

**FREE
GRATIS**

Indalo Property Guide

Indalo Guía Inmobiliaria

BIENVENIDO



¡Bienvenido a la 3ª edición, más grande y mejor, de esta Guía inmobiliaria de Indalo.

El objetivo de nuestra guía es ofrecer a los lectores una publicación de "ventanilla única" para la búsqueda de su propiedad de ensueño a través de empresas inmobiliarias de renombre en las comarcas locales de Levante y Almanzora en Almería (ver mapa), así como proveedores de servicios y productos relacionados con la compra, venta y alquiler de propiedades, y aquellos que buscan llevar a cabo mejoras en su propiedad.

Adentro encontrarás:

- agencias inmobiliarias ubicadas en Albox, Arboleas, Bedar, Mojácar, Turre y Vera así como empresas de muebles, comunicaciones, almacenamiento y mudanzas, energía, contabilidad y bufetes de abogados, y un especialista en cambio de divisas.

- temas relacionados de interés a la hora de trasladarse a esta zona. Este mes, nos centramos en el deporte del pádel
- un vistazo a los aeropuertos más cercanos a nuestra región, Almería, Murcia y Alicante
- una entrevista con Francisca Andreu Soriano, propietaria de European Property Company, en Mojácar
- nuestros artículos de pueblos sobre: Albox, Lubrín y Huércal-Overa

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



WELCOME



Welcome to the bigger and better 3rd edition of this Indalo Property Guide!

The aim of our guide is to give readers a 'one stop shop' publication for sourcing your dream property via reputable property companies in the local sub-regions of Levante and Almanzora in Almería (see map), as well as suppliers of relevant services and products associated with the purchase, sale and rental of property, and those looking to carry out property improvements.

Inside you'll find:

- property companies located in Albox, Arboleas, Bedar, Mojácar, Turre, and Vera, as well as furniture, communications, energy companies, storage & removals, accountancy and law firms, and a currency exchange specialist

- related topics of interest when relocating to this area. This month, we focus on the sport of pádel
- a spotlight on the 3 airports closest to our region, Almería, Murcia and Alicante
- an interview with Francisca Andreu Soriano, the owner of European Property Company, in Mojácar
- our 'town/pueblo' features are on: Albox, Lubrín and Huércal-Overa

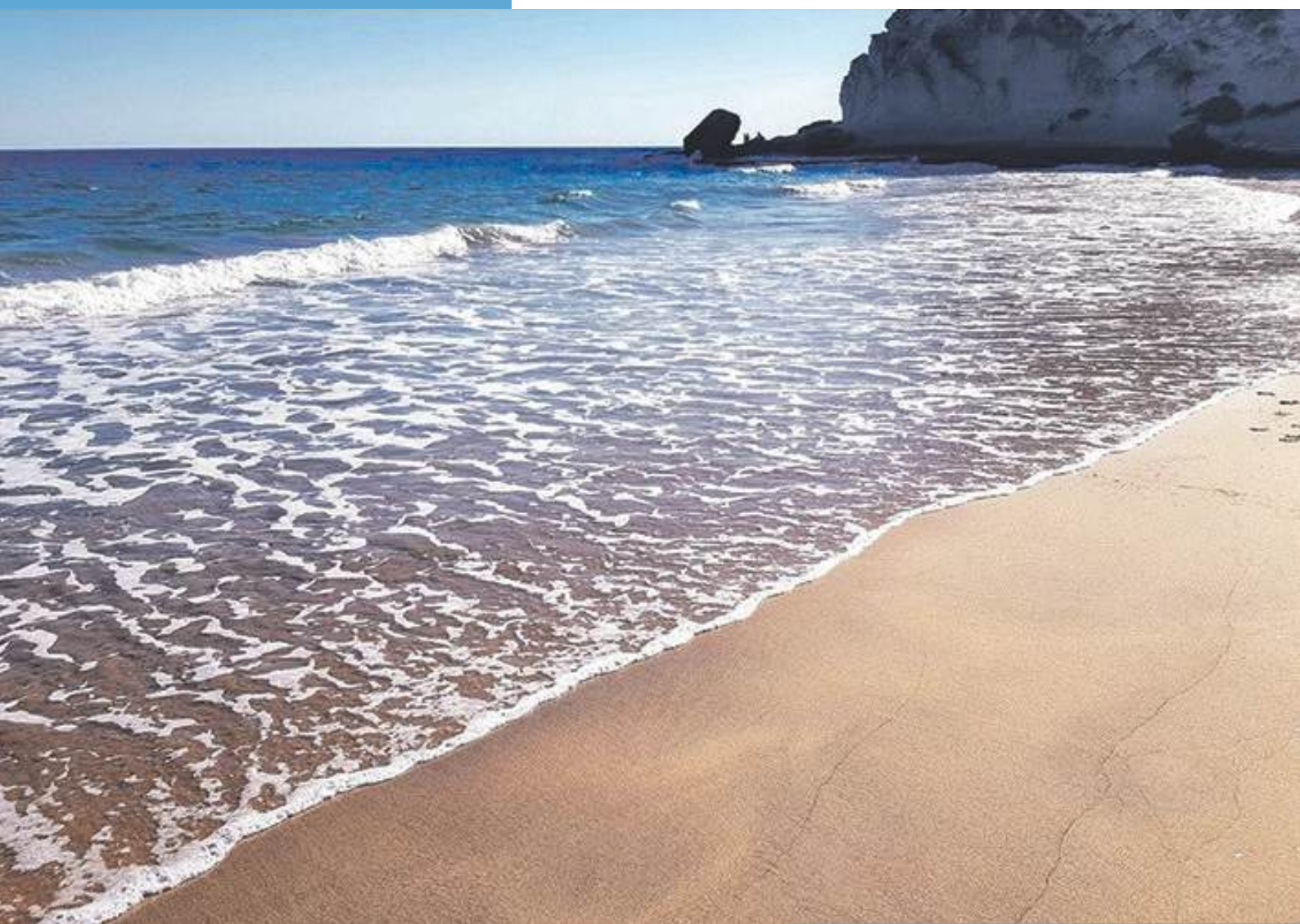
If you want to profile your company in this Guide, please email us on: indaloguide@gmail.com or via WhatsApp 634 365 367.



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📍 Paseo del Mediterraneo, 8 - Mojácar

CONTENIDO CONTENTS



ADVERTISERS

03

MOJACAR
ESTATES

05

OKISUR

06

ECOCORP
SOLAR

08

INDALOCIO

09

OAK
FURNITURE
SPAIN

10

MOJÁCAR
HOME
IMPROVEMENTS

11

COLES

12

AAS

13

DCM

14

ADC

15

P4PADEL

18

VALLE DEL
ESTE

20

HOLMES FOR
HOMES

21

MOJACAR
ESTATES

22

EPC

24

INSPIRED
GARDEN
FURNITURE

26

VERITAS

27

NEW ONE
STOP

30

JBB
COMMUNICATIONS

31

API

32

CURRENCIES
DIRECT

36

TRAVEL
GAS

37

OLIVE
PROPERTIES

40

ALMERIA
HOLIDAYS

41

MAR

44

LOCATION
WAREHOUSING

45

K7

48

D&D

49

ABODES

52

PRICE BROWN

ARTICLES

02

WELCOME

04

CONTENTS

16

CAN I PLAY
PÁDEL?

19

VDE GOLF,
SPA & HOTEL

23

INTERVIEW
FRAN ANDREU
OF EPC

28

REGIONAL
AIRPORTS

33

CURRENCY
MARKETS

34

GUIDE TO
LUBRIN

38

GUIDE TO
ALBOX

42

BUYING &
SELLING
PROPERTY

46

GUIDE TO
HUÉRCAL-
OVERA

WE HAVE MOVED TO OUR NEW OFFICE LOCATED AT
COMERCIAL ZOCO, (NEXT TO MERCADONA)
AVENIDA DE LA LUZ, MOJACAR

Mojácar Playa



Beautiful 2 bed 2 bath apartment with sea views on **Miramar de Marina Golf** Urbanisation. The apartment has a parking space in the underground garage, community pool and gardens only 600m to the beach.

Ref. A348

189.900€

Mojácar Playa



Impressive corner duplex with 3 beds 2 baths on **La Cañada** urbanisation. Property includes; solar power, air con, mosquito blinds, private parking, roof solarium, 3 terraces. Sea views and only a short walk to the beach.

Ref. D347

275.000€

Mojácar Playa



Recently reduced, modern 1 bed 1 bath apartment with fabulous sea views on the urbanisation of **La Atalya**. The property has lift access, air con, storeroom and parking space in underground garage. There are indoor and outdoor community pools.

Ref. A340

120.000€

Mojácar Playa



Modern 2 bed 2 bath penthouse on the urbanisation of **Pueblo Dorado**. The property has large 70m2 roof terrace with sea views, air con, 2 private parking spaces in garage with storeroom. There is a community pool with palm tree aspect.

Ref. A330

REDUCED TO:
225.000€

Mojácar Playa



Penthouse apartment with 2 bed 1 bath on the urbanisation of **Los Geranios**. The property has terrace with sea views, spacious lounge / diner, larger than normal bedrooms. Community pool and walking distance to beach and amenities.

Ref. A325

REDUCED TO:
159.900€

Mojácar Playa



Superb 6 bed 4 bath detached villa on a 540m2 plot. Located in the **Vista de los Angeles** area. Walking distance to the beach and amenities

Ref. C339

460.000€

ECOCORP SOLAR

Ecocorp Solar SL have been trading in the area since 2007. Covering the whole of Almeria province and beyond they are experienced in the design and configuration of bespoke solar power systems, tailored to meet their clients individual needs. They are a family business, albeit now with extended members to the team.

Many of the bigger solar energy companies throughout Spain use subcontractors for their installations.

Not Ecocorp. Their team are all from the



local community, both English & Spanish and all are fully trained to the Ecocorp standard.

Currently Ecocorp Solar SL employs 13 full-time team members including the family, Vic, Samantha, Daniel and Holly. They have 2 installation teams and 2 part-time team members.

All of the friendly team are very knowledgeable in their fields. They take pride in their professionalism. It is often noted on their customer feedback forms that the installation crew are very efficient in their installations, which are done in a timely fashion and always left tidy.

Customer service is paramount for Ecocorp Solar – in a recent customer satisfaction survey 100% of their customers said that they would recommend them to others.

In April of 2022 Ecocorp opened their offices in a unit on the popular and easily accessible Parque 'El Real' at Antas. Their new showroom has been started and should be completed by the end of this summer.

Using cloud based technology Ecocorp solar offer their virtual battery service to those customers who are tied to the grid. Enabling the customer to feed back excess energy. This energy is stored in their virtual battery and drawn down when the sun isn't shining. Thus the client has the opportunity to use 100% of their solar energy production and to reduce the price of their electricity bill significantly.

Of course there are plenty of solar companies to choose from for residents of sunny Spain. However, it is important to realise that not all solar is the same.

The long term benefits and savings from solar can be fantastic, but a poorly designed, badly installed or low quality system can cause a long term headache. A wrong choice can cost dearly in the long run.

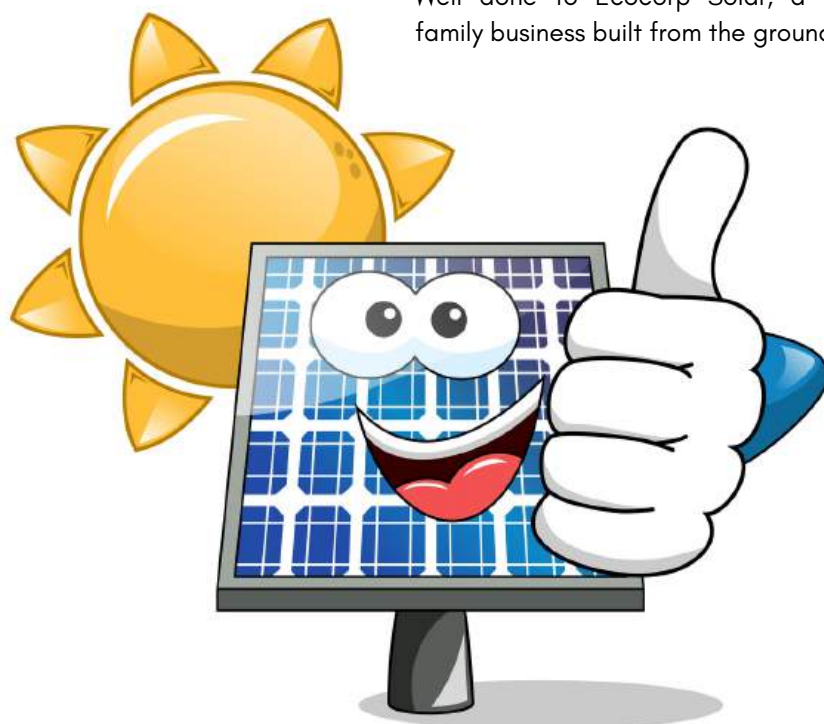
Choose the experts for the best advice. Ecocorp Solar offer quality products and have the experience to ensure their clients solar energy system is one that will be reliable and cost effective.

Their knowledgeable and friendly team will work closely with you to provide and install a solution that meets your unique requirements.

Ecocorp Solar offer a FREE no obligation home assessment and quotation service. They deal with all the necessary technical and administrative paperwork on your behalf.

Furthermore, all systems are linked to your computer, mobile or tablet so that you can monitor your consumption AND your savings on the App.

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Information can be subject to change at any time without prior notice

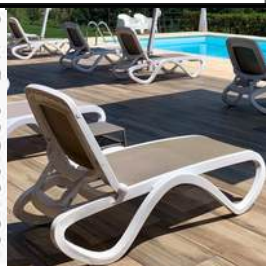
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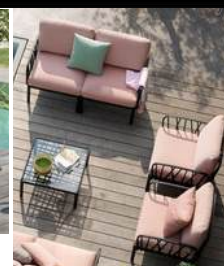
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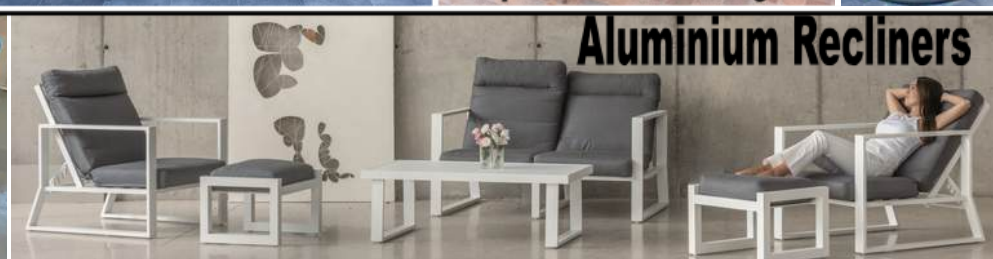
Aluminium Table



Elliptical - Round - Triangular



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Poligono Ind. Sur, Arboleas (opposite Almeria Bowlera)



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MOJÁCAR PLAYA



Ref: MOJ3V13

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PRICE €459,950

3

3

TURRE



Ref: TUR2A109

Here we have a very spacious 2 bedroom 1 bathroom apartment located in the center of Turre. The property measures an impressive 74m2 and boasts lift access, a communal roof terrace and an allocated underground parking space.

PRICE €69,950

2

1

ARBOLEAS



Ref: ARB3VLL12

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PRICE €249,950

3

2



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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.





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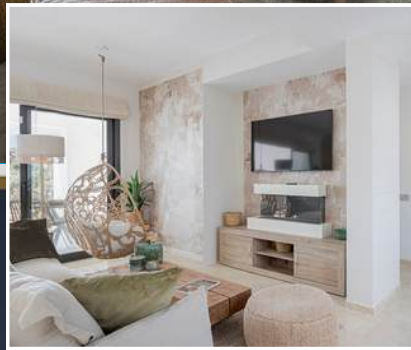
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- Court hire/Alquiler pistas M-Sun/l-dom
- Social events, tournaments & a League/Eventos, torneos y una Liga
- 1:1 and group coaching/Clases particulares/grupales
- Bats & balls available/palas y pelotas disponibles
- Subscriptions/abonos 30 y 60 days/días

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Lugar
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C/ Valle del Almanzora s/n,
Valle del Este, Vera



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Can I play pádel?!

So now that you've moved to this beautiful area, you might be thinking about ways to meet more people, enjoy the fresh air and do something beneficial for your mental and physical well-being. So how about playing the very popular sport of pádel? Here are some compelling reasons to play it:

- It's technically quite easy to start playing it as a beginner, so the 'frustration' level is low
- it's very sociable as it's nearly always played as doubles (so 2 players on each side of the net)
- it gives you a good physical workout and 'refreshes' the mind!
- You can play it at any age and to any level – you can have a gentle game with your friends or get more competitive and develop your skills to play in club sessions, tournaments and events.
- IT'S FUN and enjoyable!!

The other two major plus factors are that it doesn't cost much, and it isn't an elitist sport. Essential equipment is:

- a pádel bat (or at some clubs, you can hire them)
- a tube of 3 padel balls (slightly lower compression than tennis balls)
- padel shoes with the correct sole for the surface you will play on (usually astroturf, synthetic resin or concrete) or failing that, a pair of running /tennis trainers with good grip.

What does it cost?

The cost of hiring a municipal court in Almería province can be as little as 4€/hour, whilst private clubs/sports centres typically charge around 12-16€/hour as a non-member. At some clubs like P4 Pádel in Valle del Este, Vera, you don't have to become a member, but it usually works out cheaper if you do. Membership costs and conditions vary greatly from club to club. If you want to learn to play padel properly, then you should invest in some coaching sessions, and again the cost of this varies greatly, depending on whether you have 1-1 or group coaching. Typically, 1-1 coaching rates are from 20€-30€/hour on average.

So how do you play padel?

It's always described as a cross between tennis and squash, however most agree that it is more akin to tennis, in the sense that scoring is the same, a few of the shots are similar, as the ball is similar to a tennis ball, and the main aim is to get the ball over a net in the centre (same as in tennis), which is unreturnable by the opposition.

Here in the Mojácar, Vera and surrounding areas, you can find municipal courts in Mojácar, Turre, Garrucha, Los Gallardos, Arboleas and Albox to name but a few. There are also courts at private clubs/centres such as centro Deportivo Puerto Rey and also P4 Pádel Vera, located in the exclusive and scenic Valle del Este golf complex, 10 minutes' drive from Vera.

If you've never tried padel and would like to have a go, P4 Pádel Vera is offering a *free* 30 minute trial with an experienced player or coach before 1 December. Please phone, text or send a WhatsApp to: (+34) 634 367 329 and quote 'Oferta P4P Indalo'.



¿Puedo jugar al pádel?

Ahora que te has mudado a esta hermosa zona, puede que estés pensando en formas de conocer a más gente, disfrutar del aire fresco y hacer algo beneficioso para tu bienestar mental y físico. ¿Qué te parece probar este deporte demandado del pádel? He aquí algunas razones de peso para practicarlo:

- técnicamente es bastante fácil empezar a jugarlo siendo principiante, por lo que el nivel de "frustración" es bajo.
- es muy sociable, ya que casi siempre se juega a dobles (2 jugadores contra otros)
- es un buen ejercicio físico y "refresca" la mente.
- se puede jugar a cualquier edad y a cualquier nivel. Puedes jugar tranquilamente con tus amigos o ser más competitivo y desarrollar tus habilidades para jugar en partidos del club, torneos y eventos.
- ¡ES DIVERTIDO y agradable!

Las otras dos grandes ventajas son que no cuesta mucho y que no es un deporte elitista. El equipo imprescindible es:

- una pala de pádel (o en algunos clubes se puede alquilar una)
- un tubo con 3 pelotas de pádel (de compresión ligeramente inferior a las pelotas de tenis)
- zapatillas de pádel con la suela adecuada para la superficie en la que se va a jugar (por lo general césped artificial, resina sintética o cemento), o en su defecto, un par de zapatillas de running/tenis con buen agarre.

El coste de alquilar una pista municipal en la provincia de Almería puede ser tan bajo como 4€/hora, mientras que los clubes/centros deportivos privados suelen cobrar alrededor de 12-16€/hora como no socio. En algunos clubes como P4 Pádel en Valle del Este, Vera, no es necesario hacerse socio, pero suele salir más barato si lo haces. Si quieres aprender a jugar al pádel correctamente, entonces debes invertir en algunas clases con un monitor profesional, y el coste de esto varía bastante, en función de si tienes clase particular o grupal, pero por lo general para una clase particular, oscilan entre 20€ y 30€/hora como promedio.

¿Cómo se juega al pádel?

Siempre se ha descrito como una mezcla del tenis y del squash, aunque la mayoría coincide en que es más parecido al tenis, en el sentido de que la puntuación es la misma, algunos de los golpes son similares, ya que la pelota es parecida a una de

tenis, y el objetivo principal es hacer que la pelota pase por encima de una red en el centro (igual que en el tenis), que no pueda ser devuelta por los contrincantes.

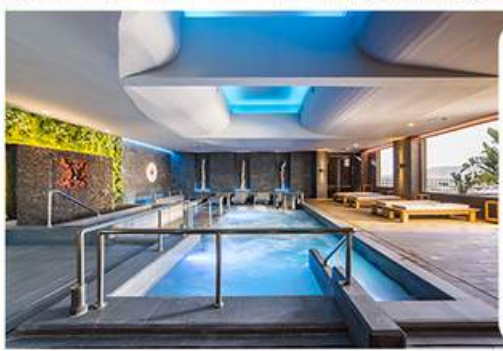
Aquí en Mojácar, Vera y los alrededores, puedes encontrar pistas municipales en Mojácar, Turre, Garrucha, Los Gallardos, Arboleas y Albox, por nombrar unas cuantas. También hay pistas en clubes/centros privados como el centro Deportivo Puerto Rey y también P4 Pádel Vera, situado en el exclusivo y bonito complejo de golf Valle del Este, a 10 minutos en coche de Vera.

Si nunca has probado el pádel y te gustaría probarlo, P4 Pádel Vera ofrece una prueba *gratuita* de 30 minutos con un jugador experimentado/monitor antes del 1 de diciembre. Llama, envía un mensaje de texto o un WhatsApp a: (+34) 634 367 371171 y cita 'Oferta P4P Indalo'.



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Valle del Este

A look at one of the premier golf and spa resorts in Costa Almeria

Golf

Vera, in Almería, had been waiting years for a golf course and finally through Golf Valle del Este the dream of so many people came true in 2002. This is Europe's second desert course.

Designed by José Canales, who closely studied techniques in Arizona before moving machinery on to this prime site, the course winds through low hills and brush where there is a stark contrast between the green of the golf and its arid surroundings.

The autochthonous trees, olives, algarrobos, figs, palms and sparta grasses add to the natural environment, which the developers have been careful to respect. The sea is visible from several holes. Valle del Este is located some 40 minutes east of Almería international airport, an hour from Murcia and two hours from Alicante.



Hotel

The hotel's restaurant is a great place for lunch and dinner, but there's also a café and 24-hour room service available. Enjoy your favourite drink at the bar/lounge or at the poolside bar. A free breakfast buffet is offered daily from 8:00 a.m. to 10:30 a.m.

Featured amenities include a business centre, 24-hour front desk service, and luggage storage. Are you organising an event in Vera? In this hotel you have at your disposal 407 square meters of space with a conference area. There is

also free parking available.

You will feel at home in any of the 142 rooms with minibar. The rooms have a furnished balcony. Keep in touch with your loved ones thanks to the free Wi-Fi Internet connection. Separate private bathrooms with bathtubs or showers feature spring-water bathtubs and complimentary toiletries.

For unparalleled relaxation, nothing like a visit to the spa, which offers massages, body treatments and facials. After improving your swing on the golf course, the fun continues with leisure facilities, including an outdoor swimming pool and hot tub. Other amenities at this hotel include free Wi-Fi Internet access, concierge services, and on-site shopping.



CANTORIA



Ref: 130-1369 €55,000

Bargain 2 bed 2 bath mid terrace village house, 2 terraces, store room, deceptively spacious

ARBOLEAS



Ref. 130-1295 €189,995

4 bed 3 bath spacious cortijo in small hamlet, beautiful views, walking distance to bar, B&B potential

ARBOLEAS



Ref. 130-1346 €209,000

3 bed 2 bath villa with pool, air conditioning, car port, casita, walking distance to bar/restaurant

ARBOLEAS



Ref. 130-1341 €215,000

3 bed 2 bath villa with 10 x 5 pool, sought after area, walking distance to village, beautiful views

ARBOLEAS



Ref. 130-1374 €234,950

4 bed 2 bath villa with pool and glass enclosure, car port, conservatory, near to bars and restaurants

ARBOLEAS



Ref. 130-1340 €284,950

4 bed 2 bath stunning villa with 10 x 5 pool, garage, fabulous views, walking distance to village

Villa Al Hayat, Mojácar Playa



REF ME 2738 **PRICE 850,000€**

www.mojacarestates.com/property/2738/villa-in-mojacar

Residencial Mediterraneo, Marina de la Torre, Mojácar Playa



REF ME 2748 **PRICE 580,000€**

www.mojacarestates.com/property/2748/apartment-in-mojacar

Villa Sevilla, Mojácar Playa



REF ME 2629 **PRICE 825,000€**

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VERA

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Francisca Andreu Soriano

Our interview this month is with Francisca Andreu, the owner of European Property Company and the busy restaurant, Neptuno Mojácar. We sat down with her to find out a little bit about her estate agency and her thoughts on the area's property market



Everyone knows you have a lovely restaurant on the beach, Neptuno's, but how long have you had an Estate Agency?

I first opened my estate agency in 2000, but we closed in the wake of the financial crisis in 2008 and then reopened again in 2020 following the covid pandemic.

How long have you lived in this area of Spain?

I was born in Alicante and I moved here in 2002. But I have strong links with the area as both my grandmother and mother were originally from here, so I think I was drawn back to my family home!

Do you have an office for EPC and if so where is it located?

Oh yes! We operate the estate agency from a lovely office in Mojácar Comercial Center. 3rd floor, Local number 101. Everyone is welcome to come to chat with us about buying or selling a property!

Do you get a variety of nationalities searching for properties from your agency?

Oh yes, we have a real mix Spanish, English, Irish, Belgium, German, French.

Do you specialise in any particular type of properties or sell all types?

We sell all types; from apartments, to townhouses, villas to cortijos... all types of properties and all types of budgets.

Is the property market very active in Mojácar at present?

Yes, quite hot, yes! There has been a steady increase in the number of buyers searching for a permanent home or a holiday property.

A lot of the other agents in the area are receiving a lot of interest from Dutch and Belgium clients, are you finding these nationalities are showing interest in your properties?

Definitely yes. Although we have had buyers from these countries for some time but recently we have noticed an increase.

Has business picked up now we are finally over covid?

Covid had a big impact on both the estate agent sector and the hospital industry. I am so glad that time has passed and hopefully we have seen the end of restrictions due to covid!

How has Brexit affected your business?

The shock of Brexit was difficult to begin with but customers from the UK are returning. They are dealing with the time limits regarding the amount of days they can stay throughout the year or are navigating the new criteria to gain a residencia.



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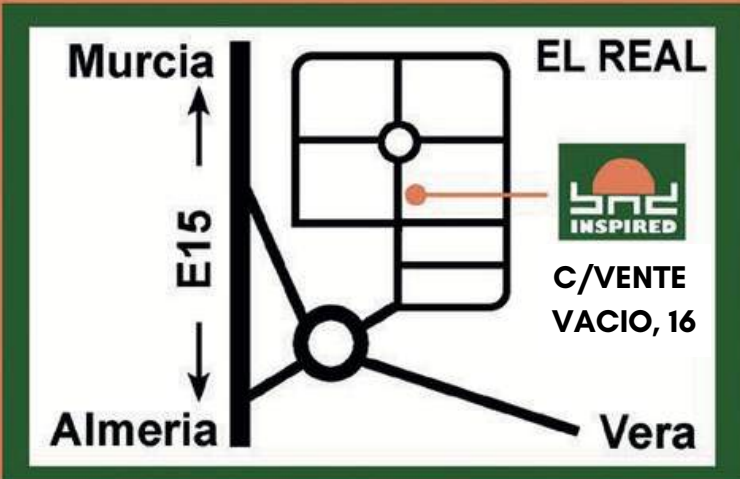
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DUE TO INCREASED DEMAND, WE URGENTLY NEED MORE PROPERTIES IN MOJÁCAR AND SURROUNDING AREAS!

Garrucha



2 bed / 1 bath top floor apartment in the heart of Garrucha 2 minutes walking distance to the promenade and the sea. This apartment comes with 2 underground parking spaces which is included in the price. There is also a communal swimming pool and garden.

Ref. 2711

105,000€

Garrucha



Detached 2 bed / 1 bath villa in Garrucha set on a 10,000 mts2 easy to access freehold plot. The Villa is set on the most elevated part of the plot and benefits from excellent views including a view of the picturesque Mojácar Village.

Ref. 2610

199,900€

Mojácar Playa



2 bed / 2 bath 2nd floor Apartment with large terrace and great sea and mountain views, private underground parking and within 200 meters from the sea and the promenade. The community has a swimming pool and gardens also with great sea views.

Ref. 2716

235,000€

Mojácar Playa



Great opportunity to purchase a top floor 2-bed / 2 bath sea facing apartment on a frontline and sought-after complex in the most central part of Mojácar Playa. This well-kept frontline development close to the beach has communal gardens and swimming pool.

Ref. 2713

270,000€

Mojácar Playa



Immaculate 3 bed / 2.5 bath south facing townhouse apartment with enormous terraces and great sea and mountain views, within 300 meters from the sea and the promenade. It also comes with 2 lock-up garages.

Ref. 2595

329,000€

Mojácar Playa

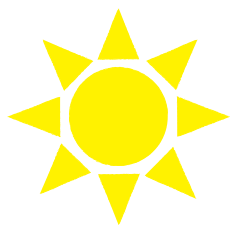


3-bed / 2-bath villa set on one level with a roof terrace with 360° views, private swimming pool and garage located on a very flat and purely residential road. Only 200 meters from the beach and all amenities and services on Mojácar Playa.

Ref. 2697

454,000€





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

MOJÁCAR PLAYA



Exclusive new build villas in a prime location in Mojácar Playa. These 3 bed, 3 bath villas, only a short walk to the beach, have air conditioning, parking, built-in wardrobes, garden terrace and pool (optional)

REF. 1429

€292,000

GARRUCHA



Fabulous 3 bedroom house with a 100m2 private solarium in Garrucha.

This spacious, bright and airy, well maintained house, centrally located just a 5 minute walk to the golden beaches of Garrucha is priced to sell. 137m2 built property with direct access from the street and distributed on 3 floors.

Key Features

- 137m2 floor area
- Fitted kitchen
- Storage area
- 5 minutes' walk to the sea
- Large 100m roof terrace

REF. 1449

€149,999

TURRE



Immaculate ground floor apartment with a modern and functional layout consisting of 3 bedrooms and 2 bathrooms with plenty of outside space in a quiet residential area of Turre.

REF. 1450

€109,000

MOJÁCAR PLAYA



This fantastic penthouse consists of 2 bedrooms, a full family bathroom, fully fitted kitchen, and living/dining area with direct access to the terrace. There is a newly renovated communal pool and just a short walk to the beach.

REF. 1447

€134,950

MOJÁCAR



Build your dream home on this fantastic south-east facing plot with amazing sea and mountains views. Plot size is 595sqm to build a villa of 312sqm with a pool and parking for 2 cars.

REF. 1439

€165,000

MOJACAR PLAYA



This modern apartment with sea views has 2 large bedrooms both with direct access to the terrace. There is underground parking and a large storage room. Beautiful communal gardens with a large pool and jacuzzi.

REF. 1434

€154,950

TURRE



This bright and airy property recently decorated, consists of 2 bedrooms, 2 bathrooms, a fully equipped kitchen and a living dining room with direct access to the terrace where a staircase leads to the massive private roof solarium.

REF. 1443

€84,000

MOJÁCAR PLAYA



Mojácar Heights is a small residential complex consisting of 22 properties of 2 and 3 bedrooms with large terraces, communal pool and gardens. Start of work scheduled for the beginning of 2024.

REF. 1425

€170,600

Regional Airports



There are four airports that serve the Levante region of Almería, meaning that, no matter what time of year, you or your visitors will be guaranteed to find a flight.

Alicante

Alicante-Elche Miguel Hernández (ALC)

Alicante is the most northern airport for our region and Spain's sixth-busiest airport with approximately 10 million passengers landing in the Costa Blanca each year. In March 2011 the airport underwent major renovations including the construction of a new terminal large enough to handle 20 million travellers annually.

The airport offers plenty for passengers whilst waiting to board. do some retail shopping, relax in the VIP lounge or grab a bite to eat at one of the various bars, restaurants and cafes.

If you are travelling by car and require a rental, there are a range of car hire companies found on the ground floor of the terminal building. Alternatively, if you are returning to Spain, you could park your car in one of the 3,000 parking spaces.

Distance from Huércal-Overa: 178kms

Murcia

Aeropuerto Internacional Región de Murcia (RMU)

Spain's King Felipe VI officially opened Corvera Airport Murcia on 15 January 2019, replacing the San Javier Airport which closed to passenger traffic and now only serves military

aircraft. The airport has the capacity to handle 3 million passengers a year, although it is currently handling less than a million (2022 figures).

Although smaller than Alicante, the bright and modern airport has all the facilities that a traveller would need. There are several coffee shops and restaurants including Costa Coffee, SubWay or for a Spanish flavour there is Ibérica Shop and Samba. There are also shops offering duty free products, souvenirs and gifts, clothes and gourmet delicacies.

There is plenty of onsite long and short term parking and there are a number of hire car companies found right outside the terminal building.

Distance from Vera: 108kms

Almería

Aeropuerto de Almería (LEI)

Located just eight kilometres from Almería city, Almería Airport is in the perfect location to serve some of the province's popular tourist

destinations. There are regular national and international flights including to the UK.

Almería's passenger terminal was refurbished in 1995 to cope with the increasing number of passengers passing through the airport. In 2000 the number of passengers almost topped one million and the passenger numbers are getting back to pre-covid levels with over 700,000 travellers using Almería last year.

Within the bright airport lounge whilst waiting for a flight passengers can watch the aircraft landing and taking off from the runway in the comfort of a modern eating area which has a good range of coffee shops and bars, offering a selection of Spanish and international refreshments. There is a wide selection of duty-free items at the the large shopping centre located in departures. There is also a shop selling food, newspapers, magazines and souvenirs.

Distance from Mojácar: 80kms

For further information on any of these airports, go to: <https://aena.es>





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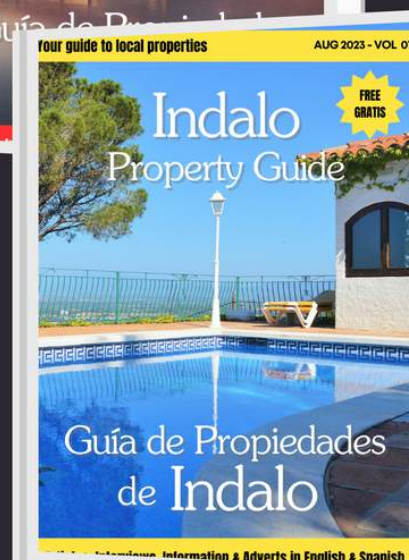
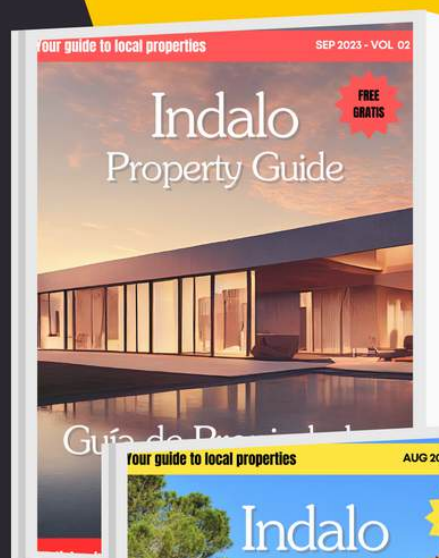
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Prices start from €150 for a full page and €250 for a double page.

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VERA PLAYA



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CORTIJO GRANDE



API-T0122 90.000€

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VERA PLAYA



API-V0640 159.000€

Beautiful 2 bedroom penthouse with roof terrace on the second floor in Vera playa, Puerto Rey.

VALLE DEL ESTE GOLF RESORT



API-VDE0144 155.000€

Spectacular duplex apartment (104m2) on the ground floor, with 3 bedrooms and 2 bathrooms.

VILLARICOS



API-VILO146 199.000€

This beautiful detached bungalow (240m2 plot) with 3 bedrooms is located in the Urbanization of Los Conteros, Villaricos.

MOJÁCAR



API-M0183 469.950€

This fully renovated 3 bedroom villa with private pool is located close to the town of Mojácar, in the Mícar Valley.



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there are ways
you can
protect
yourself from
the risks of
currency
volatility and
seize the
opportunities

Currency Markets

NAVIGATE CURRENCY VOLATILITY WHEN BUYING OR SELLING IN SPAIN

Currency markets are notoriously volatile, with the pound euro exchange rate fluctuating as much as 5% in the span of a single month.

Of course, if you're transferring funds overseas to buy or sell a property, this complicates things.

Fortunately, there are ways you can both protect yourself from the risks of currency volatility and seize the opportunities.

The impact of FX volatility

Exchange rates are always shifting, as economic news, political events and various other factors drive movement in the currency markets.

For instance, in the seven weeks from mid-December 2022 to early February 2023, the pound euro exchange rate plunged from €1.1632 to €1.1144.

If someone were exchanging £500,000 into euros to buy a property in Spain, this five-cent drop would mean they would get €25,000 less from their transfer.

While that may be a worst-case scenario, smaller shifts in the exchange rate can still eat into your money. The big swings in value can also cause headaches when you're

trying to plan ahead, making it hard to budget effectively.

How to protect against volatility

While you can't control currency volatility, there are ways you can mitigate the risks.

Keep an eye on the markets

One way to navigate FX volatility is to monitor the markets – or better yet, have someone else monitor them for you.

Some specialist currency brokers, such as Currencies Direct, will have their analysts send you regular market updates and expert insights. You can keep on top of what's happening in the FX markets with minimal effort.

Many brokers also allow you to set rate alerts. You can choose a target rate and you'll automatically get a notification if the market reaches that level, so you don't miss out if the market moves in your favour.

Use specialist services

Specialist currency providers also often offer a range of other services that can help you budget

effectively or even benefit from shifts in the exchange rate.

For instance, you can use a forward contract to lock in a rate in advance of making a transfer. While you won't benefit if the rate improves, you will be protected from any adverse movements. This way, you know exactly what rate you'll get and you can budget with confidence.

Limit orders are another useful tool, if you're holding out for a stronger rate. You can set a target exchange rate and the transfer is automatically triggered if the market reaches that level.

Choosing a currency broker

If you decide to use a currency broker, it's important to choose one that is fully authorised to operate in the EU, otherwise you may not be protected by consumer law. You also want to pick a provider that offers competitive exchange rates, a range of services and expert support.

With the right provider and some forward planning, you can easily navigate FX volatility.

Guide to Guía para LUBRIN



Lubrín está enclavado en las estribaciones de la Sierra de los Filabres. Su terreno montañoso ofrecía las condiciones ideales para la agricultura y la ganadería. Junto con los olivares y los almendros, el cultivo más importante era el trigo. Tal abundancia de cereal y aceitunas propició la construcción de tres almazaras, seis molinos harineros y cinco hornos para cocer pan. La larga historia de Lubrín se remonta a unos 3,5 millones de años, con la llegada del hombre desde África. Después, hay pruebas de que el hombre de Neandertal se asentó en la región hace unos 100.000 años.

La zona era también una rica fuente de mineral de hierro y mármol, y durante las décadas de 1950 y 1960 las minas de hierro y las canteras de mármol fueron los mayores empleadores de la población local. En su apogeo, en el siglo XIX, la zona tenía más de 8.000 habitantes, pero actualmente, hay menos de 2.000.

Lubrín se convirtió en un pueblo por derecho propio en 1578, cuando se convirtió en la finca del marqués del Carpio y los duques de Alba y un asentamiento medieval para los trabajadores de la finca. El bonito pueblo es típicamente andaluz, con estrechas calles empedradas bordeadas de casas blancas.

Lugares para visitar

Dos lugares clave que revelan el pasado prehistórico son:

La Cueva de los Murciélagos, a unos 2 km de Lubrín, en la carretera de El

- Marchal, y que probablemente se utilizó como sepultura. Allí se descubrieron cuchillas, raspadores, cuchillos de sílex y cristal de cuarzo.
- Las pinturas rupestres en Los Abrigos de las Piedras de Cera, en El Campico.

También merece una visita la iglesia parroquial de la Virgen del Rosario, del siglo XIX, y el Monumento al Cantero, una estatua en honor de los hombres que explotaron los ricos yacimientos de mármol e hicieron próspera la ciudad en el siglo XIX.

Hay algunas atracciones culturales interesantes que visitar, como la iglesia parroquial de la Virgen del Rosario, del siglo XIX, y el Monumento al Cantero, una estatua en honor de los hombres que explotaron los ricos yacimientos de mármol e hicieron prosperar la ciudad en el siglo XIX.

Fechas importantes

El 20 de enero, los vecinos de Lubrín celebran la Fiesta del Pan, en honor a

San Sebastián. Hay fuegos artificiales, rosquillas, anillos de pan y la tradicional procesión de la imagen del Santo. Para la fiesta se elabora abundante pan, que se reparte entre todos los presentes. Se reparte después de que la imagen del Santo salga de la iglesia y también se arroja desde los balcones de las casas al paso del Santo. Se cree que esta tradición proviene de los años de epidemias en los que los ricos arrojaban pan o dinero a los pobres y enfermos desde sus balcones, para no entrar en contacto con ellos.

A principios de febrero, para promocionar la floración del almendro que cada año transforma el paisaje de los Filabres Alhamilla, los ayuntamientos, incluido el de Lubrín, promueven rutas de senderismo señalizadas, en efecto, por la senda medieval a través de antiguas huertas y junto a los restos de antiguos molinos, donde se puede admirar la floración y disfrutar de la cata de aceite y miel.





 Lubrin is set in the foothills of the Sierra de los Filabres. Its mountainous terrain provided the ideal conditions for farming, both agriculture and livestock. Along with olive and almond orchards, the most significant crop grown was wheat. Such an abundance of cereal and olives led to the construction of three oil mills, six flour mills and five ovens to bake bread. Lubrin's long history can be traced back some 3.5 million years with the arrival of man from Africa, and subsequently, there is evidence that Neanderthal man settled in the region around 100,000 years ago.

The area was also a rich source of iron ore and marble and during the 1950's and 60's, and so the iron mines and marble quarries were the largest employers for the local population. At its peak in the 19th century, the area had over 8,000 inhabitants but today there are less than 2,000.

Lubrin became a village in its own right in 1578, when it became the estate of the Marquis of Carpio and the Dukes of Alba and a medieval settlement for the estate workers. The pretty village is typically Andalusian, with narrow cobbled streets lined with whitewashed houses.

Places to visit

Two key places that reveal the prehistoric past are:

- the Cave of Bats (La cueva de los murciélagos), about 2km from Lubrin on the road to El Marchal and was probably used as a burial ground. Blades, scrapers, flint knives and quartz crystal were discovered there
- the cave paintings on the Stones of Wax (Los abrigos de las Piedras de Cera) in El Campico.

Also worth a visit is the 19th century parish Church de la Virgen del Rosario and the Monument to the Stonecutter, in honour of the men who mined the rich marble deposits and made the town prosperous in the 19th century.

Important dates

On 20th January, the villagers of Lubrin celebrate the Fiesta del Pan (Bread Festival), which honours San Sebastian. There are fireworks, doughnuts, bread rings and the traditional procession of the image of the Saint. An abundance of bread is made for the festival and shared out among all present and also thrown from the balconies of the houses as the Saint passes.

In early February, to promote the almond blossom which transforms the landscape of the Filabres Alhamilla every year, the local council promotes designated walking routes along the medieval path through ancient orchards and past the remains of old mills.



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Mojácar

Ref: OLV1111

€675,000

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



Lubrin

Ref: OLV1449

€210,000

This beautifully reformed 3 bedroom, 3 bathroom Cortijo is located in the picturesque village of El Marchal, situated just a few minutes drive from Lubrin. This wonderful property comes with beautiful gardens and a large private dip pool.



Bedar

Ref: OLV1822

€795,000

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



Los Gallardos

Ref: OLV1879

€690,000

This truly exquisite 4 bedroom, 4 bathroom property is located between the popular market towns of Los Gallardos and Turre, major road links are 5 minutes away and the coastal resort of Mojácar is just 10 minutes away.



Mojácar

Ref: OLV1751

€275,000

This fabulous 3 bedroom, 2 bathroom linked villa is situated in a sought after location within the popular coastal resort of Mojácar Playa. The property includes front and rear gardens as well as a wonderful communal swimming pool.



Bedar, El Pinar

Ref: OLV1945

€125,000

This spacious, 2 bedroom town house is distributed over 4 floors with 3 separate terraces. The property is located in the village of El Pinar de Bedar, just minutes from the white washed village Bedar and 20mins away from Mojácar. **NEW TO THE MARKET**



Lubrin

Ref: OLV1817

€45,950

This lovely property is located in the pretty village of El Marchal, just 5 minutes from the friendly market town of Lubrin. This large house is in good condition throughout with plenty of possibilities, the property has 4 bedrooms, outbuildings and garden.



Sorbas

Ref: OLV1951

€105,000

This fabulous, spacious 2 bedroom, 2 bathroom townhouse with garage and communal swimming pool, located in the village of Gafarillos, 20 minutes from Agua Amarga in the Cabo de Gata.

NEW TO THE MARKET



Bedar

Ref: OLV1939

€445,000

This exquisite villa is located just outside of Bedar and 20 minutes from the coast. This spacious property boasts 3 bedrooms in the main house as well as a further bedroom in the self-contained annex below the villa.

NEW TO THE MARKET

Guide to Guía para ALBOX

 Enclavada en la Sierra de las Estancias y la Sierra de los Filabres, entre espectaculares colinas y valles, se encuentra la ciudad de Albox. Los orígenes de Albox se remontan a la época medieval cuando y la ciudad ocupaba una posición estratégica en las fronteras del Reino Nazarí de Granada y el Reino Cristiano de Murcia. Durante el siglo XIV, los nazaríes construyeron un gran castillo y la pequeña ciudad creció. En 1503, la ciudad fue completamente destruida por un terremoto y la mayoría de sus edificios históricos se perdieron, por lo que la ciudad se reconstruyó desde cero.

Poco a poco, Albox, con sus telares y su industria alfarera, se convirtió en un centro comercial en el camino de herradura entre Baza, en la provincia de Granada, y Lorca, en Murcia. Hoy en día, en la Plaza Nueva, conocida por los lugareños como "Plaza del Burro", hay una estatua de la escultora local María Isabel García Oller. La estatua, que consiste en un burro y un carro arrastrados por un porteador, representa la actitud indomable de la gente del pueblo a lo largo de los siglos.

Senderismo

Hoy en día, al contemplar la rambla seca que atraviesa la ciudad, resulta difícil imaginar que su nombre deriva de la palabra árabe para bosque. Sin

embargo, si sigue la carretera que sale de la ciudad en dirección al Santuario del Saliente, un monasterio que data de 1681, seguirá el camino natural formado por la rambla. La ruta atraviesa paisajes áridos intercalados por fértiles caseríos con almendros, naranjos y arboledas, que deben su existencia a las fuentes subterráneas de agua que afloran en forma de manantiales naturales. Al llegar al Santuario del Saliente, se disfruta de unas espectaculares vistas panorámicas que, en días claros, llegan hasta el Mediterráneo.

Fechas importantes

El 8 de septiembre de cada año se celebra la romería a "El Saliente". Partiendo de la Plaza Mayor de Albox, pueden recorrer a pie, en bicicleta o en coche los 19 km hasta el monasterio.

Otra fiesta importante que se celebra en Albox es el Día de Todos los Santos, o más comúnmente conocido en el Reino Unido, Halloween. Durante la semana que dura la fiesta, del 31 de octubre al 6 de noviembre, se levanta una enorme carpa en el centro del pueblo, que acoge los actos principales y las calles se llenan de puestos, juegos y atracciones de feria.





Nestled in the mountain ranges of the Sierra de las Estancias and the Sierra de los Filabres between dramatic hills and valleys you can find the town of Albox. The origins of Albox date back to medieval times when the town held a strategic position on the borders of the Nasrid Kingdom of Granada and the Christian Kingdom of Murcia. In 1503, it was completely destroyed by an earthquake and most of its historical buildings were lost and the town was reconstructed from scratch. Gradually Albox, with its weaving looms and pottery industry, became a commercial centre on the mule trail between Baza and Lorca. Today in the Plaza Nueva, known by locals as 'Donkey Square', there is a statue by local sculptor, María Isabel Garcia Oller, of a donkey and cart being hauled along by a carrier, and represents the indomitable attitude of the townspeople through the ages.

Hiking

Today looking at the dry rambla which passes through the town, it is hard to imagine the town's name derives from the Arabic word for forest and sounds like the Spanish word for forest 'el bosque'. However, if you follow the road out of town towards the Santuario del

Saliente, a monastery dating back to 1681, you will track the natural path formed by the rambla. The route passes through arid landscapes interspersed by fertile hamlets with almond trees and orange groves, which owe their existence to underground water sources that emerge in the form of natural springs. On reaching the Santuario del Saliente you are greeted with spectacular panoramic views and on clear days a view all the way to the Mediterranean.

Important Dates

Every year on September 8th there is the pilgrimage to "El Saliente". Starting in the Plaza Mayor in Albox, participants

can walk, cycle or drive the 19km to the monastery.

Another important festival celebrated in Albox is All Saints Day, or more commonly known in the UK as Halloween. During the week long fiesta (festival), from 31st October-6th November, a huge marquee is erected in the centre of town, which plays host to the main events and the streets are filled with stalls, games and fairground rides.





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foreigners buying and selling a property in Spain

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



Whether it is for holiday, to live in or simply as an investment, foreign nationals are increasingly interested in purchasing property in Spain. But apart from Due Diligence, what else is required to formalise the transaction and what taxes are to be paid? Below we explain everything a foreigner needs to know when buying and selling property in Spain.

Buying and selling property in Spain by foreigners

The sale and purchase of real estate entails requirements and has certain different aspects, depending on whether the foreigner involved in the sale and purchase is a resident or non-resident in Spain. Let us describe each case:

Case 1. A non-resident foreigner buys a property in Spain.

Regardless of whether the foreigner resides in any EU Member State, in order to buy a property in Spain he/she needs:

- The prior assignment of a NIE. This is the Foreigner Identification Number. It consists of a temporary or provisional NIE, valid only for 3 months, as it's for those foreigners who do not intend to live in Spain, but who must carry out some specific act with fiscal interest in Spanish territory.

Where do I apply for the NIE? If you are travelling in Spain, you can obtain it in person at the Foreigners' Offices (las Oficinas de Extranjero) in Spain. You can also grant power of attorney to a lawyer so that he/she can obtain it easily and safely on your behalf. Another option is to apply for it at the Spanish Consulate General in the country where the foreigner resides. In any case:

- The reason for the NIE application must be accredited by means of a notarial document to certify that the purchase and sale of a property will be carried out.
- If the application is made through a representative, a special power of attorney is required.
- The opening of a bank account for non-residents. Although it isn't a requirement, it is advisable to open a current account in Spain to make the payments of the purchase price as well as the taxes derived from the transaction and, subsequently, set up a direct debit for the utilities of your new home on this account. Each bank has its own requirements and conditions, but you always need to present your NIE and passport. Our law firm will help you to manage the opening of the account without costs. The granting of power of attorney to third parties. If the foreigner does not travel to Spain for the sale, this power of attorney is absolutely necessary for their representatives to manage the commercial and notarial aspects of the purchase of the property.

Where is the power of attorney granted?

- Before a Spanish Notary, if the foreigner is in Spain.

- Before the Spanish Consulate of the country in which the foreigner resides.
- Before a competent foreign notary. But it needs to be apostilled and legalised. This is the least recommended option.

Case 2. A non-resident foreigner sells a property in Spain

When a non-resident foreigner wishes to sell the property they own in Spain, it is normal for to have a NIE, given that they either applied for it when they bought the property, or they needed it to pay non-resident taxes. However, for those non-residents who don't have a NIE despite owning property in Spain, they should also apply for a provisional NIE. And they need to grant the necessary powers of attorney for the relevant formalities.

This sales transaction is subject to the following taxes:

- Non-Resident Income Tax IRNR. This is payable by foreigners who sell their property, provided that they make a profit on this transaction. That is only if the property has been sold for an amount greater than the amount paid for its acquisition, at the time. In this instance, Spanish law provides that the purchaser will be obliged to withhold 3% of the sale price to be paid into the public coffers, which will subsequently be deducted from the IRNR payable to the non-resident seller.
- Capital Gains Tax (Impuesto sobre Incremento del Valor de los Terrenos de Naturaleza Urbana IIVTNU). Also payable by the non-resident foreign seller.

Case 3. The purchase and sale of a property in Spain by a resident foreigner.

In this case, the resident foreigner only needs to have valid documents and carry out the ordinary steps required by any national to buy a property in Spain. As a resident, he/she has a permanent NIE, with which he/she carries out all tax, commercial, employment and Social Security acts in Spain.

In these cases, the resident owner of a property who intends to sell their property will be obliged, like any Spanish citizen, to pay two taxes:

- a) IRPF Tax on Capital Gains or Losses;
- b) Tax on the Increase in Value of Urban Land, called plusvalía municipal.

At ABOGADOS MAR CONSULTORES we have more than 25 years' experience advising and representing foreigners in buying and selling operations. Our clients endorse us with their testimonials. We can therefore help you whether you are selling your property to check and update its situation; or if you are thinking of buying a property, we can take care of the whole process with legal certainty.

Contact us by email: info@abogadosmarconsultores.com. We are experts in Property Law, and are committed to professional excellence.

La compraventa de inmuebles en España por extranjeros

MARÍA JOSÉ ARROYO – ABOGADA DE MAR
ABOGADOS - MOJÁCAR



Sea para el disfrute de temporadas vacacionales, para vivir o simplemente como inversión, cada vez más es mayor el interés de los ciudadanos extranjeros en adquirir bienes inmuebles en territorio español.

Pero además de la Due Diligence, ¿qué se requiere para formalizar la operación? ¿Qué impuestos se deben pagar? A continuación, explicamos todo lo que necesita saber un extranjero en la compraventa de inmuebles en España.

La compraventa de inmuebles en España por extranjeros

La compraventa de inmuebles conlleva requisitos y cuenta con ciertos aspectos diferentes si el extranjero que interviene en la compraventa es residente o no residente en España. Pasemos a describir cada caso:

Caso 1. Un extranjero no residente compra un inmueble en España

Sin importar si el extranjero reside o no en algún Estado miembro de la UE, para comprar un inmueble en España necesita:

- La asignación previa de un NIE. Es el número de Identificación de Extranjero. Consiste en un NIE temporal o provisional, solo válido por 3 meses, puesto que es un documento previsto para aquellos extranjeros que no tienen intención de vivir en España, pero que deben ejecutar algún acto puntual con interés fiscal en territorio español.

¿Dónde se solicita el NIE? Si está de viaje en España, puede obtenerlo personalmente en las Oficinas de Extranjero en España. También puedes otorgar un poder a favor de un abogado para que te gestione la obtención de este NIE de forma fácil y segura. Otra opción, es solicitarlo en el Consulado General de España del país en el que resida el extranjero. En todo caso:

- Se debe acreditar el motivo de la solicitud de NIE, mediante documento notarial para certificar que se realizará la compraventa de un inmueble.
- Si la solicitud se realiza por medio de representante, se requiere un poder especial.
- La apertura de cuenta bancaria para no residentes. Aunque no es un requisito, es recomendable abrir una cuenta corriente en España para efectuar los pagos del precio de la compraventa, así como de los impuestos que se deriven en la operación y posteriormente, domicilios los suministros de tu nueva vivienda en dicha cuenta. Cada institución bancaria posee sus propios requisitos y condiciones. Pero siempre se necesita presentar el NIE y el pasaporte. En nuestro Despacho te ayudamos a gestionar la apertura de la cuenta sin gastos.
- El otorgamiento de poder a terceros. Si el extranjero no viaja a España para la compraventa, este poder es totalmente necesario para que sus representantes gestionen aspectos mercantiles y notariales de la compra del inmueble.

¿Dónde se otorga el poder?

- Ante Notario español, si el extranjero se encuentra en España
- Ante el Consulado de España, del país en el que resida el extranjero.
- Ante notario competente extranjero. Pero necesita ser apostillado y legalizado. Es la opción menos recomendada.

Caso 2. Un extranjero no residente vende un inmueble en España

Cuando un extranjero no residente desea vender el inmueble que posee en España lo normal es que cuente con un NIE dado que, o bien lo solicitó cuando compró dicha vivienda; o bien lo ha necesitado para pagar sus impuestos de no residentes. No obstante, para aquellos no residentes que no cuenten con NIE pese a ser propietarios de viviendas en España, también debe solicitar el NIE provisional. Y necesita otorgar los poderes necesarios para las gestiones pertinentes.

Esta operación de venta queda gravada por los siguientes impuestos:

- El Impuesto sobre la Renta de no Residentes IRNR. Este debe ser pagado por los extranjeros que vendan su inmueble, siempre que obtengan una ganancia por esa operación. Es decir, sólo en caso de que el inmueble se haya vendido por una cantidad mayor al importe pagado por su adquisición, en su momento. La Ley Española prevé en estos casos que el comprador estará obligado a la retención del 3% del precio de venta para su ingreso en las arcas públicas, cantidad que será posteriormente deducida del IRNR que corresponda pagar al no residente vendedor.
- El Impuesto de Plusvalía (Impuesto sobre Incremento del Valor de los Terrenos de Naturaleza Urbana IIVTNU). También a cargo del vendedor extranjero no residente.

Caso 3. La compraventa de un inmueble en España por un extranjero residente

En este caso el extranjero residente solo debe contar con sus documentos vigentes y realizar los pasos ordinarios que requiere cualquier nacional para comprar un inmueble en España. A tratarse de un residente cuenta con NIE permanente, con el que realiza cada uno de sus actos fiscales, mercantiles, laborales y ante la Seguridad Social en España.

En estos casos, el residente propietario de una vivienda que tiene intención de vender su propiedad estará obligado, al igual que cualquier ciudadano español, a pagar dos impuestos:

- a) IRPF Impuestos sobre la Ganancia o Pérdida Patrimonial;
- b) Impuesto sobre Incremento del Valor de los Terrenos de naturaleza urbana, llamado plusvalía municipal.

En ABOGADOS MAR CONSULTORES contamos con más de 25 años asesorando y representando a extranjeros en las operaciones de compra y venta. Nuestros clientes nos avalan con sus testimonios. Y por tanto, te podemos ayudar tanto si estás vendiendo tu propiedad con objeto de chequear y actualizar tu situación; como si estás pensando en comprar una vivienda en la preparación de todo el proceso con seguridad jurídica.

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Guide to Guía para HUÉRCAL-OVERA



Huércal-Overa (pronounced 'wercal obero') is a market town that sits on the border of Murcia. Despite the area having a desert like landscape, the town has a thriving agricultural sector with olive groves, fruit trees and vegetable fields filling the countryside. It has long been used as a major route between the eastern parts of the Iberian Peninsula and the South. The main A7/E15 motorway passes the town and before that, the N340 was the main road since Roman times which took advantage of this natural thoroughfare.

The Railway line, now the 'Greenway'

Not only was the town linked by road but there was also a railway line. The railway was built to transport metallic ores from the mines of Granada and Almeria. The Huércal-Overa stretch opened in 1891 and the line contributed to the prosperity of the town until it closed in 1985. Today a stretch of the old Almanzora Railway, between Almajalelo and Las Norias has been turned into a

'Via Verde' (green way) which has become very popular with walkers and cyclists due to its beautiful scenery.

Places of interest

In addition to exploring the local countryside the following historical buildings are worthy of a visit:

- the stunning *Iglesia Parroquial de Nuestra Señora de la Asunción*, a church dating back to 1748
- Edificio 4 Torres, the 'Building of the Four Towers' a privately owned mansion that dates from the late nineteenth century but has now fallen into disrepair.

- Castillo Fortaleza, the Nazarí watch tower, known by locals as "El Castillo". Built in the second half of the fourteenth century, the defensive tower was used to alert locals of the presence of enemies.

Things to do

The town boasts the second largest theatre in Almeria. It stages all types of exhibitions, plays, ballets, concerts and dance shows. The next major performance will be Swan Lake on 25 November, performed by the Kiev Ballet Company.





 Huércal-Overa es una ciudad comercial situada en la frontera con Murcia. A pesar de su paisaje desértico, la ciudad cuenta con un próspero sector agrícola con olivares, árboles frutales y campos de hortalizas. La ubicación de la ciudad se ha utilizado durante mucho tiempo como una ruta importante entre las partes orientales de la Península Ibérica y el Sur. La autopista principal A7/E15 pasa por la ciudad y, antes de eso, la N340 era la carretera principal desde la época romana que aprovechaba esta vía natural.

La línea de ferrocarril, ahora "Vía Verde"

La ciudad no sólo estaba comunicada por carretera, sino que también había una línea de ferrocarril. El ferrocarril se construyó para transportar minerales metálicos desde las minas de Granada y Almería. El tramo Huércal-Overa se inauguró en 1891 y la línea contribuyó a la prosperidad de la ciudad hasta su cierre en 1985. Hoy día, un tramo del antiguo ferrocarril del Almanzora, entre Almajalelo y Las Norias, se ha convertido en una "Vía Verde" muy frecuentada por senderistas y ciclistas por su belleza paisajística. Tiene 17 km y se puede recorrerlo a pie, con áreas de descanso y carteles informativos.

Lugares de interés de la localidad

Además de explorar la campiña local merece la pena visitar los siguientes edificios históricos:

- la impresionante Iglesia Parroquial de Nuestra Señora de la Asunción, que data de 1748.
- Edificio 4 Torres, una mansión de propiedad privada que data de finales del siglo XIX pero que en la actualidad se encuentra en mal estado.
- Castillo Fortaleza, la torre de vigilancia nazarí es conocida por los lugareños como "El Castillo". Construida en la segunda mitad del siglo XIV, se utilizaba para alertar a los lugareños de la presencia de enemigos.



Qué hacer en la ciudad

Cuenta con una gran variedad de comercios, como tiendas de ropa y calzado, librerías y droguerías, así como varias pastelerías y una gran variedad de bares y restaurantes.

Sorprendentemente, esta pequeña localidad cuenta con un gran teatro, el Teatro Villa de Huércal-Overa, con 525 localidades, el segundo más grande de Almería. En él se celebran todo tipo de exposiciones y se representan obras de teatro, ballets, conciertos y espectáculos de danza. La próxima gran representación será El lago de los cisnes, el 25 de noviembre, a cargo de la Compañía de Ballet de Kiev.





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