

# Indalo Property Guide

**FREE  
GRATIS**

## Guía de Propiedades de Indalo

# BIENVENIDO

¡Bienvenido a la primera edición mensual de la Guía Inmobiliaria Indalo! En esta Guía, encontrarás consejos útiles, entrevistas y anuncios que te ayudarán a comprar o a vender una propiedad en esta hermosa parte de España.

Las empresas que se perfilan en esta revista son del más alto nivel con años de experiencia en la zona local. Hemos incluido una gama de empresas que reflejan la variedad de nacionalidades en esta parte de España.

En las próximas ediciones contaremos con abogados, contables, constructores respetados, empresas de mudanzas, almacenes y otros negocios relacionados para ayudarte con la compra y/o venta de su propiedad.

Todas las empresas incluidas en esta guía son empresas legales de buena fama, conocidas por sus altos estándares en términos de atención a sus clientes y por ofrecer un servicio de alta calidad en general.

Si tú llevas un negocio local que tiene las credenciales arriba mencionadas, y te gustaría aparecer en esta Guía, por favor envía un email a [indaloguide@gmail.com](mailto:indaloguide@gmail.com) o envía un mensaje por WhatsApp a: 634 365 367.

¡Te deseamos un feliz verano!

# WELCOME

Welcome to the very first edition of the monthly Indalo Property Guide! In this Guide, you will find useful advice, interviews and adverts that should all help you with buying or selling property in this beautiful part of Spain.

The businesses that are profiled in this magazine are of the highest calibre with years of experience in the local area. We have included a range of companies that reflect the variety of nationalities in this part of Spain.

Over the next few editions we shall have solicitors, accountants, respected builders, removal, warehousing companies and

other related businesses to help you with the purchase and/or sale of your property.

All companies included in this guide are reputable, legal businesses, who are well known for their high standards in terms of looking after their customers, and offering a high quality service generally.

If you run a local business that has the above credentials, and would like to be featured in this Guide, please email [indaloguide@gmail.com](mailto:indaloguide@gmail.com) or WhatsApp 634 365 367.

Wishing you a Happy Summer!





**K7GRUPO**  
**INMOBILIARIO**  
**MOJÁCAR**

**Contact Carol 625451433**  
**Paseo del Mediterraneo 201,**  
**local 2ª. Mojacar 04638**  
**k7mojacar.es**

**Villa in Mojácar, La Paratá**  
**€375,000**



3 bed / 2 bath / private garden

**Villa in Mojácar, Mícar**  
**€410,000**



6 bed / 4 bath / private pool

**Apt in Mojácar, Playa El Cantal**  
**€155,000**



2 bed / 1 bath / community pool / sea views

**Apt in Mojácar, Playa El Cantal**  
**€140,000**



2 bed / 1 bath / community pool / mountain views

**Duplex in Los Gallardos**  
**€120,000**



2 bed / 1 bath / community pool

**Town House in Mojácar Pueblo**  
**€199,000**



3 bed / 3 bath / private courtyard

**Town House in Bédar**  
**€70,000**



2 bed / 2 bath / mountain views

**Country House in Los Gallardos**  
**€240,000**



2 bed / 1 bath / private pool

# CONTENIDO CONTENTS



## ADVERTISERS

**03**

K7 GRUPO

**05**

OKISUR

**08**

VAL DEL SOL

**12**

AAS AZNAR  
ASESORES

**13**

D&D PROPERTY  
CARE, SALES  
AND RENTALS

**14**

CALIDA  
HOMES

**15**

MOJACAR  
ESTATES

**16**

VERITAS  
HOMES

**21**

RENT MOJACAR

**22**

DREAM HOMES  
ALMERIA

**26**

DCM

**27**

API

**28**

MOJACAR  
INSURANCE

**29**

NEXT STOP  
ALMERIA

**32**

OLIVE PROPERTIES

**34**

MUNDI  
ABOGADOS

**35**

EPS

**38**

MAR ABOGADOS &  
CONSULTORES

**39**

NEW ONE STOP

**40**

PRICE  
BROWN

## ARTICLES

**02**

WELCOME

**04**

CONTENTS

**06**

SELLING YOUR  
PROPERTY

**10**

PETS IN SPAIN

**18**

GUIDE TO  
MOJACAR

**20**

SPANISH  
BANKING

**24**

DRIVING IN  
SPAIN

**30**

GUIDE TO  
GARRUCHA

**36**

GUIDE TO VERA



### LINKED VILLA/CASA ADOSADA - MOJÁCAR PLAYA

**296.500 € - REF: C335**



Impecable casa adosada de 3 dormitorios / 1,5 baños en Mojacar Playa con jardín y vistas al mar. Ubicada en una zona prestigiosa de Mojacar Playa se llama Vista de los Ángeles, a poca distancia a pie de todos los servicios. Una excelente oportunidad para comprar esta propiedad llave en mano, todo es de calidad superior, cuenta con aire acondicionado, mosquiteras, parking privado piscina comunitaria.

Okisur are very pleased to offer for sale this immaculate 3 bed / 1.5 bath linked Villa on Mojacar Playa with private east facing tiled rear garden with a sea view and a west facing tiled front terrace with a covered car port. Located in a prestigious area of Mojacar Playa known as Los Angeles it has easy walking distance to all amenities. An excellent opportunity to purchase this turn key property, everything is of superior quality. There is also the added bonus of a communal pool.

### CHALET - CARBONERAS

**698.000 € - REF:C320**

En Almería, una increíble casa rural única cerca de Carboneras, Mojácar y sus playas consta de 518 metros cuadrados construidos sobre una parcela de 3.500 m2 totalmente vallada con siete amplios dormitorios y seis baños. La casa está ubicada en la cima de una colina que ofrece impresionantes vistas de las montañas locales y está completamente rodeada de almendros y olivos. Las playas de Carboneras están a sólo 8 km de la propiedad. Casa Concha de Fazahali, fabulosamente diseñado por el arquitecto Luis Santos Morueco que lo imaginó y lo construyó.

Located in the northern part of the Cabo de Gata Natural Park an incredible rural house with seven large bedrooms and six bathrooms near Carboneras, consisting of 518 square meters constructed on a fully fenced plot of 3.500 m2. The house is located on top of a hill offering breathtaking views of the local mountains and completely surrounded by almond and olive trees. The beaches of Carboneras are just 8 km from the property. Casa Concha de Fazahali was designed by the architect Luis Santos Morueco who was inspired by a fossilized shell that can be found in the local area.



### APARTAMENTO MOJÁCAR PLAYA

**248.000 € - REF: A330**



Ático situado en una urbanización de lujo, ubicado detrás del Parador nacional de Mojacar, en zona de vista de los Angeles, ambiente tranquilo y relajado con jardines, piscina y un amplio bulevar para poder pasear. Tiene 2 dormitorios con armarios empotrados, 2 baños uno con bañera y otro con ducha. Un amplio salón-comedor, cocina moderna con lavavajillas. Tiene una amplia terrazas de 24 metros cuadrados frente al salón con vistas al mar y a la montaña, y otra terraza de más de 50 metros cuadrados con vistas al mar y montaña. Además tiene 2 plazas de garaje en sótano y un trastero.

Penthouse Apartment located in the much sought after urbanization of Pueblo Dorado. Its elevated position and full size roof terrace provides stunning views of both sea and mountains. Consisting of 2 bedrooms both with fitted wardrobes, 2 bathrooms, one is ensuite with a shower, the other is full with bath. A spacious and bright living room separate modern kitchen. Included are 2 garage spaces in the underground garage plus a good size storage room. Community swimming pool and a palm tree lined aspect.

### APARTAMENTO MOJÁCAR PLAYA

**290.000 € - REF: A334**

Un hermoso apartamento en primera línea en la urbanización de Lance Nuevo, Mojacar Playa con 4 dormitorios y 3 baños. La ventaja adicional de esta propiedad es que se divide en 2 apartamentos separados. Ambos son luminosos y se encuentra en la 4ª planta de la urbanización con ascensor y parking privado. La piscina comunitaria también se encuentra en este nivel. Las piscinas están rodeadas de césped natural con muchas sombrillas que ofrecen la sombra que tanto se necesita.

A beautiful front line apartment on the much sought after urbanization of Lance Nuevo, Mojacar Playa with 4 bedrooms and 3 bathrooms terraces and garden. The added bonus to this immaculate property is that it is split into 2 separate apartments thus offering a good rental potential. Both are open plan spacious and bright. Located on the 4th floor with lift access and private parking. The beautiful communal pool is also found on this level which is surrounded by natural grass and has plenty of parasols.





# Selling Your Property

There are simple things anyone can do to help sell their property in Spain.

A lot of it comes down to seeing things from a buyer's perspective and knowing the common pitfalls.

## 1. Tidy up and declutter (so obvious but so true)

Sure, a good clean-up might sound like an obvious tip, but you would be amazed how many properties are left in a complete mess.

Your estate agent in Spain would love to tell you the truth – pack away or get rid of everything but the basics. But they don't want to offend you and risk losing your business, so most bite their tongue and say nothing. Most of the time you will get a subtle hint at best.

A cluttered property full of your personal possessions makes it very hard for anyone to 'connect' with the property (other than you). It sends a clear message that the property belongs to someone else.

**A tidy, decluttered home looks larger, more spacious and makes it easier for potential buyers to imagine themselves living there.**

Don't assume people like what you like. Everyone has different tastes.

The bottom line is it's best to give potential buyers a blank canvas to look at.

## 2. Offer your furniture as a deal sweetener

The property market in Spain attracts an international audience, particularly along coastal areas.

That means there's a good chance you could be selling to an overseas buyer who might find a property that comes with furniture a real bonus.

**If you're downsizing or returning to the UK, there's a good chance you may not need all of your furniture anyway and it's often the case that you find out later that your old furniture doesn't actually suit your new property.**

For British expats, the cost of shipping furniture back to the UK also brings extra cost and hassle. And if you've ever sold furniture before on eBay or Gumtree, you'll know that second-hand furniture doesn't normally fetch much money. You might find the cost of international shipping is more than it's even worth!

So consider dangling some free furniture as a deal sweetener. It might be a useful negotiating lever rather than resorting to a price drop.

## 3. Do the obvious repair jobs (this matters a lot)

OK, this might sound like a hassle, but any obvious repairs that need doing should be done by the seller, not the buyer.

Think about it from the buyer's point of view.

Firstly, they don't want a bunch of work to do after they move in. They certainly don't want to be thinking about needing to find a local plumber, electrician or builder when they are already feeling a lot poorer having forked out a lot of money to buy your property.

Secondly, if they spot that you haven't bothered to fix the obvious things, it will also give the impression there are a lot of other things that need doing too.

**In most situations the seller will have better local knowledge of Spain than the buyer as they have lived in or visited the area for many years. So it makes sense for the seller to get things fixed rather than a buyer who will overestimate the cost of repairs or even pull out of the deal altogether.**

By keeping your property in good working order, you won't give a buyer an easy excuse to change their mind or renegotiate a large discount to the listed price.



#### 4. Get the paperwork ready now (there's a hidden benefit)

Property can take a while to shift in Spain.

One way you can speed up the process is to have the paperwork ready.

Yes, paperwork is dull and boring, but it's necessary if you want to sell your property in Spain.

The buyer or more likely their legal representatives are going to ask for all the relevant documents.

Many of the questions and documents needed will be the same ones you asked for when you bought the property and so can be easily anticipated.

If you bought your Spanish property a long time ago or like me, you have no idea where you've put the paperwork, then ask your agent for a checklist.

Your estate agent in Spain can help guide you on what information you'll need to gather.

Having the docs ready to go has a hidden benefit.

**Quick replies keep the momentum up in the sales process. Time is often a silent killer when it comes to property sales.**

Don't forget, buyers will always have lingering seeds of doubt about whether your property is 'the one'.

They will still be looking at the new listings as they come onto the market. And other agents in Spain will still be calling them with alternative properties to view.

A long, drawn-out sales process gives your buyer greater opportunity to look elsewhere and potentially lose interest.

In real estate, a quick sale is a good sale. Don't let the spark go out through disorganisation.

#### 5. Speak to a currency broker (the exchange rate is important)

Most people that are selling property in Spain completely forget to think about the exchange rate.

That can be a costly mistake.

The Euro to Pound exchange rate can have a significant impact on the amount you receive in your UK bank account.

Exchange rates change every few seconds. Even small moves in the rate can make a big difference to large amounts of money.

**If you use your bank to transfer your money from Spain to the UK, you could be up to 5% worse-off compared to using a currency broker.**

A (good) currency broker offers much more competitive exchange rates than a bank and can keep an eye on the daily fluctuations in exchange rates, letting you know when the rate moves in your favour.



## Quick Summary

Here's a quick recap of the 5 tips for selling a property in Spain:

1. Tidy up & de-clutter
2. Offer free furniture
3. Do any obvious repairs
4. Prepare the paperwork early
5. Speak to a currency broker





## Spain

# Helping your dreams spring into being



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[www.vivaelsolspain.com](http://www.vivaelsolspain.com)

Viva el sol - Spain offers a specialized service in buying and selling properties in the Mojácar and the wider Almería region. Our Director has more than 39 years of experience in the international real estate market, having worked in countries such as the United Kingdom, France, Spain, Portugal, Brazil, Angola and Morocco. We offer a personalized service, with friendliness and cordiality.

Our idea is to provide a personalized service, face to face, where the satisfaction of sellers and buyers is a priority.

With a view to optimizing and obtaining better results for our clients, we work in collaboration with other agents at local, national and international level. This way we will have a wider range of properties and reach a greater number of potential private buyers and investors. This will allow us to sell your property in a shorter period of time.

Viva el Sol Spain's office is located in the heart of Mojácar Playa, within a service centre, where different professionals work in collaboration in order to offer a more comprehensive range of services to the client: a legal firm, an advisor on tax and other legalities, a language school, tv and internet provider, etc

We collaborate and organize small events to bring together people who are already in the area or who want to know more about the area, the language, how to buy or sell a house in Spain and everything else necessary to settle in Spain.

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Viva el sol- España ofrece un servicio especializado en la compra y venta de propiedades en Mojácar y la región de Almería en general. El Director tiene más de 39 años de experiencia en el mercado inmobiliario internacional, habiendo trabajado en países como Reino Unido, Francia, España, Portugal, Brasil, Angola y Marruecos. Ofrecemos un servicio personalizado, con amabilidad y cordialidad.

Nuestra idea es ofrecer un servicio personalizado, cara a cara, donde prime la satisfacción de vendedores y compradores.

Mucho más que vender, queremos crear vínculos. Esto es posible con nuestro servicio dedicado, profesional y honesto.

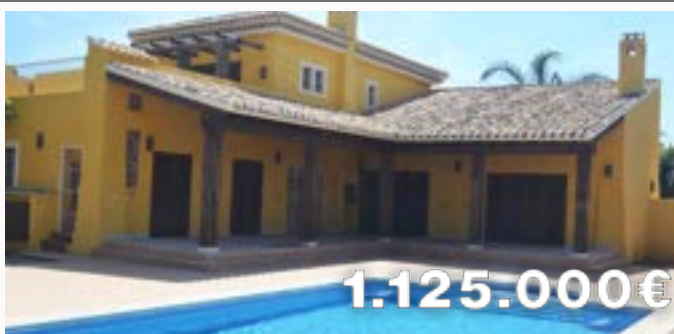
Con el fin de optimizar y obtener mejores resultados para nuestros clientes, trabajamos en colaboración con otros agentes a nivel local, nacional y internacional. De esta forma

dispondremos de una mayor oferta de inmuebles y llegaremos a un mayor número de potenciales compradores particulares e inversores. Esto le permitirá vender su propiedad en un periodo de tiempo más corto.

La oficina de Viva el sol- España está situada en el corazón de Mojácar Playa, integrada en un centro de servicios, donde diferentes profesionales trabajan en colaboración para ofrecer una gama más completa de servicios al Cliente: abogado, asesoría fiscal y otras legalidades, escuela de idiomas, proveedor de tv e internet, etc.

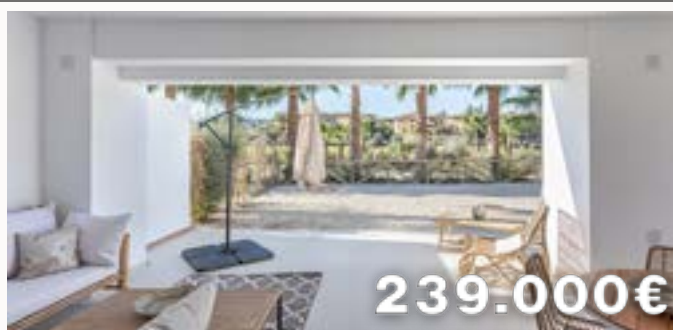
Colaboramos y organizamos pequeños eventos para reunir a personas que ya están en la zona o que quieren saber más sobre la zona, el idioma, cómo comprar o vender una casa en España y todo lo necesario para establecerse en España.

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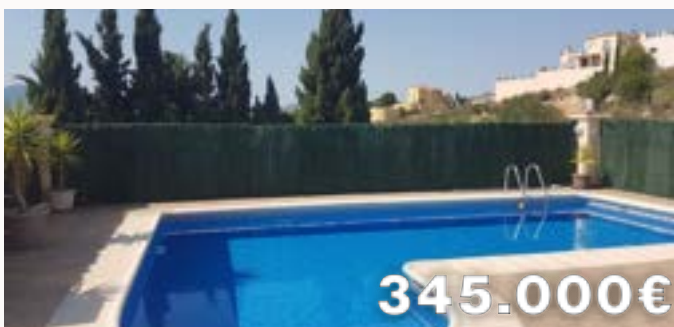
**Desert Springs Golf, VS-2326**  
4 bed, 4 bath, private pool

**1.125.000€**



**Valle del Este Golf, VS-2303**  
2 bed, 2 bath

**239.000€**



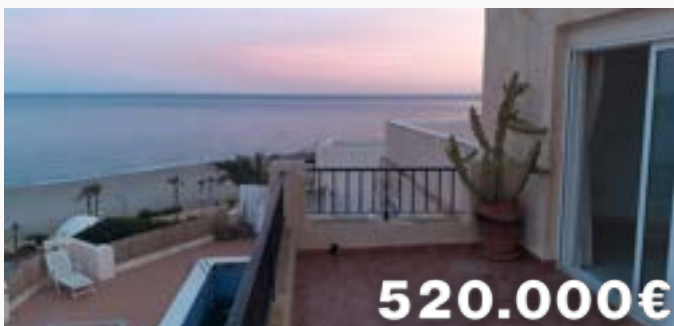
**El Pinar, Bédar, VS-2329**  
3 bed, 2 bath, private pool

**345.000€**



**New Villas , Mojácar, VS-2343**  
3 bed, 2 bath, garage

**200.000€**



**Bella Vista- Mojacar, VS-2319**  
3 bed, 4 bath

**520.000€**



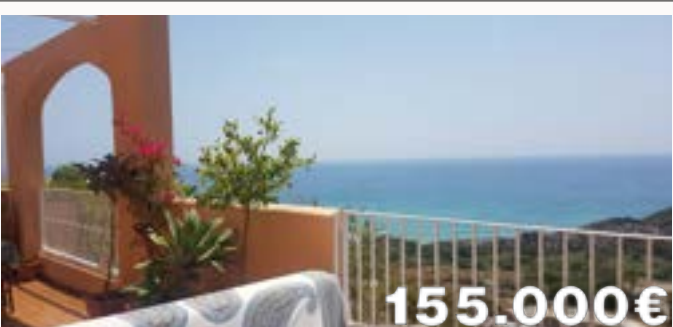
**Valle del Este Golf, VS-2351**  
2 bed, 2 bath, garage

**115.000€**



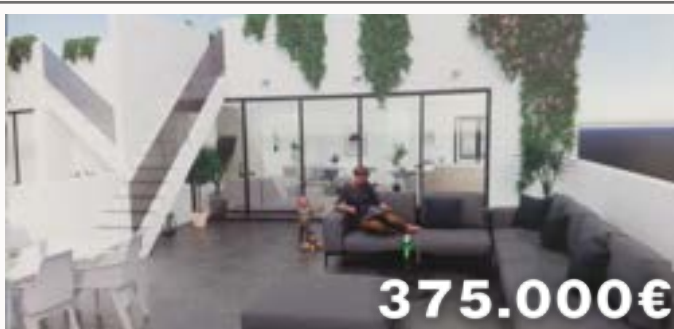
**Sierra Cabrera, VS-2340**  
2 bed, 2 bath

**135.000€**



**Puerto Marina, Mojacar Playa, VS-2352**  
2 bed, 2 bath

**155.000€**



**Penthouse with pool, Garrucha, VS-2344**  
3 bed, 2 bath, garage

**375.000€**



**Atalaya, Mojacar Playa, VS-2339**  
2 bed, 2 bath, garage

**165.000€**





# Pets in Spain

Whether you're adopting or buying pets in Spain or bringing them with you, here's everything about pet rules, services, insurance, and healthcare.

Like many countries, Spain is a nation of pet lovers, which reflects in the cultural norms and regulations. Many families, including international households, keep cats, dogs, fish, birds, or other domesticated animals for companions. Still, there are many things to consider when becoming a pet owner or when relocating to the country with your pet.

## Pet Culture in Spain

Pets are popular in Spain, although there are various rules and regulations concerning pet ownership. These rules often differ across the autonomous communities.

According to the Spanish Network for the Identification of Pets (Red Española de Identificación de animales de compañía, REIAC), there are around 13 million registered pets in Spain. Figures from 2019 show that 26% of households own dogs and 11% own cats. However, the total number of pets in Spain, including smaller creatures not registered, is closer to 20 million, according to a national census carried out by the veterinary association, AMVAC (Asociación Madrileña de Veterinarios de Animales de Compañía) in 2017 (in Spanish). This works out at an average of over one pet per Spanish household.

According to the census, the most popular pets in Spain were:

- *Birds 5.3 million*
- *Dogs 5.2 million*
- *Fish 4 million*
- *Cats 2.3 million*



There were also over two million other pets, including ferrets, rabbits, reptiles, and hamsters.

Spain has rules prohibiting certain animals as pets, although these vary across the communities. For example, the Catalogue of Invasive Alien Species lists creatures including bullfrogs, Galapagos turtles, Argentine parrots, raccoons, some breeds of hedgehog, and porcupines. Owning any of these as a pet can lead to a fine of up to €2 million.

Historically, Spain has lagged behind many other European countries in terms of animal welfare. It scores a C on the 2020 World Animal Protection Index, including a D on protecting domesticated animals. However, the government recently created a Directorate-General for Animal Protection and has set about improving standards.





# Pet Laws in Spain

Many pet laws in Spain vary across the independent states, so check locally to avoid getting a fine or worse. Additionally, new national animal welfare laws came into effect in 2022. Pets are now considered sentient beings and cannot be seized, abandoned, mistreated, or removed from the owner without good reason. New laws also cover shared ownership if couples divorce or separate.

The planned changes include:

- Bans on putting animals down unless strictly necessary
- No animals are used in circuses
- Pet stores are no longer allowed to sell pets
- Harsher penalties for animal abuse
- Introducing a new national pet ID scheme to help monitor pet ownership

Of course, you must have suitable accommodation for pets as you cannot leave them on balconies or outside in exposed areas. Dogs must be kept on a lead in public places and are not allowed on most Spanish beaches.

## Dangerous Animals

Furthermore, pets in Spain, such as dogs and cats, must be registered, microchipped, vaccinated against rabies, and have a health card. You must also have a special license for breeds of dogs considered dangerous, and place them on the dangerous animals' register (Registro de Animales Potencialmente Peligrosos). They need to wear a leash and muzzle in public. This applies to dogs, such as:

- Pitbull terriers
- Staffordshire bull terriers
- Rottweilers
- Fila Brasileiros
- Akita-Inus

However, the proposed law changes include no longer categorizing any breed of dog as a dangerous animal.





## Employment and Tax consultancy

Avda.mediterráneo s/n Mojácar Playa

**Mobile: 687 503 209 Tel/fax:950 399 679**

email: [franaznargarcia@yahoo.es](mailto:franaznargarcia@yahoo.es)

**ENGLISH SPOKEN**



Many small businesses owners don't realize that a staggering 80 percent of businesses fail within the first 18 months. Typically, one of the main causes is poor financial management.

Despite these dire consequences, many business owners go it alone when it comes to managing their money. A recent report found that 53 percent of small business owners don't use an accountant at all. And even more shocking, 27 percent of these respondents simply use pen and paper to keep track of their finances.

While we shouldn't conclude that these businesses are worse off for not having an accountant, we can't underestimate the breadth of knowledge and experience an accountant can provide.

Most people don't service their cars at home. Instead, they take them to a professional mechanic who can keep things running smoothly and spot potential issues. Small businesses need just the same attention from a professional.

Accountants do more than tax filing. They can take a comprehensive assessment of your finances and

create a forecast through the year to keep your business at a healthy, prosperous state. It may feel daunting to let an outsider in on the intimate details of how your business is run, especially if you've had trouble managing your finances in the past. But partnering with an accountant will actually help you to achieve your goals and set you up for long-term success.

*"We have worked with Fran for the past year, and we would definitely recommend him"*  
Natasha and Jamie, Vista del Mar

*"Fran has been our company accountant at Blue Sea Villas for several years and represents over half of my BSV clients. He is a qualified and experienced accountant, who is competent in all Tax Return Preparation Services. Bilingual, honest and a true pleasure to work with, he has a no-nonsense approach, and goes over and beyond what he is required to do. I would not hesitate to recommend his services to anyone"*  
Wendy Lester, Blue Sea Villas.

You can contact Fran Aznar on +34687503209



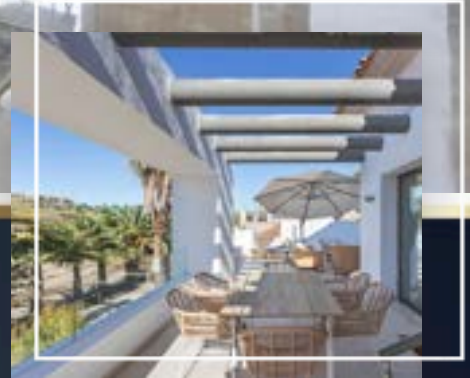




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### Villa Calma 3 bed villa 279,950€



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### Villa Cariad 4 bed villa 349,950€



4 bed 2 bath villa with spectacular views and swimming pool

### Villa Aurora 3 bed villa 219,950€



A beautiful 3 bedroom villa with stunning views of the mountains

### Casa Montana 5 bed villa 239,950€



Spacious 3 bed 3 bath villa with 10,000 mtrs of land and 2 bed annex

### Villa Tranquilo 3 bed villa 219,950€



A spacious 3 bed 2 bath villa set in open countryside & amazing views

### Cortijo Oleander 6 bed 129,995€



Refurbished 6 bed, 2 bath Cortijo with gardens, dip pool & roof terrace

### Villa Clivia 3 bed villa 215,000€



A well presented 3 bed, 3 bath villa with a pool & roof terrace

### Villa Morgan 3 bed villa 284,950€



Contemporary and spacious 3 bed, 2 bath, fully furnished villa

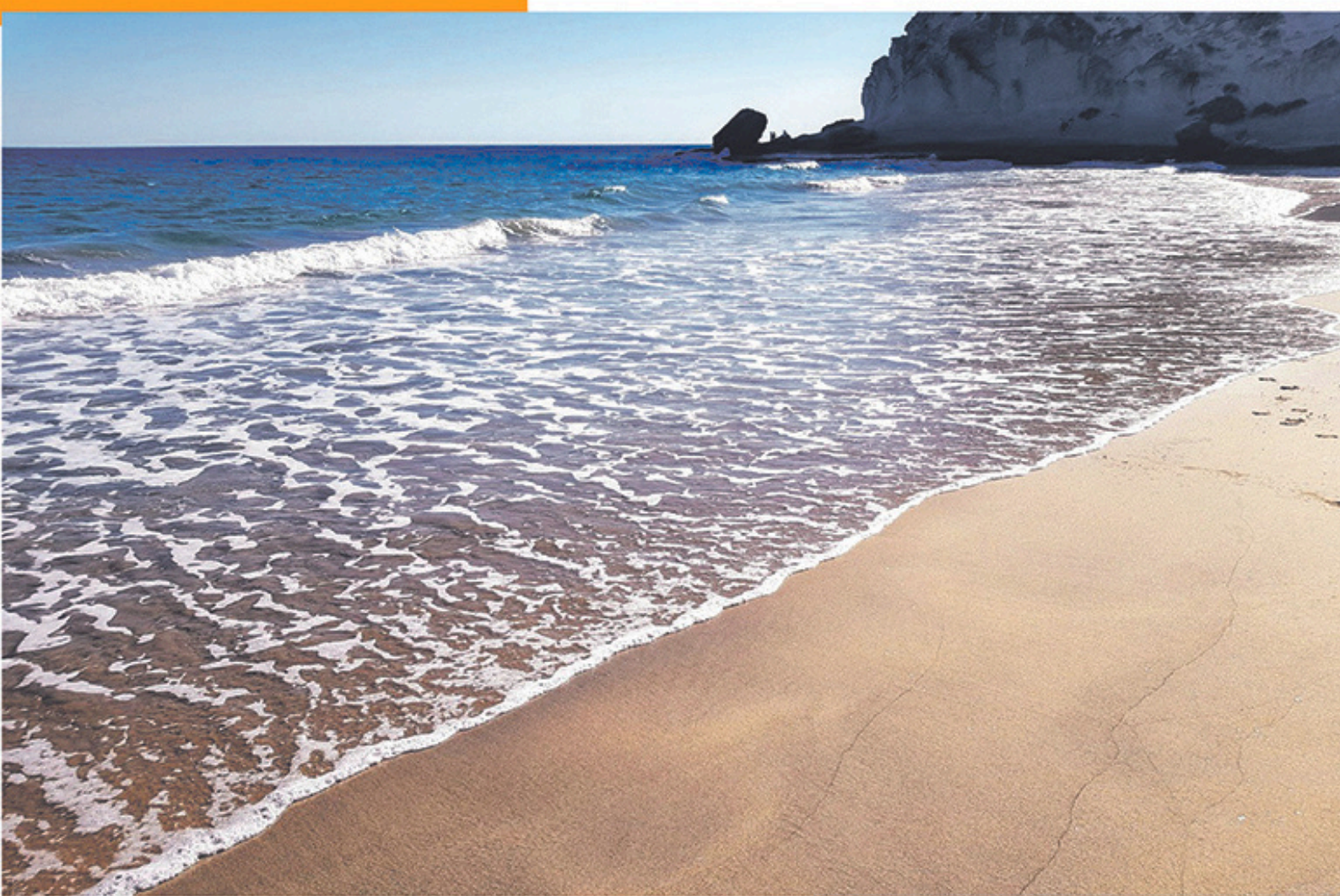




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## DUE TO INCREASE IN DEMAND WE URGENTLY NEED MORE PROPERTIES IN MOJÁCAR AND SURROUNDING AREAS!

### Mojácar Playa



Southeast facing, very desirable 5-bed / 4.1/2 bath detached villa with magnificent sea and mountain views, private swimming pool with a sunken bar, double garage. Set a few minutes' walk from the promenade, the beach of El Lance

Ref. 2695

795,000€

### Mojácar Playa



very desirable 3-bed / 2.1/2 bath detached villa with private swimming pool and garage set in a secluded area of Mojacar Playa with stunning mountain views and only a few minutes' walk from the beach, bars and Mojacar Playa's amenities

Ref. 2686

549,000€

### Mojácar Playa



Frontline golf - detached 3-bed / 2-bath Villa plus independent annex with garage in Mojácar Playa. Great opportunity to purchase a well/appointed 3-bed / 2-bath Villa right on the edge of the golf course in Marina de la Torre

Ref. 2668

390,000€

### Mojácar Playa



Fantastic opportunity with great sea views! 2 bed / 2 bath Apartment within walking distance to the beach, golf course and all the amenities of Marina de la Torre Golf Resort. The covered terrace with very good sea, pool views and mountain

Ref. 2674

129,950 €

### Mojácar Playa



This south-east facing top floor apartment has amazing sea views and is comprised of lounge-diner, fully fitted kitchen, master bedroom with en-suite bathroom, a family bathroom and 2 further double bedrooms.

Ref. 2660

285,000€

### Mojácar Playa



Great opportunity to purchase a ground floor 2-bed / 2 bath frontline apartment part of a sought-after complex in the most central part of Mojacar Playa. This well-kept frontline development across the road from the beach has communal gardens and swimming pool

Ref. 2655

360,000 €



# Andre dos Santos

We sat down with Andre dos Santos, the Managing Director at Veritas Homes to find out a little bit about his estate agency and his thoughts on the area's property market

## How long have you lived in Mojácar and what made you move here?

We originally moved to Mojácar in the autumn of 2004 and the motive then was to flee the rat race of London and the long commute to work it entailed. Our desire was to move to a safe environment, somewhere I could set up my own business, and had good primary schools for our three infant children. Mojácar came to mind as my wife and I were familiar with the area already and we both spoke Spanish. It felt like a natural decision as we wanted more quality family time.

## When did you start Veritas Homes and what inspired you to start an estate agency?

Veritas Homes opened its doors to the public at the beginning of 2006. I saw a gap in the market for an Estate Agency and started the business with my brother-in-law and a friend. Since its foundation the business have gone from strength to strength to be one of the most trusted and well-respected Estate Agencies in the area catering to clients from all over the world.

## What is the mix of nationalities of clients you have?

Mojácar is a magnet for people from different walks of life and nationalities who settle here permanently, opt to have 2nd properties here or simply come and go as tourists. Being a linguist and well-travelled has allowed me to shape Veritas Homes to cater to all nationalities. We have to cater for English and non-English speakers and make an effort to listen to their requirements and needs.

## What nationalities are buying at present?

The majority of buyers at the moment are French, Belgium, English, Spanish and Irish.

## What is the most expensive home you have sold and in what town?

Most recently a villa in Vera for 735.000€.



## What changes have you seen in Mojácar since you first arrived?

Back in 2004, there were certainly a lot more people living in Mojácar all year round, whereas now despite it still being the most sought-after area on the Almerían coast, there are far fewer people living here now than before.

The financial and property crisis of 2008 and Brexit have had a lot to do with it.

## Do you sell all types of properties including commercial?

We do sell commercial properties as well but the bulk of our portfolio comprises residential dwellings.

## Presumably Brexit affected your business as well as everyone else's? Has it now settled down and are buyers getting more confident again?

As predicted before the referendum and has now become evident, Brexit was an act of self-harm by the British and unfortunately will continue to be felt for years to come. Hopefully, it will be reversed one day – yes, I live in hope! As far as the property market is concerned, it is true that because of Brexit not all British people with plans to buy will be able to follow through anymore but some will. Thankfully, Spain is welcoming with open arms those who are keen not to let Brexit dictate their future. Yes, undoubtedly, Brexit has made it more bureaucratic to spend some time here or settle here permanently, but despite Brexit, it is still possible and the more determined British clients are finding ways around it, whether that is by acquiring a second EU passport, applying for a non lucrative residence visa or getting out a calculator and seeing how best to exploit the 90-day tourist rule and so on.



# Guide to Pueblo & Playa

# Guía para MOJACAR

As with its neighbour, Vera, Mojácar comprises two different areas, 2 kms apart. Mojácar Playa is the modern beach resort whilst Mojácar Pueblo, officially referred to as 'one of the most beautiful pueblos in Spain' is the original historic town perched up higher on the foothills of the Sierra Cabrera.

Mojácar has a long history spanning over 4000 years. Populated by Phoenicians, Carthaginians, Romans, Greeks and Moors. This multicultural element still remains today. It was under Moorish rule that Mojácar really began to flourish. The castle was built and the town walls were expanded and fortified. Even so, it remained a Muslim town on the Christian frontier and because of this, Mojácar suffered many brutal incursions.

The pueblo (= town or village), is characterised by whitewashed houses packed tightly together amongst narrow streets, steep walkways and alleys. It offers a plethora of delightful boutique shops, local craft stores, bars, cafés and restaurants, a number of which enjoy superb views of the surrounding area and hills of Mojácar.

With over 17km of fine, golden sand stretching along the Costa Almeria, the natural, unspoilt beaches of Mojácar are the perfect place to unwind and enjoy the Mediterranean sea. Mojácar's busiest beaches are Playa del Cantal and Playa de la Cueva del Lobo, but you have plenty of other beautiful beaches to choose from, various ones having been awarded the EU's 'blue flag' and quality stamp known as SICTED. Elsewhere there are plenty of small coves that you can explore and discover a secluded spot to enjoy with sunshine.







## Pueblo & Playa

Al igual que su vecina Vera, Mojácar comprende dos zonas diferentes, separadas por 2 km. Mojácar Playa es el moderno complejo de playa y Mojácar Pueblo, oficialmente conocido como "uno de los pueblos más bonitos de España", es la ciudad histórica original situada en lo alto de las estribaciones de Sierra Cabrera.

Mojácar tiene una larga historia de más de 4000 años. Poblada por fenicios, cartagineses, romanos, griegos y árabes. Este elemento multicultural aún perdura hoy en día. Fue bajo el dominio árabe cuando Mojácar comenzó a florecer. Se construyó el castillo y se ampliaron y fortificaron las murallas. Aun así, seguía siendo una ciudad musulmana en la frontera cristiana y, por ello, Mojácar sufrió muchas incursiones brutales.

El pueblo se caracteriza por sus casas encaladas y apretadas entre calles estrechas, calzadas empinadas y callejones. Ofrece una amplia gama de encantadoras tiendas boutique, tiendas de artesanía local, bares, cafés y restaurantes, algunos de los cuales gozan de impresionantes vistas de los alrededores y las colinas de Mojácar.

Con más de 17 km de arena fina y dorada que se extienden a lo largo de la Costa de Almería, las playas naturales y vírgenes de Mojácar son el lugar perfecto para relajarse y disfrutar del mar Mediterráneo. Las playas más concurridas de Mojácar son la Playa del Cantal y la Playa de la Cueva del Lobo, pero hay muchas otras playas preciosas entre las que elegir, varias de ellas galardonadas con la bandera azul de la UE y el sello de calidad SICTED. En otros lugares hay multitud de pequeñas calas en las que podrás explorar y descubrir un lugar apartado para disfrutar bajo el sol.



# DO YOU NEED A SPANISH BANK?

Getting to grips with Spain's banking system as an expat can seem challenging. Here is some highly useful information from Expatica, an organisation specialising in advice for ex patriates.

## Banking in Spain

Spain has an integrated and internationalized banking system. It consists of 141 current private banks (including around 80 foreign-owned banks), plus many regional cooperative and savings banks. The Banco de España is Spain's national bank which also serves as the regulator for the banking sector. Read the Expatica guide to banking in Spain for a more detailed account of Spanish banking.

## Do you need a bank account in Spain?

Having a bank account in Spain is not a legal requirement; it is possible to manage your finances from an overseas account. However, if you are a long-term resident in Spain, it may prove costly and complicated to operate your everyday finances. There are many things such as paying Spanish utility bills and getting a Spanish mortgage where it is beneficial to have a bank account in Spain.

## Before opening a bank account in Spain

If you move to Spain without having opened an account, you can manage your finances from your overseas account. Spain accepts most major types of foreign bank and credit card if they are Visa, Mastercard or American Express. However, you may incur charges. See the Expatica guide to banking in Spain for more information. Many Spanish banks offer non-resident accounts, so it's possible to set up a Spanish bank account in advance of your move if you're worried about this.

## Types of bank accounts in Spain

Spanish banks offer various different account types to customers. It's worth shopping around to find the solution that best suits your circumstances. Some of the main types of bank account in Spain are:

- Current accounts – for everyday banking and financial requirements. Many banks will offer various different current accounts, some targeting specific groups of customers such as students or young people;
- Savings accounts – most banks will offer different savings options ranging from basic savings accounts to services with links to investments in funds and shares. There are also many regional Spanish banks (cajas) that offer savings accounts;
- Digital accounts – you can now do all your banking online or from a mobile device as the main Spanish banks all offer online services and banking apps. Another alternative is to go with a fully mobile bank based outside of Spain, such as Revolut, N26, Skrill, Chime or the much respected Wise, better known as a very affordable online currency transfer organisation as that is what it started out as under the previous name of Transferwise. Whichever one you opt for, check that they meet all your requirements, for example, Revolut does not accept cash or cheque deposits.
- Non-resident accounts – some of the main Spanish banks offer non-resident accounts aimed at foreign residents, although these are mostly Euro-based accounts

## Offshore bank accounts

Expats in Spain may find that opening an international offshore bank account is the best way to manage their finances. This is particularly helpful for anyone who works abroad, spends a lot of time in more than one country, or frequently transfers money between countries.

Offshore accounts are located outside the holder's country of residence and usually offer distinct advantages such as a wider range of cross-border services and lower taxation on funds.

Read the Expatica guide to banking in Spain for a more detailed account of Spanish banking:  
<https://www.expatica.com/es/finance/banking/>





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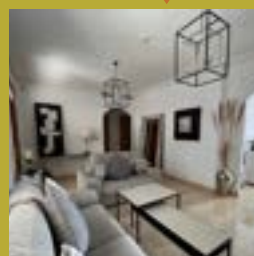


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## ARBOLEAS



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## ARBOLEAS



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225,000€

## ORIA



2 bed 2 bath villa on 850m plot with dip pool and views, walk to bar and village

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Ref. DHA 3650

279,000€

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bed 2 bath villa Arboleas with detached garage, 10x5 pool and fabulous views

Ref. DHA 3590

259.950€

## ARBOLEAS



3 bed 3 bath detached farmhouse with separate guest annexe, garage, views, pool and walking distance to village

Ref. DHA 3512

279,000€

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3 bed 2 bath villa with 2 separate annexes, detached garage, sep utility, pool, views, walk to bar restaurant

Ref. DHA 3586

270,000€

## ARBOLEAS



3 bed 2 bath villa Arboleas corner private plot of 1093m, car port, 10x5 pool, views, walk to bar restaurant

Ref. DHA 3428

249,950€

## ARBOLEAS



3 bed 2 bath character villa on larger than average 1457m plot, garage, separate utility room, roof terrace, views

Ref. DHA 3398

235,000€



# DRIVING A FOREIGN REGISTERED VEHICLE IN SPAIN

DON'T GET CAUGHT OUT,KNOW THE RULES



# BASIC RULES

As a general rule, a non-resident can drive a foreign registered vehicle in Spain for up to six months in a calendar year. However for a Spanish resident, it's just 30 days from the date the vehicle first entered the country. In all cases the vehicle needs to be fully legal in the country of current registration. So for example, if you have a UK vehicle then it must be taxed, have a current MOT and of course be insured.

## **Non-residents can drive a foreign registered vehicle in Spain for up to six months**

# OVERSTAYING

If you drive your vehicle for longer than this, Spanish authorities may consider that you are importing the vehicle and issue you with a notice to pay the import taxes and customs duties if applicable as well as an associated fine.

# DOCUMENTATION

When driving in Spain, it is mandatory to carry a driving licence, original vehicle registration document (logbook), passport or ID card and for a foreign registered vehicle proof of insurance. If your driving licence is non EU then you may also need an International Driving Permit (IDP).

# PROOF OF ENTRY

It's also essential when driving a foreign vehicle that you have adequate proof of when your vehicle entered Spain, in case you're stopped as the onus will be on you to provide this. Normal proof could be a ferry ticket, Eurotunnel receipt, border crossing documentation (such as a stamped date in your passport), toll receipts that show the date and time of entry or a transport company delivery note and invoice.

# CONFISCATION

When stopped, if you cannot satisfy the police or Guardia Civil that your car hasn't overstayed it's welcome, then they are within their rights to impound your vehicle. To retrieve your vehicle, you will have to pay any fines issued along with any tow truck and storage fees. You may also have to pay any import taxes or customs duty if applicable. (You will also need to show a valid driver's licence and proof of insurance when you collect the vehicle).

**To retrieve your vehicle you will have to pay any fines issued along with any tow truck and storage fees.**





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**API-DS0114 145000€**

The first floor 3 bedroom apartment enjoys a roof terrace and 2 terraces, one overlooking the gardens and the surrounding mountains, the other one overlooking the pool area.

## EL CANO – VERA NATURISTA



**API-V0627 255000€**

This spectacular, fully renovated beachfront 2 bedroom penthouse is probably one of the best apartments on the Vera Playa naturist beach on account of its unrivalled beachfront position, three terraces and beautiful finish.

## PUEBLO SALINAS – VERA PLAYA



**API-V0623 115000€**

This south facing spacious (70m2) 2 bedroom 1 bathroom apartment on the second (top) floor is located in the Pueblo Salinas gated community and is only minutes from the beautiful sandy beaches of Vera Playa.

## HARBOUR LIGHTS – VILLARICOS



**API-VIL0141 189500€**

Top quality 2 bedroom duplex of precious architecture, in Villaricos in a FRONT LINE maritime walk and port complex.

## ANDALUS RESIDENCIAL – VERA PLAYA



**API-V0562 109500€**

This bright 2 bedroom ground floor apartment is located in a gated community with indoor and outdoor swimming pools and spacious garden areas in a complex at only five minutes to Vera Playa.

## LAS BUGANVILLAS - VERA PLAYA



**API-V0622 148000€**

This bright and spacious townhouse (96m2) consists on the ground floor of an airy lounge dining room with access to a 41m2 terrace, an open plan kitchen equipped with its appliances and a shower room.



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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.**

Contact our offices for more information:

Our Mojácar location can be reached at 634 323 399 or mail at [infomojacar.libertyseguros@gmail.com](mailto:infomojacar.libertyseguros@gmail.com)

Our Albox location at 950 121 943 or 634 357 310, or email at [infoalbox.libertyseguros@gmail.com](mailto:infoalbox.libertyseguros@gmail.com),

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**Palomares - 59,950€ (ref: PAC)**



**2 beds • 2 baths • Build 76m² • Garage 10m²**

This ground floor property was purchased in 2004, however, it has never been lived in leaving a blank canvas for new owners to put their mark on it. Brand new white goods but some cosmetic work needs to be done hence the bargain price.



**Los Gallardos - 60,000€ (ref: LGAMC)**



**4 beds • 1½ baths • Build 113m²**

Penthouse situated in the centre of the village surrounded by amenities and benefitting stunning mountain views. The property requires some investment to update it but it would make an ideal full time home or a fantastic lock-up and leave holiday home.



**Los Gallardos - 104,950€ (ref: HNLOI)**



**2 (/3) beds • 2 baths • Build 83m²**

Due to its location, this property has been gifted some of the most extensive mountain and rural views that you will find in the area. Although classed as an apartment, this two storey property benefits stunning views and bathes in all day sunshine.



**La Muleria - 109,950€ (ref: LMVB)**



**2 beds • 2 baths • Plot 344m² • Build 215m²**

Situated in the small hamlet of La Muleria, just 5 minutes drive from the town and beaches of Villaricos, this delightful single storey villa with cave rooms offers extensive outside living space and lots of Andalusian character within.



**Lubrin - 124,950€ (ref: LTM)**



**3 beds • 2 baths • Plot 60m² • Build 112m²**

A pretty whitewashed reformed townhouse that balances modern and traditional elements to create a high quality residence with picturesque views over the surrounding town. Ground floor & first floor terraces plus large solarium.



**Mojácar - 159,00€ (ref: MFTB)**



**3 beds • 2 baths • Plot 89² • Build 134m²**

This is a rare opportunity to purchase a property in this historic location. A total refurbishment of the house with a mix of sympathetic improvements retaining original features & more modern day installations making into a comfortable character property.



**Bédar - 359,950€ (ref: BVP)**



**3 beds • 2 baths • Plot 12,739m² • Build 140m²**

A luxurious, rural 3 bedroom, 2 bathroom villa constructed to a very high standard with private swimming pool and benefitting some of the most breath-taking views of this gorgeous part of the area that Next Stop Almeria has ever seen.



**El Pinar de Bédar - 499,950€ (ref: EPDHS)**



**4 beds • 3½ baths • Plot 1,303m² • Build 196m²**

This elegant and very private home nestled in the mountainside of El Pinar benefits magnificent views, contemporary design and presentation and a level of opulence seldom found. This property will most definitely not disappoint the more discerning viewer.



**Los Gallardos - 550,000€ (ref: LGVGM)**



**4 beds • 4 baths • Plot 584² • Build 647m²**

With over 300m² of living space and another 300m² of recreational area in the under build, this property can only be described as palatial and unique. Everything about the property oozes character, quality and elegance.



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# Guide to Guía para **GARRUCHA**

Garrucha is a small fishing town on the Almerían coast situated between the towns of Vera and Mojácar . Garrucha has a long history with the first reference of the town featuring in the Castilian chronicle of 1327. Then in the early 15th century, a group of fishermen built themselves a defensive tower overlooking the sea. However this tower was destroyed in 1518 by the same earthquake that devastated Vera.

Today the harbour is the central point of the town because Garrucha is still a working fishing town, with fishing accounting for a large part of its economy. The fishing boats set off just before dawn and return in the afternoon with their catch. It has been a fishing village for thousands of years, and the fresh seafood and fish that you can find here is truly the crown jewel of the cuisine in this area of Almería.

You cannot talk about the typical gastronomy of Garrucha without mentioning its fantastic red prawns (gambas rojas), which are world famous. This type of prawn is considered to be one of the most delicious shellfish in the Mediterranean. It exists in small numbers & its breeding and fishing area is very

limited. It is known as the "Garrucha prawn" because the limited fishing area is precisely just off the coast of Garrucha. The local restaurants typically serve them 'a la plancha', which is grilled. Its size is larger than the classic prawn with a pinkish shell. Its meat is delicious and accompanies other seafood types typical of Almería, such as snapper, sole or squid. Because of its limited number, as well as its delicious taste, the red prawn can be quite expensive in the marketplace. The Garrucha fish market and its auction have become a real tourist attraction. It is a real experience to see the boats coming in loaded with fresh fish and seafood at dusk, and to see the subsequent auction. The boxes of

prawns are placed in a line on flooded ground, surrounded by huge ice blocks. The buyers arrive quietly and very seriously, and there is an atmosphere of great expectation. They sit on concrete blocks opposite groupers, red scorpion fish, snappers, John Dory and especially, the red prawns, which everyone is excited about.

The sale of this fresh fish is a great experience and also a good chance to take home delicious and affordable seafood that has just come out of the sea. If you're visiting or simply have never seen it, you have to experience it for yourself.

The promenade called El Malecón in Spanish, is also one of Garrucha's best attractions and landmarks. The promenade is over 1.5 km long and is lined with palms, and is characterised by its white marble railings and well stocked gardens overlooking the Mediterranean. Behind it are many of Garrucha's best restaurants, ice cream parlours, cafés and bars, and stretching all the way along this sea promenade, is Garrucha's 'blue flag' family sandy beach, Playa de las Escobetas, right up to the neighbouring municipality of Mojácar.





Garrucha es un pequeño pueblo pesquero de la costa almeriense situado entre las localidades de Vera y Mojácar. Garrucha tiene una larga historia y la primera referencia de la ciudad aparece en la crónica castellana de 1327. Posteriormente, a principios del siglo XV, un grupo de pescadores se construyó una torre defensiva con vistas al mar. Sin embargo, esta torre fue destruida en 1518 por el mismo terremoto que devastó Vera.

Hoy en día, el puerto es el punto central de la ciudad, ya que Garrucha sigue siendo un pueblo pesquero en activo, en el que la pesca representa una gran parte de su economía. Los barcos salen al amanecer y regresan por la tarde con

sus capturas. Es un pueblo pesquero desde hace miles de años, y el marisco y la pesca frescos que se pueden encontrar aquí son realmente la joya de la corona de la cocina de esta zona de Almería.

No se puede hablar de la gastronomía típica de Garrucha sin mencionar sus fantásticas gambas rojas, famosas en todo el mundo. Este tipo de gamba está considerada como uno de los mariscos más deliciosos del Mediterráneo. Existe en pequeñas cantidades y su zona de cría y pesca es muy limitada. Se llaman gambas de Garrucha porque la zona limitada de pesca se encuentra precisamente frente a la costa de Garrucha. Los restaurantes locales suelen servirlos "a la plancha". Su tamaño es mayor que la gamba clásica, con un caparazón rosáceo. Su carne es

deliciosa y acompaña a otros tipos de marisco típicos de Almería, como el pargo, lenguado o calamar. Debido a su escaso número, así como a su delicioso sabor, la gamba roja puede resultar bastante cara en el mercado. La lonja de Garrucha y su subasta se han convertido en una auténtica atracción turística. Es toda una experiencia ver llegar los barcos cargados de pescado y marisco fresco al atardecer, y presenciar la posterior subasta. Las cajas de gambas se colocan en fila en el suelo, rodeadas de enormes bloques de hielo.

Los compradores llegan en silencio y muy serios, y se respira un ambiente de gran expectación. Se sientan en bloques de hormigón frente a meros, cabrachos, pargos, galeras y, sobre todo, gambas rojas, que entusiasman a todo el mundo. La venta de este pescado fresco es una gran experiencia y también una buena oportunidad para llevarse a casa marisco delicioso y asequible recién salido del mar. Si estás de visita o simplemente no lo has visto nunca, tienes que experimentarlo por ti mismo.

El paseo marítimo, llamado El Malecón, es también una de las mejores atracciones y puntos de referencia de Garrucha. El paseo, de más de 1,5 km de largo y bordeado de palmeras, se caracteriza por sus barandillas de mármol blanco y sus bien surtidos jardines con vistas al Mediterráneo. Detrás de él se encuentran muchos de los mejores restaurantes, heladerías, cafeterías y bares de Garrucha, y se extiende a lo largo de este paseo marítimo, la playa familiar de arena de Garrucha, Playa de las Escobetas, con bandera azul, hasta el municipio vecino de Mojácar.







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## Bedar

Ref: OLV1918

€249,950

This splendid 3 bedroom, 2 bathroom linked villa is situated in the beautiful, white washed mountain village of Bedar. This property is a rare find in the village sharing a communal swimming pool with just 2 other properties.



## Lubrin

Ref: OLV1921

€275,000

This wonderful country property, just 5 minutes from Lubrin. This spacious semi-detached home is made up of two independent properties boasting a total of 5 bedrooms, 3 bathrooms, a private swimming pool and a plot of over 4,000m2 of land.



## Lubrin

Ref: OLV1875

€345,000

This wonderful 4 bedroom, 2 bathroom villa is situated walking distance from the picturesque market town of Lubrin. This spacious property has been designed with great attention to detail and also includes a wonderful private pool area



## Lubrin

Ref: OLV1844

€399,950

This beautiful, elegant and reformed country property is located in the municipality of Lubrin. This stylish cortijo includes 4 bedrooms, 3 bathrooms and a superb private swimming pool as well as various patios and beautifully mature gardens



## Sorbas

Ref: OLV1926

€399,990

This splendid and spacious villa is situated in the tranquil and picturesque hamlet of La Huelva. This fine looking property with an independent guest apartment boasts a total of 6 bedrooms, 4 bathrooms as well as a fabulous private swimming pool and garage



## Bedar

Ref: OLV1908

€420,000

This wonderful villa is located just a few minutes from the white washed, picturesque village of Bedar. This superb, unique property includes 4 bedrooms 3 bathrooms, a large garage, a fabulous private pool, and a beautiful walled garden



## Bedar

Ref: OLV1917

€675,000

This magnificent country property, in the beautiful hamlet of Los Pinos, is just 10 minutes from Bedar. This truly unique dwelling consists of two properties with a total of 7 bedrooms, 4 bathrooms and a superb, heated swimming pool as well as a tennis court



## Mojacar

Ref: OLV1849

€780,000

This exquisite property is situated in a privileged location within the sought after village of La Parata, Mojacar. This wonderful 5 bedroom, 3 bathroom property has been finished to a particularly high standard and boasts a private swimming pool and remarkable views.



## Bedar

Ref: OLV1876

This particularly spacious 4 bedroom, 4 bathroom detached villa sits in a central location within the popular village of El Pinar de Bedar, just 15 minutes to the coast and 5 minutes from major road links

€399,950



## Bedar

Ref: OLV1912

This wonderful, 4 bedroom, 3 bathroom village house is located in the centre of the beautiful white washed village of Bedar. The property includes 5 separate terraces with the upper terrace boasting stunning vistas to Mojacar Pueblo and the coast

€275,000

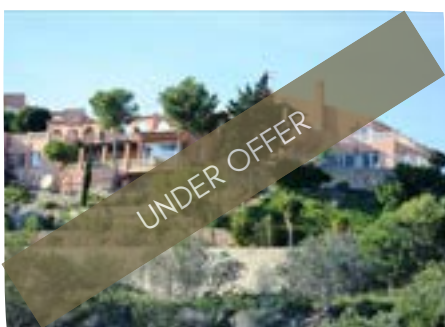


## Bedar

Ref: OLV1852

This wonderful villa is situated in the now protected area of Bedar due to its outstanding natural beauty. Casa Rosa Maria boasts 4 bedrooms, 3 bathrooms, a stunning pool area, double garage and superb coastline vistas.

€469,000

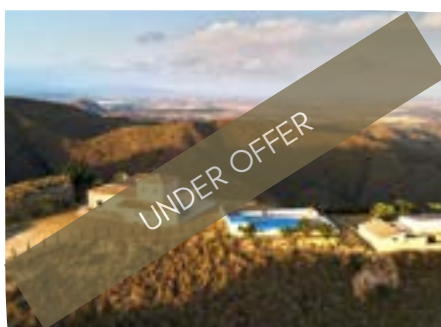


## Mojacar

Ref: OLV1111

This truly exquisite property is situated in an elevated position in the Macenas area of Mojacar boasting truly stunning sea views. This remarkable property includes a build size of over 400m2, 2 separate apartments, private pool, and large garage.

€675,000

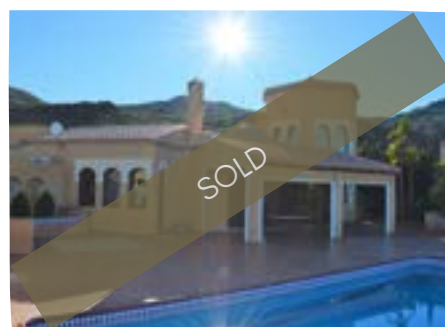


## Bedar

Ref: OLV1822

This magnificent property is situated in a beautiful, location close to Bedar. This property has been reformed to an extremely high standard and boasts 6 bedrooms and 6 bathrooms, several of which are in separate bespoke annexes.

€795,000



## Cabrera

Ref: OLV1781

Situated at the top of Sierra Cabrera this stunning property has 3/4 bedroom detached villa sits on a flat plot with mature well tended gardens and has a well thought out layout, private pool, beautiful terraces and a large garage.

€399,950



## Lubrin

Ref: OLV1771

This wonderful, 5 bedroom, 4 bathroom cortijo has a beautiful pool, courtyard garden and boule piste plus extra land with mature Olive trees. There is a separate annex with games room, bar, mezzanine, double bedroom and shower room

€485,000



## Bedar

Ref: OLV1770

This fully modernised, superb country property is located just outside the picturesque village of Bedar and includes 320m2 of living space with 4 bedrooms 5.5 bathrooms and sits on an impressive 6000m2 of land.

€499,950



## Turre

Ref: OLV1605

This fabulous, luxury property with private pool and olive farm is located less than 30 minutes to the coast in a tranquil setting. The stunning stone built property has been architect designed with some truly unique features and attention to detail.

€695,000





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**Desert Springs**

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Villa 4 Beds

**SALES**

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**Ref: DD8088 Price: 190,000€**

Apartment 4 Beds

**RENTALS**

**Mojácar Pueblo**

**Ref: DD102 Price from 1,000€ per week**

Apartment 2 Beds / 2 Bath

**RENTALS**

**Mojácar**

**Ref: DD095 Price from 1,953€ per week**

Villa 3 Beds / 2 Baths

**RENTALS**

**Mojácar**

**Ref: DD056 Price from 2,450€ per week**

Villa 6 Beds / 5 Bath

**RENTALS**

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# Guide to Guía para **VERA**

## Vera & Vera Playa.

Vera es algo más que una ciudad de "sol y playa". Ofrece una mezcla de lo antiguo e histórico con servicios modernos y orientados al turismo. Vera Pueblo tiene calles estrechas y empinadas en su corazón, con casas blancas decoradas con impresionantes flores de colores. Allí se encuentran los monumentos y edificios más destacados de Vera. Entre ellos destaca la Iglesia de Nuestra Señora de la Encarnación, construida en el siglo XVI como fortaleza dentro de las murallas fortificadas de la ciudad. La ciudad también cuenta con una de las plazas de toros más antiguas que se conservan en España, construida en el siglo XIX.

La ubicación actual de Vera no es la original. Anteriormente llamada Baria en el siglo VI, fundaron la villa en el lugar

que hoy ocupa Villaricos, junto al mar, pero posteriormente fue trasladada al cerro del Espíritu Santo donde fue destruida por un terremoto en 1518. Cuenta la leyenda que la reina Isabel subió al cerro donde quedaban las ruinas de la ciudad y desde allí disparó una flecha, ordenando a sus súbditos que construyeran la ciudad en el lugar donde debía caer la flecha.

Vera cuenta con un hermoso paseo marítimo y playas de arena inmaculada y aguas cristalinas. La playa principal de Vera Playa (Playa el Playazo) tiene más de dos kilómetros de longitud y

está formada por arena y guijarros, y el fabuloso clima de Vera Playa hace que la playa esté muy concurrida gran parte del año. La oferta de servicios e instalaciones relacionados con el turismo naturista es muy amplia. Vera cuenta con el único hotel cien por cien nudista y naturista de España, urbanizaciones naturistas y una buena oferta de ocio, restauración y deportes náuticos.





Santo where it was destroyed by an earthquake in 1518. Legend has it that Queen Isabella climbed the hill where the ruins of the city remained and from there she shot an arrow, ordering her subjects to construct the town in the place where the arrow was to fall.

Vera has a beautiful promenade and pristine sandy beaches with crystal waters. The main beach of Vera Playa (Playa el Playazo) is over two kilometres long and consists of sand and pebbles, and the fabulous Vera Playa weather, means the beach is busy much of the year. There is plenty on offer in terms of services and facilities related to naturist tourism. Vera has the only one hundred percent nudist and naturist hotel in Spain, naturist urbanisations and a wide range of leisure, restaurants and water sports.

Along the 6 kilometres of white sandy beaches that Vera has, traditional family tourism coexists with nudist tourism, with nudists mostly concentrated in the northern area of Playazo beach. There are five beaches which have earned the prestigious European Union blue flag; Las Marinas, Puerto Laguna, Pueblo Laguna, Puerto Rey and El Playazo.

## Vera & Vera Playa.

Vera is more than just a 'sun and beach' town. It offers a mix of old and historic with modern and tourism-oriented services. Vera Pueblo has narrow, steep streets in its very heart, with white houses decorated in impressively coloured flowers. There you will find the most outstanding monuments and buildings in Vera. Among them is the Church of Our Lady of the Incarnation

which was built in the 16th Century as a fortress inside the fortified walls of the town. The town also boasts one of the oldest preserved bullrings in Spain built in the 19th century.

Vera's current location is not where it was originally situated. Previously called Baria in the 6th century, they founded the town in the place that Villaricos occupies today, next to the sea, but it was later moved to the hill of Espíritu





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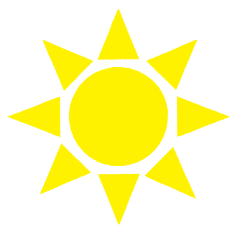
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## DUE TO INCREASE IN DEMAND WE URGENTLY NEED MORE PROPERTIES IN MOJACAR AND SURROUNDING AREAS!

### TURRE



This fantastic 3 bedroom semi-detached villa on 2 levels, which is competitively priced, would make an ideal permanent home or great holiday retreat.

REF. 1436

€195,000

### MOJACAR PLAYA



8 Exclusive New Build Villas In A Prime Location In Mojacar Playa.

The upper floor consists of hall, built-in wardrobe, toilet, kitchen and living room with direct access to the terrace. The ground floor has 3 bedrooms, 2 full bathrooms, 1 en-suite in the master bedroom with direct access to the garden.

#### Key Features

Short Walk to the Beach – Air Conditioning  
Parking – Built-in Wardrobes - Brand New Build  
Close to all Services – Garden Terrace  
Pool (Optional)

REF. 1429

€292,000

### MOJACAR PLAYA



This modern apartment consists of 2 large bedrooms with fitted wardrobes and direct access to the terrace. The en-suite bathroom has walk-in shower and the family bathroom has bath tub.

REF. 1434

€154,950

### CARBONERAS



A lovely 3-bedroom apartment in Carboneras. This centrally located property has access to all services, a 2-minute walk from the renowned golden beach of La Puntica.

REF. 1435

€90,000

### MOJACAR PLAYA



This beautiful recently renovated penthouse apartment is situated in a quiet community with well maintained gardens and a pool. There are 2 bedrooms with AC, the master with its own private terrace which has stunning views of the sea

REF. 1433

€159,950

### MOJACAR PLAYA



Mojacar Heights is a small residential complex consisting of 22 properties of 2 and 3 bedrooms with large terraces, communal pool and gardens. Just 600m from the beach with all services on hand.

REF. 1425

€170,600

### MOJACAR PLAYA



This spacious 1 bed property comprises a good sized family bathroom, an open style kitchen, a generous living/dining area with direct access to the 25sqm L shaped terrace which has far reaching sea views.

REF. 1421

€144,999

### MOJACAR PLAYA



Stunning 3 bedroom, 4 bathroom villas for sale in Mojacar. These new build sunny and bright villas of 111.30sqm have private pool, parking, and both sea and mountain views.

REF. 1415

€350,000



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**REF: DV1546**  
**CALLE SEVILLA**

Stunning 4 Bed, 3 Bath detached property. Private parking. Double garage, Private pool & garden. Updated to a very high standard. Sea & Mountain views. AC. Central heating throughout.

## MOJACAR PLAYA



Corner Apartment 2/3 Beds & 2 Baths.  
Plus a separate 2 bed guest annex.  
Communal Pool, Parking. Sea views.  
Lift Access. Great location.

Ref: A1488

€290'000

## MACENAS



Playa Macenas Beach Resort: Semi detached corner Villa. 2 Beds. 2.5 Baths. Communal Pools. Off Street Parking. Sea Views. Stacks of outside space.

Ref: SDV1539

€269'000

## MOJACAR PLAYA



Perla Del Mar: First Floor Apartment. Sea, Beach & Pueblo Views. 2 Beds. 2 Baths. Communal Pool. Roof Terrace. AC/H

Ref: A1483

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