



The modern way to buy and own a holiday home

Introducing Pacaso

Pacaso is the modern way to buy and own a spectacular holiday home for a fraction of the cost.

We've replaced the decades-old practice of DIY co-ownership with fully managed limited company co-ownership, ongoing property management and a smart scheduling system to make owning a holiday home more enjoyable and less expensive.

Pacaso operates in top second home destinations across the USA and in Spain.

Less cost, less hassle

Avoid bidding wars and missed opportunities. The price you see is the price you pay, and all costs are shared upfront.

Home operating expenses are passed through to owners pro rata, at cost. The estimated owner expenses below are based on a home priced at €500,000 for 1/8 ownership.

Operating expenses	Whole home	1/8 Ownership
Taxes	€375.00	€46.88
Insurance	€208.33	€26.04
Electricity & Internet	€775.00	€96.88
Water & Gas Supply	€129.42	€16.18
Alarm Maintenance	€48.83	€6.10
Property Management	€210.00	€26.25
Landscaping	€550.00	€68.75
Cleaning	€760.00	€95.00
Pacaso Management Fee	€1,592.00	€199.00
Annual total	€55,783.00	€6,972.88
Monthly contribution	€4,648.58	€581.07

(i) Includes preventative (e.g., new roof), recurring (e.g., landscaping) and ad hoc maintenance (e.g., misc. repairs).

Benefits of co-ownership

True ownership, ongoing access

Buyers purchase ownership in a property and can book stays up to two years in advance using Pacaso's easy and equitable SmartStay scheduling system. Owners of a 1/8 share stay at their homes 6-7 times per year, on average. Unlike a timeshare, Pacaso is true property ownership.

Own what you'll (actually) use

There are hundreds of thousands of holiday homes in Spain, and most sit empty 10-11 months a year. This underutilisation is costly and wasteful. With Pacaso, buyers purchase the amount of ownership that fits their personal usage needs.

Fully managed owner experience

Pacaso takes care of all the details, including interior design, modern furnishings, ongoing maintenance and bill payment. Pacaso's €199 monthly management fee covers limited company oversight, technology and property management – including a dedicated Home Manager.

Streamlined resale or transfer

After 12 months, owners can sell their share, and they set the price. Resale is streamlined and simple, with sale prices reflecting local market trends. We also offer owners a transfer benefit. Within their first year of ownership, owners can transfer to another available Pacaso if their home isn't a perfect fit.

Contact & information

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