. The first 8 shares are released at a lower amount than the last 7. Once we have issued the first 8 shares, we begin the project. Phase 1 is cheaper because these owners join at an early stage, and do not know how long it will take before a project is completed.

# SUMMIT ONE





Phase 1 / Price: € 285.000

Phase 2 / Price: € 295.000

\*Indicative Annual Management Costs: €9,000



# PUGLIA

Let yourself be enchanted by the irresistible charm of Puglia, a region that will capture your heart with its warm hospitality and rich culture. This raw diamond of Italy breathes history and authenticity, with its enchanting trulli and masserias nestled among endless olive trees. Lose yourself in the narrow streets of the picturesque villages, where the locals welcome you with open arms. Enjoy the delicious, pure, and local cuisine that will delight your taste buds. Relax on the sun-drenched beaches and leave the worries of everyday life behind. Whether you opt for luxury accommodations or the simplicity of authentic living, Puglia offers something for everyone. Discover the beauty and versatility of this enchanting region and immerse yourself in the magic of Puglia.





# REGION & ACTIVITIES

## The Cuisine

The cuisine of Puglia is a celebration of flavors, made with love and respect for local ingredients, offering visitors an authentic taste of Italy. Central to this are olive oil, fresh vegetables, and an abundance of seafood. Pastas such as orecchiette, often served with broccoli rabe and anchovies, are a regional specialty. The area is also famous for its burrata, which pairs perfectly with fresh bread and tomatoes. Finally, robust local wines, such as Primitivo and Negroamaro, complete the dining experience in Puglia.

#### Nature

The nature of Puglia offers a breathtaking landscape that ranges from the green olive groves covering the countryside to the crystal-clear blue waters of the seas. The region also hosts impressive caves, revealing an underground spectacle of stalactites and stalagmites. Along the coastline, you'll find a series of enchanting sandy beaches, cliffs, and coastal villages, while the interior is characterized by its high plains and deep gorges, such as those in the Gargano National Park.

## Culture

The culture of Puglia is a rich blend of art, history, and traditions, deeply rooted in the Mediterranean way of life. The region is famous for its trulli, the cone-shaped limestone houses that are part of UNESCO's World Heritage List, and the masserie, traditional farmhouses that characterize the rural landscape. Puglia's pride in its culinary heritage, from olive oil to seafood, connects the inhabitants with their history and offers a warm welcome to visitors from all over the world.

## Sports

Water sports such as sailing, windsurfing, and kitesurfing are especially popular along the coasts, where the clear blue waters provide ideal conditions. The inland areas, with their rolling hills and expansive plains, are perfect for cycling, hiking, and horseback riding.

















# THIS IS WHAT WE'RE LOOKING FOR!

We are searching for an enchanting trullo in Puglia, nestled in a tranquil setting.

We will revive it with love and respect for the rich history of the region. By carefully restoring this authentic dwelling, we aim to preserve the magic and heritage of Puglia. The pool will blend seamlessly into the natural beauty of the surrounding olive grove. And of course, an outdoor kitchen is essential, complete with a traditional pizza oven, where we can spend long evenings enjoying delicious dishes and the warm Italian ambiance. The summit living is to create an oasis of peace and authenticity, where we can fully experience the enchanting ambiance of Puglia.

# Must have









WITHIN 30 MIN.



MIN. 3 BEDROOMS





WITHIN 45 MIN.

# Nice to have







SEA VIEW









# COSTA BLANCA

SPAIN

Indulge yourself on the enchanting Costa Blanca, where the sun always shines and a world of fun awaits you. Stretch out on the expansive golden beaches and immerse yourself in the crystal-clear waters that invite refreshment and relaxation. Explore the bustling resorts full of vibrancy and enjoy the lively nightlife and vibrant atmosphere. Discover the charm of picturesque villages, where time seems to stand still, and admire the rich historical sights that testify to a glorious past. Let your taste buds be surprised by the diverse culinary scene, where local specialties and international dishes come together.





# REGION & ACTIVITIES

#### The cuisine

The cuisine of Costa Blanca is a flavorful reflection of its Mediterranean surroundings, featuring seafood, fresh vegetables, and rice as the main ingredients. Paella, undoubtedly the crown jewel of regional dishes, is often prepared with saffron, local rice, and a variety of seafood caught along the coast. Tapas, small bites ranging from olives and cheeses to lberico ham and fried squid, are an essential part of the dining culture. Those with a sweet tooth will also enjoy local delicacies such as turron (nougat) and horchata, a refreshing drink made from tiger nuts, highlighting the diversity and richness of Costa Blanca's culinary landscape.

#### Culture

The culture of Costa Blanca is a vibrant mix of historical influences and modern lifestyles, featuring Moorish castles and Gothic churches alongside contemporary art galleries and theaters. This region celebrates its rich history and diversity through numerous festivals. The local population harbors a deep love for music and dance, with flamenco performances expressing both the passion and liveliness of Spanish culture.

#### Nature

The nature of Costa Blanca is a combination of rugged mountain landscapes, beautiful valleys, and expansive sandy beaches along the Mediterranean Sea. The interior offers a surprising contrast with its mountains, where hikers and nature enthusiasts can enjoy breathtaking views and rich biodiversity. Along the coastline, picturesque bays and cliffs alternate with long, golden beaches, perfect for sunbathers, swimmers, and water sports enthusiasts. Additionally, there are several protected natural areas and parks, which preserve and showcase the unique flora and fauna of the region.

## Sports

Costa Blanca is a paradise for water sports enthusiasts, offering activities such as sailing, windsurfing, and diving. The mountainous interior provides excellent opportunities for hiking, mountain biking, and climbing. Golf is another popular sport in the region, with numerous golf courses attracting players of all levels, enjoying the mild climate all year round.

















# THIS IS WHAT WE'RE LOOKING FOR!

We are looking for a charming, typical Spanish house that reflects the essence of Mediterranean Summit Living.

An ideal location near the azure sea is a must, so you can enjoy refreshing swims and relaxing beach days. The house should offer an oasis of peace and entertainment, with a swimming pool or plunge pool where we can cool off. Outdoor living is central, so generous outdoor spaces where we can dine and relax under the radiant Spanish sun are essential. A special nice-to-have is a private mango orchard, so we can enjoy delicious juicy fruit straight from our own trees. And of course, the location is of great importance, with proximity to both the enchanting sea and an airport for effortless travel connections.

# Must have



MIN. 3 BEDROOMS













UTHENTIC NISH LOOK &



OUTDOOR KITCH

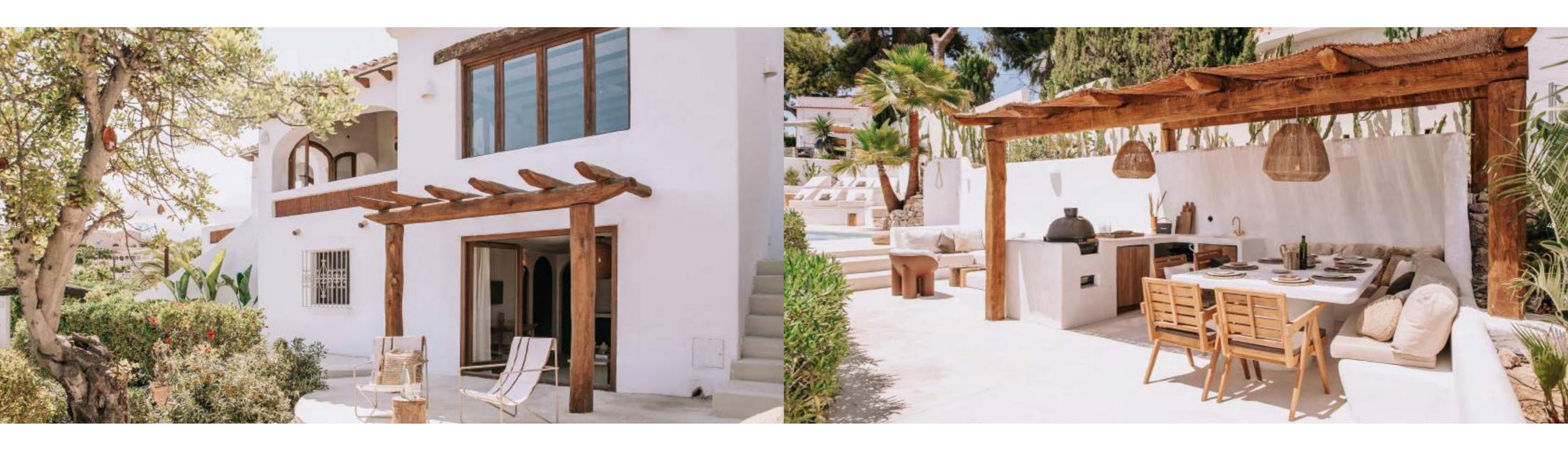
# Nice to have











# ALPS

In the majestic Alps, the breathtaking mountain range that stretches across France, Switzerland, Italy, and Austria, an adventurous winter experience awaits. Amidst the snowy peaks, you can immerse yourself in the enchanting beauty of this picturesque ski area. Lose yourself in the thrill of skiing, feel the adrenaline while snowboarding, or enjoy the serene calm of crosscountry skiing through beautiful landscapes. After a day full of action and fun on the slopes, relax in your own cozy chalet, surrounded by the impressive nature of the Alps. Let the warmth of the fireplace embrace you as you enjoy a good book or quality time with your loved ones. And as if that's not enough, the region is known for its refined culinary traditions and delicious wines. Treat your taste buds to the local gastronomy, making your stay in the Alps an unforgettable culinary journey.





# REGION & ACTIVITIES

## The Cuisine

The cuisine of the Alps is characterized by robust dishes that reflect the influences of French, Swiss, Italian, and Austrian traditions. Typical ingredients include locally produced cheeses, as well as cured meats, fresh fish from the mountain lakes, and an abundance of seasonal vegetables. Dishes such as fondue, raclette, and rösti are typical for the region. The cuisine is also rich in hearty soups, dumplings, and pastries.

# Culture

The culture of the Alps is deeply rooted in age-old traditions and a close connection with the impressive mountain landscape, where communities have adapted to life at high altitudes. This region is rich in folklore, with traditional attire, music, and dance still celebrated during numerous local festivals and events. Artisanal craftsmanship, such as wood carving, clock making, and weaving, plays a significant role in daily life and the economy. Additionally, there is a strong emphasis on preserving their natural environment and cultural heritage.

#### Nature

The Alps are known for their breathtaking landscapes, ranging from sharp peaks and glaciers to beautiful valleys and crystal-clear lakes. This region hosts a rich biodiversity, including unique flora such as edelweiss and alpine roses, as well as fauna like chamois, ibex, and eagles. The seasonal changes transform the landscape, from snow-covered wonderlands in the winter to blooming alpine meadows in the summer.

## Sports

The Alps are a hotspot for winter sports, featuring world-renowned facilities for skiing, snowboarding, and cross-country skiing. In the summer, these mountains transform into a playground for hikers, climbers, and mountain bikers. Paragliding and rafting are also popular activities, offering adventurers the unique opportunity to experience the beauty of the Alps from a different perspective.



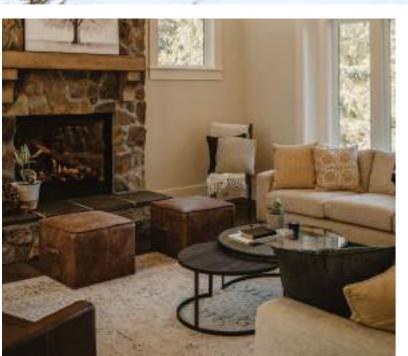














# THIS IS WHAT WE'RE LOOKING FOR!

We are looking for the perfect retreat for winter sports adventures, a wooden house that offers all the comforts you need.

Located just a stone's throw from all winter sports facilities and within walking distance of the ski slopes, this house will provide you with the ultimate winter experience. After a day full of fun and action in the snow, we long for relaxation and pampering. Fortunately, our dream house offers just that, with luxury wellness facilities such as a cozy hot tub, an invigorating jacuzzi, or a soothing sauna. This house promises to be not only a comfortable retreat in winter but also a haven of peace and recovery in summer, where we can be both active and utterly relaxed.

# Must have













WALKING DISTANCE



# Nice to have















# Ramon ten Tije

Ramon personally guides you in finding your Summit Living. He listens to your preferences and searches together with you for the perfect property. Additionally, he is responsible for managing and overseeing the share transactions. Ramon ensures that everything runs smoothly, allowing you to confidently enjoy your Summit Living experience.



# Liset ten Tije

Liset ensures seamless organization, allowing you to enjoy your Summit Living experience without worries. She handles all bookings and ensures that your stay is meticulously arranged. With her eye for detail and personal attention, Liset ensures that your stay is unforgettable.



# Mark van den Bogaart

Mark is always seeking the most exceptional properties in the most beautiful locations.

He is responsible for the entire process, from the purchase to the delivery of the homes.

Mark ensures the authenticity and quality of all renovations, so you can enjoy a beautiful and unique vacation home.



# Nicole van den Bogaart

Nicole is responsible for the interior of your Summit Living home. She creates a cozy and stylish atmosphere that perfectly complements the authenticity of the property. With her eye for detail and aesthetics, Nicole ensures a warm and inviting interior where you feel right at home.



# CONTACT SUMMIT LIVING

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