COSTA BLANCA BUYERS GUIDE

PREMIUM SPAIN HOMES

Overseas Property Specialists

I ♥ COSTA BLANCA - SPAIN - TOURIST & BUYERS GUIDE

We colaborate with:
ALDEAS INFANTILES SOS
Un hogar para cada niño.
A home for every child.

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Part one:
Get to know the Costa Blanca.

1.- Location, easy airlift & climate.
2.- Sun, sea, beaches & nature.
3.- Gastronomy, culture & leisure.

Part two:
Buying your Spanish home.

1.- Preparing yourself.
2.- Your property search.
3.- WHY choose us?
4.- Why can we help you?

Costa Blanca Spain.

Cala Ferris beach and palm grove , Torrevieja

Get to know the Costa Blanca:

1.- Location, easy airlift & climate:

Located just a few hours by plane from the main European capitals, the south of the Costa Blanca is one of the favorite tourist destinies of millions of Europeans who visit it every year during their vacations.

Many of them decide to fix their residence on the Costa Blanca buying their dream home, falling in love with its climate, coasts, nature and extraordinary quality of life style.

1.1 A perfect climate:

Located in the southeast of the Iberian Peninsula, the south of Alicante Province and the Valencian Community, Guardamar, Torrevieja & Orihuela Costa has the one of the finest climates in the world, with average temperatures of 18 degrees centigrade, mellowed by the warm Mediterranean sea, and sheltered from westerly winds and squalls.

Over 3,000 hours of sunshine per year, just makes it so easy for you to enjoy a day on the Costa Blanca.

1.2 A fantastic location to enjoy with loved ones:

From north to south, there are over 200 kilometres of coastline just waiting to be discovered.

Just imagine: Navy blue sea framed by a sun-kissed sky and a carpet of ivory white sand. Apart from its fine sand beaches, the Costa Blanca is also defined by beaches of pebbles smoothened by the waves and dunes that stretch out, changing with the breeze.

Discover secluded coves, breathtaking cliffs, underwater caves, and forests that rolls down to the shore. If you're looking for sun and sand, you'll be spoiled by all diversities.

The beaches open up a whole world of possibilities. A diversified collection of towns and cities provide visitors with top quality services and paint a clear picture of the province. A varied tourist offer and a climate that is mild all year round, make the Costa Blanca a destination worth coming back to.

El Cura beach & coast promenade, Torrevieja

2.- Sun, sea, beaches & nature:

Tipical coast towns like Guardamar, Torrevieja & Orihuela Costa, are towns overlooking the sea whose influence is of paramount importance to understand the town's history and life. Its coastal area is full of splendid seafront promenades and has a countless of beaches and coves.

On the Costa Blanca you can breathe in the sea breeze, and also enjoy the mountain air. The inland areas of the province of Alicante conceal captivating sights, and the landscape invites adventure and relaxation in equal parts: hiking routes, ravines, hillsides waiting to be climbed, caves that descend below the surface of the earth, and towering summits that float above the horizon. The Costa Blanca is also home to a succession of beautiful nature parks, which can be found both on the coast and inland.

La Mata natural park promenade

El Moncayo beach, Guardamar

The varied inland landscape is crowded by thick vibrant woodland perfumed by aromatic plants, valleys populated by cherry trees, almond trees and vineyards, and wetlands where rice is grown. Towards the south, there is a World Heritage palm grove, and smallholdings that stretch out in the fertile lowland around the river Segura. Visitors can make the most of these places by going for long walks, sea swims, a unique and once-in-a-life-time experience, and all this at any time of the year.

Natural Marine reserve of Nueva Tabarca island

The Costa Blanca boasts two Marine Reserves that conceal stunning underwater treasures. Cabo de San Antonio, between Dénia and Jávea, and the island of Nueva Tabarca, in Alicante, are inhabited by an abundance of marine flora and fauna.

Torrevieja pink salt lake

La Mata blue salt Lake

The sea sometimes filters inland forming mirrors of water. The Las Salinas salt lakes in Santa Pola and the Las Lagunas de La Mata lagoons in Torrevieja are beautiful wetlands that are home to a wealth of environmental treasures.

Coast promenade & restaurants, Torrevieja

3.- Gastronomy, culture & leisure:

Costa Blanca gastronomy is renowned for its variety and quality, typically, a Mediterranean cuisine with products from the sea and land. This considerable assortment has allowed the chefs to produce a balanced and tasty cuisine, which combines meat and fish dishes including vegetables, using innovating and traditional recipes.

Among other gastronomic events, we must highlight la Ruta de la Tapa de Torrevieja, the most important tapa-tasting event along the entire Costa Blanca, during which, just in two weeks, you can taste over two hundred different tapas. For just 2€ each including a drink.

Rice is the principal ingredient of this cuisine, order it in a caldero (stew), a banda (with seafood) con costra (oven-baked), or with rabbit and snails.

If you're heading inland, go for the typical cocas (flatbread), gazpacho (cold tomato soup), olletas (casserole) and pelotas (meatballs). Be sure to try artichokes from the Vega Baja region, they are pure quality.

Wines also have their Denomination of Origin. The main wineries are in Vinalopó, Las Marinas and El Comtat, and produces award-winning red, white, rosé and sweet wine. The Fondillón wine, is produced by using Monastrell grapes and is exclusive to Alicante, and is one of the only five wines recognised by the European Union as a unique luxury wines.

Seafront Nautilus restaurant, Torrevieja

Nautilus Restaurant in Torrevieja is one of the best restaurants that we can recommend you for their excellent selection of homemade dishes, for their extraordinary sea views and exquisite service to clients. You can enjoy your meal with your loved ones in a incomparable frame with sea views...

Palm grove & Altamira castle , Elche

Descent of angel from heaven's door Misteri d'Elx

3.1 Great cultural legacy:

Populations are marked by their cultural heritage. Sometimes their legacy is immaterial. For instance, the Misteri d'Elx is a medieval sacrolyrical drama listed as UNESCO World Heritage. Other historical treasures date back to bygone times, such as the El Palmeral palm grove, in Elche, another entry on the UNESCO World Heritage list. The 200,000 specimens were once part of smallholdings planted by the Arabs. The Costa Blanca is packed with vestiges of history that provide insight into the past.

Torre del Moro viewpoint, Torreveieja

The Arab and the Christian cultures left behind a host of beautiful monuments in this area. Crenellated castles are perched atop mountains and hills, commanding views over the horizon. Some sit by the sea, others are located inland. Over the centuries, the coast has been lined with watchtowers like "La Torre del Moro" in Torrevieja, that tell terrifying tales of bygone pirates who attacked the coast for centuries.

3.2 Leisure activities for everyone:

The Costa Blanca is one of the main international reference centres for golf practice with 21 courses (3 of them, Pitch & Putt), all of them located in a typicall Mediterranean landscape. An average annual temperature of 18 degrees centigrade allows playing golf every day of the year.

The Mediterranean Sea in this part of the coast is ideal for water sports in winter and summer. With 25 ports, and sport marinas like Santa Pola and Torrevieja, there are plenty of locations for sailing, windsurfing, kitesurfing and water skiing. The area is also suited to canoeing, rowing and scuba diving, and so much more... Alicante is one of the most mountainous provinces in Spain and, as such, it is popular among adventure sport fans. The province is the ideal destination for climbing, canyoning, bungee jumping, mountain bikes, even hot air balloons, and for the calmer activities, such as trekking and cycling.

LAS RAMBLAS GOLF COURSE
VILLAMARTIN GOLF COURSE
ZENIA BOULEVARD
CAMPOAMOR
LA ZENIA
MIL PALMERAS BEACH
CAMPOAMOR BEACH
PUNTA GLEA BEACH
CABO ROIG BEACH
CABO ROIG
LA ZENIA BEACH
FLAMENCA BEACH
PUNTA PRIMA BEACH
TO TORREVIEJA COAST ->
MEDITERRANEAN SEA - SOUTH COSTA BLANCA - ORIHUELA COSTA

ORIHUELA
ALICANTE
AUTOPISTA DEL MEDITERRANEO
SALIDA 725
AP-7
CARTAGENA
CV-95
LAGUNA ROSA
PARQUE NATURAL DE LAS LAGUNAS DE LA MATA Y TORREVIEJA
Punta de la Vibora
CLUB HIPICO
CREVILLENTE
SAN LUIS
LA SIESTA
EL LIMONAR
CV-905 AUTOVIA AP-7
LAGUNA AZUL
PARQUE NATURAL DE LAS LAGUNAS DE LA MATA Y TORREVIEJA
LAGO JARDIN
LAGOSOL
LOS BALCONES
TORRETA III
VIA VERDE
CARRETERA DE CREVILLENTE
EL CHAPARRAL
LOS ALTOS DEL LIMONAR
LA HOYA
ALICANTE
N-332
SALINAS DE TORREVIEJA
DOÑA INÉS
TORRETA
POLICIA
BOMBEROS
CENTROS COMERCIALES
CENTRO MUNICIPAL DE OCIO
RECINTO DE CONCIERTOS
CINES
PARQUE ACUATICO
HOSPITAL QUIRON
ZONA RECREATIVA LO ALBENTOSA
CEMENTERIO
RUTA DEL VINO
CENTRO DE VISITANTES
CARRETERA DE CIRCUNVALACIÓN
LOS ALTOS
HOSPITAL DE TORREVIEJA DR. MANUEL GARCIA
CV-95 AUTOVIA AP-7
LA CEÑUELA
DESALADORA
CEMENTERIO
SAN ROQUE
POZO DULCE
AGUAS NUEVAS
LA MATA
LA MATA BEACH
CASA GRANDE
TORREVIEJA
AGUAS NUEVAS 2
TORREBLANCA
MAR AZUL
LA VELETA
CARTAGENA
ROCIO DEL MAR
LOS NÁUFRAGOS BEACH
EL MOLINO
PUERTO
CALAS BLANCAS
LOMAS DEL MAR
PUNTA PRIMA
FERRIS COVE
LOS ANGELES
TORRE DEL MORO
CABO CERVERA BEACH
CALAS DEL TORREJON
LA ROSALEDA
LA MATA
PITERAS COVE
EL PALANGRE
ALDEA DEL MAR
PALMERAL
EL CURA BEACH
Punta Margalla
Las Calas
TORREVIEJA CLIFFS & COVES
<- TO ORIHUELA COAST
LOS LOCOS BEACH
MEDITERRANEAN SEA - TORREVIEJA - LA MATA
CENTRO DE VISITANTES
AYUNTAMIENTO
BIBLIOTECA
DEPORTES

YOU'RE NOT JUST BUYING A PROPERTY.

PSH
Overseas Property

LUXURY APARTMENTS WITH SEA VIEWS

Ref. ON91 from £ 85.750 (122.000 €)

SEMI-DETACHED DUPLEX BUNGALOWS

Ref. ON100 from £ 97.690 (139.000 €)

SEMI-DETACHED DUPLEX TOWNHOUSE

Ref. DP42 £ 123.071 (175.000 €)

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Ref. ON15 £ 270.737 (385.000 €)

DETACHED VILLAS WITH COMMUNAL POOL

Ref. CH145 £ 118.096 (168.000 €)

MODERN DETACHED VILLA WITH POOL

Ref. ON150 £ 210.200 (299.000 €)

Guide to buying your home.

1.- Preparing yourself: The 4 Key Steps:

Determine your needs and what you desire

Get your finances sorted out

Contact us and get the facts before traveling

Book your trip to Spain and be excited!

1.1 Determine your needs and preferences:

The most successful home hunters in Spain are always those who are well prepared and and know what they are looking for. Not only does this help you to focus on your choice, but being more precise also helps your agent to select the right homes in the right areas from the start. The clearer you are to your agent, the better their selection should be.

Your circumstances will define what you need in a new home, but there will also be some other features that you would also like, and that you visualize. Tell your agent which elements are essential and be open minded on the other points.

That way you stay focused on the most important points, whilst widening your potential in selecting properties.

1.2 Sorting out your finances:

This is one of the most important points for you, and one which is essential to sort out before coming to Spain and view properties. The spanish real estate market is very busy with both domestic and foreign buyers, driven mostly by the bargain prices in recent months. Therefore, it is in your interest to prepare yourselve as much as possible from home.

Preparing yourselve before coming to Spain will help you make the right decision when the appropiate property comes along; knowing that you know your finances are sorted out.

Should you have any questions about financing your new home then please ask us before booking your trip to Spain. Remember, our team is here to help you.

1.3 Checking the facts with us:

It's easy for our clients to sit at home looking at property on the internet, watching television programs about buying abroad and reading endless articles about the process of purchasing a property in Spain..

This is all part of the process, but in reality, everyone's experience is different, so no matter how much you read or what you look at, nothing can replace one by one advice.

So once you have collected your thoughts, consulted the family, done some research and decided to get serious about your property search, get in touch with Premium Spain Homes Team.

We will then be able to tailor our free advice to your personal circumstances and, because we all live in Spain already, our advice is based on our personal experience and knowledge of where we live. It's free, try us.

1.4 Booking your trip to Spain:

So, you've done your research, bought the magazines, watched every episode of "A place in the sun" and decided that you want to get serious about finding a home in Spain, so what's next?

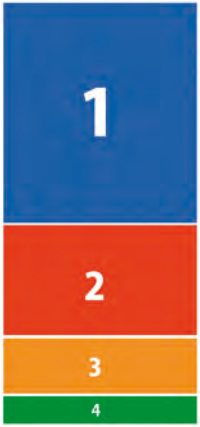
It's time to come to Spain and find your new home!

But remember to contact us before booking your flights!

Tell us when you are thinking of travelling and we'll check to make sure you avoid Spanish national holidays, arriving at the best airport and of course that your personal adviser is available to meet you during your trip.

Buying a property in Spain should be enjoyable, full of discovery and new experiences, so get excited and we'll see you in the sun.

2.- Your property search: things to note:



1. Location: This is the most important factor, and the one you can't change. Make sure the location suits you.

2. Price: While your budget may be a little flexible, know your limits and tell your agent from the start.

3. Size & Type: Stay open minded on property type and you might just be surprised what you see and fall in love with.

4. Condition: This is the easiest factor to change, so see past the décor. Would you take on a project?

2.1 Location:

Location affects everything from the future value of your home and the medical care you receive, to the eduction of children and since you can't change your home's location once you have bought it, you should consider this factor very closely.

A home might look great from the street, but a bird's-eye view might reveal a nearby motorway, industrial plant or manufacturing area, all of which can affect a home's value. The Premium Spain Homes website displays map views of all of our properties, so you can see the entire picture. But remember that there is no substitute for visiting a property in person.

What other factors might be affected by location?

1. Work: Are you going to be working while living in Spain? How close is a property to your potential employment location?

2. Schools: If children are coming with you then which town's catchment area is the property in? Is there school transport?

3. Public Transport: Will you have access to a motor vehicle in Spain? Will you need to rely on public transport?

4. Medical Facilities: Healthcare in Spain is fantastic, but are there nearby hospitals and medical centres which suit your needs?

5. Services and Shops: Are there sufficient services, shops, supermarkets etc in the area to satisfy you?

6. Beaches: How easy is it to get to the beach? How are the facilities there?

7. Infrastructure: Is there a good road network? Is the airport within easy travelling distance?

2.2 Price & taxes:

Thanks to your preparations before coming to Spain, you should have a good idea of your budget, but remember, there are taxes and legal fees between 12-14 % to be added to the final price (this last if a mortgage is involved) which should be taken into account.

Your adviser will of course go through these with you in more detail before your purchase.

The prices quoted on our website are reached after negotiation with the present owners, so we already show a realistic price for the properties which you will often find cheaper than similar ones on other websites.

2.3 Size & Type:

In Spain, the internal size is still important, but not as important as external space. Priority is given to courtyards, terraces, solariums, balconies, pool areas and gardens.

Our fantastic weather means that the time spent indoors is greatly reduced and emphasis is given to outside living, to outside entertaining, to a more Spanish way of life...

2.4 Condition:

The condition of a property of course has an effect on its value and this sometimes creates an opportunity for a smart buyer.

2.4.1 Redecoration:

If you can see past some old furniture and an uncared-for décor, then a cheaper property can quite often present an opportunity to add additional value from day one. The house buying process is a personal and often emotional experience.

Some clients expect to see a perfect property, clean and new, which they can move into straight away. They would not even consider a property which required a little TLC.

But for those clients who have a little vision, such a house has a lot of possibilities and is quite often well priced, so remember to keep your eyes open and see past decoration when you can. You might just spot a gem.

2.4.2 Reform:

A house in need of reform can be quite a different prospect, but please remember that if you have the vision, then we have the expertise and you would be surprised how quickly and easily a new kitchen, some new tiles on the floor and a bit of general decoration can change a property.

If you are so inclined and are prepared to wait a little time for changes and improvements to be made, then there are some bargains out there and our architect and building teams will help you every step of the way.

WHY? choose us.

We place our clients' needs first, and offer them an extensive service as we bring together the following attributes: In-depth knowledge of the local market, strong connections within the property industry, excellent marketing skills and passionate staff.

As a welcome gift we are giving our clients a discount on the Solicitor's Fees involving the purchase of a Spanish property. This means NO EXTRA hidden payments, to make your purchase as comfortable as relaxing in the sun!!!

Call us to find out how we're different and why you should choose us.

1. Legal advice: We assign the best Legal Professionals to assist you in your purchase in Spain.

2. Purchase support: We advise you on your purchase and help you find the best property that fits your needs.

3. Investment advice: We always recommend the best investment opportunities for your new home in Spain.

4. Assistance with mortgages: We have contact with all major banks and will inform you on how you can obtain the best financing through professionals.

5. Translation: Our professional Team can also be of assistance in the translation of contracts, Notary documents, etc. all in several languages.

6. Acquiring NIE: We will help you obtain your NIE (foreign identification number) which is a requisite for purchasing a property and paying taxes in Spain.

7. Utility contracts: We take care of all the changes of ownership and contracts into your name; for you to have fewer worries.

8. Power of attorney: Authorising the Lawyer to represent you before the Notary to deal with all the paperwork involved in the purchase, without you having to be here.

7. Opening a Spanish bank account: We help you open a bank account in Spain with the very best conditions, and with banks that speak your language.

8. Due diligence is always carried out by the best professionals, as PREMIUM SPAIN HOMES puts their reputation on the Line, when you choose us. As great experiences begin with Team Members who feel appreciated, valued and respected, that's what we are!

SO WHY CHOOSE US..., WELL, FOR ALL THE ABOVE!

PREMIUM SPAIN HOMES

Overseas Property Specialists

Why can we help you?

1.- Local Expertise:

Professionals know everything possible about their chosen career. Taxi Drivers know the local geography, Police Officers are versed in local culture, laws and politics.. The best real estate agents know all of this and more; local businesses and attractions, architectural styles, furnishings, electrical goods, heating and air conditioning systems, etc.

Most importantly, good agents know the local market; what kind of properties are available, how much they cost and how these compare to other areas. At Premium Spain Homes we have many years of experience providing professional help and advice to thousands of clients and we consider ourselves to be real experts in our local area.

2.- Negotiation Expertise:

Whether you're buying your first, second or even third property, most agents have you beaten when it comes to experience in property negotiation. If a property is open to offers, then a good agent knows what offer would be reasonable and stand a chance of being accepted.

He can guide you in your negotiation in order to try and reach an agreement which represents good value to you and where the terms and conditions of the purchase are clear. This last point is particularly important when considering items included in the sale such as furniture, which should always be confirmed in writing.

3.- Law and Contract Expertise:

Buying a property is a complicated process, full of legal and financial obligations, which no layperson can be expected to keep track of. Add to this the extra complication that it is being done in a foreign country and all of the documentation is completed in a foreign language and it is clear that our clients need good professional assistance.

At Premium Spain Homes, our experience means that we are familiar with all aspects of your purchase and our professionalism means that we can offer you advice in a clear and concise manner throughout the purchase process. Legal team also work independently to ensure that your rights and interests are protected at all times An all-inclusive service that is second to none.

4.- Professional Referals:

Agents aren't the only real estate professionals that you'll be working with when buying a property in Spain. There are lawyers, banks, currency exchange companies, builders and external contractors all to be considered. Finding good partners in your purchase is very important.

Premium Spain Homes has this covered for you too. We have long professional relationships with many other colleaguest in the Real Estate industry and can act as your "GUIDE", referring and arranging quality professionals with experience and knowledge, that can be trusted for all your needs.

5.- After Completion:

Just because you have the keys to your new home, it doesn't mean that our job as your agent is over. There are plenty more boxes to tick and details to deal with even after you have gone to the notary to complete on the purchase of your new home.

These includes everything from setting up your utility bills to assigning external contractors to carry out any improvements you wish to carry out on the property. Again, Premium Spain Homes stays in touch with all its customers well after completion to provide ongoing advice and assistance when necessary.

THE FUTURE BELONGS TO THOSE WHO BELIEVE IN THEIR DREAMS!

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AIPP
ASSOCIATION OF INTERNATIONAL PROPERTY PROFESSIONALS
MEMBER

info@premiumspainhomes.com

+34 675 618 492

5, Bautista Bertomeu Sober St., 1st floor
office 46, 03183 Torrevieja (Alicante - SPAIN)

info@premiumspainhomes.com

UK 07484 102 814
INT. 0044 (0)7459 304 531

Westgate House, Westgate Road,
LONDON, W5 1YY

www.premiumspainhomes.com