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Property & Services Guide Guía Inmobiliaria y Servicios

BIENVENIDO



¡Ya ha llegado el mes refrescante de septiembre!

Septiembre es un mes de cambios, de transición entre el verano y el otoño, en el que empezamos a dejar atrás el intenso calor de los meses estivales y comienzan a llegar las lluvias. De hecho, ya ha llovido algo en la mayoría de los lugares de nuestra región, lo cual es muy necesario dados los niveles desesperadamente bajos de agua en los embalses locales.

También es un buen momento para hacer esa mudanza inmobiliaria, ahora que la tradicional temporada de vacaciones ha terminado, y aún estamos lejos de la Navidad y las fiestas de fin de año. En este número encontrarás varios especialistas inmobiliarios que pueden ayudarte a vender tu casa o incluso a comprar o alquilar la propiedad que más te convenga.

Y también hemos introducido cambios en nuestra revista. A partir de ahora incluiremos en cada número un informe de noticias inmobiliarias locales, y ahora ofrecemos oportunidades para que las pequeñas empresas y los profesionales individuales anuncien sus servicios a precios económicos.

Si quieres que tu empresa aparezca en esta Guía, o si tienes un artículo interesante que sea relevante para el sector inmobiliario, ponte en contacto con nosotros por email:

indaloguide@gmail.com o por WhatsApp 634 365 367.

WELCOME



Refreshing September is here!!

September is a month of changes, of transition between summer and autumn and in which we begin to leave behind the intense heat of the summer months and the rains begin to arrive. In fact, some rain has already fallen in most places of our local region, which is very much needed given the desperately low water levels in the local reservoirs.

This is also a great time for making that property move, now that the traditional holiday season is over, and we are still well away from Christmas and the end of year festivities. In this issue, you'll find various property specialists who can help you to sell your home or indeed buy or rent the property that is right for you.

And we have made changes to our magazine too. We will now include a regular local property news update report in each issue, and we now offer opportunities for smaller companies and individual tradesmen to advertise their services at prices that are very cost effective.

If you want to profile your company in this Guide, or maybe you have an interesting article that is relevant to the property and home services sector, please get in touch with us on:

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Ref: BLA4V03

4  2 



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2  1 



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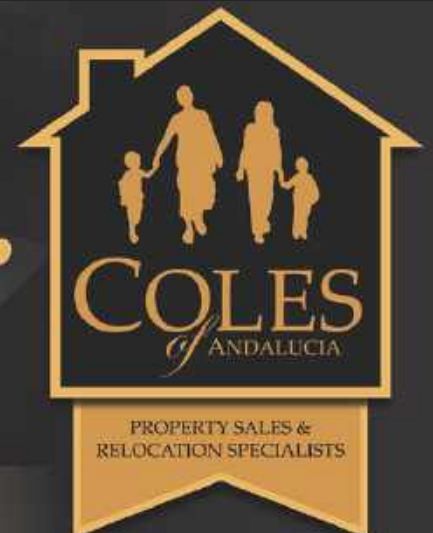
3  2 



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it's what we do!

Essential Spanish - Renting a Property

By Louise Crawford,
Qualified Language Trainer & Linguist

¡Hola! In this regular series of learning and speaking Spanish, we'll cover essential Q&As, vocabulary and factors to be aware of in the initial phase of renting a property in our local area. Practically all estate agents on the coast will speak English, but even so, it's good to have some understanding of the basics, so that you can be sure that what you are being told is correct, and clarify anything that you aren't sure of. Moreover, if you rent directly from the owner or you have to deal with a Spanish estate agent in a more rural setting or in a very Spanish area, then you may well need to speak some Spanish, and/or have a good translation app to hand. Before we get started, here are some tips on communicating effectively in this situation.

- Learn basic Spanish: it will significantly enhance your experience when moving to Spain.
- Use translation apps with a voice activation function.
- Hire a translator: For complex negotiations and legal matters.
- Work with a local agent: They often speak English and can help bridge the language gap when buying and renting property in Spain.

So where are you going to find your rental property? Well the most obvious places are: 1. estate agents in the area, called **agencias inmobiliarias**, or: 2. property rental specific websites, which are nationwide and offer a variety of properties advertised by different *agencias inmobiliarias* or by the owner themselves (*propietario* or *dueño* – if female, then '*propietaria*' or *dueña*). A few of the most popular/well known and trustworthy ones are as follows:

- Idealista
- Badi
- Enalquiler
- Fotocasa
- Pisos.com
- Yaencontré



Most if not all have an English version of their site, or a button within the sections to translate the wording into English.

Now to the language! Focus on the questions, possible answers and phrases you need, not just the property specific vocabulary. In most cases, you will already have viewed the property details/photos online or on paper, unless you've only seen a basic advert (*anuncio*), so you will already know its location, main features and facilities eg number of bedrooms, bathrooms, car parking etc You therefore should initially check the following:

1. Availability – is it still available to rent and is it available for your particular dates?
2. Reconfirm the rental price and any other costs in advance
3. The notice period required to terminate a rental if it's long term (a *largo plazo*), and general contract conditions.
4. If certain things that are critical to you are allowed eg pets, children etc
5. Anything else that is unclear from the letting details or *anuncio* (advert)
6. When you can view it.

Initial Enquiry by phone

¡Buenos días!/¡Buenas tardes!/¡Hola! Good morning/Good afternoon/Hi.

Llamo para preguntar por la casa/el piso/el apartamento que Usted alquila. I'm calling to enquire about the house/the flat/the apartment that you are letting.

¿Usted es el propietario/la propietaria? Are you the owner? (male with an 'o'/female with an 'a')

¿Habla Usted inglés? - Do you speak English? No hablo muy bien el español. I don't speak Spanish very well.

NOTE: The verb 'alquilar' means 'to let' (the owner lets a property) and 'to rent' (the tenant rents a property)

1.Availability

- ¿Está disponible todavía? Is it still available?

Possible answers:

- Sí sí está disponible. Yes it's available.
- No. Ya lo he alquilado. No. I have let it now.

You'll need to know if it's available for your particular dates or for long term let if that's what you need, for example:

- ¿Se puede alquilarlo para dos meses, desde septiembre? Can I rent it for two months from September?
- ¿Se puede alquilarlo a largo plazo, o sea, para 1 año? Can I rent it long term, so, for 1 year?

If it is available for the period you need, then check as per points 2 – 5 above, especially the financials, as it's pointless going to view a property that greatly exceeds your budget, although there may be room for some negotiation. Some of the costs could be discussed in detail once you've viewed the property and are definitely interested in renting it.

2.Costs involved

- ¿Cuánto cuesta el alquiler por mes? How much is the rental per month? (Ensure that the cost is monthly, not weekly (por semana), which is the usual period for holiday lettings.)
- ¿El precio es negociable? - Is the price negotiable?
- ¿Cuáles son las condiciones del contrato? - What are the terms of the contract? They should then tell you about when you have to pay the rental, fees etc and if you have to sign an inventory,
- ¿Están incluidos los gastos de comunidad? Are the community fees included?

Possible answers: Sí están incluidos.

No no. Son aparte. Son€ al mes.

Community fees cover the upkeep of the building or complex and its facilities eg pool, lift etc

- ¿Cuánto tengo que pagar de fianza? How much do I have to pay as a security deposit?

In Spain you usually have to pay one or two months' rent as a deposit. If renting via an estate agent, you will probably also pay a month's agency fee.

3.Pets/Children

- ¿Se admiten mascotas / niños? Are pets/children allowed?

Possible answers: Sí sin problema. Yes no problem.

No, no se admiten mascotas. No pets aren't allowed

Sólo se admite un perro como máximo. Only 1 dog maximum is allowed.

Finally, if all the above is ok and you want to view the property, ask:

- ¿Cuándo puedo ver la casa? – When can I see the property?

Possible answers: ¿Qué día le queda bien? What day is good for you?

Sólo se puede verlo durante la semana laborable. You can only see it on a working day.

- ¿Es posible verlo mañana por la mañana por ejemplo? Is it possible to see it tomorrow morning for example? Me queda bien el martes a las diez de la mañana. Tuesday at 10 is good for me.

Ensure you can say and understand the times of day, the days of the week, dates and general time periods eg mañana por la tarde (tomorrow afternoon), la semana próxima (next week).

Renting in Spain doesn't have to be an overwhelming experience, if you learn some essential questions, answers and phrases, and have a general understanding of the requirements in Spain when renting. As the old adage goes, proper preparation prevents poor performance". Be prepared and you'll feel confident in navigating the Spanish property market confidently. Next time, we'll cover the property visit and clarifying the contract terms and conditions.

¡Buena suerte! (Good luck!)



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Mojácar

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REF ME 2928 **PRICE 180,000 €**

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**Duplex Marina Golf 2, Marina de la
Torre, Mojacar**



REF ME 2927 **PRICE 260,000€**

www.mojacarestates.com/property/2927/apartment-in-mojacar

Apartment Zahories, Mojacar Playa



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OUR SALES SUCCESS MEANS WE URGENTLY NEED MORE PROPERTIES IN MOJÁCAR AND SURROUNDING AREAS.

MOJÁCAR PLAYA



Beautiful and modern 3 bedroom, 2 bathroom apartment near the beach in Mojácar. Located in a golf resort with communal pools, this renovated apartment has a fully equipped kitchen, terrace with sea views, and is fully furnished with A/C. Perfect for move-in ready beach living in a sought-after area.

REF. 1530

€168.900

GARRUCHA



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REF. 1531

€160.000

LOS GALLARDOS



This 4 bedroom, 2 bathroom duplex in Los Gallardos is for sale at a competitive price. It has a spacious living-dining area, fully equipped kitchen, laundry room, and patio on the ground floor. The upper floor has four bedrooms and a family bathroom. There is also a private garage with direct access to the house.

REF. 1529

€139.990

PALOMARES



This 1 bedroom apartment is located in a beautiful community with two pools for adults and children. It is move-in ready with a terrace overlooking the garden and pool. The apartment has a large living-dining area, fully equipped kitchen, full family bathroom, and spacious double bedroom.

REF. 1520

€72.000

TURRE



This villa offers a great opportunity to purchase a 2 bedroom, 2 bathroom property for the price of an apartment. It is distributed over one floor and is conveniently located close to bars and restaurants. The property includes parking space, a wrap-around terrace with shaded dining area, outdoor shower, and storage.

REF. 1517

€169.950

MOJÁCAR



This magnificent penthouse in Mojácar has 2 bedrooms, 1 bathroom, and a private 55m2 solarium with sea views. Located near the beach and golf course, it has a spacious living/dining room and is fully furnished. The complex has communal pools and a concierge service.

REF. 1483

€139.990

OUR SALES SUCCESS MEANS WE URGENTLY NEED MORE PROPERTIES IN MOJÁCAR AND SURROUNDING AREAS.

MOJÁCAR



This 1 bedroom apartment is located just 250 meters from the beach in a quiet residential area close to bars, restaurants and shops in Mojácar. The south-facing terrace overlooks green gardens and the community has a communal pool, private underground parking with a large closed garage.

REF. 1516

€135.000

MOJÁCAR



3 bedroom detached villa with south facing location in the Cantal area. Just a 3-minute walk to the beach and close to bars and restaurants. Features mature gardens with fruit trees and palm trees. The villa has a living room with a log burner, a fully equipped kitchen, and a sunny conservatory.

REF. 1476

€365.000

MOJÁCAR PUEBLO



This 2 bedroom apartment offers panoramic sea views. It includes a large living/dining room, open-plan kitchen, two double bedrooms and a family bathroom. The south-east facing terrace provides stunning views of the sea and mountains. The apartment has Air-conditioning, is fully furnished and includes a storeroom.

REF. 1256

€125.000

MOJÁCAR



This magnificent 2 bedroom apartment offers stunning sea views, a modern layout, and access to communal pools, tennis court, and lush gardens. The property is move-in ready, fully furnished, and includes a private parking space. Enjoy sunrises from the spacious terrace and relax in the bright living and dining area.

REF. 1490

€184.998

LOS GALLARDOS



This 3 double bedroom ground floor apartment has a modern design and a spacious garden. It is located in a gated urbanisation with a large pool and underground parking. The apartment includes a new kitchen with granite worktops, high tech appliances, and a sunny lounge with french doors leading to the garden.

REF. 1358

€132.000

CARBONERAS



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REF. 1498

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6 3 Private 273m² REF: VILLA EB

MOJÁCAR PLAYA

€484,000



Beautiful, detached villa with 5 bedrooms and 3 bathrooms, with beautiful private gardens, solarium, pool, sea views, integral garage, air conditioning and oil central heating system, located within the popular urbanization Jardines del Palmeral in Mojácar Playa.

5 3 Communal 239m² REF: VILLA/LM

MOJÁCAR PLAYA

€650,000



Beautiful south facing villa in Mojácar Playa with stunning sea views, divided over 2 floors. Downstairs with 3 bedrooms and 2 bathrooms and upstairs 2 bedrooms and 2 bathrooms, with its own private pool, garage and basement which can be utilised as additional accommodation if desired.

5 4 Private 330m² REF: VILLA GH

MOJÁCAR PLAYA

€294,950



Beautiful and very spacious, front line, centrally located in Mojácar Playa, 2 bedroom, 2 bath/shower room, ground floor apartment, next to the commercial centre, with air conditioning, large private community pool with grass gardens, and large sunny terrace with sea views.

2 2 Communal 127m² REF: PP/IS/5A

VERA PLAYA

€130,000



Beautiful 2 bedroom, 2 bathroom, second floor apartment with south facing terrace, community heated internal and external pools, paddle tennis court, private parking and just 5 minutes to the beautiful Vera Playa beach.

2 2 Heated Communal REF: LAI/VERANDAMAR

MOJÁCAR PLAYA

€229,950



Fantastic 2 bedroom 2 bathroom apartment in the centre of Mojácar playa, near the commercial centre, with large sunny terrace and stunning sea views, air conditioning, private underground lock up garage and beautiful swimming pools surrounded by grass gardens.

2 2 Communal 115m² REF: LZ/IVS/14

MOJÁCAR PLAYA

€454,000



Beautiful 3 bedroom, 2 bathroom bungalow villa with private pool and integral garage, just 200 metres from the beach in very popular residential area of Mojácar Playa, close to shops, services, bars, restaurants and local buses.

3 2 Private 155m² REF: Villa EP/LH

VALLE DEL ESTE

€114,950



Lovely 3 bedroom, 2 bathroom first floor apartment with air conditioning, private parking space, residents' pool and adjacent to Valle Del Este golf course, hotel shops/bars/ restaurants, 5 minutes drive to Vera town and 15 minutes to Vera Playa, Garrucha and Mojácar Playa.

3 2 Communal 78m² REF: VDE/DC

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Moving House with your Pets



Moving house with pets, whether a dog or a cat, can be a stressful experience. This is because their familiar surroundings and routine are disrupted. Be aware of the following factors which might arise as a result of the move, so that as an owner, you can be more understanding of your pet's behaviour and do everything possible to help them settle in.

Change of routine

Moving to a new home means a change of routine for pets. Familiar surroundings, smells and sounds are replaced by new ones. Keep in mind that both dogs and cats thrive on routine. Therefore, sudden change can cause anxiety and stress.

Separation anxiety

Pets may experience separation anxiety when their owners are packing and preparing for the move. They may feel that something is about to change and become nervous or agitated.

Fear of unfamiliar surroundings

Once in the new home, dogs or cats may be hesitant to explore their new surroundings. The unfamiliar smells, sounds and layout can be overwhelming and cause fear or anxiety.

Loss of territory

For cats in particular, moving to a new home may mean losing their established territory. They may even feel threatened by new cats in the area, or be hesitant to use the litter box in a new location.

Increased risk of escape

During pet moves, doors and gates may be left open, increasing the risk of pets escaping. If this happens, they may become disoriented and unfamiliar with their surroundings, making it difficult to find their way home.

Health problems

The stress of moving can weaken pets' immune systems. As a result, they may become more susceptible to illness. They may also experience digestive problems or stop eating due to stress.

Behavioural problems

Dogs and cats may exhibit behavioural problems during and after the move. Therefore, it is not uncommon for them to bark, chew, or scratch excessively. These behaviours may be the result of stress and anxiety.

Tips to help when moving with pets

• *Update your pet's identification information*

Before you move, make sure your pet's medical records, a photo of him/her, identity tags and microchip information are updated with your new contact information, and keep them somewhere safe and accessible, in case the unthinkable happens and your cat or dog gets lost during or after the move.

• *Pack your pet's essentials separately.*

Ensure you pack food, water, bowls, toys, medication and other essentials for your pet in one place and in a container that is easily accessible. This will help keep your pet comfortable during the move and ensure they have everything they need on hand when they arrive at their new home.

• *Maintain your pet's routine*

During the move with dogs/cats, try to stick to your pet's routine as much as possible. For example, respect feeding times, exercise routines and playtime, although you should feed them lightly on moving day, especially if they have sensitive stomachs. Keeping your pet's routine as consistent as possible can help reduce anxiety and stress.

• *Gradually introduce your pet to his or her new home.*

Upon arrival at your new home, take time to gradually introduce your pet to their new environment. Start with one room, and gradually allow your pet access to the rest of the house. This way your pet will feel more comfortable and secure in their new home.



- ***Make your new home safe for your pets***

Check that your new home is safe for your dog or cat. Check for loose wires, cover electrical outlets, and be sure to remove any plants or toxic substances. This will help prevent accidents and keep your pet safe.

- ***Consider hiring a pet sitter***

This will help reduce stress for both you and your pets, and ensure that they are well cared for.

- ***Find a new vet:***

Don't wait until your dog gets injured or sick. Do some research to find out if they'll need any new vaccinations or preventative medication. Is your new area high risk for certain diseases such as parvovirus, heartworm, leishmaniosis or leptospirosis?



Mudanzas con Mascotas



Una mudanza con mascotas, ya sean perros o gatos, puede ser una experiencia estresante. Esto se debe a que su entorno familiar y su rutina se ven alterados. Ten en cuenta los siguientes factores que pueden surgir como consecuencia de la mudanza, para que, como propietario, puedas ser más comprensivo con el comportamiento de tu mascota y hacer todo lo posible para ayudarla a adaptarse.

Cambio de rutina

La mudanza supone un cambio de rutina para las mascotas. El entorno, los olores y los sonidos familiares se sustituyen por otros nuevos. Ten en cuenta que tanto a los perros como a los gatos les gusta la rutina. Por lo tanto, un cambio repentino puede causarles ansiedad y estrés.

Ansiedad por separación

Las mascotas pueden experimentar ansiedad por separación cuando sus dueños están empaquetando y preparando la mudanza. Pueden sentir que algo está a punto de cambiar y ponerse nerviosos o agitados.

Miedo al entorno desconocido

Una vez en el nuevo hogar, los perros o gatos pueden mostrarse reacios a explorar su nuevo entorno. Los olores, sonidos y distribución desconocidos pueden resultar abrumadores y provocar miedo o ansiedad.

Pérdida de territorio

Para los gatos en particular, mudarse a un nuevo hogar puede significar perder su territorio establecido. Incluso pueden sentirse amenazados por nuevos gatos en la zona, o dudar en utilizar la caja de arena en una nueva ubicación.

Mayor riesgo de escape

Durante las mudanzas, las puertas y portones pueden quedar abiertas, lo que aumenta el riesgo de que las mascotas se escapen. Si esto ocurre, pueden desorientarse y desconocer el entorno, lo que dificulta encontrar el camino de vuelta a casa.

Problemas de salud

El estrés de la mudanza puede debilitar el sistema inmunitario de las mascotas. Como resultado, pueden volverse más susceptibles a las enfermedades. También pueden sufrir problemas digestivos o dejar de comer debido al estrés.

Problemas de comportamiento

Los perros y gatos pueden presentar problemas de comportamiento durante y después de la mudanza. Así, no es raro que ladren, mastiquen o arañen en exceso. Estos comportamientos pueden ser consecuencia del estrés y la ansiedad.

Consejos para el cuidado de tu/s mascota/s

- **Actualiza la información de identificación de tu mascota**

Antes de mudarte, asegúrate de que el historial médico de tu mascota, una foto suya, las placas de identificación y los datos del microchip están actualizados con tu nueva información de contacto, y guárdalos en un lugar seguro y accesible, por si ocurre lo impensable y tu perro o gato se pierde durante o después de la mudanza.

- **Empaca los artículos esenciales de su mascota por separado**

Asegúrate de guardar la comida, el agua, los cuencos, los juguetes, los medicamentos y otros artículos esenciales para tu mascota en un solo lugar y en un recipiente de fácil acceso. Así tu mascota estará más cómoda durante la mudanza y tendrá todo lo que necesita a mano cuando llegue a su nuevo hogar.

- **Mantén la rutina de su mascota**

Durante la mudanza con perros/gatos, intenta mantener la rutina de tu mascota en la medida de lo posible. Por ejemplo, respeta los horarios de comida, las rutinas de ejercicio y el tiempo de juego, aunque deberías darles de comer poco el día de la mudanza, sobre todo si tienen estómagos sensibles. Mantener la rutina de tu mascota lo más constante posible puede ayudarle a reducir la ansiedad y el estrés.

- **Introduce gradualmente a su mascota en su nuevo hogar.**

Al llegar a tu nuevo hogar, dedica un tiempo para introducir gradualmente a tu mascota en su nuevo entorno. Comienza con una habitación, y permite que gradualmente acceda al resto de la casa. De esta forma tu mascota se sentirá más cómoda y segura en su nuevo hogar.

- **Haz que tu nuevo hogar sea seguro para tus mascotas**

Comprueba que tu nuevo hogar es seguro para tu perro o gato. Comprueba que no existan los cables sueltos, cubre los enchufes eléctricos, y asegúrate de eliminar cualquier planta o sustancia tóxica. Esto ayudará a prevenir accidentes y mantendrá segura a tu mascota.

- **Considera contratar a un cuidador de mascotas**

Esto ayudará a reducir el estrés tanto para ti como para tus mascotas, y se asegurará de que estén bien cuidados.

- **Busca un nuevo veterinario:**

No esperes a que tu perro se lesione o enferme. Averigua si necesitará nuevas vacunas o medicamentos preventivos. Habrá que tener en cuenta si tu nueva zona es de alto riesgo para determinadas enfermedades como el parvovirus, el gusano del corazón, la leishmaniosis o la leptospirosis.

Fuentes/Sources: www.rover.com/es; www.amsegoviana.com



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Chipping

For most golfers, improving your chipping is one of the simplest ways to lower your handicap and build your confidence. A chip shot is: a short-game stroke in which the ball carries into the air and then rolls an equal distance (or a slightly longer distance) than it carries.

Here are a few basic tips for you to practice

Be in proper posture

Good golf posture is when you bend forward from the hips and let your arms hang directly below your shoulders. Bowing forward like this creates a space, which in effect pre-sets the path through which your arms and club can swing. For some reason, many golfers get into a more squatty posture, which leads to inconsistent contact. But good posture is the first step; once you have that, you can adjust your stance to suit the shot.

Tweak your stance and setup

The putting and chipping motions are both related in that they require shorter stroke motions. Though your posture will remain relatively similar.

To get the desired result with your chipping clubs, make a few small adjustments to your stance and setup:

These positions, along with a good posture, will put you in position to guarantee the bottom of your stroke bottoms-out after contact for a clean strike.

Understand ball-turf interaction

Remember this golden rule: *Hit down to make the ball go up*. Understanding this bit of physics will help you make the proper stroke. It also explains why it's so important to keep your upper body tilted toward the target, because it'll help you make a descending blow.

Understand your chipping stroke

Like your putting stroke, a good chipping stroke will require your arms to stay relatively intact and quiet during the motion. Think about your *arms and shoulders forming a triangle*: Your goal is to keep that triangle intact while it moves throughout your motion.

As for the size of the stroke: It varies by person and the distance of the shot. But in most cases the club should always stay below hip level, relatively equal back and through. I do not like to see long chipping strokes, because it can hurt the quality of your contact.



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PRIMERA CLASE • 16/9
SWING + CHIPPING
BASICS JUEGOS DE
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OCTUBRE

SWING + PUTTING BASICS
COMPETICIONES DE
CHIPPING & PUTTING
JUGANDO EN EL CAMPO DE GOLF
(REGLAS + VOCABULARIO)
INTRODUCCIÓN A COMPETICIONES
EN TOP TRACER

NOVIEMBRE

SWING • TOP TRACER
LOBSHOTS + BUNKER
PUTTING
JUGANDO EN EL CAMPO DE GOLF
(RUTINA PRESHOT)

DICIEMBRE

SWING • TOP TRACER
PUTTING
JUGANDO EN EL CAMPO DE GOLF
(STROKE-PLAY + STRESS MANAGEMENT)
TORNEO DE NAVIDAD
VACACIONES A PARTIR DE 23/12

ENERO

SWING • TOP TRACER
JUEGO CORTO
PUTTING
JUGANDO EN EL CAMPO DE GOLF
(MATCH-PLAY • INDIV./EQUIPO)

FEBRERO

SWING • TOP TRACER
JUEGO CORTO
PUTTING
JUGANDO EN EL CAMPO DE GOLF
(STROKE-PLAY)

MARZO

SWING • TOP TRACER
JUEGO CORTO
PUTTING
JUGANDO EN EL CAMPO DE GOLF
(DIFERENTES FORMATOS)

ABRIL

SWING • TOP TRACER
JUEGO CORTO
PUTTING
JUGANDO EN EL CAMPO DE GOLF
(STROKE-PLAY)
(MATCH-PLAY • INDIV./EQUIPO)
VACACIONES SEMANA SANTA DE 14/04

MAYO

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JUEGO CORTO
PUTTING
JUGANDO EN EL CAMPO
(DIFERENTES FORMATOS)

JUNIO

JUGANDO EN EL CAMPO
TORNEO FIN DE CURSO 16/06
VACACIONES DE VERANO

VERANO

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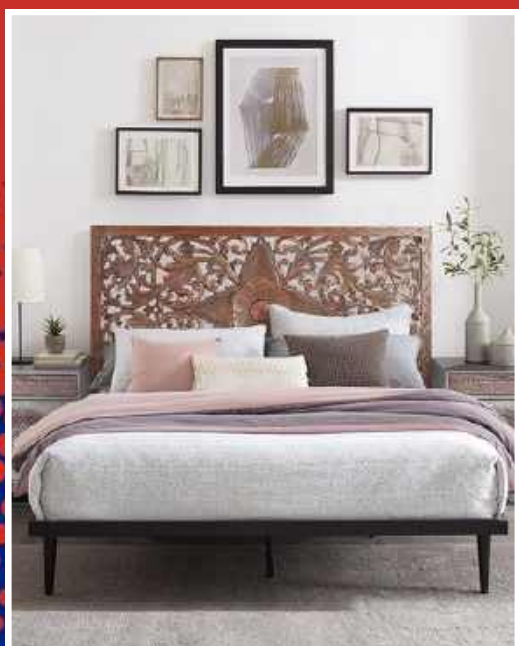
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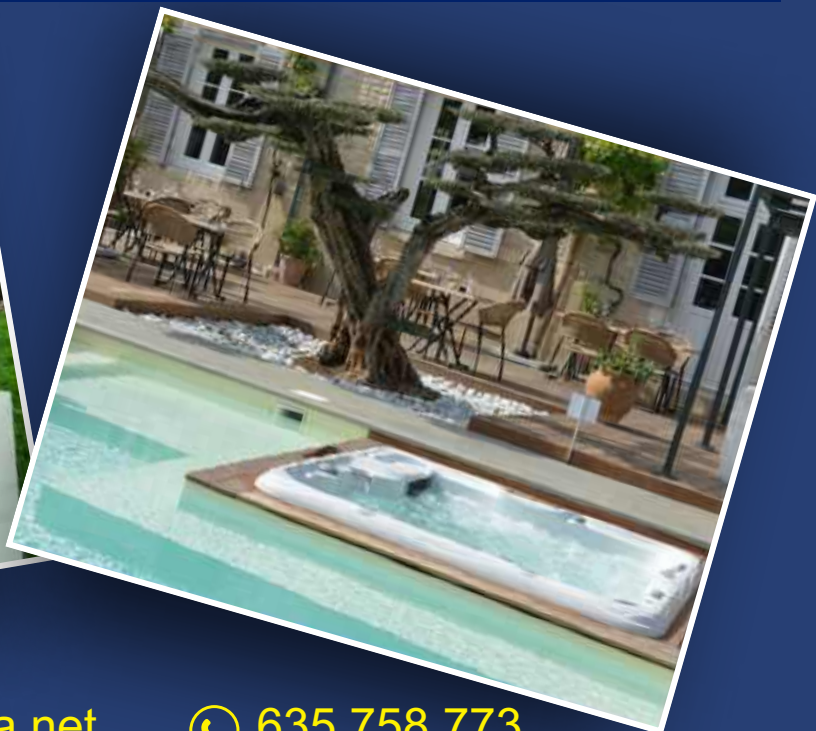
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UPDATE ON THE MURCIA TO ALMERÍA HIGH SPEED RAIL LINK



In the last few weeks, the Minister for Transport Óscar Puente recently commented on progress being made on the construction of this line, which will form part of the Mediterranean (AVE)* High Speed Corridor. The line will connect the city of Almería with this Corridor, as well as with the Madrid-Castilla La Mancha-Comunidad Valenciana-Region of Murcia High Speed Line.

In so doing, the railway connections between Almería and Murcia, Levante, Cataluña, Castilla La Mancha and the centre of the peninsula will be improved, integrating it into the European railway networks and reducing journey times, as well as improving local services on the Murcia-Águilas route.

'We have tendered, invested and made more progress than ever on this section. We are working with the aim that, in this legislature, Almería will be connected with Murcia through the most modern railway infrastructure in our country', says Puente.

Puente stated that most of the sections of the platform are complete or under construction when he recently visited the Barranco del Cebollero viaduct, one of the most complex structures of the project. The viaduct structure, 769.5 metres long, is made of Corten steel beams and concrete slabs, a design that combines durability and strength.

The 200-km-long high-speed line is essential for the integration of Almería into the European high-speed network. With more than 100 km of route in the province of Almería, work is currently underway on three subsections totalling 69 km and an investment of 463 million Euro. Moreover, the second phase of the railway integration in Almería, with a budget of 166 million Euro, is also underway.

During the construction work, the archaeological remains of a Celtic necropolis were discovered. A large number of materials and structures were extracted and handed over to the museum in Almería for conservation and exhibition. The other remains have been protected with gravel and geotextile.

Puentes also commented on the rail connection between Almería and Granada, pointing out that renovation and improvement projects for this line have already been put out to tender. These projects will make it possible to connect Almería with Seville in less than three and a half hours, significantly improving mobility, he said.

In the province of Almería, the three stretches of the high-speed line under construction show remarkable progress. Between Pulpí and Vera, 10 viaducts are under construction, whilst in the Los Arejos-Níjar section, 6 of the 11 viaducts are completed. In addition, on the Níjar-Río Andarax section, work is progressing on the Viator tunnel and the viaduct over the Andarax river.

The second phase of integration in the capital of Almería is also progressing, with the construction of screens to channel the high-speed line already underway.

FEATURES OF THE LINK:

- **200 KM IN LENGTH**
- **7,538 METRES IN LENGTH OF THE SORBAS TUNNELS**
- **4 TRAIN STATIONS AT: MURCIA, LORCA, VERA & ALMERIA**

NOTE: The AVE refers to the high speed train of the national public Spanish rail company Renfe. AVE stands for Alta Velocidad Española meaning Spanish High Speed, and can travel up to 300km/hr.



NOVEDADES SOBRE EL TREN DE ALTA VELOCIDAD DE MURCIA A ALMERÍA



En las últimas semanas, el Ministro de Transportes, Óscar Puente, ha comentado recientemente sobre los avances en la construcción de esta línea, que formará parte del Corredor Mediterráneo de Alta Velocidad (AVE)*. La línea conectará la ciudad de Almería con este Corredor, así como con la Línea de Alta Velocidad Madrid-Castilla La Mancha-Comunidad Valenciana-Región de Murcia.

Con ello, se mejorarán las conexiones ferroviarias de Almería con Murcia, Levante, Cataluña, Castilla La Mancha y el centro peninsular, integrándola en las redes ferroviarias europeas y reduciendo los tiempos de viaje, además de mejorar los servicios de cercanías en el trayecto Murcia-Águilas.

"Hemos licitado, invertido y avanzado más que nunca en este tramo. Trabajamos con el objetivo de que, en esta legislatura, Almería se conecte con Murcia a través de la infraestructura ferroviaria más moderna de nuestro país", dice Puente.

Puente afirmó que la mayoría de los tramos de la plataforma están terminados o en construcción cuando visitó recientemente el viaducto del Barranco del Cebollero, una de las estructuras más complejas del proyecto. La estructura del viaducto, de 769,5 metros de longitud, está formada por vigas de acero corten y losa de hormigón, un diseño que combina durabilidad y resistencia.

La línea de alta velocidad, de 200 km de longitud, es fundamental para la integración de Almería en la red europea de alta velocidad. Con más de 100 km de trazado en la provincia almeriense, actualmente se trabaja en tres subtramos que suman 69 km y una inversión de 463 millones de euros. Además, la segunda fase de integración del ferrocarril en Almería, con un presupuesto de 166 millones de euros, también está en marcha.

Durante las obras se descubrieron los restos arqueológicos de una necrópolis de origen celta. Se extrajeron una gran variedad de materiales y estructuras que han sido entregados al museo de Almería para su conservación y exposición. Los demás restos se han protegido con grava y geotextil.

El ministro también habló sobre los avances en la conexión ferroviaria entre Almería y Granada, señalando que ya se han licitado proyectos de renovación y mejora de esta línea. Estos proyectos permitirán conectar Almería con Sevilla en menos de tres horas y media, mejorando significativamente la movilidad.

En la provincia de Almería, los tres tramos de la línea de alta velocidad en construcción muestran avances notables. Entre Pulpí y Vera, se están ejecutando diez viaductos, mientras que en el tramo Los Arejos-Níjar, seis de los once viaductos están completados. Además, en el tramo Níjar-Río Andarax, se avanza en la construcción del túnel de Viator y el viaducto del río Andarax.

También avanza la segunda fase de integración en la capital almeriense, con la construcción de pantallas para canalizar la línea de alta velocidad ya en marcha.

CARACTERÍSTICAS DE LA LÍNEA:

- 200 KM DE LONGITUD
- 7.538 METROS DE LONGITUD DE LOS TÚNELES DE SORBAS
- 4 ESTACIONES DE TREN EN: MURCIA, LORCA, VERA Y ALMERÍA

Fuentes/Sources:

www.renfe.com

www.adifaltavelocidad.es/

www.lavozdelsur.es



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**DUE TO INCREASED SALES WE NEED MORE PROPERTIES. WE ARE ALSO LOOKING FOR A GROUND FLOOR PROPERTY IN SPIRIT OF MOJACAR. IF ANYBODY HAS ONE THEY WISH TO SELL, I HAVE A CLIENT WAITING.
CONTACT CAROL ON 625 451 433**



Mojácar

€320,000

Ref: 2179

This semi-detached house near the shopping center in Mojácar has a bright living room, a large kitchen with access to a garden, 3 bedrooms with sea views and a spacious terrace. While it needs some renovations, the location and layout make it a great project.



Mojácar

€225,000

Ref: 2064

This 3 bedroom apartment with excellent interior distribution and high construction quality stands out for its fantastic 78m2 terrace with sea views. Includes a parking space and storage room.



Mojácar

€1,300,000

Ref: 2180

This beautiful villa has amazing views of the sea and mountains, just five minutes from the beach. The two-story villa includes a bright living room, well-equipped kitchen, bedrooms with en-suite bathrooms, and stunning views, a laundry room, pool, and outdoor areas.



Turre

€150,000

Ref: 2171

This corner house has a large integral garage that has been converted into a games room. The property includes a spacious kitchen, shower room, lounge/diner, 3 bedrooms (2 with balconies), and a family bathroom. The roof terrace has mountain views.



Mojácar

€235,000

Ref: 2183

Ground floor apartment in sought-after complex in Mojácar, fully reformed with open plan kitchen, diner, and lounge. 2 bedrooms and 2 bathrooms, master bedroom with garden access. Air conditioning, new floor and bathrooms, courtyard off kitchen.



Mojácar

€199,000

Ref: 2184

Dama de Baza is a well-maintained complex with a large pool and a smaller children's pool. The 3 bedroom apartment has a lounge/diner, a small study, and an integral garage, as well as private terraces at the front and rear of the property.

Buying or selling property in Spain?

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International payments for property completions can be complex, involving multiple parties and intricate procedures. That's why we developed PropertyPay – a bespoke service which revolutionises property completions.

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*The transfer of funds between buyer and seller can be instant if both have an account with Currencies Direct Spain, E.D.E., S.L.

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Introducing PropertyPay

a revolutionary approach to property completion payments in Spain



When you're buying or selling a property in Spain, the completion payment process can be exciting and nerve-wracking in equal measure.

It can also be frustrating having to wait for the funds to clear, make trips to the bank, and move your money through multiple accounts. In fact, the whole approach feels outdated.

Fortunately, the property completion process is getting a much-needed upgrade with PropertyPay.

What is PropertyPay?

PropertyPay is a bespoke service by money transfer company Currencies Direct, designed to modernise the Spanish property completion process.

It streamlines the final payment for property sales, saving buyers and sellers from hefty bank fees and unnecessary hassle.

The pitfalls of traditional payment methods

Traditionally, buyers raise a banker's draft to fund their property purchase, typically incurring a fee of around 0.5%, which can amount to thousands of euros.

Sellers also face a fee for depositing the draft, usually between 0.5% and 1%, and it can take days for the funds to appear in their account.

Another option is to transfer the money via an intermediary, such as a notary or lawyer, but this often comes with additional fees too. Plus, depositing the proceeds in a Spanish bank account may incur further charges from the bank.

How PropertyPay is different?

PropertyPay is free, secure and 100% digital. You don't need to visit a bank or pay a fee to raise or deposit a banker's draft. And you don't need to transfer money to an intermediary. Instead, buyers and sellers can set up a direct transfer between the two parties.

The secure payment will only go through once the title deed is signed, giving you far more control compared with traditional methods, with no costs and much less hassle.

What's more, if both the buyer and the seller have an account with Currencies Direct Spain, then the seller can access their funds instantly. You could sell your property and, on the very same day, treat yourself to a celebratory meal out with the proceeds.

Transferring money from overseas

Another key advantage of using PropertyPay and Currencies Direct is that you can save money when transferring funds overseas, whether sending money to Spain for a property purchase or repatriating the proceeds from a sale.

Using your bank to transfer the funds could lead to additional fees and weaker exchange rates, effectively costing you more.

With Currencies Direct, you won't pay any transfer fees or receiving fees, regardless of the amount. Additionally, you can maximise your transfer with options like locking in an exchange rate up to a year in advance or signing up for regular market updates to wait for a more favourable rate.

PropertyPay is a game-changer in the Spanish property market, making transactions smoother, faster, and more secure. By eliminating traditional delays and fees, it brings a modern touch to the process, ensuring peace of mind for buyers and sellers alike.

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Life Insurance: Why It's Important to Have One

While nobody likes to think about their own mortality, the reality is that unexpected events can happen to anyone at any time, so it's important to consider getting a life insurance policy to protect your loved ones in case the worst happens. The primary purpose of life insurance is to provide financial security for your family and dependents after your death to help cover important expenses such as mortgages, medical bills, and your children's education.

In addition to providing financial security, a life insurance policy can also offer peace of mind. Knowing that your family will be taken care of in case something happens to you can bring a sense of calm and allow you to focus on enjoying life.

The cost of getting a life insurance policy in Spain is relatively inexpensive. For example: someone born in 1963 to cover a sum of €50,000 could expect to pay as little as €29 per month.

Mojácar Office:
Paseo del Mediterráneo, 8
Mojácar Playa, 04638
Near the Irish Rover

Albox Office:
Calle Malaga, 6
Albox, 04800

DUE TO INCREASED DEMAND, WE URGENTLY NEED MORE PROPERTIES IN MOJÁCAR AND SURROUNDING AREAS!

We have relocated to our new office at Local 78 on the 2nd Floor of the Commercial Centre, Mojácar Playa.

Mojácar Playa



Spacious 2nd floor, 2 bedroom, 2 bathroom apartment with a large private terrace offering stunning sea and mountain views. Located in the peaceful area of La Paratá, close to the sea and amenities. Comes with a covered private parking space at ground level.

Ref. 2799

125,000€

Villaricos



This ground floor apartment has 2 bedrooms, 2 bathrooms, a covered terrace with views of the swimming pool and gardens, a fully equipped kitchen, and is being sold fully furnished. It is centrally located in the village near the beach, marina, bars, restaurants, and Sunday market.

Ref. 2843

135,000€

Pozo del Esparto



Spacious 3 bedroom / 2 bathroom beachside penthouse apartment a few meters from the beach, bars and restaurant. The property has an area of 206.87 mts2 including 78.50 mts2 of private solarium.

Ref. 2841

198,000€

Mojácar Playa



This beautiful 2 bedroom, 2 bathroom apartment on the first floor has stunning sea and mountain views. It is located just 300 metres from the beach and promenade. The property is light, airy, and sold furnished. Virtual viewing is available.

Ref. 2775

199,000€

Mojácar Playa



This spacious 5 bedroom, 3 bathroom townhouse is located just 200m from the beach and amenities. The property is in a sought-after residential area with a communal garden and swimming pool. It has a private west facing garden, and an east facing terrace.

Ref. 2780

265,000€

Mojácar Playa



This is a spacious 3 bedroom, 3 bathroom villa in a peaceful area of Mojácar Playa. It has a private pool, jacuzzi, BBQ area, and mountain views. The property also has a garage, roof terrace, and is walking distance to the beach and amenities.

Ref. 2545

475,000€



LATEST NEWS- THE LOCAL/REGIONAL PROPERTY MARKET



Property prices in Almería coastal areas

Last month, one of the most popular local daily newspapers reported that the province of Almería is the second cheapest in Spain for buying a second coastal property, superseded only by Lugo in northern Spain. The average price is 171.478€, which actually represents a drop of over 11%, compared to the same period last year, according to data reported by iAhorro. However demand for second homes generally has actually grown substantially, causing prices to rise to over 200,000€ in some provinces due to an overall improvement in market conditions, yet in Almería, prices have remained competitive. According to Simone Colombelli, director of Hipotecas de iAhorro, "The demand for second homes has increased this year compared to last year because the general market conditions are better."

The most expensive regions were: the Balearics, with an average price of 328.646 euros in the first half of this year (an increase of 7,5%); Vizcaya, an average price of 312.892 euros (+8,87%); and Barcelona up to 303.199 euros (+1,83%). The average price in Lugo was 160.000 euros (an interannual drop of 11,85%) and Tenerife, with a price of 174.713 euros (-6,53%).



5 Star Hotel to be built in Mojácar

The Cosentino family office have announced the joining of forces with a subsidiary of Hyatt Hotels Corporation, which will operate under the Destination by Hyatt brand. It will be the first 5-star hotel in Mojácar, and will be located in the Macenas Mediterranean Resort. The agreement has been made through Horwath HLT, a world leader in hotel, tourism and leisure consultancy services.



The hotel giant, which led the sector's net room growth worldwide for the seventh consecutive year in 2023, will offer guests the opportunity to immerse themselves in a new destination and live extraordinary experiences steeped in local culture. More than 40 million euros is being invested by its owner for the construction of the hotel, and it is set to be one of the driving forces behind tourism employment in the province and to break the seasonality of the sector. It is expected to generate around 110 direct and indirect jobs to provide the widest range of services 365 days a year. Construction is scheduled to begin at the end of this year and be finished in 2026.

The project, expected to be completed in prestigious GCA Architects studio, is based on the parameters of Mediterranean architecture through an organic and sustainable design. The Cosentino family, in conjunction with Insur took over the Macenas resort with the aim of preserving the natural and cultural heritage of Macenas, and turning it into a sustainable tourist destination that is harmonious with the natural environment. The project includes the construction of 125 properties within Macenas, redevelopment and redesign of the golf course, and expansion of the leisure and sports facilities, which has already borne fruit in the shape of the Social Club opened last year and which encompasses restaurants, an infinity pool, chillout lounge area, and sports & wellness centre.

NOTICIAS - EL MERCADO INMOBILIARIO LOCAL/REGIONAL



Precios de las viviendas en las zonas costeras de Almería

El mes pasado, uno de los diarios locales más populares informó de que la provincia de Almería es la segunda más barata de España para comprar una segunda vivienda en la costa, sólo superada por Lugo en el norte de España. El precio medio es de 171.478 euros, lo que en realidad representa una caída de más del 11%, comparado con el mismo periodo del año pasado, según los datos de un estudio por iAhorro. Sin embargo, la demanda de segundas residencias en general ha crecido sustancialmente, haciendo que los precios suban por encima de los 200.000 euros en algunas provincias, debido a una mejora general de las condiciones del mercado, aunque en Almería los precios se han mantenido competitivos. Según Simone Colombelli, director de Hipotecas de iAhorro, «la demanda de viviendas de segunda residencia ha aumentado este año respecto al pasado porque las condiciones generales del mercado son mejores.



Las regiones más caras fueron: Baleares, con un precio medio de 328.646 euros en el primer semestre de este año (un aumento del 7,5%); Vizcaya, un precio medio de 312.892 euros (+8,87%); y Barcelona hasta 303.199 euros (+1,83%). El precio medio en Lugo fue de 160.000 euros (una caída interanual del 11,85%) y Tenerife, con un precio de 174.713 euros (-6,53%).

Se construirá un hotel de 5 estrellas en Mojácar



La familia Cosentino acuerda con una filial de Hyatt Hotels Corporation para abrir un hotel de 5 estrellas, que operará bajo la marca Destination by Hyatt. Será el primer hotel de 5 estrellas de Mojácar, y estará ubicado en el complejo Macenas Mediterranean Resort. El acuerdo se ha realizado a través de Horwath HLT, líder mundial en servicios de consultoría hotelera, turística y de ocio.

El gigante hotelero, que lideró el crecimiento neto de habitaciones del sector en todo el mundo por séptimo año consecutivo en 2023, ofrecerá a sus huéspedes la oportunidad de sumergirse en un nuevo destino y vivir experiencias extraordinarias impregnadas de la cultura local. Su propietario está invirtiendo más de 40 millones de euros en la construcción del hotel, que está llamado a ser uno de los motores del empleo turístico en la provincia y a romper la estacionalidad del sector. Se espera que genere unos 110 puestos de trabajo directos e indirectos para ofrecer la más amplia gama de servicios los 365 días del año. El inicio de las obras está previsto para finales de este año y se terminará en 2026.

El proyecto, cuya finalización está prevista en el prestigioso estudio GCA Architects, se basa en los parámetros de la arquitectura mediterránea a través de un diseño orgánico y sostenible, y se inspira en la tradición almeriense de los banales aterrazados, lo que le permitirá integrarse plenamente en la topografía en la que se ubica. La familia Cosentino, junto con Insur, se hizo cargo del complejo turístico de Macenas con el objetivo de preservar el patrimonio natural y cultural de Macenas, y convertirlo en un destino turístico sostenible y armonioso con el entorno natural. El proyecto incluye la construcción de 125 viviendas en Macenas, la remodelación y rediseño del campo de golf y la ampliación de las instalaciones de ocio y deportivas, que ya ha dado sus frutos con la apertura el año pasado del Club Social, que incluye restaurantes, una piscina infinita, una zona chillout lounge y un centro deportivo y de bienestar.

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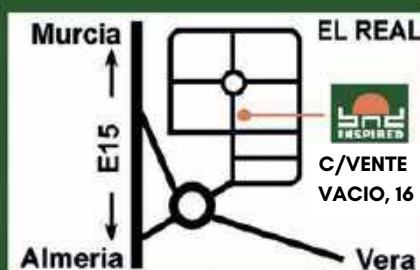
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Mojácar



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Mojácar



MOJACAR: Stunning penthouse apartment. Huge terrace of 43m. 2 bedrooms. Super sea and beach views. AC throughout. Communal pool and gardens.
A1466 207'000€

Mojácar



MOJACAR: Marina de la Torre. 2 Beds. 1 Bath. Large Covered Terrace. AC. 2 x Communal Pools. Low Community Fees.
A1508 99'000€

Mojácar



MOJACAR: Mojácar Bella. Ground Floor Apartment. Terrace & Private Garden. 2 Beds. 1 Bath. Lovely Sea Views. Communal Pool & Gardens.
A1517 129'950€

Mojácar



MOJACAR: Montemar. 3 Bed. 3 Bath. Townhouse. Very close to Commercial Centre & Amenities. Lovely Sea views. Communal Pool. Integral Garage. Lots of Storage. Great Family Home.
LV838 399'950€

Mojácar



MOJACAR: Rincon de la Bahia. Townhouse with 3/4 Bedrooms; Bedrooms on both floors, & 2 Bathrooms. Sea Views. 2 x Terraces. Communal Pool. OSP. AC/H.
LV847 235'000€

Mojácar



MOJACAR: Las Alparatas. 3 Beds. 3 Baths. Townhouse. Country & Pueblo Views. Numerous Terraces. OSP. AC/H. New Kitchen. Built 2007.
LV850 182'000€

Mojácar



MOJACAR: El Cantal Area. Reformed Villa. Separate Guest Accommodation. Total 4 Beds. 3 Baths. New electrics, plumbing, etc. Garage. Large Pool. Sea & Mountain views.
DV1574 625'000€

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