

Your Guide to Buying a Freehold Property on the Costa Azahar, Costa Almeria, Costa Calida, Costa Blanca and Costa Tropical

Why would you want to buy a property in Spain?
Well, there is every reason under the sun.....!

WWW.TORREVIEJA.UK.COM

&



Partnership



The safe way to buy your dream home in the sun...!

The Company

We understand this is probably one of the biggest decisions you will ever make. We have worked with complete dedication to provide our clients with an extremely personal, reliable, reputable and safe way to buy property in Spain. We operate in close association with developers, who have the highest reputations within the Spanish building industry, to bring you the widest possible choice of quality properties at prices **direct from the developers**. The company prides itself on being large, and experienced enough to know the pitfalls, but small enough to care. We are always just a phone call away to help and advise you with every aspect of buying your new home in the sun. Our representatives and we are professional and friendly, and proud that much of our business comes from referral.

- ❖ **Why buy through us?**
- ❖ **Safe and simple**
- ❖ **Price is important**
- ❖ **Full freehold title deeds**
- ❖ **A total service**
- ❖ **House builders guarantee**
- ❖ **Welcome to Spain**
- ❖ **"Spain" ...a guarantee of quality of life - welcome to a fantastic country!**
- ❖ **Average temperatures**
- ❖ **Ideally situated**
- ❖ **A good investment in your wealth and health**
- ❖ **A wonderful climate**
- ❖ **Cost of living**
- ❖ **Health care**
- ❖ **Less crime**

Why buy through us?

Choice & Value. Because we deal direct with the developers, but are independent of any one builder, we are able to offer the widest possible choice of properties, at the best prices.

Safe and simple

Hundreds of clients can testify to our unparalleled service.

Price is important

If you believe you can find your ideal property, and then safely negotiate a 'bargain' price yourself with a Spanish developer, then good luck! We have many years experience in negotiating the best possible prices for our clients by dealing direct with the developer, and allowing the developers to compete against each other on the quality and prices of their properties. Compare our prices for yourself. If you can find cheaper priced properties of comparable quality anywhere else in Spain, please let us now.

Full freehold title deeds

We select the developers to ensure that you are guaranteed your freehold title deeds. We go even further and check planning permission, solvency of the developers and any outstanding liabilities on the properties.

A total service

We have a first class after-sales service in Spain. Our representatives in Spain keep control over all of the contracts, and keep a watchful eye on the building and completion of your property.

House builders guarantee

All our new properties are of the highest quality construction and specification, and are of College of Architects approved designs with ten-year house builders guarantees. Resales that are less than 10 years old can have the Guarantee transferred to the new owners.

Welcome to Spain

Spain is a country of sunshine and welcoming people, full of different customs and images, with a modern and well-proven economy and political stability. It sees over 50 million visitors a year, and around 1 million foreigners have homes there. It is estimated that over 500,000 British families own a home in Spain. Since membership to the Common Market in 1986, interest in investing in a home in Spain has increased, sales have escalated, and likewise the property prices have risen.

"Spain" ...a guarantee of quality of life - welcome to a fantastic country!

One of the areas that we cover is in and around "Torrevieja" on the Costa Blanca - The Costa Blanca, situated on the east coast of Spain, with its cooling Mediterranean winds, is known as the "White Coast", where the Spanish themselves come on holiday. We invite you to discover, "TORREVIEJA", which has a long seafaring tradition, a privileged climate, excellent beaches with transparent waters and a modern infrastructure. It is without doubt one of the most major attractions on the Mediterranean coastline.

The old fishing port of Torrevieja still retains having it's own harbour, and fishing fleets, holidays. This is a friendly place, boasting Europe, varying from long stretches of fine and eucalyptus trees, with excellent picnic rugged cliffs.



much of it's original charm and character, and proud that it does not cater for package some of the most beautiful beaches in sand, secluded sand dunes covered with pine areas, and sandy undiscovered bays with

All major beaches have been awarded the exclusive EC flag. Just a few minutes drive will take you into the open, glorious, unspoilt countryside. In the town centre you will find numerous shops, restaurants, and bars. A beautiful new promenade, with fountains, and underground car parks for your convenience. Fridays come alive, with the colourful banter of the market traders.

You will find everything here from genuine Spanish handicrafts, to remarkably cheaply priced leather jackets, shoes, and bags, textiles, ceramics, silver, and a wonderful variety of fresh local produce, at literally half the price you would pay in the UK. Whatever your fancy, you are sure to find something here that will delight you.

Average temperatures

Jan	Feb	Mar	Apr	May	June
18c	17c	20c	22c	24c	26c
July	Aug	Sept	Oct	Nov	Dec
30c	32c	32c	27c	20c	17c

Ideally situated

Just 47 kms from Alicante, the provincial Capital, and approximately 35 kms from the airports of Alicante and San Javier (Murcia), Torrevieja is ideally situated, (just a half hour drive), and is approximately a two hour flight from most major British airports. For those not wishing to fly, there is an excellent motorway network through France, and good train services, and express coach journeys, taking around 36 hours. You can even take your car on the train! Torrevieja also has extensive bus services with national and international links. The town of Torrevieja lies along a broad coastal plain, with its face to the Mediterranean, and its back to the Nature Reserve of the lagoons of La Mata and Torrevieja, one of the most important marshlands in the Land of Valencia, serving as a habitat for numerous protected species of birds such as the greater Flamingo, and Montagu's harrier (Circus pygargus). These two beautiful lagoons, known as Las Salinas, the salt flats, date back to the 12th century and are currently one of the most important in the whole of Europe.

A good investment in your wealth and health

2004 saw property prices increase by more than 20% with many developments selling out within a few months of being released. This has left a few disappointed prospective purchasers at the lower end of the market as prices move out of their budget. It is a well-known fact, which most major financial institutions predict, that *freehold* property prices on the Southern Costa Blanca and Costa Calida could easily double in true value over the next 5 years or so. With one of the best UK borrowing rates for 50 years, an extremely strong Pound, and some of the most attractive finance packages available, it makes sense to ACT NOW! Torrevieja has seen much growth over the last decade, and the Government has invested a huge amount of money in this area. However, unlike other parts of Spain, there are strict building controls, sympathetically blending the new with the old.

A wonderful climate

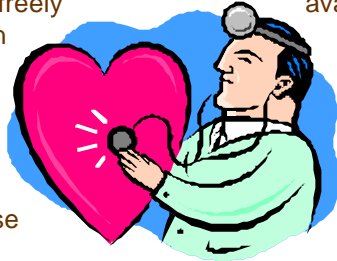
...one of the healthiest places in Europe to live as recommended by the World Health Organisation. It can be said that when the sun is shining, we are smiling and Torrevieja has an idyllic climate, boasting over 320 days of sunshine per year, extremely low rainfall, and an average daily temperature of around 18 degrees centigrade. Even in December the temperature rarely drops below 15 degrees. Albeit, we are not all sun worshipers, the benefits of living in a warm and sunny climate, are not to be underestimated. The nearby salt lagoons draw moisture from the air, making a unique microclimate. Many people suffering from ailments such as arthritis, rheumatism, and asthma, find that their condition is greatly improved. The waters of the lagoon are rumoured to have curative properties, and it is not uncommon to see people taking medicinal baths there.

Cost of living

The cost of living is substantially lower than the UK. Due to the mild winters there are no hefty fuel bills, and food is cheap all year round. Of course the ratable values on the properties are also much cheaper.

Health care

Health care in Spain is efficient and freely reciprocal arrangement offered, within be obtained from most major post cover you will be entitled to. British free health care in any case. who are not of retirement age, need to date information. Torrevieja has its clinics, and medical centers. Of course those who would prefer.



available to EU residents, because of the the EU. Form E111 is required, and this can offices. This form explains exactly what citizens of retirement age are covered for However, people who are living in Spain, check with the DSS in Newcastle, for up to own hospital, in addition to numerous health care is also available privately for

Less crime

Unlike most of the UK and other certain areas of Spain, the Costa Blanca and Costa Calida has a very low crime rate. Our developments are located in areas, which have discouraged package holidays, and large complexes of high rise hotels and apartments. We also have gated developments with full-time security for those who want it.

Resales

We have the largest selection of resale property, some of them new or nearly new.

Commercial property

We have a large selection of commercial property available, too diverse to display in this brochure.

Frequently Asked Questions

1. **Do you have an office in Spain?**
2. **We would like to go on a viewing visit, what do we do next?**
3. **Do we have to go on a viewing visit - is there another way?**
4. **Will I be subjected to a 'hard sell'?**
5. **What are the additional costs of purchase likely to be?**
6. **What are the approximate annual running costs?**
7. **What is the Community of Owners?**
8. **Why do I need Fiscal Representation?**
9. **Will I be able to rent my property?**
10. **Once I have moved into my new home how will I settle my bills?**
11. **Is it possible to have my pension paid to me in Spain?**
12. **Do you offer an after sales service?**
13. **Settling in**
14. **Furnishing**
15. **Insurance**
16. **Legal formalities**
17. **Service contracts**
18. **Viewing - Should we take a viewing visit?**
19. **Will we have enough time to make up our minds?**
20. **If we take a viewing visit, will we be under pressure to purchase?**
21. **Can finance be arranged?**
22. **When we see a property we like, what do we do?**
23. **What happens on a viewing visit?**

Do you have an office in Spain?

We certainly do. The head office and showroom is in the centre of Torrevieja, which means that staff are always on hand to answer any queries clients may have. We also have offices in Costa's Azahar, Calida, Almeria and Tropical.

We would like to go on a viewing visit, what do we do next?

Join us on one of our viewing visits. The visits last four or five days and run on days convenient to you. You only pay the flight cost. The aim of the viewing visit is to give you the opportunity to see the properties that we offer, and to sample the lifestyle and the area. However, you need to pack a lot into a short period of time, so be prepared for a busy few days! If you wish to book a viewing visit call [0845 230 1471](tel:08452301471) or use the Booking Form online www.torrevieja.uk.com/bookingform.htm

Do we have to go on a viewing visit - is there another way?

Some people prefer to make their own arrangements (what are called "own steamers"); i.e. book their own flights, arrange their own hotel or apartment rental. But they need to confirm the dates and times they will be in Torrevieja so that our representatives are expecting them, as turning up on the off chance will lead to disappointment. For those who wish make their own way please let us know and I will send you the "Own Steamer" details.

Will I be subjected to a 'hard sell'?

NO! It is a fact in this business that not everyone buys. A typical viewing visit aims to create a relaxed, informal and open atmosphere. All that is asked is that you are in a position to proceed should you see your ideal home. As any good Estate Agent will tell you, the pressure comes when a client falls in love with a particular property or development. We are keen for our clients to mix freely. Meals are usually taken together, and often clients make friends, sharing experiences, likes, dislikes and intentions.

What are the additional costs of purchase likely to be?

It is recommended that in addition to the purchase price you add approximately 10% to allow for IVA tax (currently 7%), connection charges i.e. electricity & water, stamp duty, and legal fees.

What are the approximate annual running costs?

Annual running costs for a property in Spain are considerably lower than that of the UK. Of course costs do vary according to the size of the property, its value and how much it is used. The prices given below are approximate, assuming a typical Spanish 2 bed roomed property, valued at around £120,000. Standing charges for water and electricity £100. Local rates £90, Refuse collection £70, Community fees £150, house and contents insurance £160, Property tax £240, Fiscal representation £80. Total £890.

What is the Community of Owners?

It is a legal requirement for all persons purchasing new property in Spain to become a member of the Community of Owners, and they control the fees payable. The amount payable will depend on the size of the plot on which the property is situated, and what services will be required by the community. For instance it is normal for the maintenance of the communal pool, garden areas, and lighting in common areas to be included within the fee. Management and administration fees will also be included, and sometimes refuse collection and buildings insurance. There may also be a separate sinking fund covering repairs and maintenance of all jointly owned properties. Of course people owning individual properties with no shared facilities do not pay a community fee.

Why do I need Fiscal representation?

It is necessary for all property owners, who are not permanent residents to appoint a local Spanish Fiscal Representative, to look after their responsibilities. We will be happy to introduce you to a suitably qualified local official on completion of your property, who can take care of all your fiscal obligations, i.e. payment of rates to the local town hall, and the annual property tax declarations etc.

Will I be able to rent my property?

The Torrevieja area has just one package holiday hotel; hence rental properties are in high demand. There is money to be made, but you must also be prepared for a certain amount of wear and tear to furniture and fittings. We can introduce you to reputable companies, who can take care of the maintenance of your property, garden and pool.

Once I have moved into my new home, how will I settle my bills?

All standing charges, water, electricity and telephone etc. are normally paid via direct debit from your Spanish bank account.

Is it possible to have my pension paid to me in Spain?

Yes, your pension can be transferred directly to your Spanish bank account. The DSS in Newcastle will be able to provide you with the current information.

Do you offer an after sales service?

Yes, the After Sales Team take over after the purchase and inspect and monitor the progress of the properties throughout the building programme, seeing you happily into your property on completion, and generally help in many diverse ways. They play a very important role in making sure that the path to completion is a smooth one.

Settling in

Once you have bought your new home in Spain, you may well need some help and advice to help you settle in, our bilingual staff in Spain, will be on hand to assist you in a variety of areas.

Furnishing

Furniture in Spain is extremely inexpensive, and we can introduce you local furniture suppliers. There is a tremendous variety, of styles and from. Many suppliers offer a complete package from around £1,500 -



to the most efficient colours to choose £2,000.

Insurance

Our representatives in Spain can assist you in securing suitable insurance at a reasonable price.

Legal formalities

Our representatives in Spain can help with any legal transactions, and offer assistance with Wills, and Power of Attorney where appropriate. They will also assist you when registering your freehold title feeds with the Spanish Notary. Please note that it is highly recommended a Spanish will be made.

Service contracts

Our representatives will help you with the signing of necessary service contracts.

Viewing - Should we take a viewing visit?

Whether for holiday, investment, or permanent residence you could well save yourselves several thousand pounds on a purchase. You will discover everything you need to know about purchasing a property, from our knowledge, which has resulted from many years experience in specializing in the sale of freehold Spanish property. We pride ourselves on having one of the most comprehensive property portfolios on the Costa Blanca. We have the right properties in the right location, and at the right price. Undoubtedly, a viewing visit with us is the most cost effective, professional and informative way of viewing property in Spain today. There is no substitute for personal viewing, and we would welcome you on one of our, subsidised visits, which go from a selection of major UK airports. The visit is fully inclusive of, hotel accommodation, meals, transportation in Spain, and the services of our representatives. If you are seriously considering the imminent purchase of a freehold property in Spain, a viewing visit is a must.

Will we have enough time to make up our minds?

Plenty! You will have the opportunity to view a very wide range of freehold property within your price range, and to your criteria. There is a property for everyone! You will also be shown the full range of facilities available, to enable you to get the most out of your brand new home, including the best beaches, marinas, shops, supermarkets, medical facilities, golf clubs and social clubs etc. This area is well known as being the 'gastronomic centre of Spain', and you will visit many different restaurants to allow you to savor the cuisine. As you know from house hunting in the UK, you will quickly decide whether you like the properties, and indeed the area. A recent survey of homebuyers in the UK revealed that on average they take only 7 minutes to decide on making a purchase.

If we take a viewing visit, will we be under pressure to purchase?

Certainly not, we guarantee that at no time, will you feel obligated to purchase during your visit. All we ask of our clients is that they are in a position to proceed should they see a suitable property. Nobody will be offended if you decide that what you have seen is not suitable. There is no pressure salesmanship involved; our representatives let the properties and the area sell themselves. This is the approach that we have always adopted to viewing visits, and we would ask that this be reciprocated by honesty and integrity on the part of those clients wishing to

join us in Spain. One thing that you can be sure of is that you will find the viewing visit extremely enjoyable and informative, whether you purchase or not.

Can finance be arranged?

This is probably the most important advice you can be offered before you go to Spain. Find out what you can realistically afford before you go. There are a number of excellent UK schemes available for financing overseas property. Of course Spanish mortgages can also be arranged (subject to status) normally up to around 80% of the purchase price, up to 30 years through major financial institutions, including Nat West Bank, BBVA, Credit Agricole, Bankinter, Banco Halifax de Espana and CAM Bank. Our number one priority is to help you make a decision that you are happy about, without over-stretching yourself.

When we see a property we would like, what do we do?

A deposit of €3,000 is required, payable to the developer, which will form part of the first payment to the developers. Once the deposit has been paid, the price is then fixed, irrespective of future price increases, and the property is removed from the market. Further payments are then arranged to mutually convenient time scale, and reservation contracts are drawn up. You will be given a complete breakdown of all the costs involved. The contract is only signed once everybody is happy with what is set out.

What happens on a viewing visit? (example)

Agenda

Dress on our viewing visits is casual during the day, and smart/casual in the evening. You will be viewing a number of different properties and sites so comfortable shoes, and plenty of stamina is a must! You eat out at a variety of different restaurants in the evening, to enable you to sample their wonderful cuisine. Breakfast is served each morning in the hotel.

Day One

Depart from your nearest major UK airport. Your flight to Spain will take approximately two hours. Upon your arrival in Spain you will be met at Alicante, Murcia or Almeria airport by our representative and taken to your hotel. This is a four star hotel with bar and restaurant and spa. All rooms have private facilities.

Evening

Dinner at a local restaurant. Remember accommodation, and meals are included in the cost of your visit.

Day Two

Morning

Visit properties based on your criteria with an opportunity to see the area, and explore the many facilities available, i.e. the town centre, golf courses, beaches and marinas. Lunch at a tapas bar,

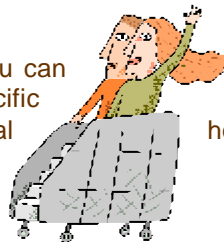
Afternoon

Again visiting our range of properties, giving you the opportunity to compare the different styles and prices, and to refine your requirements.

Day Three

Morning and Afternoon

A day totally tailored to your own requirements. You can development in more detail, to discuss more specific legal issues. If you have already found your ideal paperwork and opening bank accounts etc.



choose to view a particular needs, and talk about financing and home, you can start completing the

Day Four

Morning

The final opportunity to put the finishing touches to your property purchase.

Afternoon/Evening

Flight back to UK

Brochures

This Guide should be read in conjunction with our brochures. We have five brochures covering: Costa Blanca North, Costa Blanca South (Torrevieja), Costa Calida, Costa Almeria and Costa Tropical (Granada). An additional brochure of the Costa Azahar is soon to be produced.

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Booking Form: www.torrevieja.uk.com/bookingform.htm