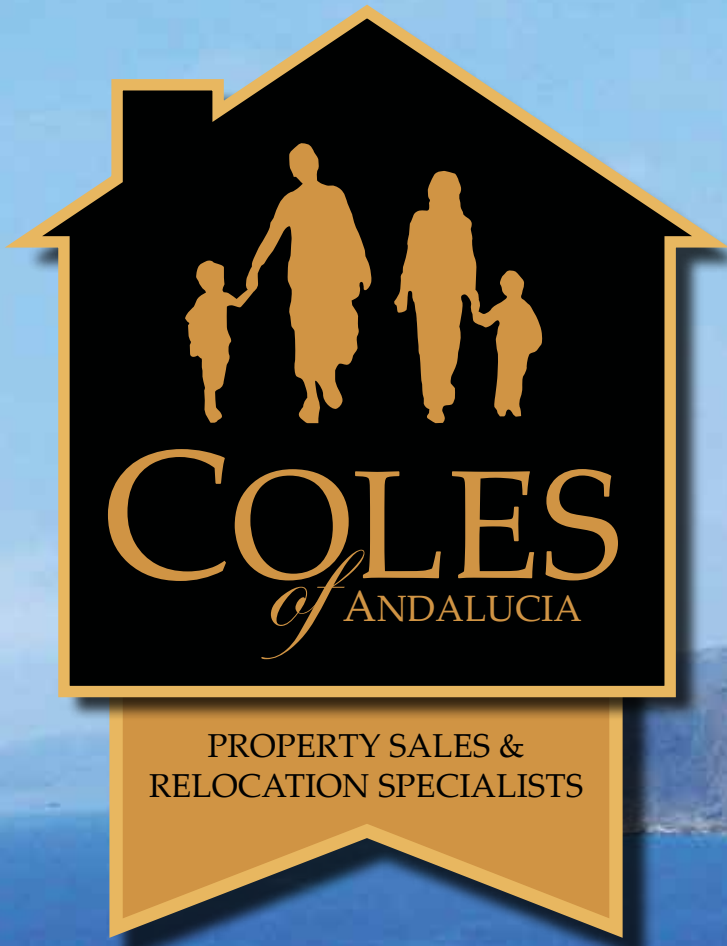


Almeria

Property Guide



A Place in the Sun Live

Birmingham NEC Edition

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Contact details

Spanish Land-line: (0034) 950 469 592

Spanish Mobile: (0034) 697 640 681

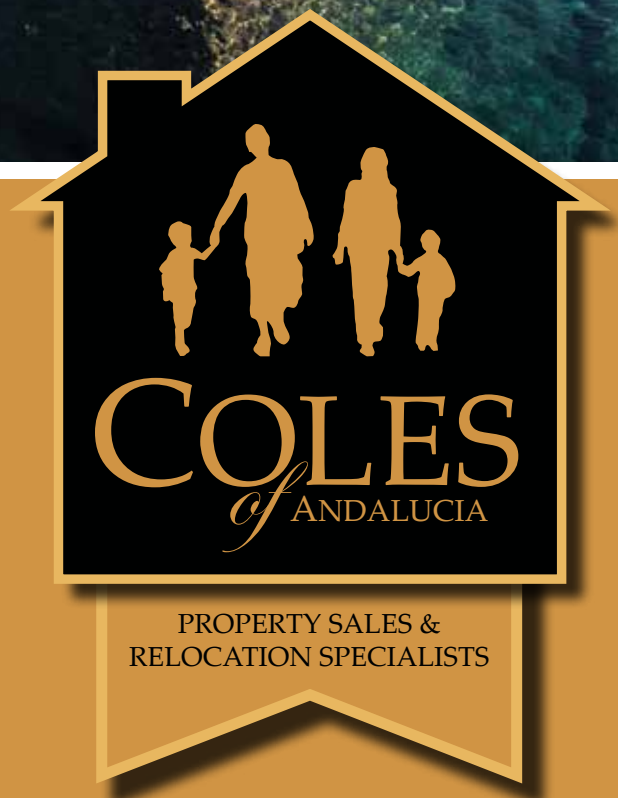
UK Cheap Rate: (0044) 121 288 1010

E-mail: info@colespain.com

Skype: [Colespain.com](https://www.skype.com/name/Colespain.com)

www.colespain.com

Avenida Almeria, 78 bajo,
Turre 04639 (Almeria)



PROPERTY SALES &
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Welcome

A very warm welcome to our Autumn 'A Place in the Sun' brochure for the Birmingham NEC: A prestigious event for foreign property buyers. I look forward to meeting you at the show, particularly if you think our unspoilt Spanish region of Almeria would be of interest to you.

The Almeria region is a place my family and I are very proud to call home. We chose this region as it encapsulated all that I felt Spain should be. Spain will conjure up mental images to each individual and what is ideal for one will not suit another. If you are looking for an area that is relaxed, unspoilt, not over-developed and still retains a rustic 'Andalucian' charm with a stunning coastline, protected natural parks and typical white-washed villages then perhaps a few days looking around this region will prove prudent before a decision is made. This region also enjoys fantastic weather; a warm dry climate with around 320 days of sunshine per year and an average annual temperature of approximately 19° Celsius. The winters are also mild with daytime temperatures regularly between 15°C and 20°C! So many strong reasons to choose Almeria as home!

This brochure has been compiled to try and give you an introduction to 'Coles of Andalucia', with an overview of the region, information relating to meeting with us on a viewing trip, a selection of typical properties available and the buying process in our region. We have carefully included details, useful contacts and solid advice needed to confidently go through the buying process in Spain. We are acutely aware of peoples' concerns about purchasing property abroad and, as a result, we have tailored a process that we feel allays all fears and generates genuine confidence that buying in Spain is not the minefield that it is sometimes portrayed to be. I hope that this genuine testimonial, sent only a few weeks ago, will give you an idea of our approach:

Circumstances last year, (2014) forced us to bring forward our decision to sell up and move to Spain for our retirement. We contacted the programme "A Place in the Sun", and through them we were so fortunate to find a fantastic

Estate Agent in Turre, Almeria Spain. "Coles of Andalucia" was our choice from the information supplied by the programme, so we contacted Simon Cole and Tim Vollans there, and from then on we are delighted to say that they could not do enough for us. They listened to our requirements and interpreted our needs perfectly, lining up many and varied properties to view. We are now happily settled in our new Spanish home and enjoying life immensely due to "Coles of Andalucia" wonderful efforts, caring and patient approach, and professionalism. Nothing we asked for was too much trouble for them, from finding one of the best and trustworthy Solicitors to advising on so many other things such as which bank, buying a car, obtaining services such as Wi-Fi and television reception. We can honestly say that their knowledge and patience really was a massive aid to us. We cannot thank everyone there enough for all that they have done to make our transition as painless and easy as possible. How can we sum them up to bolster our recommendation to use "Coles" above all others, well, here we go"... Caring, Professional, Expert in what they do, trustworthy, honest, very friendly, balanced, extremely knowledgeable, and above all willing to go more than the extra mile to help.

One further thing that makes all at "Coles" a superior choice over others is the fact they do not just drop the ball when everything has completed. They are always there for you afterwards to offer help and assistance. Thank you so very much all at "Coles" you have no idea how happy you have made us and we will recommend you to anyone we know who may be moving to this area in Spain. "FANTASTIC!" Colin and Cath Ferrier - Mojacar, Almeria, Spain

I hope you enjoy the exhibition and I sincerely hope my staff and I have the opportunity to show you first hand the region of Almeria and help you discover your dream home.

Simon Cole.

Regional guide to Almeria

Many thanks for requesting our regional guide to Almeria. Ultimately we would like to sell you a property in this beautiful region of Spain which we call home, however, we understand that many of you will not have heard of Almeria.

So we hope that this guide, showing you just what the region has to offer, will be of help to you in determining whether Almeria is worth closer consideration. Please feel free to browse this brochure and if you have any further questions or queries please do not hesitate to contact us. We are here to help!

Why Almeria?

Having been overlooked as a tourist destination for many years this area of Spain is now experiencing a boom. Visitors to the area will find some of the finest coastlines in Spain, a landscape of cliffs, coves and rocky outcrops, virgin beaches with crystal clear waters and charming tourist resorts. Many beaches are located within protected natural parks and offer stunning beauty.

This area of Spain has a dry climate and enjoys over 300 days of sun each year and has exceptionally mild winter weather. Because the area is located just about as far south as it is possible to go in Europe, and protected by the Sierra Cabrera Mountains, it boasts the best climate in Europe.

With an ideal all-year-round climate and excellent golf courses, golfers are now choosing this region over the more



traditional golf destinations of Portugal and the Costa del Sol. Or if winter sports / skiing are your hobby, Sierra Nevada may well appeal and is just over 2 hours away.

The Almeria region is blessed with many typical 'Andalucian' whitewashed villages that scream out to be explored. If you are looking for an area relatively underdeveloped in comparison to many of Spain's coastlines or an area that still retains the feeling of 'real Spain' then this little gem may well be for you.

Andalucía



-  Murcia Airport 1 hr
-  Alicante Airport 2 hrs



Local Towns:

Mojácar

Mojacar is split into two parts: the old whitewashed hill-top town of Mojacar Pueblo with its labyrinth of cobbled streets, steep walkways, secluded corners & terraces and the popular Mojacar Playa, with it's 17 kilometres of varied and attractive beaches. Situated close to the beautiful Spanish towns of Garrucha & Vera and next to the Cabo de Gata Natural Park, Mojacar is an ideal destination for holidaymakers.

Mojacar Pueblo is a fairytale town with its cluster of white sugar cubed buildings clinging to the side of the hilltop. For visitors, the old town is a delightful place to explore, with charming trinket shops, restaurants, bars and cafés. The winding streets lead you past smartly renovated houses decked out with potted plants & flowers to individual shops selling everything from trendy clothing to locally made souvenirs. Look out for the great value hand woven rugs, jarapas and the famous Indalo Man. At the heart of the mountaintop town is the Plaza Nueva with its spectacular views of the surrounding towns & villages, the Sierra Cabrera mountains and the stunning Mediterranean coastline. For those with the

energy, further magnificent views await at the Mirador Castillo, which is the highest point of the town.

Mojacar Pueblo comes to life in the evening, when visitors and residents alike, can be found relaxing on the numerous outdoor terraces: eating, drinking or just watching as the sun sets behind the mountains. You will find a variety of restaurants & bars, from those that cater for families to those that offer a more romantic setting or international menu.

In 1488 the Moorish town of Mojacar fell to the Christians and this event is still celebrated every year during June with the fantastic 'Moors & Christians' fiesta. The festival runs for 3 days, with key historical events and mock battles re-enacted by the two rival groups dressed in elaborate costumes. As with most Spanish festivals everything takes place against a background of music & fireworks.

2km from the old town of Mojacar Pueblo, at the foot of the hill, you will find **Mojacar Playa**. Although this has been a popular tourist resort for over 40 year, Mojacar has found a very nice balance between modern tourism and

A view from Mojacar Pueblo to the Sierra Cabrera mountains.



traditional needs. The buildings on Mojacar Playa are all low-rise with architectural styles that reflect the Moorish history of the region. There are plenty of beaches to choose from, the busy Playa de la Cueva del Lobo or Playa del Cantal beaches to the more sedate Playa Piedra Villazar beach. Along the beach front you will find a good variety of beach bars, souvenir shops, shopping outlets and supermarkets, as well as sporting activities, such as horse riding, sailing, windsurfing, fishing, SCUBA diving, golf and many more. Like many Spanish resorts the British (and Irish) have arrived bringing their hospitality and catering skills to a selection of bars and restaurants in an area on Mojacar Playa known as 'the Brit Strip'. Mojacar Playa also caters for those who are looking for a more traditional Spanish resort, with an endless array of chiringuitos (beach bars), restaurants & tapas bars.

Mojacar Playa also comes to life when the sun goes down! You can eat your way around the world with an amazing choice of restaurants, including Spanish, French, Chinese, Greek, Argentinian, Brazilian, Mexican, Irish, Thai or Indian menus. And for those who want to stay out to the early hours, Mojacar's night life pulses with bars and discos during the summer months.

Vera

As with Mojacar, there are two Vera's to explore: – Vera Playa & Vera Pueblo!

Vera Playa is a coastal resort whilst Vera town is ten minutes inland. The town is a beautiful traditional Spanish town while the Playa has been tastefully developed into a modern tourist resort. The town of Vera was originally located on the coast but was moved inland by the Moors. According to legend, Queen Isabel

climbed to the top of Mount Espiritu Santo and fired an arrow into the air, ordering Vera to be built where the arrow landed.

The walled, renaissance town of Vera is one of the most important commercial centres in the region. A traditional old Spanish town which is constantly increasing in popularity with tourists who are attracted to its many shops and handicrafts, tapas bars, fancy restaurants and the friendliness and hospitality of its inhabitants. For sight-seeing the most important sights are the Church La Encarnacion, which was built in 1520; the Royal Hospital San Augustin which was also built in the 16th century; the monastery La Victoria, the Espirtu Santo chapel and the historic town museum. The Plaza de Toros (Bull Ring), built in 1879, is the setting for many fiestas in Vera and of course bull fighting tournaments and other cultural displays.

Vera Playa is actually located closer to Garrucha than it is to Vera and boasts over four miles of clean sandy beaches stretching from Villaricos in the north to Garrucha in the south. The beaches have been awarded the Blue Flag quality award. Vera Playa's main claim to fame is that it is home to the world's first naturist hotel complete with a naturist zone that includes two kilometres of beach. The naturist area around Vera has continued to grow and now includes naturist urbanizations with apartments & villas and restaurants & leisure facilities of their own.

Close to Vera Playa is Vera Aqua park, an open air water park that overlooks the sea. The park has an excellent variety of water rides, shoots and flumes, a children's play area and three large swimming pools. The park is open from May until the end of September. A great day out for the whole family - whether you want to

Local Towns:

enjoy the thrilling rides or prefer to relax on a sun bed by a pool or in the shaded picnic areas.

Garrucha

Garrucha is a beautiful and lively market town which bustles with activity all year round. Its 2km promenade spans the length of the town - smartly paved and lined with palm trees - it is a lovely location for an evening stroll and you will find delightful areas to sit and relax or watch your children play in the specially designed play areas. Along the promenade you will find a great selection of bars and restaurants and many will be serving fish caught only hours earlier. The locals say 'you can never eat any fish or seafood more delicious than in Garrucha'. The famous local catch is the Garrucha red prawn, which are only caught in this area of the Mediterranean.

Garrucha fiesta takes place each year, around the 14th August, with 4 days of events around the village. Each night there is a fair, live music, drinking & eating along the promenade and like most fiestas in Spain it usually ends with a firework display. On the 16th July the fishermen of Garrucha honour the Virgen del Carmen who protects them whilst out at sea. Her image is taken in a procession from the church to a boat and then is taken out to sea for a blessing and all the fishing boats gather around at sea for the blessing.

Every Friday morning, between 09:00 & 13:00, Garrucha Town comes to life with the arrival of a large traditional Spanish street market where you can buy just about everything.

Arboleas

Arboleas is a small town in the Almanzora valley on the banks of the Almanzora river. The old town has cobbled streets and an ancient church, constructed in 1492 by the Cardinal

Archbishop of Toledo.

This area has been inhabited since prehistoric times and has a long and interesting history, details of which can be found in the impressive new Town Hall in the higher part of the town. The Moors played a large part in the town's history until 1488 when Arboleas, together with many villages of the area, surrendered to Christian rule, after troops from Lorca won their battle against the Moors. Nowadays, with easy access provided by the dual carriageway between Huercal Overa and Baza, many British people & expats have made this small town their home.

Arboleas has a strong agricultural economy, growing citrus, olive and almond trees and cereals such as wheat and barley. These orchards and fields extend up the river Almanzora towards Cantoria and Albanchez and many of the products are sold in the local market which takes place every Saturday

The town backs onto the lower north eastern slopes of the Filabres mountains and from it many excursions, drives and walks are possible. The marble mining villages are not far away, where the huge white slices cut out of the mountains shine in the sunshine, the most dramatic example of this being the village of Cóbdar. Further to the west the Filabres rise higher, displaying pine clad slopes and sometimes even snow-capped summits in the winter months.

Albox

Albox is nestled between the Sierra de las Estancias and the Sierra de los Filabres mountain ranges, a short distance from the Almanzora river. It is a typical white-washed town with narrow streets interspersed with small plazas. The origin of Albox is medieval

and the remains of an ancient fort can be found upon a nearby hill.

Albox and the surrounding area offers a number of outdoor pursuits for visitors, including a multitude of country areas to walk and explore, horse riding, cycling or off-roading in a 4WD. The area is also home to Europe's biggest observatory. Many local traditions in Albox remain, including ceramics and two celebrated ceramicist families, Herminio and the Ends still cook the mud in the old Arab furnaces of their pottery factories and produce popular decorative ceramics, mostly earthenware. There is a flourishing weekly market held on Tuesdays which spans through the streets into the Rambla (dry river bed) and here you can buy everything from clothes to livestock.

Zurgena

Zurgena is a traditional Spanish village where the general hustle and bustle of village life is centred around the village square and it's 5 bars which all serve tapas long into the evening. The principal industry around the area continues to be farming. Market day in Zurgena is Friday.

The Almanzora river separates Zurgena from

the neighbouring village of La Alfoquia. La Alfoquia has shops for you to browse, including an electrical shop, bakery, hardware shop, boutique, banks, butchers, tobacconist and petrol station. The town also has an English-run fish and chip shop, where traditional fish and chips can be eaten in or taken away.

Zurgena is said to host one of the best fiestas in this area and for one week in August the town comes alive with the arrival of International entertainers and a funfair with rides for all ages.

One of the most notable places to visit is the Parish Church of San Ramon Nonato, built between 1558 to 1570, the fabulous Mudejar woodwork still survives.

Huércal Overa

Huércal Overa is the result of the union of two medieval settlements: Huércal and Overa. The market town benefits from very good facilities including one of the region's state of the art hospitals as well as a municipal swimming pool and leisure centre, supermarkets, shops, bars & restaurants. Much of the town centre is taken over by the weekly market every Monday

A Garrucha fishing boat coming home with the catch of the day.



Local Towns:



Caballeros at Turre Fiesta

morning. Huércal Overa is well served by the motorway network being 1 km away from the main North-South coastal motorway.

The religious architecture of the town is impressive and places of interest include the Parish Church de Nuestra Señora de la Asunción, founded in 1505; the Parish Church de la Asunción de la Virgen built in 1748 and the Chapel of Jesús Nazareno founded in 1749 which contains a magnificent statue of Jesús of Nazareno carved in the same year by Francisco Salzillo. Every year during Easter week a procession is held through Huércal Overa to celebrate the Passion of Christ. Here groups of statues are carried on floats by figures in white, brown or black robes and this event has been declared a National Tourist Attraction. Some years ago new pine plantations were

started close to Huércal Overa and these are now relatively mature, and have created the first forest in the area for 500 years. Most of the trees are almond, olive and citrus.

Turre

The small village of Turre is of Muslim origin and stands on a hill surrounded by fertile land, only 5km inland from Mojacar. Much of the municipality of Turre is within the Sierra Cabrera, a remarkably beautiful mountain range. The mountains here are excellent for rock climbing or, for the more sedate, there are many pleasant walks and the preserved remains of the old villages of Teresa and Cabrera to visit. The latter has recently been transformed into a modern urbanization with good sporting and equestrian facilities. The residential development retains the Moorish

feel. At the foot of the Sierra Cabrera is the tourist development of 'Cortijo Grande' with a 9 hole golf course set in a stunning valley. Turre has a variety of shops along with numerous, excellent Spanish-owned restaurants and bars that are reasonably priced. The Friday market is well worth a visit.

Los Gallardos

Los Gallardos is a village found between the mountain ranges of Bédar, Los Filabres, Sierra Cabrera and the Aguas River. The town was developed around the mines of east Bédar at the end of the 19th Century. It is perfectly situated just few minutes from the motorway, giving easy access to the rest of Spain and yet it is only 10 minutes drive to the coastal resorts of Mojacar, Garrucha & Vera Playa.

Los Gallardos is an excellent base for hiking with the Río de Aguas canyon and the Río Jauto canyon close by. There are walks around the old industrial sites in the Sierra de Bédar or you can take a walk down the Río de Aguas canyon to experience the beauty of this fertile piece of land with it's numerous water springs and the remains of two 16th Century flour mills, the Higuera and La Cueva mills. There is also an archaeological site in Cadima that has the remains of an Ibero-Romano town.

The village is warm and friendly with a traditional Spanish feel. The whitewashed narrow streets and weekly morning market all characterize daily Andalusian living. In Los Gallardos you will find all you need on a daily basis and the village offers many amenities such as shops, bars, restaurants, new medical centre, church, school, bakers, butchers, fresh fish shop, English-speaking chemist & dentist, a village summer pool (open from June until September) and sports facilities.

Bedar

An authentic Spanish village, in existence since the time of the Moors and nestling in the foothills of the Cabrera mountains, approximately 15km inland from the coastal resorts of Mojacar and Garrucha. Bedar sits astride a pretty hillside setting, in a quiet and calm atmosphere, and still retains many of the original cottages which line the narrow streets and little alleyways. The area enjoyed years of prosperity for its lead mining and many of the old buildings still exist.

All everyday needs are catered for, including a post office, chemist, doctors surgery and a small supermarket. There are several good restaurants/bars offering a variety of cuisine so no need to go far to enjoy the ambience of this lovely village, but at the same time providing an ideal base from which to explore this little known area of Spain.

Velez Rubio

Originally a fortified medieval hill-town, Velez Rubio was abandoned in the 15th Century and its population was moved eastwards, closer to fields and sources of water. Places of interest include the splendid baroque Church of La Encarnacion, the province's biggest church which was built in the 18th Century and whose magnificent features include square towers, topped by octagonal belfries, on either side of a lavishly decorated doorway; the Royal Hospital (1765) which is now home to the Conservatory of Music, the Tourist Office, and a Museum displaying artefacts from prehistoric to Moorish times, including a section on ancient cave paintings.

The town is home to many cafés, bars and restaurants and on Saturdays, since 1804, a market spreads over the four main streets of the town. The two towns of Velez Rubio and Velez Blanco are separated by a 6km stretch of

Local Towns:

uneven land known as Ribera de los Molinos (Plain of the Mills) where 22 water-mills provide power for flour and fuelling mills.

Velez Blanco

Velez Blanco is on the mountainside of the Sierra del Mahimón a few hundred metres above Velez Rubio and is the smaller of the two towns. It's wonderful location gives it remarkable views over the Blanco valley and beyond. A beautiful, picture-postcard town that is dominated by an impressive castle, the Castle of Marques de los Velez which was built in 1506 in the hillside above the town. Although the castle appears a solid fortress, behind the battlements is emptiness; its white marble courtyard is in the Metropolitan Museum, New York, and friezes from the main rooms are in Paris. The castle was declared an Artistic-Historic Monument in 1931 and partly restored between 1960 and 1980. There are fine views from the Torre del Homenaje and the fort is open daily in the summer.

Other interesting historic buildings include the Parish Church de la Magdalena, built before 1597; the Church de Santiago (1515-1559) which was restored in the 1980s; the Temple de Santiago (1559) and the Ayuntamiento (town hall) built in 1888.

Velez Blanco also has many water monuments found on many corners of the town - the Fuente de los Cinco Caños (Fountain of the Five Spouts), the Fuente de la Novia (Fountain of the Girlfriend), the Caños del Mesón, the Caños

de la Alameda, the Caños de la Plaza and the Caños de Caravaca. Also worth visiting in the Velez Blanco area are:

Parque Natural de la Sierra de Maria-Los Vélez, a conservation area for numerous plant and animal species;

Ribera de los Molinos, numerous flour and water mills covering the 6km between Velez Blanco and Velez Rubio;

Cueva de los Letreros (Cave of the Inscriptions), on the slopes of Mahimón, next to the Ribera de los Molinos. The cave contains very important symbolic representations, including the Indalo. The Indalo led to the Indalo man, the symbol of Mojacar and subsequently the whole of Almeria, and it is said to bring protection and good luck;

Cueva de Ambrosio, a cave occupied by Man since the Palaeolithic Era, where cave paintings more than 16,000 years old have been found.

Sorbas

The best view of Sorbas can be found from the main road to the east of town where the houses appear to cling to the edge of a deep ravine looking down on the Rio de Aguas. From vantage points in the town, you can also see the equally amazing desert area, where erosion has created a strange moonscape of flat-topped cones and gorges.

Sorbas is known for its traditional pottery; an old Moorish oven is used for firing pottery and ceramics are sold from the workshops in



the Barrio de las Alfarerías. Outside the town, farmhouses have been restored to provide accommodation for visitors to the Karst and Yesos Natural Park, where a big attraction is the caves, carved by water erosion, with chasms, stalactites and stalagmites that stretch for several kilometres. It is one of the largest cave networks in Europe, over 1,500 have been mapped in a 12km area and there are guided visits in the summer.

Villaricos

Villaricos is a small, unspoilt fishing village located at the foot of the Sierra Almagrera Mountains. Villaricos (rich village) derives its name from ancient silver mines, which have their place in history, as it is from here that Hannibal paid his mercenaries when he besieged Rome. Along with fishing, tourism is its main source of income as the superb climate makes it a popular destination, with mild winters and the summer highs refreshed by the soft breezes from the Mediterranean Sea. There are two beaches; a pebbled expanse that borders the village and an unspoilt golden sandy beach. The latter is in a sheltered bay which, although popular with the locals, is never overcrowded.

Villaricos has two harbours that sit at each end of the village linked by a broad promenade with and is a favoured place for many an evening stroll by both the Spanish and visitors alike.

Known for crystal clear warm waters & fabulous diving, there is a local diving school

in the village. And just beyond Villaricos is a rugged undeveloped coastline where you can relax in peace and solitude amongst the rock pools and sand.

There are a good selection of restaurants and bars with food at very reasonable prices. There is also a large market every Sunday morning in the village square which has grown significantly over the last couple of years and is hugely popular with locals and tourists alike.

Roquetas de Mar

Roquetas de Mar, a former Spanish fishing village has developed into a popular resort since the 1960's. With plenty of amenities including a Sea Life centre, Water park, two Natural Parks, Bull Ring, Auditorium Theatre and an excellent shopping plaza with multi-screen cinema, Roquetas de Mar has something for everyone.. Within the municipality is the famous "Aguadulce" (Fresh Water) resort and the Punta de Entinas Sabinar Natural Park. Roquetas de Mar has three main areas: the village (pueblo), the fishing port and the urbanization where holiday apartments, hotels and tourist facilities are located. Roquetas boasts 3km of beautiful Blue Flag beaches which are clean, quiet and safe.

Almeria

The city of Almeria is steeped in influence from various cultures including many monuments and museums detailing Roman, Arab, Muslim and Christian history. The Alcazaba Castle



Cities & Attractions:

is the largest attraction with 1,430 metres of walled perimeter and is the second biggest Moorish construction in Spain after Granada's Alhambra Palace.

Lorca

Lorca is also packed with monuments particularly from the Medieval, Renaissance and Baroque times which helped shape the city. The castle above the city is known as the "fortress of the sun". This impressive medieval castle, considered to be Lorca's greatest symbol, can be seen from a great distance. This space, where Muslims, Christians and Jews lived together for centuries, is now a big theme area, designed for families to enjoy exhibitions, cultural activities and entertainment.

Murcia

Murcia city was founded by the Moors in 825 and mixes 500 years' worth of Islamic architecture and influence with a fascinating old town of beautiful churches and museums, all in narrow streets and attractive plazas of many shapes and sizes. The wide tree-lined Gran Vía Alfonso X, which runs through what were once the gardens of a vast Moorish palace is a feature of the city. Today, its main draw is the peaceful convent of Santa Clara la Real, distinguished by its beautiful cloister and a medley of Islamic remains, including some 12th- and 13th-century wooden ceiling panels.

Mini Hollywood

A Spanish Western-styled theme park

The province of Almeria has a stunning landscape that has attracted film makers since the early Sixties. The Tabernas Desert has provided dramatic backdrops for dozens of 'Spaghetti Westerns' such as the Peter O'Toole classic 'Lawrence of Arabia' and other more recent films such as 'Indiana Jones and the Last Crusade', 'Exodus', & 'Game of Thrones'. Mini Hollywood provides a variety of attractions, which include a spectacular Wild West gunfight and an excellent zoo which has a good selection of animals. The theme park also includes film and car museums, a swimming pool, a parrot show, a Saloon Bar and the usual selection of restaurants, gift shops and ice cream outlets.

Sierra Nevada

The Sierra Nevada, literally "snowy range" in Spanish, is a mountain range located in the province of Granada and the most southern skiing location in all of Europe. The popular Sierra Nevada ski resort of Pradollano can be reached within a 2 ½ hour drive from the Costa de Almeria. This makes it possible to ski in the Sierra Nevada in the morning and sunbathe on a Spanish beach in the afternoon. Sierra Nevada has more hours of sunlight than any other European ski resort, so you are able to gain a superb ski tan from a winter climate where the days are typically blue skies, blazoned with sun. The ski resort opens for a long season running from November to May, with practically guaranteed skiing.



Golf in the Region:

This region will spoil you with many quality courses, great views and of course the climate to enjoy a game all year round! Here are just a few to enjoy:

Aguilon Golf - close to San Juan de los Terreros. *18 holes par 70. 5,573 metres.*

Aguilon Golf course is located between the foothills of the Sierra Aguilon Mountains and Pulpi Bay. It is about 25 km from Mojacar Playa and close to the beautiful holiday resort of San Juan de los Terreros. The course was opened in 2008. Its design is incredibly spectacular and something far out of the ordinary. It features 6 lakes, a number of ravines, one hundred plus bunkers and a green which is only accessible by crossing a ravine bridge.

Desert Springs Golf – Cuevas Del Almanzora, Almeria, Spain. *18 holes par 72. 6,173 metres.*

Desert Springs Golf Resort is located in the Cuevas del Almanzora Valley which enjoys the warmest, sunniest and driest winters in the whole of the coast of Spain and Europe. It is close to the tourist resorts of Villaricos, Vera, Mojacar and Garrucha. The Indiana golf course is the only desert style course in Europe. Designed to full USGA specifications and inspired by the top quality desert courses of Arizona. The course features wide fairways and fast greens and is regarded as fun but testing.

Valle del Este Golf - Near Vera, Almeria, Spain. *18 hole par 71. 5,500 metres.*

The Valle del Este Golf Resort is located about 3 km from the old Spanish town of Vera and close to the tourist resorts of Mojacar and Garrucha. The course was designed by Jose Canales and opened in 2002. It features wide generous fairways, true and fast greens and tee off boxes that are all positioned on small raised

platforms. The course exploits the beauty of the spectacular landscape and natural vegetation and flora. A luxury 4 star hotel accommodation is available with discount golf packages that include free access to the Spa, Gym and outside swimming pools.

Marina Golf - Mojacar Playa, Almeria, Spain *18-hole par 72. 6,173 metres.*

Marina de la Torre Golf is located on the seafront road that runs between Mojacar Playa and the fishing town of Garrucha. The course is split into two, one half overlooks the Mediterranean sea, the other half overlooks the country side and Mojacar Pueblo. The golf course includes 3 Par-5 holes, 4 Par-3 holes and 9 Par-4 holes. It was designed by Ramon Espinosa and opened in 2000 and was the first of five excellent new golf courses built in the Mojacar region of Spain. Golfers of all abilities will enjoy playing this course.

La Envia Golf - near Almeria City, Almeria, Spain. *18 hole par 70. 6,263 metres.*

La Envia Golf Course is just 10 minutes from the centre of Almeria City and the Almeria International airport which is easily accessible via the A-7 / E-15 motorways. It is a short drive from the tourist resorts of Roquetas de Mar and Aguadulce. The course is 6,263 metres in length and bordered by a fine array of indigenous flora and fauna, including palm and mimosa trees, it offers a fair test of your golfing skills. An 18 bay, floodlit driving range is at the heart of a practice area which includes putting, chipping and bunker practice areas.



Beaches:

Agua Amarga

Agua Amarga is a Mediterranean paradise, hidden away in the Cabo de Gata Natural Reserve. A one-time fishing village which has developed a relaxed way of catering for the needs of tourism, whilst maintaining traditional Spanish needs and cultures. Located in a wonderfully picturesque bay, with an all-year-round population of about 200, the white-washed village sits between two cliffs with a magnificent Blue Flag beach of fine sand that stretches for 800 metres. Along the beach front there are charming bars and restaurants, where you can enjoy a meal of local fresh fish or just relax with a beer or cold drink. For the more energetic, you can explore the walks along the cliffs where you are able to walk to Las Negras, passing by San Pedro. The warm turquoise waters of Agua Amarga's sheltered bay provide an ideal location to enjoy water sports and it is a safe to swim or snorkel, and for those more adventurous you can try your hand at water-skiing, jet-skiing, fishing, sailing or SCUBA diving.

The Ray Winstone film 'Sexy Beast' was filmed in Agua Amarga.

San Juan de los Terreros

Near to the Almeria/Murcia border lies the resort of San Juan de los Terreros. Here the beach shelves gently making it safer for

families than many of the other beaches along this coast, whilst to the north there are some delightful coves and inlets, also featuring sandy beaches and shallow waters. San Juan de los Terreros has been developed over the last few years and there is plenty of accommodation for holidaymakers, whether they require hotels or apartments to rent. There are all the facilities that you would expect, including a new esplanade which has been attractively laid out with palm trees and attractive wooden beach bars.

The Castle, constructed in the 1764 on a headland 150m high that stretches out into the sea, has been declared to be of Cultural Interest. The Castle is accessible via a steep narrow road, but it is well worth the walk, as from here on a clear day you have splendid views up the coast as far as Cabo Cope and down the coast to the Castle of Roldán in Carboneras. Just out to sea lie two islands; Isla Negra and Isla de Terreros, both of which have been declared as natural parkland and are protected.

Although much quieter in the winter months, many people from northern Europe own property here and they enjoy the lovely beaches and the warm shallow waters right into the winter months. The sharp, jagged peaks of the mountains behind the resort frame the skyline as the sun goes down and, if you are tempted to climb them, you are rewarded with stunning views over miles of lovely coastline.



Area Information:

Transport

Looking for transport from our regions airports?

Exclusive Airport Shuttles

Tel: 0034 950 092 602 or mobile 0034 634 317 666

www.exclusiveairportshuttles.co.uk

Providing a shuttle bus service from Alicante & Almeria airports.



Radio

If finding out more about this region on a daily basis is of interest then why not tune into the local radio station?

Spectrum FM is a local English speaking radio station based in Mojacar that works hard to deliver expats here up to date news, entertainment and a complete 'what's on' guide for the region. Simply go to:-

www.costaalmeria.spectrumfm.net

Here you can click the link and listen to 2 local programmes from Almeria from 8 am until midday Spanish time every week day morning.

8am -10am brings you the breakfast show with Danny B and 10am – midday you can listen to Richard Shanley. The programmes are both entertaining and informative. The programmes include interviews with local politicians, clubs and associations, charities and details all forth coming events.



Newspaper

The biggest and most informative free weekly local newspaper in the Almeria region is the **The Euroweekly News**.

This has genuine content and the largest circulation. The paper keeps you updated with all the local news, what's on guides for the area, adverts for local businesses, classifieds and a feature on local sport etc. An ideal way to keep updated on the local area. They offer an online service too.

www.euroweeklynews.com



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Welcome

This brief introduction and buyers guide aims to break down stage by stage a typical trip with us and what happens should you find that Spanish dream home you are looking for. We have found a little insight into our viewing trips here in Spain does help clients feel more comfortable with proceedings should they find a property or even to prepare themselves ready to be able to move quickly in the future should that bargain crop up!

We have said many times buying a property in Spain is a big decision and it's important to make it clear right from the outset there has never been, nor will there ever be any pressure from us to buy a property from Cole's of Andalucia. We simply listen, show clients homes of interest and help buyers every step of the way should they decide to buy with us.



Choosing a property to view

Obviously one of the most important parts of the trip is making your time over here worthwhile and fruitful.

At the stage of reading this our correspondence has started and we can, at your wish, put together a selection of properties to view on a time and date that suits you. You may prefer to come along to the office first to look through properties or pre-arrange them via e-mail.

We do work weekends but please be aware some bank properties may not

be available to view on weekends so please check on these. We can work through your viewing list at your pace and leisure. Whether you are looking at one property with us or twenty it's not a problem.

You can ride with us whilst going from property to property or follow in your car if you prefer. Stops for lunch, drinks and comfort breaks will be governed by you so we can work as hard as you wish. It's your time in Spain and we are mindful of that.



Many clients also prefer working with just one agent for convenience or as a trusting relationship with your agent builds. We work with the majority of local agents in this region. Should you see properties with someone else locally and you wish to view just let us know, we can collaborate with that agent to include them as long as they are legal and registered.

If you prefer to split your time here with many different agents that is not a problem. We can drop you back at your accommodation or at your next agents meeting point.

What do you need to bring whilst viewing?

This is a simple one. Obviously your passport to travel but also if you want to reserve a property here, apply for NIE numbers, register with a currency broker, appoint a lawyer, give power of attorney etc. You will need to identify yourself formerly.

You will also need other forms of ID with your address on such as a driving license or house hold bills. If you do find your ideal property and wish to reserve it, you will need a credit or debit card. Letting your bank know you are travelling to Spain is a good idea too as many banks have a safety block that may need lifting when travelling abroad.

A basic, what happens next guide will follow shortly to cover the buying process in more detail.



Flights & Hire Cars

Once flights are booked just let us know asap we can then get to work arranging viewings. The more notice we can give owners, banks & builders the better. A well organized trip should result in all properties being viewed with time to spare and enjoying all that Spain has to offer.

A popular question we deal with is the availability of flights to this region. Really the 3 main airports for this area are Almeria (around 45 minutes from Mojacar), Murcia (around 1 hour and 20 minutes from Mojacar). Alicante is the furthest of the three airports but offers a large selection of flights and is just under a 2 hour transfer time.

The AP7 toll motorway has really improved links from Murcia (San Javier) airport. The toll for the full journey will cost in the region of 13.00€ but is definitely worth the money in time and fuel savings.

We will provide airport transfers from Almeria if required for a small charge.

For car hire we always recommend the web site www.carjet.com They are hard to beat and offer some great deals.

Accommodation whilst here...

Here we can offer a selection to suit you. All are local.

Self Catering

rent-almeria.com

A 2 bed apartment in Turre village.

3 Star hotel

www.hotelmojacarplaya.es

Mojacar beach front.

Tel: 0034 950 472 602

4 Star hotel

www.servigroup.es

Hotel Marina Playa.

Tel: 0034 950 548 500

4 Star hotel in Vera

www.valledeleste.es

Hotel Valle del Este.

Tel: 0034 950 548 600

What happens when you see a property you want to buy?

It all happens at your pace! Should you see a property you want to buy, basic steps that follow are:

Put in an offer...

Obviously an offer to the owner has to be agreed. This is really up to you, the buyer, how to approach this. Some buyers are ruthless and some do not want to offend.

We all want a bargain of course and it is a buyer`s market. Maybe take each property case by case and your agent can give you some back ground. The offer is made by the agent and as soon as something is agreed we let you know straight away.

Once an offer is accepted it is time to appoint a lawyer and pay a deposit...



Lawyers, legal advisors & conveyancing...

Estate agents should not really be pointing a buyer towards one particular company here and it is our policy to either offer you a selection or encourage you to pick your own. If you need practises in the area the following list should help and they all speak good English.

We always recommend at this point, booking a meeting with whomever you choose and having a face to face chat

with them. Ask as many questions as you like. An initial chat is free. They will talk you through the process. It's important to be comfortable with your choice. The lawyer will then give you a breakdown of all buying costs so you can walk away from them knowing what the whole process is going to cost. If you do appoint, the lawyer will then ask you for your passport, property information and maybe a small deposit to start searches.

ALO Services

Amanda Oakley

Avda. 19 de Octubre, 18 Bajo, 04650, Zurgena, Almería.
Tel (0034) 950 449 179 / (0034) 667 994 682
info@aloservices.es

Mundi Abogados

Maria Maroto / Esther Serrano

Urb. Las Buganvillas 23, 04621, Vera, Almería.
Tel (0034) 950 460 999
info@mundiabogados.com

AM & RG Abogados

Angela Morales / Begonia Besoli

Avda. del Mediterraneo 355, 04638, Mojacar, Almería.
Tel (0034) 950 478 984
ms1961@icaalmeria.com

Moreno - Torres Abogadas

Paloma & Leticia Moreno - Torres

Calle de Villar, 6, 04620, Vera, Almería.
Tel (0034) 950 391460 / 950 391249
paloma@mtabogadas.com

Lex Consulting

Linda de Rijck

Calle Mojigato nº 1. 04620, Vera, Almería.
Tel: (0034) 950 39 09 95
Mob : (0034) 625 878 962
linda@lexconsulting.es

Asesoria Torres

Antonio J Torres

Calle la Fuente, 23, 04638 Mojacar, Almería
Tel (0034) 950 472 748
ajtorres@asesoriatorres.com

Smulders Abogados

Rianne Smulders

Calle Norte, 7, 04810 Oria, Almería.
Tel. (0034) 950122742 / Mob. (0034) 600274514
riianne@smuldersabogados.es

Martínez-Abarca & Muñoz Abogados

Victor Martínez / Raquel Aragon

C/ Villar, 5, Edificio Casino, 1º, 04620, Vera.
Tel. (0034) 950 393 100
vera@mamsolicitors.com

Paying a Deposit...

This is the commitment that secures your property. Upon an offer being accepted it is important to pay a reservation deposit, which is normally 3000€.

The usual practise is to pay this deposit into the client account of your lawyer or agent. Under Spanish civil law, only when this is paid and a reservation contract signed is a property owner obliged to remove the property from sale.

This is a non refundable deposit so if you change your mind you lose the deposit but also if the owner then changes his or her mind then they have to pay double the amount received back to you as

compensation. This is to try and stop gazumping.

This deposit should not be paid to the owner of the property until its legal documentation has been verified. Only when your lawyer is happy with the reservation contract and the properties legal paperwork will they authorise the release of the deposit. This does slow the proceedings down a little but it ensures you will not lose a deposit if something is not correct.

Some agents will badger a client to pay a deposit direct to the owner to ensure a quick sale. This is not always in the best interests of the buyer.



Before leaving Spain...

At this stage (if you are going ahead with a purchase) then you have found a suitable property, made an offer that has been accepted & met and appointed a lawyer. The easiest way forward with the purchase to save flights backwards & forwards is to give your lawyer power of attorney.

This can be done on any working weekday and it takes about an hour. This will ensure your lawyer can do all for you regarding the purchase. Including setting up a bank account, applying and collecting NIE numbers (a loose equivalent of a national insurance number) which is needed to pay tax in

Spain when buying the home, setting up all direct debits for bills etc. and finally signing for the property on your behalf at notary. If you can get power of attorney done before you leave then it will save you money in travelling and also speed things up. You don't have to give POA but if you don't then you will need to return to Spain each time you are needed. POA can also be granted from the UK if necessary, although the cost involved will be a little higher.

The final thing to think about before leaving is registering with a currency broker to convert you pounds into Euros!



Global Currency Exchange Network

Of course there are many companies offering this service but upon deciding to buy a property in Spain their services are invaluable. They will save you money on bank charges and get you the best rate possible when it's time to exchange. Your high street bank will not be able to get you a rate like a broker will and they will also charge you a hefty sending fee when forwarding money to Spain. We

always arrange a quick introduction with the offices in Mojacar for a totally free enrolment and a very simple future service. They can even send small regular monthly amounts in the future such as pensions or one off payments. There is no maximum or minimum and each time they get you the best rate possible with their rate match guarantee.

Global Currency Exchange Network

Lucy McKinnon

UK Rate Number: 0044 (0) 1622 817 954 Tel: 0034 950 615 319 Fax: 0034 950 478 370

lucy.mckinnon@gcen.co.uk

www.gcen.co.uk

Purchase Taxes & ongoing costs...

It's important to keep in mind your purchase costs when buying in Spain. The price you see and the offer accepted is not the final amount you will have to pay. The rule of thumb is to allow for 10% on top of the amount you are paying and this is fairly accurate. The break down will include:

- 8% as transfer tax to the state
- Lawyers charges usually around 1200 – 1500€
- Notary charges around €800
- Land registry charges €400

It's important to note the 8% transfer tax will be on the tax valuation and not the actual price you are paying. Your lawyer will advise on this.

Ongoing costs to budget for:

- Buildings & Contents Insurance around 250€ per year
- IBI (council tax) depends on what & where, around 200-300€ per year
- Basura (rubbish collection) around 35€ per ¼ year
- Water & Electric billed by consumption with a 10€ p/month standing charge
- Non residents tax if it's a holiday home around 130€ per person per year
- Spanish wills (not compulsory but advisable) around 150€