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JAN 2024 - VOL 06

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Articles, Interviews, Information & Adverts in English & Spanish

BIENVENIDO



¡En primer lugar, ¡Un muy Feliz y Saludable 2024 a todos nuestros Lectores y Anunciantes!

El comienzo de un nuevo año suele ser un momento para reflexionar sobre cómo ha sido la vida en el último año y nuestras aspiraciones para el futuro. Para muchos, lo más importante es mejorar la calidad de vida, lo que a veces implica mudarse de casa o incluso trasladarse al extranjero. Por eso, para los que planeen mudarse a esta hermosa parte del mundo, os deseamos lo mejor en vuestra búsqueda de vivienda. En esta Guía encontrarás muchas empresas profesionales de renombre que pueden ayudarte a encontrar la casa que más te convenga.

Algunos de los artículos incluidos en esta edición son:

- una entrevista con Jason Lyne, que dirige la empresa familiar DCM en Mojácar, que ofrece servicios de aire acondicionado, televisión y sistemas de Internet.
- cómo obtener un poder notarial desde el extranjero por expertos legales, Mar Abogados
- una breve reseña de Cantoria y de Almería capital.

Si quieres que tu empresa aparezca en esta Guía, envíanos un correo electrónico a: indaloguide@gmail.com o por WhatsApp 634 365 367.

WELCOME



Firstly a very Healthy & Happy 2024 to all our Readers and Advertisers!

The start of a new year tends to be a time for reflection on how life has been in the past year and our aspirations for the future. For many, we look forward to an improved quality of life and that sometimes involves moving house and even moving abroad. So for those looking to move into or within this beautiful part of the world, we wish you all the best with your property search. Inside this Guide, you will find many reputable, professional firms who can help you find the house that is right for you.

A few of the articles included in this edition are:

- an interview with Jason Lyne, who runs the family run business, DCM in Mojácar, who offer services including air conditioning, tv & internet systems
- the third part of 'Learning Spanish', with the focus on different learning methods.
- how to obtain power of attorney from overseas by legal experts, Mar Abogados
- a 'town/pueblo' spotlight on Cantoria and also an insight into Almería city.

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📍 Paseo del Mediterraneo, 8 - Mojácar

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Our interview this month is with Jason Lyne from DCM, DIGITEK COMMUNICATIONS



You've been operating your business in Mojácar for over 14 years, and you started out installing satellite tv systems. Tell us a little about how it all started and why you chose Mojácar.

The business has been in Mojacar now since 2002 so we're actually just coming into our 22nd year! We started with air conditioning and heating, then branched out to TVs, satellite systems, internet and solar systems. I originally came over in the 1980s with my parents and moved back to the UK for a few years. In 1998 I was offered a job here in Mojacar installing air conditioning and haven't been back since! The company went into liquidation which is then when my mother and I decided to set up on our own. My mother Jayne retired back in 2013.

As you've explained, you branched out over the years and now specialise in other services. Why did you decide to diversify?

We discovered a niche in the market with TV systems for the expats. With constant living costs rising, we then diversified into solar water systems which is now in high demand.

How many people do you employ/contract and who does what?

We currently employ 4 engineers across 2/3 vehicles and have 2 wonderful ladies working in the office, one of them being my wife Mandy. We are a small family run business.

What major challenge/s have you faced along the way?

We have managed to survive one economic crisis and Covid which hit many businesses very hard forcing many to close. We did, in fact, have many advantages as a result of Covid which enabled us to keep our head above water. Thanks to our loyal customers, we managed to keep the business going.

What is the current economic climate like for your main segments of business?

Since the Covid crisis, we can honestly say business is currently doing very well, something we appreciate every day.

On a personal front, how do you balance work and family life?

Due to being our own bosses, we manage to spend a lot of quality time with family and friends. We have wonderful twin daughters who are very hands on within both the businesses we run, which is lovely. The reason we opened our second business Platino Fitness is due to spending a lot of downtime in the gym as a family.

What aspiration or resolution do you have for the New Year?

We plan on getting the front of the shop redesigned, the workshop finished and keep improving the business every day. We also want to promote further our other business Platino Fitness, which is just over the road from our shop.

Thanks very much for your time Jason, and we wish you and your family every success with DCM and Platino Fitness in 2024!



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Palermo Range



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TV Unit 235€

Coffee Table 245€



Lamp Table 120€

Large Sideboard 380€



Nest of Tables 205€

Coffee Table 250€

Rimini Range



5' Bed Frame 500€

Bedside Table 140€



Book Case 275€

Side Board 400€

1.2m Ext. Dining Table - 465€
Dining Chairs - 125€

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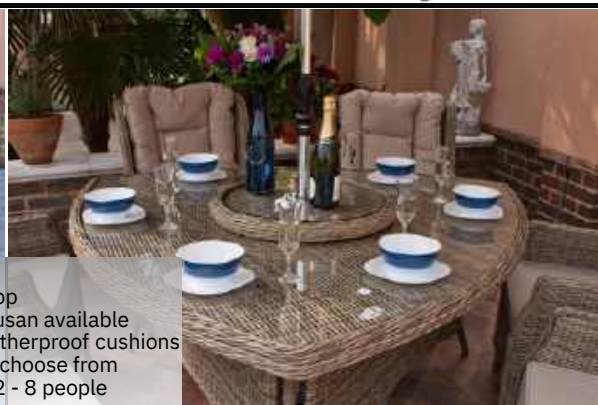


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Changes in the Animal Welfare Law

In Spain, one in every three homes has a pet, which is why it has become necessary to adapt the legal system to the growing social sensitivity towards animals and their protection. A new national animal welfare law, the Ley 7/23 de Bienestar Animal came into effect in 2023, however the current political situation of Spain has made it impossible to develop the Regulations necessary for its application for example, the regulation regarding mandatory Insurance for all pet dogs. The advice on this aspect is that you should check with your local town hall (ayuntamiento) to ascertain what is required.

The aim of the Act is to promote greater animal protection and the prevention of animal abandonment, and to this end, a series of prohibitions and obligations are established for pet owners.

Some of the most important changes contained in the Law are:

Creatures considered to be companion pets (the list may be expanded)

- Dogs, cats and ferrets
- Breeding animals that are registered as companion pets by their owner
- Falconry birds (trained birds of prey)
- Animals in aquariums not listed as invasive alien species or protected wildlife species

The sale of animals in stores is prohibited, except fish, as well as breeding and marketing, which is reserved for duly accredited and certified breeders.

Sterilisation is compulsory for:

- All animals living outside a dwelling
- Cats - they must be sterilised by the age of 6 months
- Dogs, cats and ferrets that are put up for adoption

Notification

All pet owners must notify the authorities of their ownership so that a register can be kept of these animals.

Supervision

No companion pet can be left alone for more than 3 days, except in the case of dogs, which is 24 hours, otherwise it will be considered a case of 'abandonment'.

Breeding

Only registered and professional breeders will be allowed to do so.



Slaughter

No unjustified euthanasia will be allowed - there must be a veterinary report stating that this is the only possible option. Obviously, the medical condition of the pet will determine whether it is legal or not.

Vaccination

It is now compulsory to vaccinate all domestic animals.

Dangerous dogs

The list of dangerous dogs disappears completely. There will no longer be an indication of which dogs are potentially dangerous, but a new control will be established on the basis of a sociability assessment of each large animal.

Training course

This may be subject to change, but in principle owners will have to complete a course (free and online) before owning a pet and have compulsory insurance. Only people with hunting, guard and working dogs will be 'exempt'.

Fines

There will be tougher fines and even imprisonment for causing harm, suffering, death to an animal.

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VERA PLAYA



Ref: VER2A59

2 2

A spacious ground floor apartment located on the Al-Andalus Residencial urbanization of Vera Playa with open plan living room/dining/kitchen. The property consists of 2 bedrooms and 2 bathrooms with a south facing front patio and access to excellent communal facilities including indoor and outdoor pools.

PRICE €119,950

SAN JUAN DE LOS TERREROS



Ref: SJT3T02

3 2

Spacious 3 bed 2 bath townhouse on Phase 1 of the Calas del Pinar urbanization. Well maintained with stunning gardens and a central communal swimming pool area. The property itself sits just a 12 mins walk away from the sandy beaches and promenade with plenty of bars and restaurants found in between.

PRICE €194,950

LA ALGARROBINA, CUEVAS DEL ALMANZORA



Ref: CUE3V05

3 2

A spacious detached villa which has been extended & thoughtfully refurbished to create a modern & open plan living space. Measuring 123m², boasts 3 bedrooms & 2 bathrooms and sits within a plot of approx. 1012m². The home features a garage, roof terrace, dayroom and superb views towards the Desert Springs Golf Resort.

PRICE €259,950



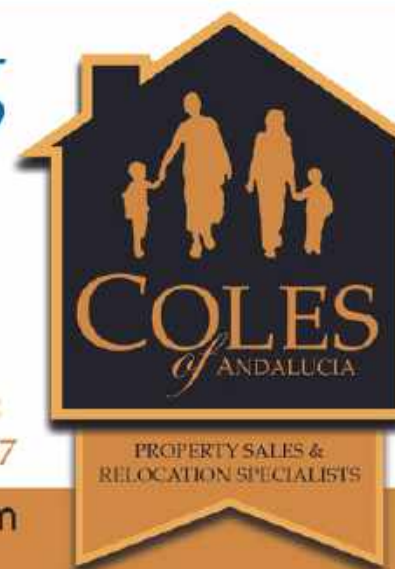
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REF ME 2793 **PRICE 389,000€**

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**Townhouse El Duende,
Mojacar Playa**



REF ME 2790 **PRICE 299,000€**

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2790/town-house-in-mojacar](http://www.mojacarestates.com/property/2790/town-house-in-mojacar)



Villa Los Torres, Arboleas



REF ME 2789 **PRICE 229,000€**

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**New Villa, Huerta Nueva,
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REF ME 2784 **PRICE 336,000€**

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Part of





Cantoria es un pequeño pueblo que se encuentra a orillas del río Almanzora, rodeado por la Sierra de Los Filabres, ofrece unas vistas impresionantes y a pesar de su tamaño tiene muchos lugares de interés y sitios históricos.

Mármol

Junto a la rica tradición agrícola de la ciudad, con explotaciones locales productoras de aceitunas y almendras, el mármol se convirtió en su principal industria. Fue quizás la proximidad a las canteras de Macael lo que motivó a los cantorianos, como a muchos habitantes de las localidades de Fines, Olula del Río, Purchena y Lijar, a dedicarse a la producción de mármol, surgiendo en la localidad numerosos talleres familiares.

Cantoria, como el resto de los pueblos que conforman la Comarca del Mármol, se ha ido adaptando a los tiempos y hoy en día constituye la zona de extracción y producción de mármol más importante de Andalucía y la primera de España en cuanto a calidad y reservas. En la actualidad, la Comarca aglutina a más de 300 empresas del sector y emplea a más de 4.800 personas.

Lugares de interés

Iglesia Parroquial de Nuestra Señora del Carmen - dedicada a Nuestra Señora del Carmen, patrona del municipio. Por sus dimensiones y grandiosidad arquitectónica recuerda más a una catedral que a una iglesia parroquial. Comenzó a construirse en 1816 y tardó más de 50 años en terminarse, se levantó sobre un antiguo templo renacentista del siglo XVI que se estaba quedando pequeño.

Teatro Saavedra - construido en 1926 por Vicente Giménez Saavedra. El

Guide to Guía para CANTORIA

edificio, fue utilizado originalmente como teatro y posteriormente como cine, y ha sido recientemente renovado.

Estación de tren - Aunque su servicio ferroviario cesó hace más de 25 años, la estación conserva su aspecto original gracias a un proyecto de restauración, y luce como en los tiempos en que llegaba El Correo, que cubría la ruta Alicante-Granada, o "El Frutero", un tren de mercancías "rápido" que transportaba un vagón de tercera clase con asientos de madera. Cantoria es una de las localidades de la comarca del Almanzora que forma parte del proyecto Vía Verde, que ha transformado el antiguo trazado ferroviario en un espacio para pasear, montar en bicicleta y disfrutar del paisaje.

Gastronomía

Cabe destacar algunos platos tradicionales que se pueden degustar en esta localidad. El plato estrella son las migas, plato típico de la provincia de

Almería, que cuenta con receta propia en la localidad. Sus ingredientes son harina de trigo o de maíz (o ambas mezcladas), agua, aceite y sal, acompañadas de caldo de pescado, pimentón (caldo elaborado con pimientos rojos y verdes asados), pimientos fritos, tomates secos y "tajás" (trozos fritos de costilla y magro). También son muy tradicionales los pucheros, entre los que destacan las pelotas, cocidas a fuego lento con alubias, hinojo y morcilla, a las que se añade una especie de albóndiga, de ahí su nombre, elaborada con harina de maíz, chorizo, tocino y perejil. La ciudad también es famosa por su repostería y confitería, como los almendrados (especie de dos medias lunas de bizcocho rellenas de cabello de ángel y recubiertas de una fina capa de almendra molida), los roscos de naranja, los suspiros de almendra, por citar sólo algunos.





Cantoria is a small town found on the banks of the Almanzora river, surrounded by the Sierra de Los Filabres mountain range, offering breathtaking views and despite its size, has many places of interest and historical sites.

Marble

Along with the town's rich agricultural tradition, with local farms producing olives and almonds, marble became its main industry. It was perhaps its proximity to the Macael quarries that motivated the Cantorians, like many inhabitants of the towns of Fines, Olula del Río, Purchena and Líjar, to dedicate themselves to the production of marble, and many family-owned workshops emerged in the town.

Cantoria, like the rest of the towns that make up the Marble Region, has adapted to the times and today, the area constitutes the most important area of marble extraction and production in Andalucía and the first in Spain in terms of quality and reserves. Currently, the Region brings together more than 300 companies in the sector and employs more than 4,800 people.

Places of interest

Our Lady of Carmen Parish Church - dedicated to Our Lady of Carmen, the patron saint of the municipality. The size and grandeur of its architecture make it more reminiscent of a cathedral than a parish church. Construction of the church began in 1816 and took over 50 years to complete, it was built on the site of an old Renaissance temple from the

16th century that was becoming too small.

Saavedra Theatre - built in 1926 by Vicente Giménez Saavedra. It was originally used as a theatre and later as a cinema, and has recently been renovated.

Train station - Although its railway service stopped over 25 years ago, the station has retained its original appearance thanks to a restoration project, and looks as it did in the days when El Correo, which covered the Alicante-Granada route would arrive, or "El Frutero", a "fast" goods train carrying a third class wagon with wooden seats. Cantoria is one of the towns in the Almanzora region that forms part of the Vía Verde (Green Way) project, which has transformed the old railway route into a space for people to walk, cycle and enjoy the scenery.

Gastronomy

It is worth mentioning some traditional dishes to be savoured in this town. The star dish is migas (meaning crumbs), a typical dish from the province of Almería, which has its own recipe in the town. Its ingredients include wheat or corn flour (or both mixed), water, oil and salt, accompanied by fish broth, paprika (broth made with roasted red and green peppers), fried peppers, dried tomatoes and "tajás" (fried pieces of ribs and lean meat). Pucheros (stews) are also very traditional, one type being pelotas (balls), slow cooked with beans, fennel and black pudding to which is added a type of meatball, hence the name, made of corn flour, chorizo, bacon and parsley. The town is also renowned for its pastries and confectionery, such as almendrados (a kind of two half-moons of sponge filled with angel's hair (also known as candied squash) and coated with a thin layer of ground almonds), roscos de naranja (orange flavoured rings), suspiros de almendra (almond puffs) to name just a few.





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NEW TO MARKET

Lubrin

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€149,950

This fully renovated townhouse is located in a beautiful valley just outside Lubrin. This wonderful property boasts 3 bedrooms, 2 bathrooms as well as lovely outside space with fine views.



NEW TO MARKET

Bedar

Ref: OLV1965

€230,000

Situated in a privileged location close to the beautiful village of Bedar, this 3 bedroom, 2 bathroom villa includes a swimming pool, integral garage as well as lovely views.



NEW TO MARKET

Bedar

Ref: OLV1969

€295,000

This wonderful villa is within walking distance of Bedar. The property boasts 2 bedrooms, 2 bathrooms, a private swimming pool, stunning views and sits on a terraced plot of over 3,000m2 of land.



REDUCED

Mojácar

Ref: OLV1952

€129,995

This splendid 2 bedroom apartment is in a privileged location in Mojácar Pueblo. This great property features a spacious open plan living area with superb vistas as well as allocated parking.



REDUCED

Bedar

Ref: OLV1753

€185,000

This lovely, established villa located in the friendly village of El Pinar de Bedar. It is a fabulous property which includes 2 bedrooms, 2 bathrooms and wonderful terrace with coastal views.



REDUCED

Bedar

Ref: OLV0941

€210,000

This villa sits above Bedar boasting 3 bedrooms, 2 bathrooms, large kitchen, substantial living dining room and a beautifully terraced plot of over 10,000m2 with a wide selection of trees.



UNDER OFFER

Bedar

Ref: OLV1968

€124,950

This beautifully reformed village house is located in the center of the picturesque village of Bedar. The property includes 2 bedrooms and a fabulous roof terrace overlooking the village.



UNDER OFFER

Lubrin

Ref: OLV1434

€140,000

This beautiful, stylish 3 bedroom, 2 bathroom country house is located in a small hamlet. This spacious property boasts a wealth of character and includes a fabulous inner courtyard.



UNDER OFFER

Antas

Ref: OLV1805

€260,000

This spacious, characterful cortijo, in Los Raimundos, offers 5 bedrooms, 3 bathrooms and a wonderful private pool surrounded by mature gardens.

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VERA

Beautiful apartment in Al Andalus, Vera residential. 2 bedrooms and 2 baths. Living room with an open kitchen. Includes a terrace and an interior patio.



VERA

Stunning property located in Vera in a community that offers a pool, playground, and spacious common areas. 2 bedrooms, 2 baths and a beautiful front garden.



VERA

Spacious penthouse in Vera, Pueblo. 3 bedrooms and 2 baths. The living and dining area includes an integrated kitchen. Big and sunny terrace.



ALBOX

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ALMERIA



La ciudad de Almería, a una hora en coche de Mojácar, es la capital de la región. Es una ciudad bulliciosa que cuenta con grandes centros comerciales, monumentos, museos y galerías de arte, bares y restaurantes y playas de más de dos kilómetros. La ciudad de Almería ha sido olvidada en el pasado como destino turístico, pero en los últimos años se han realizado importantes inversiones para mejorarla, y ahora esta ciudad histórica tiene un aire moderno y merece la pena visitarla.

Aunque fue fundada por los árabes en 955, existen yacimientos arqueológicos que se remontan a la prehistoria. La colina sobre la que hoy se alza la Alcazaba fue el lugar de ocupación más antiguo de la prehistoria, en un periodo que podría remontarse a la Edad de Bronce. Su nombre original en árabe antiguo era Al-mariyat Bayyana, que significa "atalaya o mirador" de Pechina, en referencia a la torre vigía que se encuentra en la cima del Cerro de la Alcazaba. Fue uno de los principales puertos de Andalucía, con un próspero comercio de exportación de seda, algodón y brocados. Hoy en día, el puerto sigue siendo importante, ya que exporta las frutas y verduras cultivadas en las hectáreas de invernaderos de plástico que rodean la ciudad por tres lados.

En el centro de la ciudad se encuentra La Rambla, la Avenida Federico García Lorca, una larga avenida arbolada que baja hasta el puerto y las playas. Tiene un ambiente vibrante y moderno, con cafés, tiendas de moda, fuentes de agua y zonas de juego para niños. Para los amantes de las grandes marcas, a poca distancia de La Rambla se encuentra el moderno Centro Comercial Torrecárdenas, con las principales tiendas, restaurantes, cines e incluso una bolera.

Las principales atracciones de la ciudad, y lugares de visita obligada, son el casco antiguo de la ciudad, la antigua fortaleza de la Alcazaba y la Catedral de la ciudad.



Alcazaba de Almería

La Alcazaba de Almería, una majestuosa fortaleza árabe, la segunda más grande de Andalucía después de la Alhambra de Granada, ofrece vistas panorámicas de la ciudad y del mar Mediterráneo. Dentro de las impresionantes murallas que dominan el casco antiguo hay hermosos jardines y tesoros arqueológicos.

Catedral de Almería

La Catedral de la Encarnación de Almería, parece más una fortaleza que una iglesia típica. Fue construida en el siglo XVI y servía tanto de lugar de culto como de atalaya para advertir a los piratas berberiscos que abundaban en aquella época.

Historia más reciente

La enorme estructura de hierro del puerto, el cargadero de mineral de El Alquife de Almería, conocido popularmente como Cable Inglés, fue construido entre 1902 y 1904 por la Alquife Mines and Railway Company Limited. Fue diseñado por el ingeniero escocés John Ernest Harrison y domina el paisaje en uno de los extremos del puerto, formando parte del patrimonio industrial de la ciudad. En abril de 2023, tras dos fases de restauración, la Autoridad Portuaria de Almería abrió el muelle como paseo peatonal, convirtiéndolo en un espectacular mirador sobre el mar.



ALME



Almeria City, around an hour's drive from Mojácar, is the region's capital. It is a bustling city that has large shopping centres, monuments, museums and art galleries, bars and restaurants and beaches stretching over two kilometres. Almería City in the past has been overlooked as a tourist destination but over recent years, there has been significant investment in improving it, and now this historical city has a modern feel and is well worth a visit.

Although founded by the Arabs in 955, there are archaeological sites that date back to prehistoric times. The hill on which the Alcazaba now stands was the site of the earliest occupation in prehistoric times, in a period that could date back to the Bronze Age. Its original name in ancient arabic was Al-mariyat Bayyana, which means 'watchtower or vantage point' of Pechina, which refers to the watchtower found at the top of the Cerro de la Alcazaba. It was one of the major ports in Andalucía with a thriving export trade in silk, cotton and brocade. Today the port is still important, exporting the fruit and vegetables grown in the acres of plastic greenhouses that surround the city on three sides.

In the centre of the city is La Rambla, Avenida Federico García Lorca, a long tree lined avenue that leads down to the port and beaches. It has a vibrant and modern feel with street cafés, boutique shops, water feature fountains, and play areas for children. For shoppers looking for high street brands, a short drive from La Rambla is the modern Centro Comercial Torrecárdenas, featuring all the major shopping stores, restaurants, cinema and even a bowling alley.

Uno de los lugares más singulares de la capital es el Paseo de Almería, la principal avenida arbolada que comenzó a construirse en 1856, coincidiendo con el derribo de las murallas. Marca la línea que divide la antigua ciudad amurallada de la zona nueva y se convirtió en la principal vía de comunicación de la ciudad. Discurre desde la Puerta Purchena hasta la Plaza Circular, que conecta con la Avenida Federico García Lorca (Rambla de Almería) y la Avenida Reina Regente hasta llegar al Puerto de Almería. Refleja la historia de la ciudad, desde el paseo burgués elitista, la guerra civil, hasta nuestros días, pasando por el agresivo desarrollo constructivo de los años 60 y los años 70. Uno de sus elementos más reconocibles es el ficus centenario, que en 2017 fue sometido a un análisis sanitario para determinar su estado de conservación. El tamaño de este *Ficus macrophylla* es tal que el tramo de los Refugios subterráneos de Almería que subyace a él ha requerido un refuerzo de su estructura. Nueve metros por debajo del Paseo de Almería se encuentran más de 4,5 kilómetros de túneles. Construidos entre 1937 y 1938, estos refugios de guerra civil fueron utilizados durante la Guerra Civil española por más de 40.000 vecinos para proteger a los habitantes de la ciudad.

La Almedina - el casco antiguo

A lo largo de las calles empedradas, hay muchos restaurantes modernos y bares de tapas que ofrecen una fantástica variedad de platos modernos y tradicionales. En la Plaza de la Constitución se encuentra el moderno Aire Hotel, un hotel boutique, ubicado en un edificio reformado del siglo XIX en el emplazamiento de un antiguo zoco árabe. El Hotel Aire ha recuperado unos antiguos baños árabes y restaurado una antigua tradición. Testimonio de la presencia musulmana que enriqueció el patrimonio cultural y social de la ciudad de Almería, en un entorno de lujo es posible entregarse a la costumbre de los baños árabes, que incorporan el ritual de inmersiones moderadas, templadas y frías para limpiar la mente y el cuerpo.



RIA CITY

The main city attractions, and must do places to visit, are the old quarter of the city, the ancient Alcazaba fortress and the City Cathedral.

Alcazaba de Almería

The Almería Alcazaba, a majestic Moorish fortress, the second largest in Andalucía after the Alhambra at Granada, offers panoramic views of the city and the Mediterranean Sea. Within the impressive walls that dominate the old town are beautiful gardens, and archaeological treasures.

Cathedral of Almería

The Cathedral of the Incarnation of Almería, looks more like a fortress than a typical church. It was built during the 16th Century and served as both a place of worship and as a lookout point to warn off the Berber pirates that were prevalent at that time.

More Recent History

The huge iron structure in the port, the El Alquife de Almería mineral loading dock, popularly known as Cable Inglés was built between 1902 y 1904 by the Alquife Mines and Railway Company Limited. It was designed by the Scottish engineer John Ernest Harrison and dominates the landscape at one end of the port, part of the industrial heritage of the city. In April 2023, following two phases of restoration, the Port Authority of Almeria opened the quay as a pedestrian promenade, turning it into a spectacular viewpoint over the sea.

One of the most singular places to visit in the capital is the Paseo de Almería, the main avenue which started to be constructed in 1856, and coincided with the

demolition of the city walls. It marks the line that divides the old walled city from the new area and became the city's main thoroughfare. It runs from Puerta Purchena to the Plaza Circular, which connects with Avenida Federico García Lorca (Rambla de Almería) and Avenida Reina Regente until it reaches the Port of Almería. It reflects the city's history, from the élitist bourgeois promenade, the civil war, to the present day, including the aggressive building development of the 60s and 70s. One of its most recognisable features is the centenary ficus, which underwent a health analysis in 2017 to determine its condition. The size of this *Ficus macrophylla* is such that the section of the Refugios subterráneos de Almería that underlies it has required a reinforcement of its structure. Nine metres below the Paseo de Almería are over 4.5 kilometres of tunnels. Constructed between 1937 and 1938, these civil war shelters were used during the Spanish Civil War by over 40,000 local inhabitants to protect the inhabitants of the city.

La Almedina – the old quarter (el casco antiguo)

Along the cobbled streets, there are many modern restaurants and tapas bars offering a fantastic range of modern and traditional dishes. In the Plaza de la Constitución is the modern Aire Hotel, a boutique hotel, located in a renovated 19th century building on the site of a former Arabic souk. The Aire Hotel has recovered an ancient Arabic baths and restored an ancient tradition. A testimony to the Muslim presence that enriched the cultural and social heritage of Almeria city in luxurious surroundings it is possible to indulge in the custom of Arabic bathing, incorporating the ritual of moderate, warm and cold immersions to cleanse the mind and body.





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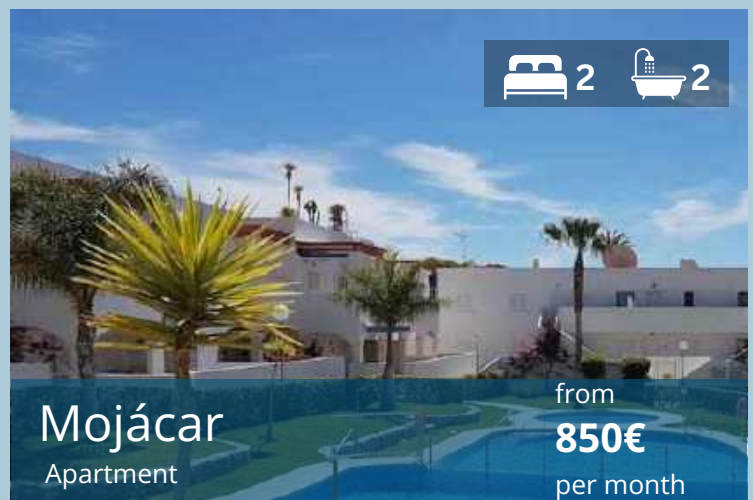
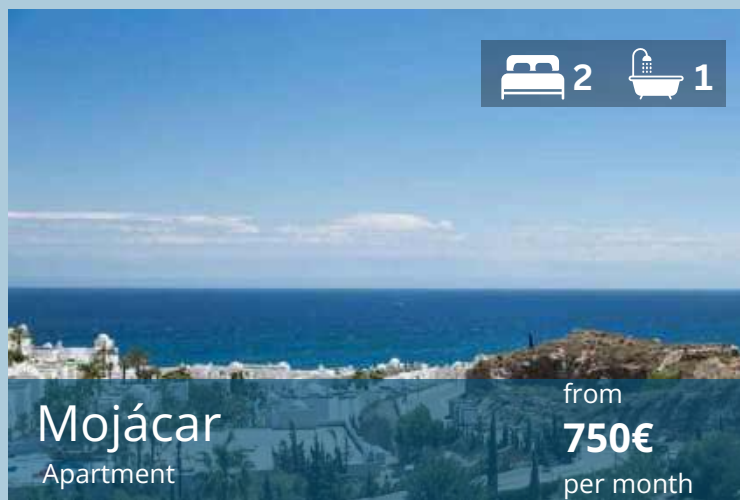


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Learning Spanish – what method is right for me?!

Written by Louise Crawford

As a fully qualified language trainer and linguist, who has taught both English and Spanish as a foreign language, I know the kind of challenges you can face on your learning journey. Last time, we focused on the initial questions you need to ask yourself before starting out. This time, we focus on: 1) learning with a real human being, known in the industry as ILT (instructor led training), whether it be face-to-face or in a virtual classroom vs 2) e-learning = using technology online or via a mobile app.

The methodology that suits you will depend greatly on your time, budget and learning style. Whilst being mindful of this, let's take a look at the main factors that would influence your choice.

Instructor led Training (ILT)

There are lots of trainers out there, delivering training online or face-to-face, and in groups or 1-1. Do some research first to find out about the reputation of the trainer or organisation offering the training – a personal recommendation from someone you know and who has already had training with that person or entity is one of the most reliable factors. Here are some questions you should ask before committing to a trainer, apart from the obvious question of cost and any conditions eg if there is a charge for cancellation and what notice is required:

1. What type of Spanish do you want to learn and what nationality is your trainer? For example, Latin American Spanish is as different from Castilian Spanish as American English is from British English. If your trainer is from Argentina, they will have a different accent and will use different turns of phrase and words from a trainer who teaches Castilian Spanish, regardless of whether they are of Spanish nationality, British or other.

2. What teaching qualification does your trainer have? Ask to see their certificate. Ideally it should be one that qualifies them to teach Spanish as a foreign language (the internationally recognised Spanish qualification is: Certificado de Profesor de ELE. ELE = Español como Lengua Extranjera/Spanish as a Foreign Language). There are of course many other valid qualifications obtained from other countries including a university degree, but ensure it is a teaching qualification.

3. What teaching experience does your trainer have and what type/level of learners have they taught?

4. What teaching method does your trainer use? Is it the communicative method, which is a learner centred approach and is about getting the learner to express themselves using relevant and useful language, with learners speaking for the

majority of the time via different activities in the target language.

5. Will the training be personalised and what resources/materials will be provided or need to be purchased?

E-learning

E-learning is learning by using electronic or digital resources, online via a website or via a mobile app. It has become a very popular, trendy way to learn, as it's convenient and flexible. You are in control of when you learn, so no specific time or duration, and in general, nowadays, resources are fun, activities are varied and highly interactive. Additionally, speech recognition software has become very sophisticated and can correct your pronunciation or grammatical errors that you make. You don't have to move from your front room or office and for those who dislike the 'classroom' situation as it brings back too many memories of school days, then it will feel like a breath of fresh air. Unfortunately, what you lose from learning this way is human interaction with fellow learners, and the reassurance of having a trainer to answer any queries you might have and who is there to encourage and support you. One of the better applications used for language learning are:

Babbel – one of the most comprehensive learning apps with a diverse approach to learning. Structured pattern of learning with courses for different levels; each course comprises 5-15 units on specific topics, with the recommendation that you complete one lesson per day. The units are manageable, bite size chunks of 10-15 minutes long, with different types of activities that compel you to interact. There are short reviews you must do of the unit's content, which is like homework, but in a highly fun way, and helps you to consolidate your learning. They also have live classes as a bolt on element, which enables you to benefit from human interaction, so this is very much a hybrid way of learning. The courses aren't free; 3 different subscriptions are available; they're not the most expensive nor the cheapest either. The platform works easily, quickly and is very user friendly. But no audio lessons or videos.

There are a wealth of other apps and learning portals out there, which makes it even more overwhelming to decide which one to go for. Other ones worthy of mention for language learning are: Duolingo, Busuu, Pimsleur and Rosetta Stone. My suggestion would be to go onto YouTube and read reviews of the app you're interested in, and maybe sign up for a free trial if available before committing fully.

A few Pros & Cons of ILT vs E Learning beyond the obvious

- **Effective language learning is very much conditional on how good your trainer is.** Your trainer can only **help you to learn**; he/she cannot learn for you, so don't expect to have your training session once or twice a week, and then think that will be enough. Even so, if your trainer does not adopt a **learner centred approach** and give you plenty of opportunities to practise what you're learning, you will never develop the confidence and fluency to speak. Having been a 'victim' of bad foreign language teaching in the past, I know how a 'bad' trainer can discourage you. A 'bad' trainer is one who, for example, likes the sound of their own voice and talks more than the learners or who spends too much time on grammar and doesn't offer varied ways and activities for you to practise and experiment with the language.
- **Too many learners in a group creates a negative learning experience.** Whilst the price might be lower, you'll actually learn less as the trainer-learner time is diminished the more learners there are. In my experience, the optimum number is 2-6 for group sessions.
- **Irrelevant language demotivates the learner.** If you aren't going to be able to use what you're learning in the contexts or situations that you are likely to be in, then it's a waste of time. Whilst every single aspect of your learning might not be exactly what you think you'll need, your trainer should have carried out beforehand a learning needs analysis, so that they know the topics you want to cover, scenarios that you want to practise and grammar that you need.
- **Lack of structure in your sessions causes confusion.** A good trainer will provide you with a course outline of what you are going to cover in, say, the first 20 hours. A course book might be prescribed, in which case that will determine what you cover, or if the trainer uses handouts or their own materials, they should give you a written course outline detailing the topics/grammatical aspects and functional competences you will cover and review/update it as sessions progress. Learners should always feel confident before their training session that they know what awaits them, and have the opportunity to prepare beforehand if they want.

- **E-learning generally has set content that cannot be adapted.** Usually, you will have set modules/units/activities to complete before moving to the next level. A human trainer can personalise your learning by adapting the activities and content to suit your interests, learning needs and abilities.
- **Using online resources can be a lonely learning journey.** It's you and your phone or computer screen, with only automated webmasters to help you along the way. Spending yet more time in our lives staring at a screen is not great for our vision or our social lives!
- **The self-discipline and motivation required to learn online is greater than if you attend face-to-face sessions.** The problem is that there is no commitment or critical timelines to completing your modules online, so it is down to you to push yourself. When you commit to ILT, you know that there will be a human monitoring your attendance, progress and needs, and yes you might decide not to attend a session, but there will be an element of guilt or obligation to attend the next one and do homework or research that has been set.

In summary, online resources, courses and apps should definitely be included as part of your overall learning development, in fact they are a great way to kick start your language learning initially, but perhaps use them as a supplementary tool rather than being the primary way to learn.

There are pros and cons to every learning environment, but consider what is right for you and make an informed decision. Hopefully this article will have given you food for thought.

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BUYING A PROPERTY IN SPAIN? HERE'S HOW TO AVOID UNNECESSARY FEES AND CHARGES

If you're planning on buying a property in Spain, it's important to know that there are lots of fees and charges that can eat away at your funds if you're not careful.

Fortunately, there are ways that you can limit the costs, avoid unnecessary fees, and potentially save thousands.

Currency volatility

First off, if you're transferring money abroad to pay for a property purchase then you need to be careful of currency volatility.

Exchange rates are always moving, and the value of one currency against another can change significantly in a very short space of time.

For instance, the GBP/EUR exchange rate fell from a high of €1.1739 in August to €1.1419 in mid-November 2023. If you were transferring £400,000 into euros to pay for a property, this three-cent difference would mean you'd receive €12,000 less.

The best way to avoid getting caught out by currency volatility is to work with an FX specialist, such as Currencies Direct.

An experienced currency broker can offer you updates and insights, so you can easily keep on top of what's happening in the markets. This way, you can time your transfer for when the exchange rate is in your favour.

Some specialists also offer a range of transfer services that can help you navigate volatility. For instance, a forward contract allows you to fix an exchange rate for up to a year in advance.

Receiving fees

Another important thing to factor in is that many Spanish banks charge rather large receiving fees.

A receiving fee averages at around 1%. So, if you transfer £400,000 into a Spanish bank, they may charge you as much as £4,000 just to handle the transaction.

It's worth checking with your bank what fees they charge so that you can factor this into your budget.

Another option is to transfer your money through Currencies Direct. Through their exclusive deal with CaixaBank, you'll never pay receiving charges in any Spanish bank.

Raising a banker's draft

When you're ready to buy a property, you'll need to raise a banker's draft. This is essentially an agreement that guarantees the money for the purchase of the property.

When a property is sold in Spain, the seller must declare on the title deed that they have received the money for the purchase. A banker's draft is a way

of protecting both the buyer and the seller, with the bank ringfencing the funds.

In addition to receiving fees, Spanish banks tend to charge a fee for raising a banker's draft. This can be between 0.75% and 1.5% of the amount, so a draft of €450,000 could cost anywhere from €3,375 to €6,750.

Once again, you could save a significant amount of money by working with Currencies Direct. Thanks to their partnership with CaixaBank, you'll never pay more than €200 for a banker's draft, whatever the amount raised.

Speaking to an expert

While these tips can help you avoid fees and know what to expect, it's often best to talk to an expert directly.

A financial adviser with experience in Spanish property purchases can help you navigate the ins and outs of the process. Meanwhile, a specialist money transfer provider such as Currencies Direct can offer personalised support and guidance if you need to send funds overseas.

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How to grant a Power of Attorney from abroad to a resident in Spain

BY MARÍA JOSÉ ARROYO, SPANISH LAWYER
- MAR ABOGADOS - SOLICITORS - MOJÁCAR



Any citizen of any country can grant a power of attorney from abroad to a person resident in Spain. Are you in England? In France? You don't need to physically go to a Spanish Notary, you can do it without leaving your country. Of course, you must comply with a series of requirements.

Below we explain what exactly is involved in granting a Power of Attorney, **what options exist for granting a Power of Attorney remotely**, from abroad, and what is required to do so.

WHAT DOES GRANTING A POWER OF ATTORNEY CONSIST OF?

Granting a power of attorney means delegating the capacity to act on behalf of another person. In other words, to authorise another natural or legal person to represent you in certain legal acts, such as the purchase or sale of a property, the completion of formalities with the tax authorities, the registration of a property, the rental of a plot of land, the payment of a debt etc.

Therefore, the power of attorney is a kind of authorisation, but it must be granted in a public deed and in person before a Spanish Notary Public, and any foreigner can go to a Spanish Notary. To avoid a trip just for this procedure, the foreigner has two options. We explain them below.

HOW TO GRANT A POWER OF ATTORNEY FROM ABROAD?

The granting of a power of attorney from abroad to a resident in Spain can be carried out before a foreign Notary Public or before the Spanish Consul.

Option 1. Grant the power of attorney before the Spanish Consul.

This is the most common alternative used to grant a power of attorney to a resident in Spain from a foreign territory. The Consul has notarial functions, which include authorising the act for the granting of power of attorney.

It is a simple procedure, in which it is necessary to go to the Spanish Consular Office in a foreign territory, after making an appointment. It is a cheaper procedure because the document will NOT need an apostille and the Consular Office fees are lower. At MAR Consultores, we have experience in this field and we can draw up the complete power of attorney and arrange the appointment at the Consular Office via internet.

Option 2. Grant the power of attorney before a foreign Notary, provided that he/she has the equivalent functions to a Spanish Notary and that the granting of the power of attorney in that territory is based on the same principles as in Spain.

Furthermore, for this power of attorney to be valid in Spain, it must be duly legalised or apostilled. This is a simple administrative procedure that consists of an annotation on the notarial document certifying its authenticity, in order for it to be legally effective in Spain.

This apostille is established in the Hague Convention and is exclusively the responsibility of the authorities of the country in which the document or power of attorney was issued. Once the power of attorney has been apostilled, it can be presented directly to the authorities of the country in which it was issued. The costs of executing the power of attorney before a foreign Notary are higher as the cost of notary fees abroad is usually high, and there's the additional cost of the Apostille. At MAR Consultores we have experience in this type of power of attorney, which we usually draft in double columns (Spanish/English or the language of the country where the power of attorney is granted). This avoids unnecessary translation costs.

WHAT IS REQUIRED TO GRANT A POWER OF ATTORNEY FROM ABROAD AT THE SPANISH CONSULATE?

As explained above, it is necessary to request an appointment to carry out the procedure at the Spanish Consulate. On the scheduled date, the applicant must attend by presenting:

- The required documents.
- The printed appointment.
- The means to pay the consular fee.

WHAT DOCUMENTS MUST BE SUBMITTED?

Generally speaking, you must present the following documents:

- A valid passport, original and copy.
- National Identity Card, if the original document is available.
- A NIF if the original document is available.
- A NIE and passport of your nationality (original and copy), if the applicant is a foreigner.
- A draft copy of the declarations, facts or statements to be included in the official certificate. If you do this with us, we will send you the completed draft of the document to be signed.
- Any other documents or additional information that the Spanish Consular Office abroad deems appropriate in order to assess the application, such as the applicant's full address, proof of address abroad etc.

The consular fee varies depending on the length of the document, the number of grantors (those requesting the power of attorney) and the number of copies requested.

WHAT TYPE OF POWER OF ATTORNEY CAN BE GRANTED FROM ABROAD?

There are various types of powers of attorney that can be granted in Spain or from abroad. The following are common:

General power of attorney

By means of this power of attorney, the principal (person who grants the power of attorney) grants the attorney-in-fact (person who is authorised) broad powers to carry out any type of legally valid act on his or her behalf, without any type of limitation. ➡

For example, this power of attorney may authorise to buy, sell, dispose of bank accounts, incorporate companies and make payments or collections on behalf of the principal.

Special power of attorney

This type of power of attorney is granted by the principal to one or more persons to represent him or her in a specific legal act. For example, a special power of attorney for the purchase and sale of a property or a special power of attorney for the administration of assets.

The conditions of the power of attorney and the powers of the authorised person are laid down by the principal in the document. Therefore, the attorney-in-fact may only act according to what is specifically mentioned.

General power of attorney for litigation

This type of power of attorney is granted by the principal to one or more lawyers and/or solicitors in order to be represented in any type of legal proceedings.

Special power of attorney for litigation

In this case, the power of attorney is granted to one or more solicitors and/or barristers, but only for the purpose of representing the grantor in a specific legal proceeding.

Finally, it is important to mention that, in cases where the power of attorney is granted, in the event that there are several grantors, all of them must appear at the time set by the Consulate for the signing of the Power of Attorney.

If you have any doubts, please contact us. At **ABOGADOS MAR CONSULTORES** we have more than 25 years' experience representing foreigners in the purchase and sale of property in Spain. ■



¿Puedo otorgar extranjero a un

P O R M A R Í A J O S É
M A R A B O G A D O S



Sí. Sí puede. Todo ciudadano de cualquier país puede otorgar un poder desde el extranjero a una persona residente en España. ¿Usted se encuentra en Inglaterra? ¿En Francia? No es necesario que se desplace hasta un Notario español, puede hacerlo sin salir de su país. Por supuesto, debe cumplir con una serie de requisitos.

A continuación explicamos en qué consiste exactamente otorgar un poder, **qué opciones existen para otorgar un poder a distancia, desde el extranjero**, y qué se requiere para hacerlo.

¿EN QUÉ CONSISTE OTORGAR UN PODER?

Otorgar un poder significa delegar en otra persona la capacidad para actuar. Es decir, autorizar a otra persona natural o jurídica para que le represente en determinados actos jurídicos, como la compra o venta de un inmueble, la realización de trámites ante Hacienda, el registro de una vivienda, el alquiler de un terreno, el pago de alguna deuda, etc.

Por lo tanto, el poder es una especie de autorización, pero que debe otorgarse mediante una escritura pública y de forma presencial ante un Notario español. Y cualquier extranjero puede acudir a un Notario español.

Para evitar un viaje sólo para ese trámite, el extranjero tiene dos opciones. Las explicamos seguidamente.

¿CÓMO OTORGAR UN PODER DESDE EL EXTRANJERO?

El otorgamiento de un poder desde el extranjero a un residente en España puede llevarse a cabo ante un Notario extranjero o ante el Cónsul de España.

Opción 1. Otorgar el poder ante el Cónsul español

Esta es la alternativa más común que se utiliza para otorgar un poder a un residente en España desde un territorio extranjero. El Cónsul posee funciones notariales, entre las que se encuentran autorizar el acto para el otorgamiento de poder.

Es un trámite sencillo, en el que es necesario asistir a la sede de la Oficina Consular española en territorio extranjero, previa solicitud de cita. Es un trámite más barato porque el documento NO necesitará apostilla y el coste de los honorarios de la Oficina Consular es más barata. En MAR Consultores tenemos experiencia y podemos redactar el poder completo y organizarle la cita en la Oficina Consular vía internet.

Opción 2 Otorgar el poder ante un Notario extranjero, siempre que posea las funciones equivalentes a la de un Notario español y que el otorgamiento de la fe pública en ese territorio se base en los mismos principios que en España.

un poder desde el residente en España?

ARROYO
- MOJÁCAR

Además, para que este poder sea válido en España, debe legalizarse o apostillarse debidamente. Este es un procedimiento administrativo sencillo que consiste en la anotación sobre el documento notarial que certifica la autenticidad del mismo, con el fin de que tenga eficacia jurídica en España.

Esta apostilla está establecida en el Convenio de la Haya y compete exclusivamente a las autoridades del país en el que se ha expedido el documento o poder. Una vez que el poder ha sido apostillado puede presentarse directamente en España, no requiere trámites adicionales en el Consulado español.

Los gastos del otorgamiento del poder ante un Notario extranjero son más altos dado que el coste de honorarios de notario en el extranjero suele ser elevado y habrá que añadirle después los gastos de la Apostilla. En MAR Consultores tenemos experiencia en este tipo de poderes que solemos redactar a doble columna (Español/Ingles o el idioma del país donde se otorgue). De esta forma se evitan gastos de traducciones innecesarias.

¿QUÉ SE REQUIERE PARA OTORGAR UN PODER DESDE EL EXTRANJERO EN EL CONSULADO DE ESPAÑA?

Como se explicó, es necesario solicitar una cita para realizar el trámite en el Consulado de España. En la fecha pactada, el solicitante debe asistir presentando:

- Los documentos requeridos.
- La cita impresa.
- Los medios para abonar el pago de la tasa consular.

¿CUÁLES SON LOS DOCUMENTOS QUE DEBEN PRESENTARSE?

De manera general, las personas que requieren otorgar un poder ante el Cónsul español deben presentar los siguientes documentos:

- Pasaporte vigente, original y copia.
- DNI, si dispone del documento original.
- NIF, si se dispone del documento original.
- NIE y pasaporte de su nacionalidad (original y copia), si el solicitante es extranjero.

Una minuta en el que se reflejen las declaraciones, hechos o manifestaciones que deban plasmarse en el acta. Si usted realiza este trámite con nosotros le enviaremos el Borrador del Documento a firmar terminado.

Los demás documentos o datos adicionales que la Oficina Consular de España en el extranjero crea conveniente para poder evaluar la solicitud. Por ejemplo, la dirección completa del solicitante, prueba de domicilio en el extranjero, etc.



La tasa consular varía dependiendo de la extensión del documento, del número de otorgantes (los que solicitan el poder) y de la cantidad de copias que se soliciten.

¿QUÉ TIPO DE PODER SE PUEDE OTORGAR DESDE EL EXTRANJERO?

Son diversos los poderes notariales que pueden otorgarse en territorio español o desde el extranjero. Son usuales los siguientes:

Poder general

Mediante este poder, el poderdante (persona que da poder) le otorga al apoderado (persona que es autorizada) amplias facultades para realizar en su nombre cualquier tipo de acto válido en el derecho, sin ningún tipo de limitación.

Por ejemplo, este poder puede autorizar a comprar, vender, disponer de cuentas bancarias, constituir sociedades y realizar pagos o cobros en nombre del poderdante.

Poder especial

Ese tipo de poder es el que otorga el poderdante a unos o a varias personas para que le representen en un determinado acto jurídico. Por ejemplo, un poder especial para la compraventa de una vivienda o un poder especial para administrar los bienes.

Las condiciones del poder y las facultades del apoderado son fijadas por el poderdante en el documento. Por lo que el apoderado sólo podrá actuar según lo que se menciona específicamente.

Poder general para pleitos

Ese tipo de poder es otorgado por el poderdante a uno o a varios abogados y/o procuradores, con el fin de ser representado en cualquier tipo de procedimiento judicial.

Poder especial para pleitos

En este caso, el poder se otorga a uno o a varios procuradores y/o abogados, pero solo para que intervengan como representante del poderdante en un proceso judicial específico.

Para finalizar, es importante mencionar que, en caso de que sean varios otorgantes, sólo deben presentarse todos en el momento fijado por el Consulado para la firma del poder.

Ante cualquier duda, contáctenos. En **ABOGADOS MAR CONSULTORES** contamos con más de 25 años representando a extranjeros en compraventa de inmuebles en España.



Employment and Tax consultancy

Avda.mediterráneo s/n Mojácar Playa

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

email: franaznargarcia@yahoo.es

ENGLISH SPOKEN



¿Necesitas ayuda para resolver tus asuntos fiscales, hacer tus declaraciones fiscales o montar un negocio?

Fran de Aznar Asesores, quien tiene una oficina de fácil acceso en Mojácar Playa es un contable altamente experimentado, de buena reputación y amable y puede tratar con la mayoría de los asuntos fiscales y contabilidad relacionados con particulares y con empresarios.



Do you need help sorting out your tax affairs, doing your tax returns or setting up a business in Spain? Fran at Aznar Asesores, based in an accessible office in Mojácar Playa is a highly experienced, reputable and friendly accountant who speaks excellent English and can help you with most fiscal and accountancy matters related to individuals and businesses.

Many small businesses owners don't realize that a staggering 80% of businesses fail within the first 18 months. Typically, one of the main causes is poor financial management. Partnering with an experienced, reputable accountant will actually help you to achieve your goals and set you up for long-term success.

"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.

Contact Fran on +34 687503209 or by email on franaznargarcia@yahoo.es

Muchos propietarios de pequeñas empresas no se dan cuenta de que un asombroso 80% de las empresas fracasan en los primeros 18 meses. Normalmente, una de las principales causas es una mala gestión financiera. Asociarse con un contable experimentado y acreditado te ayudará realmente a alcanzar sus objetivos y te preparará para el éxito a largo plazo.

"Fran ha sido el contable de nuestra empresa en Blue Sea Villas durante varios años y representa a más de la mitad de mis clientes de BSV. Él es un contable calificado y experimentado, que es competente en todos los servicios de preparación de declaraciones fiscales. Bilingüe, honesto y un verdadero placer trabajar con él, tiene un enfoque práctico, y va más allá de lo que se requiere hacer. No dudaría en recomendar sus servicios a cualquiera" Wendy Lester, Blue Sea Villas.

Ponte en contacto con Fran en el 687503209 o por correo electrónico en franaznargarcia@yahoo.es.



MOJACAR

€454,000



Beautiful detached 3 bedroom, 2 bathroom bungalow villa of 155 m2 on 400 m2 plot with private pool and integral garage, just 200 metres from beach in very popular residential area of Mojácar Playa, close to shops, services, bars, restaurants and local buses.



 3  2  96m2 PRIVATE PARKING. REF: EF/TB/76

MOJACAR PLAYA

€219,950



Beautiful three-bedroom, 3.5-bathroom townhouse on three levels, located at the north side of Mojácar Playa, near the Hotel Continental, with private garden, private south facing terrace, private underground garage and a lovely communal swimming pool and grass gardens.



 3  3  127m2 PRIVATE PARKING. REF: LP / EM

MOJACAR

€164,950



Perfectly located front line, first floor, 2 bedroom / 1 bathroom apartment, with sea views and beautiful pool/gardens, underground private parking and located on front line of Mojácar Playa, next to shops, bars, restaurants, and a short walk to commercial centre.



 2  1  109m2 PRIVATE PARKING. REF: LP / AE

MOJACAR PUEBLO

€134,950



Fantastic first floor village apartment in Mojácar Pueblo with 2 bedrooms and 1-bathroom, stunning panoramic views of the sea, the mountains and the town and beaches of Mojácar.



 2  1  81m2 SEA & MOUNTAIN VIEWS. REF: LAI / PUEBLO

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Welcome to the Extraordinary

Macenas Mediterranean Resort is a new sustainable residential and tourist destination that proposes a lifestyle in connection with nature, in a simple and genuine way.

This project was born from a family dream to preserve the natural heritage and Macenas culture.

The Cosentino family wishes to extol the values of their land, in a great project where they want to turn Macenas into a sustainable tourist destination with its own personality. This exciting challenge aims to create a positive impact at all levels, while leaving a legacy for future generations.



A LIFESTYLE BASED ON WELL-BEING

Living in Macenas means a satisfying sensation of well-being in the middle of nature. Vital need to connect without limits with the landscape from a safe and cozy home that allows you to share and enjoy the little things, the sunrise, the birds singing at dawn, the murmur of the waves or a great conversation under the stars with friends.



At Macenas you will find a community based on respect and closeness, where you can relax and enjoy quality time, work with the best views, build your first home or spend your holidays. A place where you can savour the small moments that become extraordinary.

"The primary objective of the project is the renaturalisation of Macenas, preserving and promoting its natural and cultural heritage." The international architecture firm of Rafael de La-Hoz designed this resort by restoring the environment through landscaping, with an understated architectural style that embraces nature and the incredible views of the Mediterranean Sea.

MACENAS GOLF & LEISURE

Macenas Golf, conceived by the architects Stirling & Martin, is a sustainable course, irrigated with 100% recycled water, fully integrated into nature, where the native fauna and flora are the real main features. A fully refurbished 18-hole Executive golf course, fun, family friendly and on the Mediterranean Sea coast. Suitable for all levels of golfer.

"Each hole at Macenas Golf aims for the highest topographical and landscape integration, uniqueness and attention to detail."



MACENAS SOCIAL CLUB & LIFESTYLE

Open to all public and all year round, where you can enjoy the resort's meeting place where you can be part of a community of people who care about their well-being. We have designed an experience based

on the Mediterranean lifestyle, with services conceived to take care of you, inside and out. Enjoy our gym, concept store, beauty centre, excellence services, show room, and next year we will have our own medical centre and supermarket.

MACENAS RESIDENTIAL

"A BREEAM ® certified property can save between 20% and 35% of the water it uses and will reduce its CO2 emissions by at least 7%"



A selection of villas featuring modern Mediterranean architecture that capture the essence of Macenas and its natural surroundings. The interior blends in with the exterior, natural light floods every room and the views of the golf course and the Mediterranean Sea provide the best possible backdrop. Villas del Mar is synonymous with excellence and sustainable construction. This residential development has been awarded BREEAM, the world's leading method of assessing and certifying the sustainability of an architectural project.

The good weather, the Mediterranean sun, the neighbours who are like family. At Macenas, everything invites you to enjoy.

Boosting Business and Tourism: The High-Speed Train Line Linking Murcia and Almeria

 The much-anticipated high-speed train line is coming to our region, with the new station at Vera expected to be operational in 2026. The new link between Murcia and Almería will ensure a smooth and speedy ride. But it's more than just fast transportation; this development is set to reshape the area both economically and socially.

The Mediterranean Corridor will connect Spanish regions of: Andalucía, Murcia, Valencia and Cataluña with Europe. On a European scale, the Corridor connects all the way to Hungary, running along the Mediterranean coast of Spain and through France, Italy, Slovenia and Croatia, ending at the Hungarian-Ukrainian border. The line will also allow for the establishment of a new connection between Almería and the centre of the Iberian Peninsula, which will shorten journey times on that route.

The impending establishment of a direct train connection between Murcia and Almería anticipates a transformation in the way we travel and conduct business in southern Spain.

This new route is not merely an efficient solution for holidaymakers, but also a considerable infrastructure advancement that promises considerable gains for commerce and the wider region.

The introduction of this railway, catering to both passenger and cargo transport, marks the start of a flourishing era, bringing numerous economic benefits. This marks a promising stride towards the area's development and prosperity.

EU's Monetary Injection

The European Union is heavily investing in Spain's future, earmarking 411 million euros from the European Regional Development Fund for the railway's construction.

The primary focus of this financial boost is on the Nonduermas-Vera and Los Arejos-El Puche segments, a move hailed by EU Commissioner for Regional and Cohesion Policy, Elisa Ferreira.

"This key transport infrastructure will have a positive impact on the entire region, and beyond", said Elisa Ferreira.

"It will make life easier, safer and increase opportunity for passengers and businesses alike. By reducing emissions, it will help the EU reach its goal of a greener, more sustainable future for all."

The commissioner emphasized that the new high-speed track would unlock unprecedented opportunities for enterprises and travellers alike, making the use of railway networks for goods and passenger transportation more attractive.

Technical Details

Setting a new standard in rail travel spanning 149 kilometres and integrating into the Mediterranean corridor of the Trans-European Transport Network (TEN-V), the rail line will feature state-of-the-art technologies.

It will be built to EU standard gauge and equipped with the European Rail Traffic Management System (ERTMS) Level 2 and modern safety mechanisms.

The inclusion of the standard gauge is a strategic move, eliminating the need for transferring goods between trains at the Franco-Spanish border and thereby fostering seamless connectivity.

The railway will accommodate passenger trains stretching up to 400 metres and freight trains up to 750 metres, operating at maximum speeds of 250 km/h and 100 km/h respectively.

The EU commission also announced plans to co-finance additional works relating to track, electrification, and signal system enhancements through the EU budget until 2027.



Impulso a los negocios y el turismo: La línea de alta velocidad que unirá Murcia y Almería



La tan esperada línea de tren de alta velocidad llega a nuestra región con la previsión de que la nueva estación de Vera esté operativa en 2026. El nuevo enlace entre Murcia y Almería garantizará un viaje fluido y rápido. Pero no se trata sólo de un medio de transporte rápido, sino de un proyecto que va a transformar la zona tanto económica como socialmente.

El Corredor Mediterráneo conectará las comunidades autónomas de: Andalucía, Murcia, Valencia y Cataluña con Europa. A escala europea, el Corredor conecta hasta Hungría, recorriendo la costa mediterránea de España y atravesando Francia, Italia, Eslovenia y Croacia, para terminar en la frontera entre Hungría y Ucrania. La línea también permitirá establecer una nueva conexión entre Almería y el centro de la Península Ibérica, lo que acortará los tiempos de viaje en esa ruta.

La línea de tren de alta velocidad entre Murcia y Almería representa algo más que un avance en materia de transporte: es una línea vital que conecta comunidades, impulsa economías y abre puertas a nuevos horizontes.

El inminente establecimiento de una conexión ferroviaria directa entre Murcia y Almería anticipa una transformación en la forma de viajar y hacer negocios en el sur de España.

Esta nueva ruta no es sólo una solución eficaz para los turistas, sino también un avance considerable en infraestructuras que promete beneficios considerables para el comercio y la región en general.

La introducción de este ferrocarril, que sirve tanto para el transporte de pasajeros como de mercancías, marca el comienzo de una era floreciente que aportará numerosos beneficios económicos. Es un paso prometedor hacia el desarrollo y la prosperidad de la zona.

Inyección monetaria de la UE

La Unión Europea está invirtiendo fuertemente en el futuro de España, destinando 411 millones de euros del Fondo Europeo de Desarrollo Regional a la construcción del ferrocarril.

Los tramos Nonduermas-Vera y Los Arejos-El Puche son los principales destinatarios de este impulso financiero, que ha sido valorado muy positivamente por la Comisaria Europea de Política Regional y de Cohesión, Elisa Ferreira

"Esta infraestructura de transporte clave tendrá un impacto positivo en toda la región, y más allá", declaró

Elisa Ferreira. *"Hará la vida más fácil y segura y aumentará las oportunidades tanto para los pasajeros como para las empresas. Al reducir las emisiones, ayudará a la UE a alcanzar su objetivo de un futuro más ecológico y sostenible para todos".*

La Comisaria subrayó que la nueva vía de alta velocidad abrirá oportunidades sin precedentes tanto para las empresas como para los viajeros, haciendo que el uso de las redes ferroviarias para el transporte de mercancías y pasajeros sea más fácil y seguro.



Detalles técnicos

La línea ferroviaria, que se extenderá a lo largo de 149 kilómetros y se integrará en el corredor mediterráneo de la Red Transeuropea de Transporte (RTE-V), marcará un nuevo hito en el transporte ferroviario y contará con las tecnologías más avanzadas.

Se construirá con el ancho estándar de la UE y estará equipada con el Sistema Europeo de Gestión del Tráfico Ferroviario (ERTMS) de nivel 2 y modernos mecanismos de seguridad.

La inclusión del ancho estándar es un paso estratégico, ya que elimina la necesidad de transferir mercancías entre trenes en la frontera franco-española y fomenta así una conectividad sin fisuras.

La vía férrea acogerá trenes de pasajeros de hasta 400 metros y trenes de mercancías de hasta 750 metros, que circularán a velocidades máximas de 250 km/h y 100 km/h respectivamente.

La Comisión Europea también ha anunciado planes para cofinanciar obras adicionales relacionadas con la vía, la electrificación y la mejora del sistema de señalización a través del presupuesto de la UE hasta 2027.

Moving to Spain

Are you thinking of moving to Spain but not sure where to start? Here are a few points you need to consider before taking the leap!

Spanish Visa Types

There's no need to let Brexit stop you from exploring Spain. UK citizens can still enjoy up to 90 days of visa-free travel within a 180-day period. If you dream of soaking up the Spanish vibes for the long haul, you'll need a long-term visa (visado nacional). There are different immigration routes and visa types, depending on the reason for your stay, and each comes with its unique set of requirements.

If you've got a job waiting in Spain, for example, you'll likely need to apply for a work permit (visado de trabajo y residencia) either as a paid employee, a self-employed entrepreneur, or an au pair lending your skills to a Spanish family. To retire in the land of siestas and fiestas, you'll need a Non-Lucrative Visa.

While the requirements for each visa type differ, some common factors include a medical certificate that gives you a clean bill of health, a clean criminal record, and proof that you've got enough funds to support yourself. Heads up, some documents may need to be in Spanish so you'll need to get them translated. To dive deeper into the specifics, make sure to visit the Spanish government's official visa application portal. There, you'll find all the details on what immigration routes to follow to make Spain your new home sweet home.

Finding Work in Spain

There are plenty of job opportunities in Spain for UK expats. In particular, the tourism, IT, engineering, finance, healthcare (especially pharmaceuticals), automotive, chemicals and sales sectors have many vacancies to fill.

The Spanish authorities have also recently revised the criteria for obtaining an EU Blue Card, making it easier than ever for highly skilled Brits to get a job.

You can start your job search on Empleate, the Spanish government's online job portal, and Sistema Nacional de Empleo. Both websites are available in English.

Also be sure to visit the country's most popular (but Spanish-only) job search websites: Indeed Spain, infoempleo, infojobs, and for vacancies in tech, tecnoempleo.

Find a Home in Spain

Surprisingly, it is generally easier to purchase a home in Spain than to rent one as the rental market is tight with a limited number of properties available. Owning your own home will also increase your chances of obtaining a Golden visa. But if you do decide to rent, here are some helpful tips:

- Whether you're renting or buying, always get a written contract in place. It's important to protect yourself and your rights.
- Spanish laws are generally on the tenant's side, but it still pays to be cautious when signing a property agreement.
- Location matters. Places like Barcelona, Madrid, Palma de Mallorca, and Bilbao are dazzling but come with a hefty price tag. You'll find more affordable housing in regions like Castilla la Mancha, La Rioja, and Extremadura.
- Long-term rental contracts typically run for 5 to 7 years, while short-term leases last 12 months. Choose wisely.
- Landlords foot the bill for the estate agents, not you.

To find your dream home, check out local newspapers, chat with the friendly locals, or browse real estate websites like Idealista, Fotocasa, and Spainhouses.

Useful Sites

Visa information

exteriores.gob.es

ags-relocation.com

Job information

empleate.gob.es

sistemanacionalempleo.es

Property sales and rental information

idealista.com

thinkspain.com

School information

juntadeandalucia.es/educacion



Spanish Schooling System

If you're relocating with school age children, making the right choices for their education will be a top priority.

The Spanish education system is governed by the Ministry of Education and Vocational Training, however the education standards and funding are managed by each region, which are autonomous (Comunidades Autónomas). School is compulsory for children aged 6-16. Home schooling is permitted but unlegislated.

In a nutshell, Spain's education system has 4 stages:

- Early Childhood Education 0-6 years

From newborn to 6-year-old cuties, you've got two cycles – 0-3 years old (nurseries) and 3-6 years (kindergarten). Nurseries are optional, but senior kindergarten is compulsory as it forms a crucial part of the country's public education system.

- Primary School 6-12 years

Primary education begins at age 6 and goes up to age 11. Public schools are free but each public school and/or teacher decides their preferred teaching methods, so research the results of all the available schools before making any final decision.

Spanish children generally attend the school nearest their home, but it's fine to send your child to a school further away. Just bear in mind that if there are limited spaces available, these will be assigned according to a points system which considers various factors, including distance from the family home.

- Secondary school 12-16 years

If they're in their teens, your children will likely attend an Instituto (secondary school). The curriculum is set by the ministry of education, but as with primary schools, teachers are free to choose how to teach it. Secondary schools are also free, although you might have to pay for textbooks and stationery.

- Bachillerato and Vocational Training 17-18 years

After receiving their Título de Graduado en Educación Secundaria Obligatoria (GESO), a certificate that confirms they have passed compulsory lower education, students can choose to continue with the last two years, called Bachillerato. Then they can pursue higher vocational training or head to university, provided they pass the admission test.

While most schools instruct their children in Spanish, Spain also has numerous international schools for children of English-speaking expats, including the British School of Barcelona, The British College, Cambridge House, the British School of Alzira, just to name a few.



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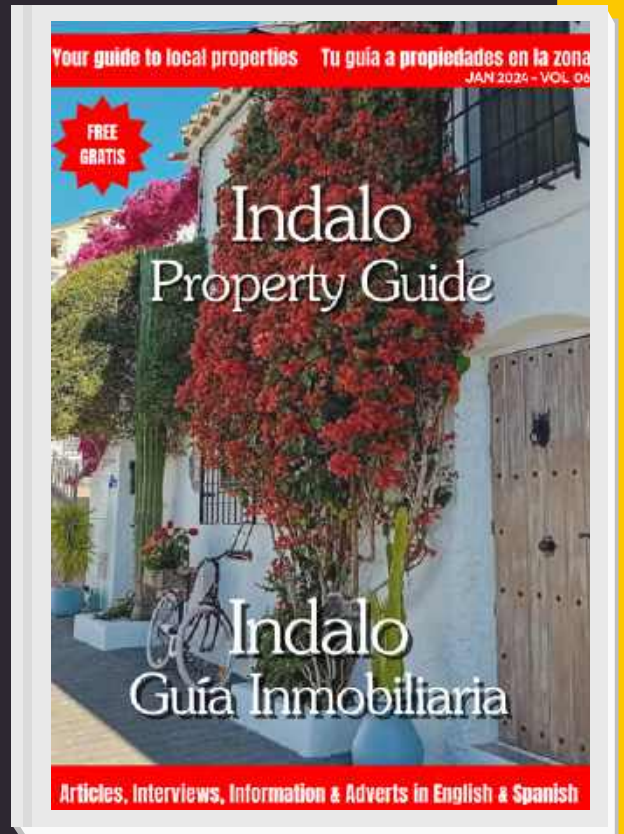
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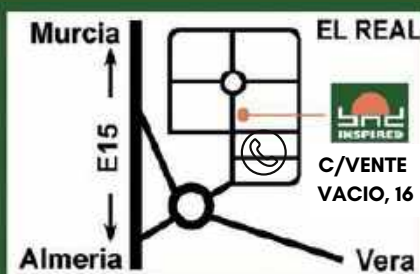
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DV1546 825'000€

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SDV1550 199'950€

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