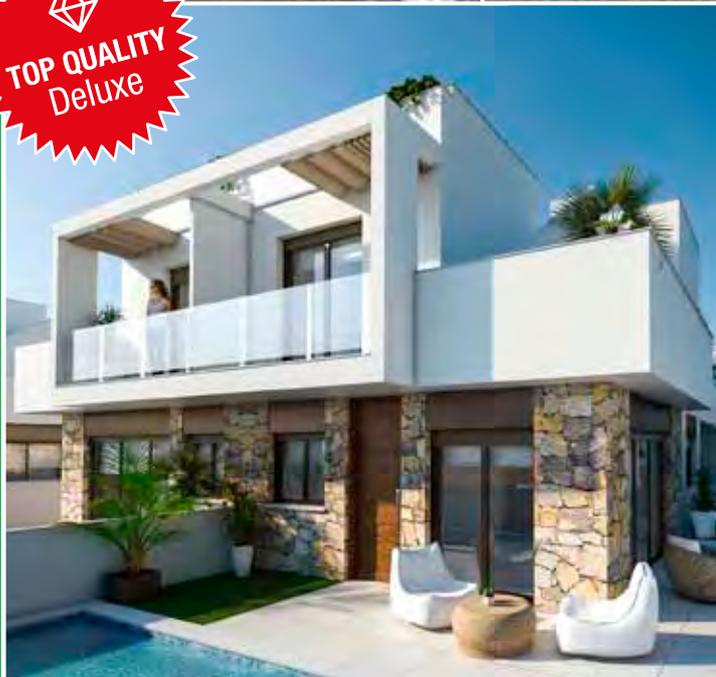


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Mortgages
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The South Costa Blanca & Orihuela Costa




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Deluxe



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Introducing a superb
range of properties from
the region's best builders.

WE WOULD LIKE TO WELCOME YOU TO THE MOST POPULAR
DESTINATION FOR UK PROPERTY BUYERS IN SPAIN:

The South Costa Blanca and Orihuela Costa!

Orihuela

Many thousands of UK and Northern European buyers including, Scandinavian, French and Belgium nationals have chosen this wonderful coast for their holiday and retirement homes. Once you have been here, it is not hard to see why!

Of course, the Spanish are by far the largest buyers here and the area still retains the authentic Spanish feel that we all love.

The area is served by **2 international airports**. *Alicante* and *San Javier (Murcia)* with flights in from every corner of the UK or only 8 hours' drive from the ferry ports of *Santander* or *Bilbao*.

We have hand-picked for you a **superb range of properties** from the region's best builders. Whether you are looking for a **luxurious Golf course condo** or a **wonderful beachside apartment** to a **detached villa with private pool**, we hope we have something for everyone.

Not only have we managed to get the "cream of the crop" for you, we are also offering some great incentives for buyers.

Here are some of our current offers:
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San Javier airport



Cala Caleta (Cabo Roig)



Pilar de la Horadada walk



Cala Mosca

Sun, Sea, Shopping & Golf!



Orihuela tower and dome

Sun...

Orihuela Costa enjoys a typical Mediterranean climate, with cool sea breezes in summer and protection by surrounding mountains against the cold North winds in winter. The area averages **325 days of sunshine** each year and the average temperature easily exceeds 20 degrees.

In 1986 the *World Health Organisation* recommended the climate of the area as one of the most equitable in the world near perfect all your round weather.



Playa Punta-Prima

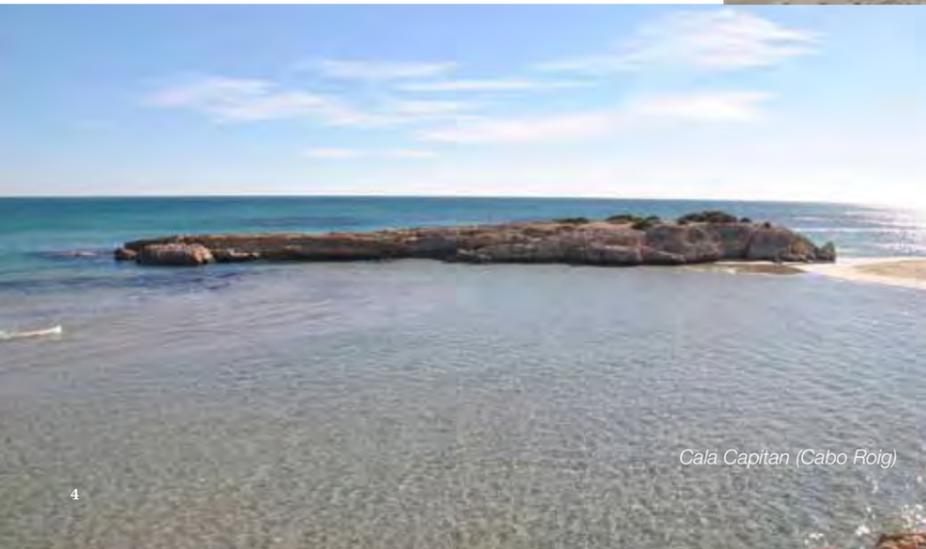
Sea...

Orihuela Costa is a coastal region situated on the Costa Blanca in the province of *Alicante*. It sits close to the border with *Murcia*, near *La Manga* and the beautiful *Mar Menor*.

The region covers several seaside resorts including *Punta Prima*, *Playa Flamenca*, *La Zenia*, *Cabo Roig*, *Campoamor*, *Mil Palmeras*, *Pilar de la Horadada*, *Lo Pagan* and *Los Alcazares*.



Cala Cerrada (La Zenia)



Cala Capitan (Cabo Roig)

This is an ideal destination with 16 kilometres of diverse coastline, “**blue flag**” beaches and a number of excellent marinas.

For fishing fans or those who just want a new outdoor activity, there is great sea fishing along the coast or just a stone’s throw inland you can enjoy **Carp & Barbel** fishing on the beautiful *Torremondo* lakes.

Shopping...

La Zenia is home to the *La Zenia Boulevard*. An American style “mall”. It is the largest shopping centre in the province of *Alicante* and contains **150 shops!** Of course there are other shopping centres and 100’s of other shops, boutiques and speciality shops along this coast.

Murcia city centre also offers excellent retail opportunities. For the more adventurous *Madrid* is within 4 hours by train.



La Zenia Boulevard



Golf...

There are a number of excellent golf courses in this region. The prestigious *Villamartin*. The complex has the feel of a charming Mediterranean village, with apartments, townhouses and villas, and all the amenities you could wish for, including shops, cafes, bars and restaurants, and of course **two 18-hole golf courses**.

Next we have *Campoamor* and *Las Ramblas* courses also with excellent facilities and clubhouses. There is also *Vistabella Golf (San Miguel)* & *Sierra Golf (Balsicas)*. We should also mention the various *Polaris World* courses, notably *Mar Menor Golf* and of course *Hacienda del Alamo*.

It would be safe to say that this region has some of the best courses in Spain!



Las Ramblas & Vistabella golf courses



Residencial Sierra Golf

CLOSE TO BALSICAS WE HAVE THE URBANIZATION CALLED RESIDENCIAL SIERRA GOLF



Prices from Only €65,000!!



FREE WHITE GOODS!



Residencial Sierra Golf – Balsicas, Murcia

Originally started in 2004 Sierra Golf became a victim of the economic crash that virtually halted the Spanish property market.

In 2015 the well, respected developer, Urmosa, took over the development and have invested millions of Euros to bring Sierra Golf back to where it should be, which is one of the most sought after Golf resorts in Murcia.

The golf course has been completely renovated and a brand new irrigation system installed. There is currently a clubhouse, however a much larger facility is planned. Land has also been set aside for a new supermarket.

There are already a number of bars on site, some with communal swimming pools. More facilities are also planned.



At Sierra Golf you can choose from:

- 1 or 2 bedroom villas
- 2 bedroom detached villas with or without basements
- 2 bedroom townhouses with basement
- Is all built & key ready!



TRAVEL INFORMATION:

- 🏠 5 mins to Balsicas village
- 🌊 15 mins drive to wonderful beaches of Mar Menor
- ✈️ 15 mins drive to San Javier Airport
- 🚆 Train - 30 mins to Murcia city centre or 4hrs to Madrid!



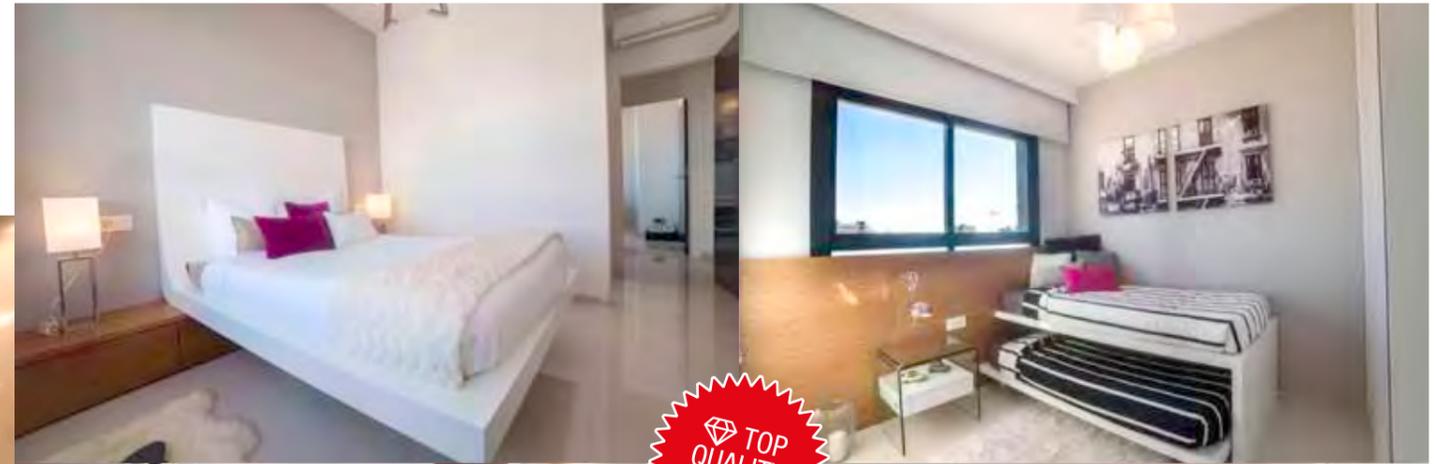
Ground floor Albatros 3D representation

Up to
80%
Mortgages
available

Playa Elisa Bay

TORRE DE LA HORADADA, MURCIA

Prices from Only
€139,900!!



Playa Elisa Bay – Torre de la Horadada

Just 300 metres from the Blue flag beaches of the Mediterranean, we have the wonderful, top quality, Playa Elisa Bay maisonettes.

Each phase is a gated community, built around communal gardens and swimming pools. **Playa Elisa Bay** is the ideal destination for those of you looking for a low maintenance “lock up & leave” type property.

A short stroll from the many bars and restaurants at **Mil Palmeras**, Playa Elisa Bay will also appeal to property owners looking to get an income from rentals as **this is a prime rental location**.

The properties at **Playa Elisa Bay** are 2 bedroom, 2 bathroom maisonettes, with either ground floor (with garden) 1st floor (with terrace) or 2nd floor with terrace and a huge solarium.

There is an en-suite bathroom to the master bedroom and a further family/guest shower room/wc. All bedrooms have quality fitted wardrobes.

The kitchens are modern & contemporary, with a choice of colours. There is pre-installation of A/C. **Top quality floor and wall tiles throughout**. Many properties will have sea views.

Torre de la Horadada is only 25 minutes from *San Javier (Murcia)* airport and 1 hour from *Alicante*. For shoppers the amazing *La Zenia Boulevard* is only 15 mins drive!





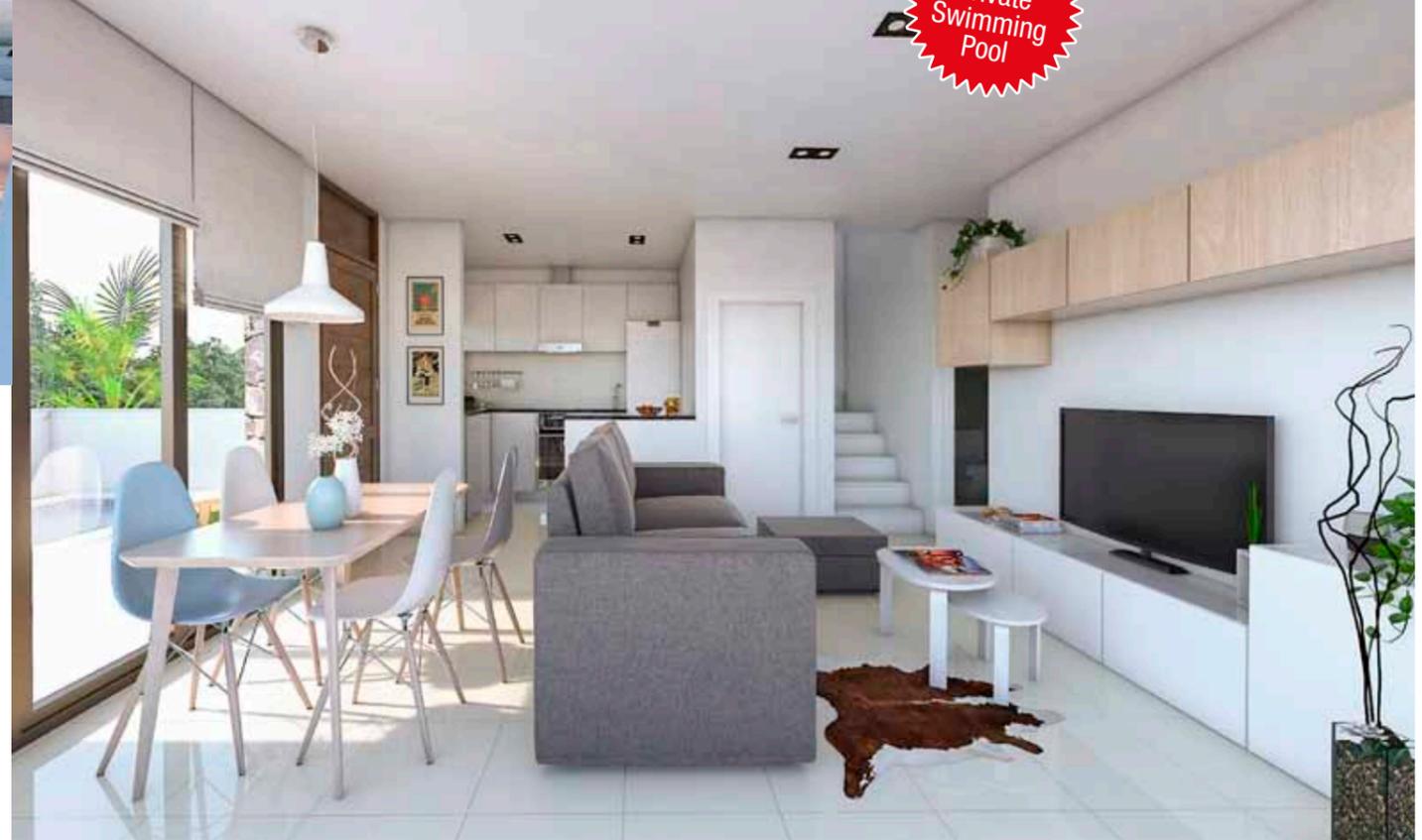
Sinergia World III

LOMAS DE CABO ROIG – ALICANTE

Prices from Only
€180,200



With Private Swimming Pool



Sinergia World III

Stunning Deluxe 3 Bed townhouses, each with a private swimming pool in *Lomas de Cabo Roig*. Only 18, high end 3 bed, 3 storey townhouses at exceptionally good prices, starting from **ONLY €180,200!**

Each property comes with its own private swimming pool, terrace and parking space.

The property specifications are top quality throughout and all internal and external floors have grey porcelain tiles. The bathrooms come with white wall tiles with shower tile colour to match the vanity unit. Roca or similar sanitary ware. Underfloor heating with digital controls.

Situated in *Lomas de Cabo Roig*, **Sinergia World III** is perfectly located for the Mediterranean beaches, which are only 7 minutes drive away or the 3 main golf courses in the area.

A colourful and vibrant nightlife exists close by, but not too close for comfort. You can dance the night away, relax at a lounge or on the terrace, enjoy a drink with live music at a bar or enjoy a sumptuous dinner at one of the many restaurants. **Shopping opportunities are everywhere.** A new multi-million pound shopping complex called **La Zenia Boulevard** recently opened, here there are 150 stores, including all of the top brands. We are sure this will satisfy the needs of even the most ardent shopaholic. The area is only a 30 minute drive from both *Alicante* and *Murcia* airports and has excellent motorway links to the rest of Spain.



MAIN POINTS

- 3 Double bedrooms. 3 Bathrooms.
- Spacious lounge / diner with electric window blinds and large patio doors opening out onto your private sun terrace with private swimming pool.
- Top quality fitted kitchen units in white with black granite worktop and sink. Fully private balcony.
- Huge rooftop solarium with Summer kitchen.



Corner property top view 3D representation

Villas La Torre

TORRE DE LA HORADADA – ALICANTE



Villas La Torre – Margove

Just 5 minutes walk from the Marina and beaches, we have the ultimate in contemporary luxury living and design.

Each villa even comes with it's own private swimming pool! The quality and finish is superb, as are the layouts.

All have 3 double bedrooms & 3 bathrooms (en-suite to master & large private terrace). Spacious light filled rooms topped off by a huge rooftop sun terrace with sea views.



Residencial Azucena del Mar II

LO PAGAN – ALICANTE



Residencial Azucena del Mar II – Margove

In the typically Spanish town of *Lo Pagan* on the shores of the *Mar Menor*, we have the wonderful *Azucena del Mar 2*, townhouses. Only 600 metres to the beach.

These are 3 storey townhouse style villas with front and rear terraces PLUS a huge rooftop solarium. 3 bedrooms and 2 bathrooms. There is a communal swimming pool, with childs pool plus a childrens playground area. All of this just a few minutes walk to the beaches, shops, bars and restaurants. **Prices from €159,000.**





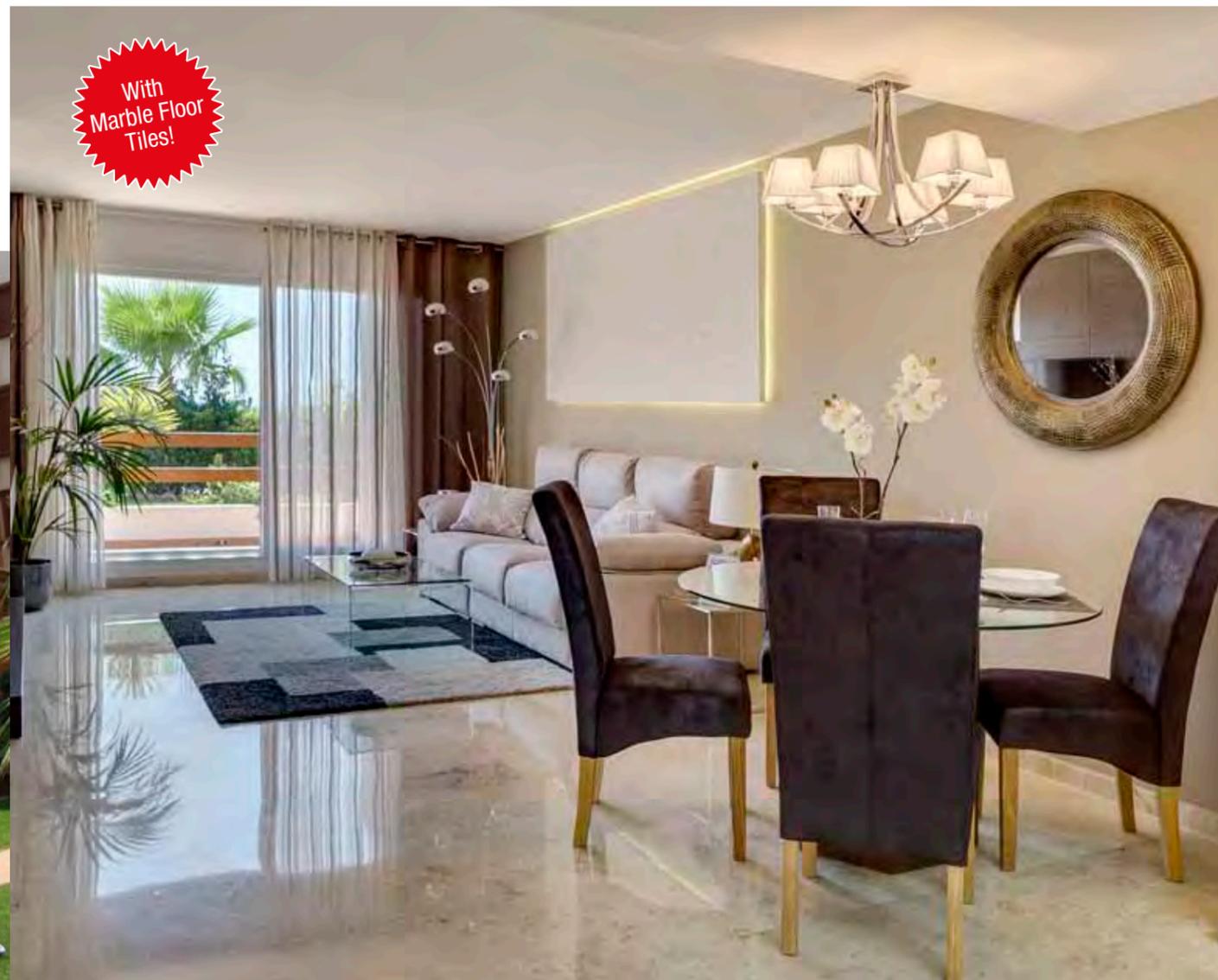
La Recoleta Apartments

BEACHFRONT APARTMENTS IN PUNTA PRIMA, ORIHUELA COSTA (ALICANTE)

Prices from Only
€180,200!!



1 hour from
ALICANTE AIRPORT



La Recoleta Apartments – Taylor Wimpy

These new **La Recoleta** apartments are located in a stunning location in *Punta Prima, Orihuela Costa*. This site is near the beachfront with access to the sea and beach just a few metres away. Alicante's international airport is just a one hour drive or Murcia (San Javier) airport is just 35 minutes.

La Recoleta's Mediterranean style buildings, wide avenues leading down to the sea, immaculate garden areas and well-run services make this **a perfect place to relax and enjoy** the fantastic climate all year around.

The **2 or 3 bed apartments** have a well-designed layout, each with a private terrace. Enjoy beautiful views over the sea, the pool and private gardens of the development. The unique penthouses include solariums and outstanding views. The properties also come with a space in the

underground car park and storage rooms, with elevators. The interiors are finished to a very high standard and come with top of the range fitted kitchens, with resin and stone worktops. **Marble floor tiles**. All bedrooms come with built-in wardrobes. Central cooling & heating system via ducts.

This is a gated development, with landscaped sub-tropical gardens complete with walkways and lighting. Two swimming pools and seating areas.

The local amenities of *Orihuela Costa* and its beaches create a great location and make **Taylor Wimpey de España's** apartments at **La Recoleta** one of the best options when buying a home in the *Costa Blanca*.

This new residential development is built in association with **Grupo Inmobiliario Gomendio**. Since 1955, when it started its business activity, building some of *Madrid* and *Torre Vieja's* most exclusive projects, it has successfully contributed to the development and business growth of Spain.



Location and Developments

You can find in the map below the developments that we presented to you in the brochure, as well as some relevant information of the area, such as beaches, main villages and cities, airports, etc.



Buying property in Spain?

Personalised service

Currencies Direct have been in Spain since 1999, so they're experts when it comes to helping people make the most of their savings and investments in foreign currencies.

Their professional team offers a personal, friendly service and will guide you through the entire process, so that you're well informed (and in a language that you can understand). Whether you're buying or selling property, or just want to manage your financial commitments here in Spain, Currencies Direct will give you the tools you need to take control of your money and make the most of it.

"We appreciate how daunting the world of foreign currency can be, and also how anxious people are when it comes to their savings. We are committed to alleviating their stress by ensuring that clients are well advised and not paying for anything which they could otherwise avoid," said Head Of Eastern Spain Andrew Brown.

"Our clients know that they have someone close at hand, who they can trust to offer them the best advice and exchange rates possible," added client account executive Michelle Birch.

Property matters

If you're doing a property deal in Spain, Currencies Direct can arrange the fund transfer and ensure that you'll get the

best deal. (Don't forget that you could lose money in hidden transfer fees and unfair exchange rates if you use your high street bank, but Currencies Direct could save you up to 5%!*)

Regular payments

Currencies Direct also offers a comprehensive service for taking care of all of your regular overseas transfers. "The regular payment scheme is the perfect way for clients to ensure that they have sufficient funds in their account to cover their monthly outgoings," said Michelle. "Once it's set up it runs like clockwork for as long as they wish to keep it in place!"

Working for you

"We don't baffle clients with jargon, and there are no hidden extras," says Andrew. "Our concern is offering a transparent service, complete peace of mind and ensuring that our client's funds are in safe hands."

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Viewing Trips

For many people, the first step in buying your dream home in the Spanish sunshine is to take a subsidised trip, to see what is on offer.



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At Mercers we realise that your time is precious, that is why we offer **individually tailored trips** for serious house hunters. With Mercers you will get a great "locals" view of the areas and what they have to offer and of course the superb properties.

Getting to this beautiful part of Spain is easy, with flights into *Alicante* and *Murcia*. All we ask is that you **book your own flights and we will do the rest**. We pick you up from the airport and take care of you for 2 or 3 nights in a local hotel.

You will have the services of one of our experienced guides to show you the properties of your choice and an in-depth, insider's view of the local area and amenities. If you are successful in finding your dream home, then we are happy to also refund your flight costs, thus making the **viewing trip absolutely FREE!**

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