

FREE PROPERTY GUIDE

COSTA ALMERIA



www.spanishpropertychoice.com



spanish
property
CHOICE

CURRENCY EXCHANGE • THE LEGAL PROCESS • FEATURED PROPERTIES • AREA INFORMATION

Welcome to our family...

Spanish Property Choice is a family run business located a hop, step and a jump from blue flag Mediterranean beaches in the beautiful coastal resort of Mojácar, Almería.

Established in 2007, we now have over 800 properties for sale and rent in Almería, Murcia and on the Costa Blanca in Alicante, all of which can be found right here on our website:

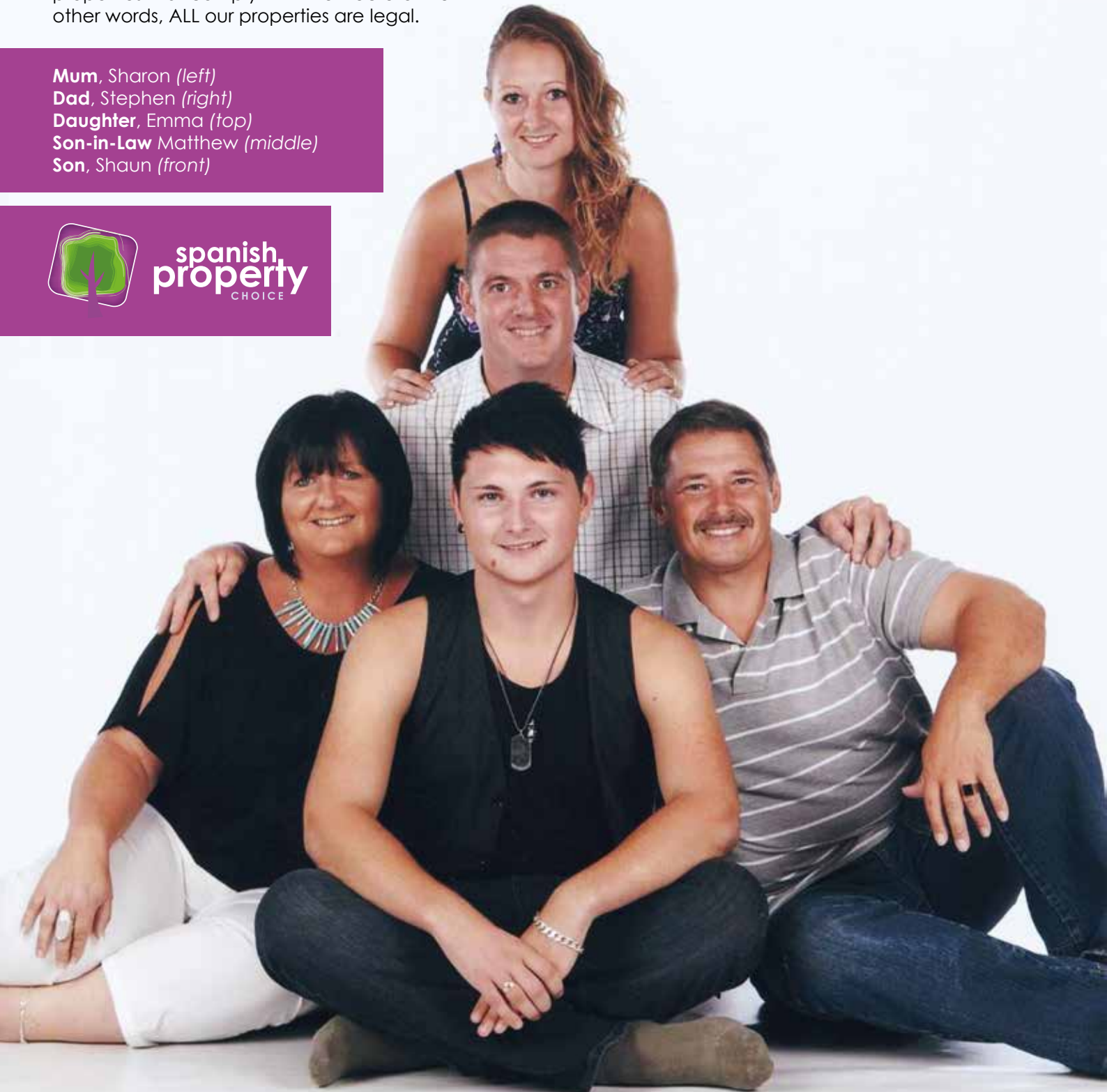
www.spanishpropertychoice.com. We only list properties that comply with the Decreto 218 - in other words, ALL our properties are legal.

Come join us in Southern Spain and let us help you to turn your Spanish dream into reality.

Mum, Sharon (*left*)
Dad, Stephen (*right*)
Daughter, Emma (*top*)
Son-in-Law Matthew (*middle*)
Son, Shaun (*front*)



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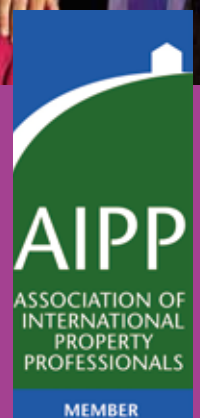
If you are considering buying a property here in Spain you will need to bear in mind that the legal system and steps to follow may be very different from those you have experienced in your home country. This guide is intended as practical advice for your consideration, when purchasing a property overseas.

Disclaimer: This information is provided as a general guide and is based upon information provided to Spanish Property Choice by the relevant local authorities and may be subject to change at any time with little or no notice.

Spanish Property Choice will not be liable for any inaccuracies in this information. Anyone wishing to obtain any further information must contact the relevant local authority.



...A sign of confidence in international property.



As a Member of the AIPP we have been vetted and approved, and we have voluntarily committed ourselves to industry regulation.

To verify our membership, to read the Code of Conduct, or to find out more about the AIPP, visit.

www.aipp.org.uk

Your journey starts here...

No one lives long enough to learn everything they need to learn starting from scratch. To be successful, we absolutely, positively have to find people who have already paid the price to learn the things that we need to learn, to achieve our goals.

You maybe looking for a new venture, an investment, a holiday home or even just conducting a little research for the future, whatever your reason for picking up our brochure, you can be assured you have come to the right company to guide you in the right direction.

“Our experiences and our reputation is your guarantee”

With the SPC family...

Our family are here to help you on your journey.

Stephen and Sharon head this family run business and they have been where you are now!

- We had a dream! We now live that dream! You can too!
- We dreamt of a new life in the sun! We achieved our dream for our family and help our clients to achieve theirs every day!
- We wanted to invest in Spain! We invested both in terms of a financial investment in a home, business & also personal integration!
- We dreamt of a better future for our children! We are safe in the knowledge that our children's life is secure with Spanish Property Choice as they both now work for the family business and they have embraced what Spain offers when it comes to family values!



Almeria

In the South East corner of Andalucia, Spain.

Costa Almeria, a huge expanse of unspoilt coastline between Murcia and Granada. Perhaps not as well known as some of the Costas, yet its inhabitants like the fact its villages retain much of their Spanish identity making it the "real Spain" still. It is known for having the hottest, cleanest and driest climate also of any other Spanish location.

Beautiful Mojácar remains a hot spot, only 40 minutes drive from the airport of Almeria, it is a favourite for all nationalities as a traditional holiday destination - ideal for families and couples. The

town's dual identity: part pretty traditional, quiet, hillside village (Pueblo) and part lively beach (Playa) resort affords overseas property buyers the 'best of both worlds'. Mojácar Pueblo is a picture book village of little whitewashed houses and is nestled in the olive and almond grove dotted foothills of the Sierra Cabrera mountain range.

Vera is another hotspot – also divided into Pueblo and Playa areas with direct access to Garrucha – a working port with a new harbour, and the scuba-diving centre of Villaricos.





The city of Almeria is Andalusia's most eastern capital. Years ago, it was not as well known by tourists as other capitals like Malaga, Seville, or Granada. However, that has changed drastically recently with its growth as a major holiday area.

Almeria holds a great deal of charm and is steeped in history. It is located at the foot of a mountain range which is crowned by the magnificent Alcazaba, an Arab fortress built by the Caliph of Cordoba, Abd-erRahman with three huge walled enclosures (in the second of which are remains of a mosque, converted to a chapel by the Catholic kings). The Alcazaba is the second largest Muslim fortress in Andalusia behind the Alhambra in Granada.

Almería as one of the eight provincial capitals of Andalusia, houses various museums. True historians will appreciate the Almeria Museum which contains numerous objects discovered by the well-known Belgian mining engineer, Louis Siret. The contemporary art museum is well worth visiting. Take a stroll around Almeria and discover for yourself numerous examples of beautiful street art.

In the centre of the city is La Rambla, Avenida de Federico Garcia Lorca, a long tree lined avenue that leads down to the port and beaches, it has a vibrant and modern feel with bustling street cafes, tempting shops, feature water fountains, and play areas for children. With easy access from the motorway there is plenty of underground parking. Close by is Paseo de Almeria, the main road for serious shoppers, with its neighbouring streets packed with appealing little boutiques. Avenida del Mediterraneo, runs right through the city centre and

is home to the Mediterraneo shopping complex. Hotels are readily signposted, as are the convenient train and bus stations. Not without its traditional bullring, the Plaza de Toros de Almeria dates back to 1888 and has a capacity for over 9,000 spectators.

A huge iron railway bridge, Cables Ingles, constructed by a British mining company in the early 20th century, dominates the landscape at one end of the port, part of the industrial heritage of the city, from the mining era of Almeria, it is now being restored to be promoted as a tourist attraction. The ferry terminal by the port offers trips across the Mediterranean sea to North Africa, and the Parque de Nicolas Salmeron, a narrow strip of approximately one kilometre in length, situated between the port and the city streets, provides green areas and shaded seating.

The Barrio de la Chanca, the cave quarter, is part of the old town, and has been depicted in many artistic impressions. There are still some families living in the colourful cave like dwellings which are





part built into the rocks of the hillside on which the Alcazaba stands.

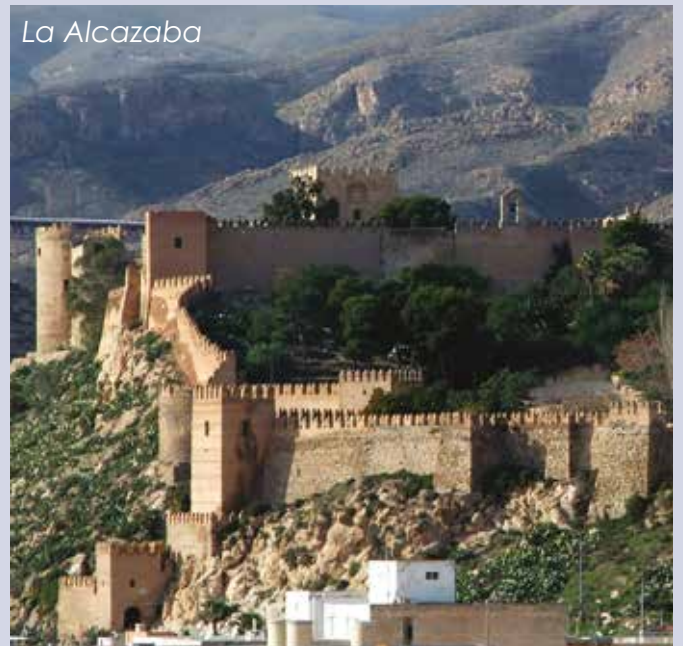
The tourist train, which runs at the weekend, takes a route through the old quarter and port area, offering a relaxing way to see the city sights. The starting point for the train is at Plaza de Emilio Perez and the timetable is available from the Almeria Turismo website.

Located in the heart of the Old Quarter, on the site of a former Arabic souk, the Aire de Almeria has recovered an ancient Arabic baths and restored an ancient tradition. A testimony to the Muslim presence that enriched the cultural and social heritage of Almeria city, here, in luxurious surroundings it is possible to indulge ones self in the custom of Arabic bathing, incorporating the ritual of moderate, warm and cold immersions to cleanse the mind and body.

A trip to the city would not be complete without experiencing its nightlife and local cuisine. The restaurants and bars in the centre of town are located between Paseo de Almeria and La Rambla and the area is noted for it excellent seafood and tapas.

Almeria City commemorates many fiestas, having religious or historical connotations they are celebrated round the clock with passion and enthusiasm, such momentous local occasions where everyone is made welcome. The Almeria Turismo website provides details and dates of the Almeria city fiestas.

La Alcazaba



Puerta de Purchena



It's time to identify what you would really like.



For many of our buyers their search for a property began a while ago. Rarely these days is it a spontaneous decision, rather the result of several months of careful research and watching the market. Many clients watch websites but in our experience rarely portray the reality of standing on the land as we always say.

It's amazing how many people state that they "thought" they wanted to be in once place, yet they ended up changing their mind halfway through their search process. There are no shortcuts to buying property in Spain and an essential part of your research should always involve staying where you think you wish to buy.

Why are you buying?

As with buying anywhere abroad, you must ask yourself "Why are you buying?". Do you want somewhere for regular holidays, investment or a permanent home? Maybe you will need to cover your costs by renting it out too? Consider what type of area and property you would like to be in. Rural or urban? New or old? Amongst expats or locals? Other key considerations include how far you want to be from an airport, beaches and key amenities such as supermarkets and a local restaurant/bar.

If you are relocating full-time with a family then schooling options will need to be investigated early on (and places applied for months in advance), whilst retirees will need to check on

medical facilities and pharmacies.

When you are viewing the properties you have chosen to see, it is advisable to take your own notes of each property so you can take a look later and compare notes. Viewing days can be long and you may see several properties so your personal notes on your thoughts on each property will be invaluable.

Also if there was something you would like to follow up with your agent afterwards your notes will come in handy. Your personal tick boxes in this booklet (You'll find them in the yellow sections) will help you **"tick all the boxes to secure your new home"**.



Wish List

You should create a brief that sets out your list of requirements.

Where do you want to live?

- ☐ On the coast
- ☐ In the country
- ☐ Walking distance to amenities
- ☐ Driving distance to amenities
- ☐ In a Spanish community
- ☐ In an expat community
- ☐ Close to airport
- ☐ Close to beach
- ☐ Close to schools

- ☐ Close to medical facilities
- ☐ Close to public transport
- ☐ Swimming pool
- ☐ Private swimming pool

What type of property?

- ☐ Apartment
- ☐ Duplex / Townhouse
- ☐ Villa
- ☐ Cortijo / Farmhouse
- ☐ New Build
- ☐ Rustic / Characterful
- ☐ Minimum number of bedrooms
- ☐ Minimum number of bathrooms

Why should you use an estate agent

when buying or selling a property in Almeria?

Since the development of internet services, there has been an inevitable growth in the number of vendors selling their homes via alternative means to the conventional estate agent. Despite this trend, the vast majority of property sales are still, fortunately, handled by professional estate agents - and indeed we as an industry have also made good use of the web as a vital marketing tool.

A real estate agent is actually worth their weight in gold. We'll tell you why...

- We know our market inside and out.
- We are knowledgeable of the types of properties in our area, the individual situations of purchasers looking for them and the current market values of properties within our province.
- We have our fingers on the pulse at all times of local market conditions which may be completely different to the national general picture.
- We have an immediate, live register of interested purchasers seeking property.
- We know through many years in business how to pick up buying signals better than the layperson.

Vendors & Purchasers...

It is important to match the agent to the market. It is no good choosing an agent dealing with the high-end luxury market to sell an old traditional village house, and vice versa. If the agent has been established for a great many years such as Spanish Property Choice, it is a sure sign that they have been doing something consistently right over that time. It is no good selecting an agent with little experience just because they charge a much lower fee to sell your property or for potential purchasers a free jolly jaunt viewing trip, as these can be high pressure sales tactics! As in all things, quality often comes at a price. So our advice is always use a registered estate agent with an office!

Never meet an agent at a cafe, motorway junction or hotel always insist on meeting them in their offices, if they do not have one then be very cautious and ask yourself, would you have done this in your home country? NO! look for office with a 'buzz' and a company with great website presence.

Getting the best from your agent...

Maintaining a high level of contact with your agent is vital so that they never have chance to forget either you or your property and for purchasers getting to know your agent is vital to enable them to find you your dream home. Personality comes into play a lot in the success of any business relationship, but none more so than the property industry.

If you conduct yourself in a pleasant manner and engage with your agent developing a positive rapport, it can elicit that extra ounce of effort and conviction which can make all the difference when it comes to securing a sale. To help your agent further, ensure that you remain fully contactable throughout the day providing all changes in telephone and email contact details, should a buyer be found at short notice and for purchasers to enable them to contact you to organise and help with the itinerary, accommodation and flights.





*With love from the Garner family
Sun, Sea and Selling Houses*



Are you looking for a property to purchase or rent long term?



YES? Well congratulations you have just taken the first step to finding your dream home with **Spanish Property Choice**! We have one of the largest independent portfolios of both inland and coastal properties within our province.

We invite you to look for yourself by visiting www.spanishpropertychoice.com

How much does it cost to buy a property in Spain?

There are 3 purchase level structures that came into force in January 2012...

1) Up to 400,000€

Transfer tax is 8%

2) From 400,000.01€ - 700,000€

Transfer tax is 9% (Note the first 400,000€ is taxed at 8% the remainder is 9%)

3) 700,000.01€ and above

Transfer tax is 10% (Note the first 400,000€ is taxed at 8% the remainder is 10%)

In Spain, purchase costs ('On costs' as they are locally known) could be between 10% & 13% over and above the purchase price.

In addition to the transfer tax there are notary fees and land/property registration fees, which vary according to the purchase price of the property

You should also consider solicitors and mortgage fees. The average solicitors fee is approximately 1,500€ + IVA at 21%

Check out our buying guide on our website.

Financing your purchase.



It is important to work out what funds you have before you even start your search. How much can you afford to spend? How you will finance your property purchase? do you require a mortgage? Do you need to re-mortgage your current home to release equity, or will you need to use savings and/or release pension funds?

Mortgages are available for around 70% or purchase price. 100% mortgages are available but these are usually only from banks on bank repossessed properties which to be fair are sometimes not the best buy.

How do you want to finance your dream home?

- ☐ I need a mortgage
 ☐ I want to re-mortgage
 ☐ I want to release a pension fund
☐ I want a Spanish mortgage
 ☐ I want to use my savings

How much does it cost to run a property in Spain?

The running costs of your Spanish property will depend upon the type of property that you buy and whether or not you become a fiscal resident of Spain. However, all properties are liable to council tax, locally known as IBI (Impuestos de Bienes Inmuebles). IBI is normally considerably cheaper in Spain.

If you buy on a community, you will be liable for community charges (Cuota Comunidad de Propietarios), which are for the maintenance of the complex.

If you are non-tax resident in Spain then you will have to pay an annual tax (Renta) on your property. Of course, you will also have all the normal running costs associated with any property. *(Monthly cost in Euros)*

- House insurance
- IBI/Council tax
- Gas / electricity
- Water
- Basura/refuse
- Telephone (inc installation)
- Internet (inc installation)
- Maintenance

SUN TAN *or* BURN

The sun can do much more damage than simply give you painful sunburn. Dermatologists (skin doctors) say that prolonged exposure to sunlight causes brown spots; red, scaly spots; drying and wrinkling; and, worst of all, skin cancer. But how do you avoid the sun? That's tricky. Sometimes your day at the beach may turn out to be much more sunburned than sand-filled.

If your skin doesn't produce the protective melanin pigment well or if you're exposed to the sun before enough pigment can be manufactured and dispersed, the ultraviolet rays kill skin cells. Even a mild sunburn that produces only a little redness destroys the top layer of your skin, just as

if you had seared it with a hot iron. Despite these increasingly well-known dangers of sun exposure, many of us, on occasion, get lazy when it comes to protecting our skin or just can't resist the myth that getting some colour from the sun makes us look healthier.

Here are some ways to easily minimize sun exposure so you can spend time outdoors safely.

COVER UP

One of the best things you can do is cover up. The sun's rays are most intense between 11 a.m. and 3p.m. Stay indoors during this time, or if you must be outdoors, cover up and wear sunscreen.

The Skin Cancer Foundation says that hats and clothing made of dark, tightly woven materials absorb ultraviolet light better than cotton fabrics in lighter shades. Dry fabrics offer more protection than wet ones. Use sunscreen with an SPF of at least 15.

SPREAD ON SUNSCREEN

The Center for Disease Control and Prevention recommends wearing sunscreen with a sun protection factor of at least 15. Be sure to spread it on thick enough: Applying only a thin coating of a sunscreen can reduce the effectiveness of the product by as much as 50 percent. Waterproof sunscreen is best if you'll be swimming.

APPLY EARLY AND OFTEN

Apply sunscreen 20 to 30 minutes before exposure to allow the skin to absorb it. And reapply it every two hours, more often if you're sweating or getting wet. If you have fair skin, you might even want to begin preparing for sun exposure the night before by putting on a layer of sunscreen before bed; this will allow it to be thoroughly absorbed into the skin's outer layer. You can then apply the usual coat of sunscreen the next day, about a half hour before you go outside.

The sun can also burn the sensitive skin on the lips just as easily as it fires the rest of your body. At worst, the damage can lead to skin cancer. Use a lip balm with an SPF of at least 15 and reapply often.

MIND THE NOSE AND FEET

Protruding horizontal surfaces like the nose present special sun protection problems. Lifeguards often wear zinc oxide paste on their nose, but it only provides an SPF of about seven. Instead, apply a sunscreen with an SPF of at least 15, let it soak in a few minutes, and then, for maximum protection, apply the zinc oxide paste.

And if you'll be going shoeless, you'd be wise to use the same level of protection on the tops of your feet.

AVOID SUNBATHING

Doctors can't say it enough: There is no such thing as a "healthy tan." But while sunbathing is a no-no for everyone, it's an especially bad idea for fair-skinned people. Many of them can't tan anyway and only risk getting a serious burn.

If you refuse to give up sunbathing, take it slowly and let your skin gradually build up melanin to provide some protection. And don't use tanning oils, which enhance the effects of ultraviolet rays and worsen a burn. You may as well be slathering yourself with cooking oil.

DON'T LET WEATHER FOOL YOU

Take care on cool, cloudy days. Damaging rays aren't inhibited by clouds, and you can still get burned because ultraviolet light can penetrate cloud cover. Take precautions even when the sun isn't shining brightly.

MUST HAVE PRODUCTS

Skin preparation:

Get your skin activated by using Rougi Attiva Bronz. This product perfect for the fair skinned and hard to tan amongst us. Apply the cream daily, one week prior to sun exposure and you will find that this cream has activated your melanin therefore helping and achieving that golden glow that much quicker.

Prevention:

P20 sun cream is excellent, with no artificial preservatives, one application per day, lasts for 10 hours and it is waterproof. Available in SPF 10,20,30 & 50.

Sunburn:

we all know about calamine lotion for sunburn, but in severe cases it is unbearable to apply directly to the skin. This product Synalar Espuna is great, just spray onto affected area for relief.

All of these products are available from pharmacies all over Spain.





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Currencies Direct Ltd is authorised by the Financial Conduct Authority as an Electronic Money Institution under the Electronic Money Regulations 2011. Our FCA Firm Reference number is 900669.

You can't rely on exchange rates

As you've no doubt noticed, exchange rates are extremely unreliable things. Some can move by as much as 5% in a week – and such shifts can have a massive difference on how much your currency transfers are worth. If you want to stay up-to-date with the latest currency news but don't fancy the thought of spending hours sifting through all the updates online, sign up to receive the regular currency bulletins supplied by Currencies Direct.

They won't dazzle you with jargon, but they will give you all the insight you need to make an informed decision about the best time to move your money abroad.

There are lots of transfer options

Currencies Direct understand that overseas money transfers are rarely the same, so they offer a range of transfer options that can be tailored to meet your particular needs.

The most popular services they provide include:



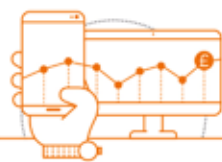
Spot contract: Agree a rate, make your payment and have your funds transferred immediately.



Forward contract: Secure a live exchange rate by paying a small deposit but make your transfer at a later date.



Limit order: Specify what exchange rate you want to receive and have your currency purchased as soon as that level is reached.



Rate alert: Get alerted as soon as the rate you're targeting hits the level you want.

Regular transfers can be hassle-free

If you find you're sending money to and from Spain on a regular basis and aren't keen on dealing with the hassle that invariably comes from making these payments with a bank, why not automate them?

With the Currencies Direct regular transfer service you can set up weekly, monthly or quarterly direct debits, lock in an exchange rate for future transfers and (most importantly) lose nothing in transfer fees.

What makes Currencies Direct brilliant?

Most companies like to blow their own trumpet, but Currencies Direct do everything they can to make sure their customers think they're deserving of a whole brass band.

Currencies Direct have been keeping currency transfers simple since 1996, and with 15 Spanish branches they're able to offer a level of personal service their competitors simply can't match.

They also genuinely like talking currency, so their team of experts are always on hand if you want to pop in for a chat about what the markets are up to, your currency requirements, or which transfer services would best suit your needs.

What makes Currencies Direct right for you?

With Currencies Direct you get the bells (excellent exchange rates, fee-free transfers) and you get the whistles too.

As well as helping their customers save money, Currencies Direct like to help them save something even more valuable – their time.

With a range of currency transfer solutions (including forward contracts and regular overseas transfers) and the option to arrange transactions online or through the Currencies Direct App, you can move money abroad on your terms, simply and safely.



Four steps to seamless currency transfers

Nothing should be more complicated than it has to be, which is why the Currencies Direct money transfer process has just four simple steps



Open an account

It's free and there's no obligation



Agree your amount and rate

Online, in branch, over the phone or on our app



Tell them where to send the currency

Your recipient's bank details



Make a payment to them

By debit card or by bank transfer

Talk to the currency experts today

Mojácar

Avda Mediterráneo 341
Mojácar
Almería, 04638
+34 950 478 914
mojacar@currenciesdirect.com
currenciesdirect.com

Transfer 24/7 on the move. Download the Currencies Direct app today.



Purchasing Spanish property?

If you haven't yet bought a property in Spain but have one in your sights, taking advantage of the excellent exchange rates offered by Currencies Direct could help you save thousands.

That money could be used to renovate your new property, or broaden your property search – perhaps giving you enough to get that extra bedroom or (if you're really planning to live the dream) a swimming pool.

Something else you need to take into account is that property purchases can take a long time to go through, and you might find that the currency market has moved substantially between you making the initial offer and contracts being exchanged.

But you can limit the risks attached to currency market volatility by using a Currencies Direct forward contract to fix a live exchange rate to use up to a year later – making sure you can budget for your purchase effectively.

Buying property abroad can be a little stressful, eliminate some of the hassle by making sure you have access to the right support.



Why should you care about currency?

Of all the things you could care about, currency probably isn't one of the most exciting.

But if you aren't putting much thought into your currency transfers you could be wasting time and money...



Exchange rate movements have been having a particularly significant impact on people living and working overseas since the UK voted to Brexit in 2016, with thousands of expats feeling the effects of the 'pound plummeting' and the 'euro surging' to different degrees.

The currency volatility has also disrupted would-be expats' plans to move to Spain by effecting how much they would have to spend once they get there.

The **GBP/EUR exchange rate** dropped from **€1.31** on the eve of the vote to a multi-year low of **€1.10** in a matter of months – a 21 cent drop.

To put this in real terms, if you had **£200,000** to transfer to Spain to fund a property purchase, your money would have been worth **€262,000** on June 23rd but **€220,000** in August 2017 – **€42,000** less.

Conversely, if you were selling property in Spain, the EUR/GBP jump from £0.75 (pre-referendum) to £0.90 would have resulted in a difference of **€30,000** on a **€200,000** transfer.

Even if you've already bought your Spanish property, or only rarely need to move money to or from Spain, exchange rate fluctuations will still impact you to some extent.

You may also want to sell that property one day, or have an emergency transfer requirement.

In such circumstances, you could put yourself at a serious disadvantage by not having an understanding of what's going on in the currency markets and what transfer tools are available to you.

Don't worry though, leading money transfer provider Currencies Direct lives and breathes currency, and they're on hand to make sure you have the information you need.

Over the years they've worked with thousands of expats in Spain, giving them an intimate knowledge of what really matters to you.



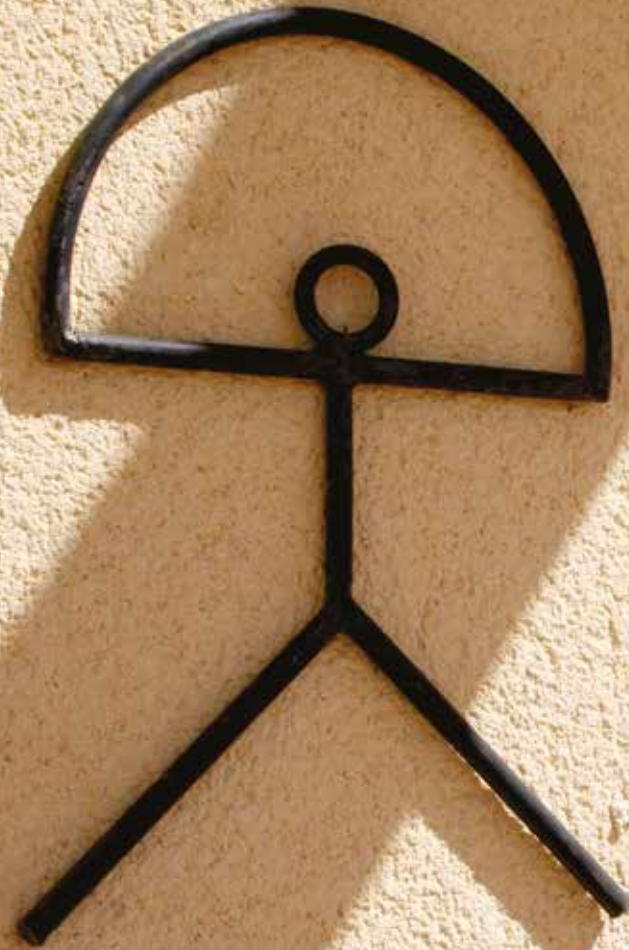
Currencies
Direct

**Refer your
friends and earn
£50 vouchers***

.....
Every time you refer a friend to us, you'll each get a **£50 Amazon voucher** and it takes less than 2 minutes!

To refer someone, visit **currenciesdirect.com/refer**

.....
*See currenciesdirect.com/refer for terms & conditions



Indalo man

The Indalo is a prehistoric magical symbol found in the cave of "Los Letreros" ("The Signboards") in Sierra de María-Los Vélez Natural Park in Vélez Blanco.



It has been customary to paint the Indalo symbol on the front of houses and businesses to protect them from evil (similar to Kokopelli of the south-western USA) and is considered to be a god totem.

As well as painting, it is also deemed good luck to receive the symbol to attach to the front of your house as a moving in gift for the same reasons. Usually of metal construction or as pottery of some sort, received as a gift and affixed by your front door is said to have the same affect.

The indalo has a Levantine origin and dates back to 2500 BC. It is believed that around this time there was a cultural capital for the Iberian peoples around Almeria and the use of metal (copper) was first being developed. Also around this time, large burial chambers were in prominence, one of the best known in all of Europe being at Antequera, just north of Malaga. (named by the Romans "Antikaria – meaning ancient").

The pictograph was named in memory of Saint Indaletius, and means "Indal eccius" (Messenger of the Gods) in the Iberian language.

Legend has it that the Indalo was a ghost that could hold and carry a rainbow in his hands (thus the arch over the head of the man). The Indalo has been adopted as the official symbol in the province of Almería, Spain.

As well as on your house or business, the Indalo symbol is used as a lucky charm in the Almeria region also. To carry the charm is only beneficial if it has been presented as a gift.

Some people also believe that the story behind the symbol of the Indalo man is about a man who escapes in a cave to get away from the rain, then when the rain stops, out comes a rainbow and when the man walks away from the wall of the cave, the image is left there. The American based indigenous rights organization Cultural Survival uses an Indalo symbol on its logo.



Almeria Sculpture

Need a Lawyer?



Why we advise you to always use an independent solicitor when purchasing a property in Spain!

There have been many news stories about property buyers in Spain having their property demolished. However we at Spanish Property Choice think it's safe to say that buyers now realise that it's not only imperative to get a solicitor, but it's an absolute necessity to get a good solicitor.

Once you have spoken to one of our members of staff we are sure you will feel confident that you will be given a variety of options to speak to a selection of solicitors within Costa Almeria.

We will issue you with a list of reputable, long established, multi-lingual solicitors for you to choose from. You can email, call or contact any of them prior to your visit, to enable you to ask as many questions as you deem fit, or on your arrival we will

arrange an appointment for you on your behalf for you to visit your chosen solicitor. It is imperative for YOU to choose the solicitor. We recommend you do not use a vendors, developer's or an agents' solicitor, always use an independent solicitor so that you know the solicitor is working for you.

Your solicitor will review the sales agreement or reservation contract, they will conduct the conveyancing required, and carry out other checks to ensure that you are protected.

Spanish Property Choice after many years of experience have learnt that most purchases in Spain go very smoothly, you only hear about those that don't!

Power of Attorney. It is possible for you to authorise your lawyer to act on your behalf with regard to your legal matters in Spain. This is often a big advantage, as travelling to Spain to sign documents can be inconvenient for some people. For example you may miss an essential signing date through ill-health or travel disruption. A Power of Attorney can be limited to just the purchase of your property, enabling your solicitor to sign on your behalf.

NIE numbers. You cannot buy a property in Spain without a NIE number (Numero de Identificación de Extranjero), which is an identity/social number for non-residents. Some agents offer to get this for you prior to a reservation, do not do this! To obtain a legal NIE you have to have a reservation contract to supply to the authorities! (Policia Nacional) hence forth all future documentation from said authorities will be sent to the address registered on the NIE registration contract.

There is no rush for an NIE, they only take 7-14 days in general to get and well within a purchase timescale. Do not risk putting your name to a falsified document just so you can get an NIE number before you buy. Anyone who offers to go down this road, just refer to the law or say no!

Power of attorney

- ☐ Check price for POA
- ☐ Appoint a solicitor & leave POA
- ☐ Take passports
- ☐ Take reservation contract

NIE numbers

- ☐ Speak with solicitor
- ☐ Take passports
- ☐ Take reservation contract

The legal process.



Once you have found your dream home, we then start the purchase process with a reservation agreement. This is a contract that secures the purchase price and takes the property off the market for, usually, 30 days on payment of €3,000. Expect your deposit to be held by your lawyer or your agent in a client or escrow account.

Normally within 21 days of signing the reservation agreement, the (contrato de ARRAS) is signed between the buyer and

the seller. The ARRAS contract will usually require a 10 per cent deposit to be paid (this payment will include your original 3,000€). The buyer is then committed to complete the purchase and the seller to the sale.

Should the seller pull out of the transaction they must return double the amount of the deposit received by way of compensation. If the buyer pulls out, they will lose the deposit paid.

Tax & Tax Residency.

It is essential that you fully understand the difference between being resident in Spain and being tax resident in Spain. The two things are quite different and can have a profound impact upon you and your family, particularly with regard to inheritance tax.

If you intend to reside in Spain for longer than three months then you must apply to go on the National Foreigner's Registry (Registro Central de Extranjeros), which can be done when you apply for your NIE number. However, registration on the National Foreigner's Registry does not mean that you are tax resident. To be tax resident in Spain you must make an

annual tax declaration to the Spanish tax office. This will be deemed as mandatory according to a number of factors such as: if you live in Spain for 183 days a year or longer or if your main and primary residence is in Spain or if your spouse and children live in Spain or your main economic interest is in Spain.

The vital point is that you must actually make a tax return to the Spanish tax authorities (even if it amounts to a nil return) to be designated as tax resident and thereby eligible for free healthcare and tax exemptions on inheritance tax. Importantly, if you are deemed to have been tax resident and you have not made an annual tax return then you will not be eligible for tax exemptions.



Making sure you have everything for your relocation.

So you are moving to Spain, you've been through all the legalities and now you must make sure that everything is taken care of before leaving for a new life in Costa Almería.

Preparation.

It is always best to research the local laws in the province you choose to live in before moving abroad. You can contact the Spanish embassy based in Madrid or consulate for information relevant to expatriates relocating to the country, including:

- Appropriate visas and permits.
- Restrictions & taxes on your shipped household items.
- Taxes that are involved in shipping your car to Spain.
- Vaccines and quarantines for pets. Maybe talk to a local vet or your UK vet should be up to date with the requirements.
- Insurance for your property and car, boat or caravan/motor home.

Filling in your applications for passports, visas and permits as soon as you can.

It is best to do this as early as possible as this process can take time to complete.

We would also suggest it is wise to renew early if any of these documents are set to expire in the near future.





Gathering your required, important documents.

Please request official copies of your important, personal documents and always allow at least several weeks to receive them. We can arrange for an official translation if required.

Please ask Spanish Property Choice for further information.

Essential paperwork

- ☐ Naturalisation, passport, green card or proof of citizenship.
- ☐ All family birth certificates.
- ☐ Marriage certificate.
- ☐ Social security cards and information.
- ☐ Family medical records.
- ☐ Family dental records.
- ☐ Pet vaccination records.
- ☐ Insurance policies/information.
- ☐ Academic/employment records.
- ☐ Proof of residency/utility bills or bank statements.
- ☐ Living will & testament.



Bringing your pets.



What documentation do you need?

The documentation needed to fly a pet internationally can be staggering. From rabies certificates to pet passports and veterinary certificates. The regulations also can change from day to day, so rather than giving you information that may be out of date tomorrow, we would advise you to contact your local authority or vet for reliable, professional and up to date data & legal requirements and the current status of your dog.

You will need to ensure they receive the correct vaccinations and make sure they have identification microchips. This is a requirement in Andalucia. Pets can not travel on airplanes without the correct carrier so speak to your airline. And needless to say, should you decide to not bring your pets with you, please allow enough time to find them a new home.

Regulations governing dogs here in Spain. Law 50/99 which could affect you & your pet.

On the right is the current list of dogs considered to be on the dangerous list and must be registered with the local town hall that you reside in.

- **Pitt Bull Terrier.**
- **Staffordshire Bull Terrier.**
- **American Staffordshire Terrier.**
- **Rottweiler.**
- **Dogo Argentino.**
- **Fila Brasileiro.**
- **Tosa Inu.**
- **Akita Inu.**
- **Doberman.**
- **All dogs over 25Kg in weight.**

All dogs that have any record of human or dog aggression or any dog that shows aggressive behaviour or any dog considered by the authorities to be dangerous, must now be registered and in possession of a special Licencia Municipal.



And finally...

Information on the last details you'll need for your move...



International Shipping

You can contact Spanish Property Choice for our list of international moving and shipping companies or use the web to obtain quotes for transportation of belongings. It can take over a month for goods to arrive, plan ahead when scheduling your shipment or you may be sleeping on sun loungers!

Car and vehicle insurance

Anyone planning to drive a vehicle here in Costa Almería, Andalucía will need to ensure they have the correct insurance. Requirements vary, so select an insurance provider with the expertise and resources to ensure the policy is appropriate, Spanish Property Choice can offer you a selection of the best insurance providers within the region, FSA registered and underwritten by Lloyds of London.

House insurance

International personal property insurance, this can include transit and destination coverage and protects items damaged during your relocation process. Some insurance providers specialise in relocation and expatriate insurance please talk to us for further information.

Health insurance

Even though Andalucía has a socialised healthcare system, not everyone may be eligible to be covered. This may require an individual policy that includes medical protection and repatriation services.

Bank accounts

Review your existing bank accounts and notify the banks of your intended relocation to Costa Almería. Also consider online international banking and set this up prior to you leaving, which makes it easier to transfer and manage funds between your existing bank account and your Spanish bank accounts.

Prescriptions and medications

If you or any of your family members take prescription drugs, its best to purchase additional quantities and if you can obtain a copy of the medical file related to your condition. One little tip, keep these in your hand luggage just incase any bags are lost in transit.

Driving permits in Andalucía

Renew your driving licence (if relevant) before you leave. Get an international driving permit/licence (IDP/L) and carry both the IDP/L and national driver's licence whenever driving in Costa Almería.

Your tax obligations in Spain

There are tax rules for foreign earned income, so determine the tax obligations and gather the necessary paperwork, contact us for further information.

Flights, hotel reservations or rentals

Should you need to book flights, or maybe stay in a hotel or rent a property prior to you moving here then please contact us for further information and we will be happy to help. But always make any necessary travel arrangements as soon as your completion dates are set.

Cancel any subscriptions and forward your mail

Its best to cancel all publication subscriptions and contact Royal Mail to complete the appropriate forms at the post office to ensure your mail is forwarded to your new address.

Spanish Property Choice have a registered postal service and a registered office to have your mail delivered to. Our registered forwarding post boxes are 45€ a year and this will enable you to have parcels, mail and magazines sent to you here, in Costa Almeria, without any fuss. Ask for more details.

Testimonial

Phil and Jan Hayman.

We had been looking to buy a property in Spain for a couple of years but never had confidence in any of the Agents we had discussions with on possible purchases.

I found Spanish Property Choice on the internet, identified a couple of properties and emailed Sharon and Steve. Their reply was prompt and included an offer to talk over the phone as we were then living in Hong Kong. Sharon telephoned me at the agreed time, asked pertinent questions regarding our requirements and promised to come back to me with a list of properties to make our 'dream home' come true!

I was already impressed by the professionalism when 2 other things sealed our confidence in their company:

1: They only deal with 'fully' legal and documented properties.

2: They talked me out of a much more expensive choice as, with their experience, knew it wouldn't meet our requirements.

We finally arrived in Spain where Sharon and Steve had arranged accommodation for us to stay during our visit and a number of properties to view. To ensure they knew what we wanted the first day of viewing was used to discount and refine the selections. On the second day they showed us a villa meeting all the requirements.



Phil & Jan

In addition to negotiating the price (we achieved a 15% reduction) they also helped finding a solicitor, arranging Spanish bank accounts and even an NIE number (Spanish Tax number) to ensure the purchase went without a hitch, 6 weeks later the property was ours. Electricity, Gas and Government Rates were set up on a standing order and we enjoyed our first taste of 'Spanish living' 2 months later.

On arriving the great service continued with Steve and Sharon helping us to adjust to Spanish living and directing us to useful shops etc. This is a great company run by a great family. I will have no hesitation in recommending them or using them again.

Good luck and put your trust in Steve and Sharon to find your dream home too. You will not be disappointed!

We have known the Spanish Property Choice staff and proprietors Stephen and Sharon for 12 years and have always found them to be professional in all aspect of their business.

They have a much admired reputable approach to the Decree 218 and have used our services as a professional solicitor on many occasions, to not only help their clients/vendors comply with the paperwork required to sell their properties, but to also ensure their purchasers can buy a fully legal property.

Spanish Property Choice offer a fresh approach to property sales and lettings. Myself and corporate partners would recommend their services to anyone wishing to buy or sell a property in Spain. Lovely family business.

Anglea Morales, Mojácar Playa.
(Tel: 0034 950 478 984)



Ángela Morales

Testimonial

Mr & Mrs Keen, Arboleas.

After deciding to sell our villa in Arboleas early 2012, we gave our family a last chance to visit during the summer and came up with a plan to sell. We chose Spanish Property to market our property because they appeared to be the most forward looking and proactive agent, leading the pack with regard to marketing and their general approach to selling.

Although we were nervous making the decision, we chose the 2% commission package with 1% being paid upfront to fund the advertising campaign. Stephen met with us at the villa and, having agreed the selling price, we signed up with SPC on 21st May 2012.

From then on it was in their very professional hands, the marketing was superb, Stephen only brought us viewers that were looking for properties of our type and looking in the right price range, he always arrived on time and escorted each one personally pointing out the advantages of our villa.



We accepted an offer in early July which culminated in our sale completion at the end of September.

During this period Stephen again fully supported the process acting as intermediary between us and the buyers ensuring everyone was happy.

The complete family team that make up SPC staff are a pleasure to deal with and we would have no hesitation in recommending Spanish Property Choice to anyone selling or buying.

**SPANISH PROPERTY CHOICE ARE PROUD OF OUR
REPUTATION AND OUR REPUTATION IS YOUR
GUARANTEE...DON'T JUST TRUST OUR WORDS, TRUST
OUR ACTIONS.**

"I would like to take this opportunity to thank all of the staff at Spanish Property Choice for all of their help in the recent purchase of our property in Mojácar. We found a very professional and friendly approach by Emma and Matt Fowler from Spanish Property Choice, to our property purchase. The whole buying experience was very straight forward and every assistance was given to us by them to make it as least stressful as possible, keeping us informed every step of the way.

In the past my wife and myself have also rented an apartment in Mojácar managed by Spanish Property Choice which we were also delighted with, again the rental staff headed by Tamara were always very friendly, helpful and most of all, again, very professional.

In property matters in and around Mojácar area I would not hesitate in consulting with the staff

at Spanish Property Choice before any one else, there local knowledge and customer care is excellent." *Barry Tynan, Solihull*

"To Steve, Sharon and all the team. Many thanks to you all for all your help with our problems. We could not have managed without you all. You are truly a dream team in every way and we feel truly privileged to have met you all. Many thanks" *Peter and Norma, Mica valley.*

"Both Susan and I would like to say thank for the attention to detail you have shown with regards to the whole process start to completion on the sale of our villa.

This attention you gave meant a lot to me given the personal, value, attachment. Once again thanks" - Ben & Susan Aylward.

MOJÁCAR



Mojácar Pueblo.

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

In the 1960s the town became a thriving artists' colony. Word of the region's natural beauty began to spread, tourism brought foreign money to the area, and the beach area became a favourite vacation retreat for travellers. This was also the time that the Indalo became the symbol of Mojácar. Originally a prehistoric cave drawing found near Vélez Blanco, it represents a man holding a rainbow over his head. It is said to be a lucky totem and can be found in the front of homes and businesses throughout the province.

The town, however, still remains remarkably true to its Moorish past. It is a place that begs to be explored by foot. Park the car below the town and

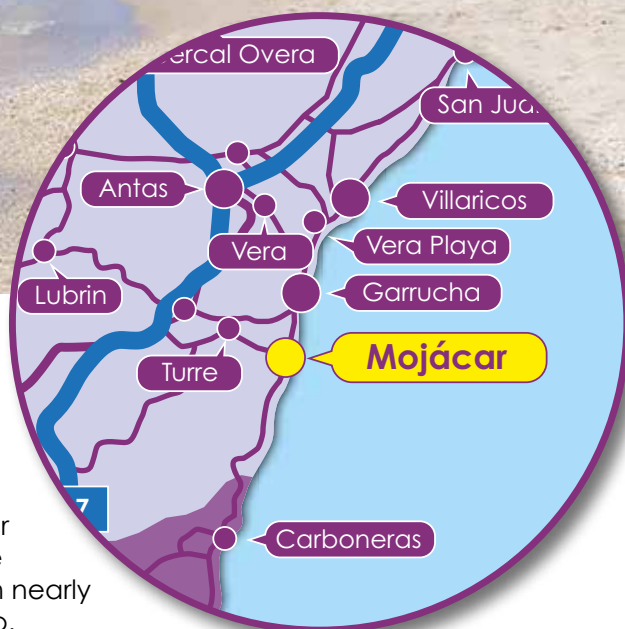
wander upwards at your own pace. You will encounter incredible views with nearly every step.

As you enter the heart of the village, with its white washed houses packed tightly together amongst narrow streets and steep walkways and alleys, you will be surrounded by culture and the beauty which draws people to the village daily.

Its many boutique shops, local craft stores and bars, cafés and restaurants (many with the fantastic views that Mojácar offers) are very welcoming and offer a taste of the history that Mojácar has to give.

Mojácar Playa.

With over 17km of fine, golden sand stretching along the Costa Almería, the virtually untouched beaches of Mojácar are the perfect place to unwind and enjoy the Mediterranean sea.



Playa de la Marina de la Torre

The first beach to greet you as you enter the municipality of Mojácar, Playa de la Marina de la Torre finds itself in front of the old Palace of the Marina. Today, the palace has been restored to its former glory and now houses a luxury hotel complex and an 18-hole golf course. The beach has been awarded an E.U. Blue Flag award for its excellent facilities and high standards of cleanliness.

Playa del Cantal

This is one of the most visited beaches in Mojácar, equipped with good medical services and excellent leisure facilities. Easy access, including for wheelchairs, the beach is also equipped with changing rooms and showers.

Playa de la Cueva del Lobo

This beach is named after one of first buildings in the area from the 1960s, which was owned by a famous pianist. Perfect for relaxation, the beach has easy access and good leisure facilities.

Playa del Lance Nuevo

Perfect for the water sports lover, this sand and pebble beach gets its name from the old fishing port that used to be based here. It is visited by many tourists thanks to its easy access and array of services available.

Playa de la Venta del Bancal

The first beach as the coastline gives way to the more urban areas of Mojácar, it is bordered by a Paseo Marítimo and protected by an artificial breakwater. The excellent facilities and high standards of cleanliness have earned it an E.U. Blue Flag.

Playa de Macenas

Next to this beach we find the old Torre de Macenas, an old tower built during the reign of Carlos III. From here begins the road towards the protected beach spaces of Mojácar.

Playa de las Ventanicas

This sandy beach finds itself situated between Playa la Cueva del Lobo and the last beach on the urban strip of coastline. It is one of the biggest in Mojácar and provides all types of services for leisure and relaxation, with easy access and connections. Its high standards of cleanliness and excellent facilities have earned it an E.U. Blue Flag award.

Playas de la Rumina y Palmeral

Located in a residential area next to the river estuary, these beaches are calm and peaceful.

Playa Piedra Villazar

Located near the crossroads which link Mojácar's coast to the village, the beach takes its name from the interesting rock structure made from the distinctive Villazar stone, which is located on the sand. Easy access with changing rooms and other leisure facilities such as a playground and a beach bar. Its standards of cleanliness and good facilities have won the beach an E.U. Blue Flag award.



Featured Properties Mojácar

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Mojácar Playa**



Apartment in **Mojácar Playa**



Cortijo style Villa **Mojácar Playa**



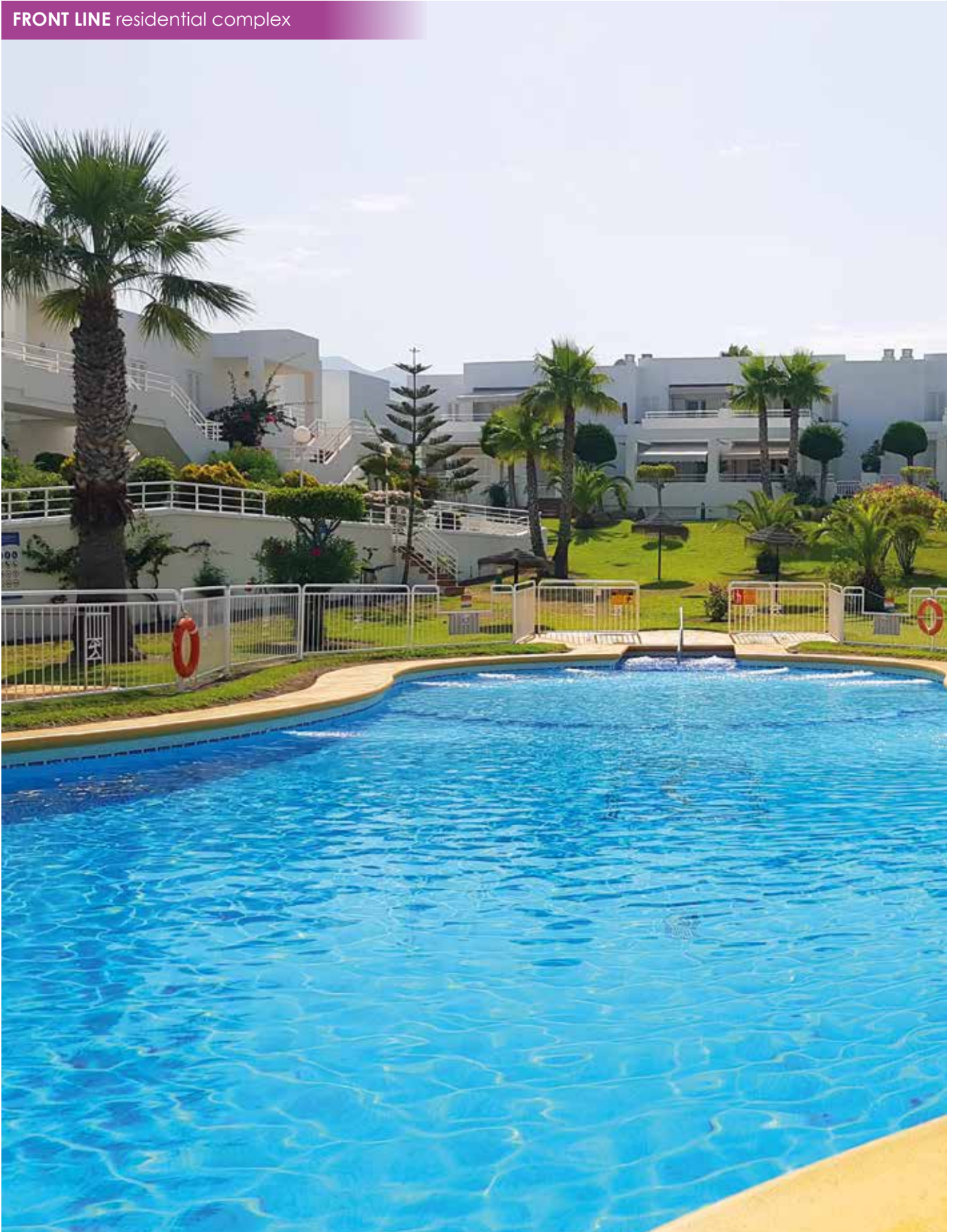
Apartment in **Mojácar Playa**



Featured Properties Mojácar

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

FRONT LINE residential complex



Featured Properties Mojácar

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

LUXURY hillside Villa



Featured Properties Mojácar

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Rustic charm in **Mojácar Pueblo**



Community in **Mojácar Playa**



Community in **Mojácar Playa**



VERA



Vera & Vera Playa.

Vera is another important 'sun and beach' town in the province of Almería that seems to attract a lot of tourism, including those who practice naturism. However, the town also holds a very interesting cultural offering due to its artistic and historical past.

In its Antique narrow and steep streets, with white houses decorated in wonderfully coloured flowers, you will find the most outstanding monuments and buildings in Vera. Among them is the Church of Our lady of the Incarnation, that was built in the 16th Century as a fortress inside the fortified walls of the town. The town hall, built in the 19th Century and which houses the Historical Archive, considered one of the best in Andalucía, is also there along with the Ethnographic and Archaeological Museum, in which you can see an interesting mock-up of what could have been the Muslim settlement on the Hill of Sacred Spirit (Cerro del Espíritu Santo).

Other important buildings of a religious nature that one can see in Vera are: The Convent of the 'Mínimos', with an interesting fortified church; The San Agustín Church, constructed in the 16th Century by the emperor Carlos V; The Shrine of the Virgin of Las Angustias, patron saint of the town;

San Ramón Chapel, from the 18th Century, and the Shrine of the Virgen de las Huertas, situated on the outskirts

of the town, where neighbouring people come for the pilgrimage that is celebrated every year and where you can find one of the most impressive archaeological sites of the Roman era in Vera, known as 'el Roceipón'. Archaeology lovers must also visit the Cerro del Espíritu Santo, where many Roman and Muslim remains have been found. There is also a wide and beautiful panoramic view of Vera and the surrounding area from this mountain. The Plaza de Toros and the Fuente de los Cuatro Caños are also important places that you should not miss out on when visiting Vera.

Vera has a beautiful promenade and three fine-sand beaches with crystal waters. The first is Playazo, the most popular among the nudist crowd. The other two are called Las Marinas and Puerto Rey. The town also has an aqua park. In total there is about 2.5km of pristine beach and most of it 50m wide with a fantastic paseo leading to Garrucha.





Carretera Garrucha-Villaricos, 04621, Vera-Playa(Almería).
+34 950 46 73 37

aqua vera

vera water park

RESTAURANTS & SERVICES

- SPLASH SNACK KIOSK
- LA TERRAZA'S BAR
- PICNIC ZONE
- FREE PARKING
- PROFESSIONAL PHOTOS
- LOCKER ROOMS
- NURSING / FIRST AID
- SHOP
- SUNBEDS
- FLOATS

ATTRACTIONS

- KAMIKAZE
- AQUÓDROMO
- BLACK HOLE
- ADVENTURE RIVER
- ZIG ZAGS
- AQUALANDIA
- SPLASH CUBE
- WAVE POOL
- SWIMMING POOL LAKE
- ADVENTURE ON THE TREE



Featured Properties Vera Playa

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Vera Playa**



Apartment in **Vera Playa**



Community in **Vera Playa**



Featured Properties Vera Playa

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Penthouse in **Vera Playa**



Apartment in **Puerto Rey**



Townhouse in **Coto de Vera**



Apartment in **Vera Playa**



GARRUCHA



Garrucha

"According to a Castilian chronicle of 1327, as a result of a raid by troops in the Kingdom of Granada, there came to exist a little village on the coast called Almoraic, a league from Mojácar and in the direction of Vera". This is perhaps the first historical reference to this village.

Vera and Mojácar often attempted to annexe this village until its independence in 1861. Even once this measure was passed, it was delayed until a Commission from Vera visited Queen Isabel II. The Catholic Monarchs even had to mediate by establishing in 1494 the tigual tax with which a fixed tax was collected for each load of fish which was sold in its port. The money collected was shared in established amounts between these two towns. In its municipal area, remains of prehistoric, Iberian, Carthaginian and Roman settlements have been found.

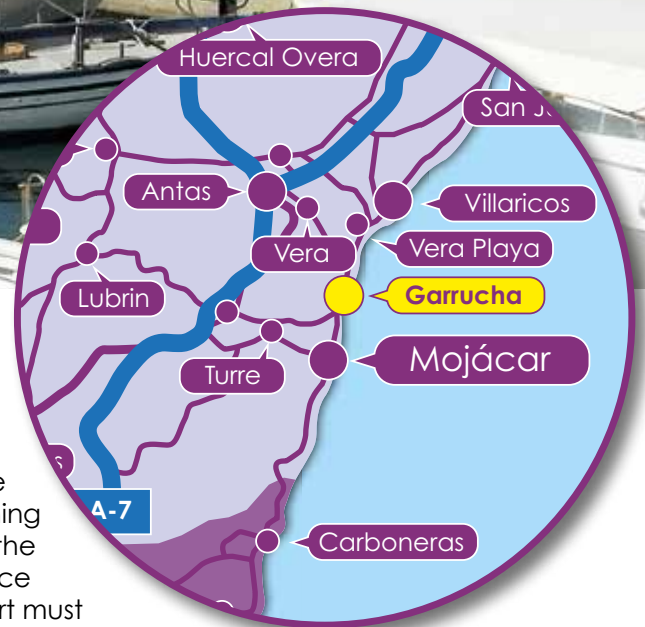
In the nazari period there was a tower close to the sea, in the same place as the Town Hall today. The tower served as protection for the fishermen from the Christian raids which were very frequent at the time due to the fact it was very close to the border with the kingdom of Murcia. It was destroyed by an earthquake in 1518.

With reference to the fishing tradition the importance of the port must be mentioned. After the Christian conquest in 1488, the army was provisioned through this port and was therefore able to continue the campaign.

From the Al-Andalus period there also existed a large store called "Casa de la Sal" or "Alfolí" to store the salt from Cabo de Gata, Dalías and Mazarrón and distribute it inland. In the XVI century there are records of the wine, esparto grass and marble trade that passed through its port.

In spite of this commercial tradition, it was never a place that was settled because of the continuous raids by the Berber pirates who created a marked insecurity for centuries, with loss of property, lives and even the possibility of being captured and sold as a slave. Splendour for Garrucha would arrive with the mining peak of the XIX century.

The discovery in 1838 of native silver in the valley of Jaroso in Cuevas de Almanzora initiated the



mining fever of the province of Almeria. The port of Garrucha was the natural exit for a good part of the mineral obtained in the local mines. Various smelting works were created like that of San Ramon in 1841, to extract argentiferous lead. In 1858 this was converted into a blast furnace for melting iron from Bedar and Sierra Cabrera known as "El Martinete"; or that of San Jacinto in 1860. It became so important that various European countries such as England, France, Germany and Italy, established consulates for their embassies. The construction of a Mining Cable from Pinar de Bedar in 1887 and of the mining railway in 1890 increased its trade, if that were possible as it had already reached a significant level.

In our century, during the dictatorship of Primo de Rivera the construction of the fishing harbour was approved. Currently the mining activity has ceased and fishing and tourism constitute the most important sources of its income. It has 68 boats dedicated to fishing in the traditional way, to boulder fishing and to trawling. The speciality of this harbour is fishing for red prawn. It also has a pleasure harbour and it maintains its commercial port, exporting more than a million tons of grain gypsum from the gypsum pits in Sorbas.

If you want to discover the best gastronomy of the region, Garrucha is the place to go.

It has been a fishing village for thousands of years, and the fresh seafood and fish that you can find here is truly the crown jewel of the cuisine in this area of Almería.

You cannot talk about the typical gastronomy of Garrucha without mentioning its fantastic red prawns, which are world famous and recognised by many prestigious chefs. This type of prawn is considered to be one of the most delicious shellfish in the Mediterranean. It exists in small numbers & its breeding and fishing area is very limited. It is known as the "Garrucha prawn" because the limited fishing area is precisely just off the coast of Garrucha. Because of its limited number, as well as its delicious taste, the red prawn can get quite expensive in the market.

The "show" that is selling fish in the local fish market or "Lonja"

A place that has become a real tourist attraction is the Garrucha fish market and its auction. It is a real experience to see the boats coming in loaded with fresh fish and seafood at dusk, and to see the auction. The boxes of prawns are placed in a line on flooded ground, surrounded by huge ice blocks.

The buyers come quietly and very seriously, and there is an atmosphere of great expectation. They sit on concrete blocks opposite groupers, red scorpion fish, snappers, John Dory and, especially, the red prawns, which everyone is excited about.

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



Featured Properties Garrucha

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Apartment in **Garrucha**



Featured Properties Garrucha

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Apartment in **Garrucha**



Apartment in **Garrucha**



VILLARICOS

PALOMARES & CUEVAS DEL ALMANZORA



Villaricos

The charming small town of Villaricos is located approximately 10 kilometres north of Garrucha, a lively fishing harbour in the process of development with villas, hostels and hotels, as well as some fine seafront fish restaurants.

Villaricos is situated in a unique position on the mouth of the Rio Almanzora and the coast. There is a strong fishing community here, as well as several unspoilt beaches.

The surrounding countryside is stunning with the entire stretch of coastline sheltered by the dramatic Sierra Almagrera mountain. There are some spectacular caves due east of here - Cuevas del Almanzora and continuing off the beaten track leads you to Vélez Rubio where the large Iglesia de la Encarnación is the most lavish baroque building in the province.

Cuevas del Almanzora

This Almerian town, which owes its name to the caves that can be found there and to the river that runs through it, offers the typical tourist a wide and diverse variety of things to do in their spare

time and for fun. Its history, cultural and artistic heritage and its natural environment, which has no shortage of beaches, and the areas that are good for playing sports, convert Cuevas del Almanzora into a more than adequate destination for almost any type of tourist.

Lovers of the countryside and rural tourism will enjoy the complex of cave houses (casas-cueva) in the area of Calguérin, one kilometer away from the main urban hub of Cuevas del Almanzora.

Among the 200 odd excavated caves in the rock that can be found here, there are some that are totally restored and set up as rural lodgings providing accommodation, and one of them is kitted out as a museum.

The chance to go scuba diving in the caves is a big attraction for sports enthusiasts, especially at beaches such as the Cala Cristal or the Embarcadero Viejo. Golf is popular in the area too with Europe's first ever desert golf course at Desert





Springs Golf Club and so is motorcycling with the European Supercross Championships taking place during the first few days of August. The 2005 Mediterranean Games of rowing and canoeing took place on the artificial lake here and there are many hikes to do both on the coast and inland. Those who devote themselves to sun and beach tourism will find open beaches at Cuevas del Almanzora, such as Palomares, Villaricos, Calón or Pozo del Esparto and coves between cliffs like Panizo, los Invencibles or las Dolores.

Palomares

Palomares lies very near the coast to the north of Mojácar and the fishing port of Garrucha . It

maintains a traditional Spanish feel because although many northern Europeans have now come to live here, it is an agricultural village and home to the many Spaniards that work on the surrounding land. It has all the facilities of modern small town with a supermarket, chemist, bank, hairdressers and a school attended by children of various nationalities.

The ruined site of El Artial is only a few kilometres away and the rows of houses that were the homes of the miners that worked in the mountains behind, lie empty amidst vast fields of vegetables. Palomares is celebrated for the tomatoes grown there that are particularly firm and sweet and the abundance of other fruits and vegetables are evident in the local market.



Featured Properties Villaricos

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Apartment in **Villaricos**



Luxury complex in **Villaricos**



Villa in **Villaricos**



Apartment in **Villaricos**



Featured Properties Palomares

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Townhouse in **Palomares**



Apartment in **Palomares**



Townhouse in **Palomares**



SIERRA CABRERA



Sierra Cabrera

At around 300m up into the hills, the village of Cabrera is nestled on the side of the Sierra Cabrera mountains and is about 10 km in from the coast near Mojácar. The highly privileged position gives phenomenal views, clear/fresh air, resplendent sunsets and a tranquillity that is almost unrivalled.

The village itself was designed to provide distinctive architecture that is sympathetic to the landscape and the history, with houses typically being a blend of Moorish grandeur and vernacular Spanish cortijo.

Cabrera lies alongside a large area of natural park with majestic rock crags soaring high and a summit around 900m. The mountainside comes alive with rich colours each and every evening, giving a deep green to the vegetation and an amazing orange-brown glow on the rocks and soil. Only a few miles from the "civilisation" of Turre, these mountains are still home to wild boar, eagles and many other species.

Most of the residents and owners are foreign, the majority being British, with a good smattering of other nationalities. Although Spanish owners are few and far between, there are many Spanish visitors to Cabrera. Many holidaymakers from the

big Spanish cities come up to see the village and enjoy the views, visitors and locals alike come to eat at the restaurants or have a drink and a snack in the bar, and wedding parties come to take their wedding photos near the arch in the centre of the village. It is this arch that has become the iconic symbol of Cabrera.



View of Carboneras from The Sierra Cabrera peak.



Featured Properties **Sierra Cabrera**

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Sierra Cabrera**



Luxury Villa in **Sierra Cabrera**



Villa in **Sierra Cabrera**



Luxury Villa in **Sierra Cabrera**



SAN JUAN de los Terreros



San Juan de los Terreros

San Juan de los Terreros is a coastal village that belongs to the municipality of Pulpí. It is widely known for its breathtaking unspoilt beaches, crystal clear waters and sandy coves, the last ones in Andalusia because the next village north is Águilas – the first town on the coast belonging to the region of Murcia.

Just off the coast there are two small volcanic islets – the Terreros Island-Black Island Natural Monument. The most characteristic monument in the town is San Juan de los Terreros Castle, built in 1764 on a promontory that overlooks a lot of the coastline of Almería and Murcia.

While several years of development in the area had been made in order to accommodate the increasing popularity of tourism, San Juan de los Terreros managed to retain its old Andalusian air. It is now a favorite destination among families and couples who are seeking for that perfect beach holiday in Spain's southern region.

San Juan de los Terreros features a number of Andalusian bars and restaurants that serve traditional Spanish tapas and menu del día. You can simply enjoy an exotic cocktail while gazing at the Mediterranean Sea from one of the several

beach bars in the area or you can indulge in a traditional Spanish cuisine while enjoying the company of family members and friends.



Castillo de San Juan de los Terreros.



Featured Properties San Juan de los Terreros

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Townhouse in **San Juan**



New Build Villa in **San Juan**



Apartment in **San Juan**



Townhouse in **San Juan**



LOS GALLARDOS



Los Gallardos

This small village in Almeria currently has a rapid demographic growth and is situated in the Levante region in Almeria, about 80 kilometres away from the capital city and surrounded by the municipalities of Bedar (to which it belonged to in the past), Turre, Vera, Garrucha and Mojácar.

Due to remains found, there is evidence of human presence in the area since the Neolithic and the Bronze Age. They have also found remains of Roman houses and Arab fortresses. However the village and its name come from the more modern 16th century.

The first "Gallardo" of whom there is evidence in Almeria was a captain known as Francisco Pedro Gallardo who participated in the fight against the revolted moors and that in the late 16th century was rewarded with a coat of arms for these and other feats. Possibly this captain, originally from Vera or one of his relatives ended up settling in the area, giving the village its name.

The growth of the population's core, which was until then a district of Bedar, came with the beginning of the mining exploitations of Sierra Almagrera in the early 19th century, being already in the 20th century an independent municipality

thanks to its industry and to the existence of schools and shops.

The village now thrives and has many pretty streets, welcoming bars, restaurants and shops and is host to one of the biggest fiestas in the area each year. Although only 10-15 minutes drive to coast, there is a fantastic municipal swimming pool and sports complex and it's proximity to the local motorway means it is great for traveling to and from the local airports and other towns.



Featured Properties Los Gallardos

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Characterful Villa in **Los Gallardos**



Cortijo in **Los Gallardos**



Villa in **Los Gallardos**



TURRE



Turre

Although many remains have been found from the Neolithic, Copper, Middle, Celtic, Iberian and Roman ages, the town of Turre was born in the 16th Century as a result of a plan of re-population ordered by Felipe II after the expulsion of the Moors.

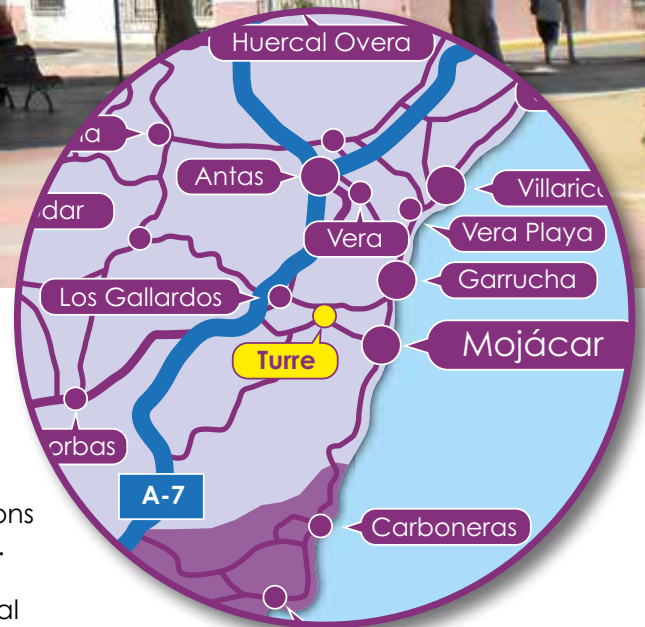
Among the monuments in this Almerian town is the Parish Church of the Most Pure Conception (Iglesia Parroquial de la Purísima Concepción), built in the 16th Century in a mudéjar style and refurbished in the 18th Century. A similar building in the Chapel of San Francisco of Asis, built in the 17th Century.

Another great opportunity that Turre offers its visitors is the chance to see its numerous archaeological sites, one of which stands out above the rest; Cerro de Castellón, with remains from the argaric population in Gata. There are numerous other sights with various Hispanic-Muslim characteristics and remains. The cultural heritage of Turre is not complete without the moorish Spring, the remains of a mosque and a reservoir, both from 12th Century, and the caves of Palmera and the Bats.

Handicrafts in the town are usually made out of straw or brass, and there is also the production

of all types of decorations with lace.

The typical menus in Turre consist of dishes such as breadcrumbs with bits of meat (Migas), meatballs (Albondigas), special pasta (gurullos) with rabbit and partridge, wheat stew, snails (caracoles), fritaila and garlic soup. The desserts, too, are far from disappointing, as those with a sweet tooth have to try the local "tallinas".



Chapel of San Francisco of Asis

Featured Properties Turre

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in Turre



Luxury Villa in Turre



Villa in Turre



Villa in Turre



ALBOX & INLAND

Albox Square

Albox

Located between the better known towns of Baza and Huercal, the small town of Albox is flanked by the Sierra de las Estancias and the Sierra de los Filabres mountain ranges amidst stunning countryside of olive groves, orchards of citrus trees and dramatic hills and valleys. Several rivers and streams flow close to the town, including the rivers Almanzara and Albánchez which contribute to the area's rich agricultural heritage.

Albox is a typical white-washed village with narrow streets interspersed with small plazas. Despite its unspoilt charm, the town is not yet on the coach tour circuit, even being less than an hour's drive from the popular coastal resort of Mojácar.

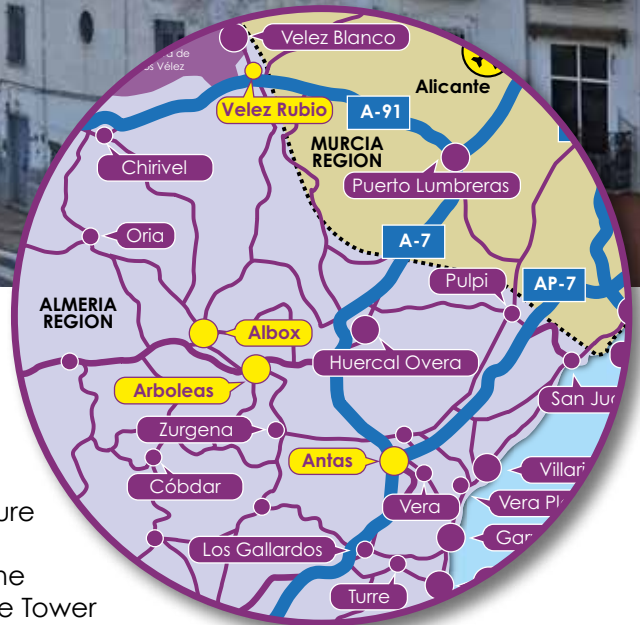
Founded by the Arabs during the Muslim occupation of Spain, Albox has remains dating back to the Neolithic times, proof of the existence of humanity thousands of years ago. On the interior of the Santa María Church, built in the 18th Century, has the remains of an altarpiece made by Alonso Cano, a Spanish painter, architect and sculptor. The sanctuary of Nuestra Señora del Saliente, which commemorates a supernatural appearance of the Virgin Mary which took place in the 12th Century, is a special attraction for visitors to the town. The religious buildings end with the San Antonio Chapel, built in the 17th Century.

Among the architecture of muslim origin in the town is the Tower and Reservoir of the Alhambra, still in use today. Last stop on the tourist route is the Tower of Terdiguera and the Cerro del Castillo.

Arboleas

Located in the town of Arboleas are archaeological sites which show that man was present here during prehistoric times. Among the monuments of this town in Almanzora is the Tower of Arboleas, an ancient construction that is known amongst the locals as the Castle and that, paradoxically, currently carries out the chiming of the bells on the hour.

Another building that adds to the monumental heritage of the town is the parish church of Santiago, constructed during the 19th century and which holds magnificent pieces of art and imagery from the 17th and 18th centuries on its interior.



Those who explore the outskirts of the town will also be able to enjoy the beauty of the local countryside, with new and old bridges which cross the Almanzora river.

Antas

This village is of special interest to archaeology enthusiasts, as remains have been found here from the Bronze Age. The remains of a tower built by the Muslims have also been discovered more recently.

The town itself is typically Spanish with a relaxed pace of life and daily routines seemingly revolving around the market or the town square, church and local shops. Antas is surrounded by agriculture with many orange groves in particular and these line many of the main roads in and out of the town. There is also a fairly large industrial park here too which is used as a hub for many businesses as access to the main motorway is very good as is access to all roads leading inland as well as the coast.

For those that like their action sports, Antas is also a home for Moto-X, holding yearly competitions and offering varied tracks and courses.



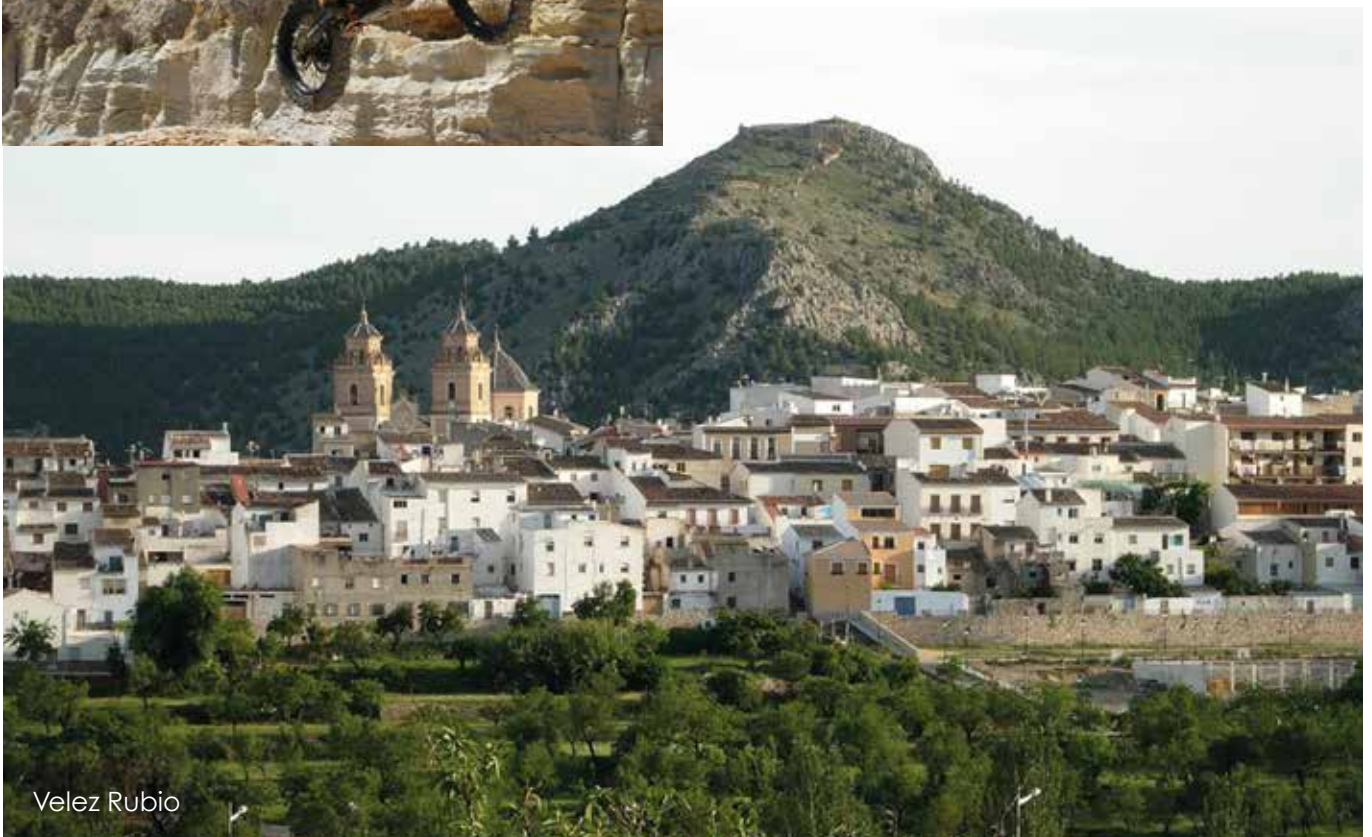
Velez Rubio

The municipality of Vélez-Rubio is the capital of Los Vélez district, forming part of the Sierra María-Los Vélez Natural Park. It has been declared an official Place of Cultural Interest due to its historical heritage and is a very popular destination for tourists.

The Iglesia de la Encarnación, which can be seen from any point in the village, is a must-see and is one of the buildings of particular historical and cultural interest that makes this place so special. It has been declared a National Historical Monument and was built in the 18th century on top of the remains of what was the San Pedro church.

Those who want to learn more about the history of Vélez-Rubio should visit the Miguel Guirao Archaeological Museum, where you will see many remains found in the surrounding area and others from prehistoric times, as well as from the Roman and Arab eras.

It also has to be pointed out that the roman road of Vía Augusta passes through here, the road which brings Cartagena and Cádiz together, and that this was the place of refuge for Boabdil after his retirement as King of Granada. 3 km north of the town are the UNESCO World Heritage listed pre-historic caves and paintings called Cueva de Los Letreros (Leters Cave) and La Cueva del Gabar, to the north of Vélez Blanco.



Velez Rubio

Featured Properties **Albox**

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Albox**



Villa in **Albox**



Cortijo in **Albox**



Villa in **Albox**



Featured Properties **Arboleas**

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Arboleas**



Villa in **Arboleas**



Villa in **Arboleas**



Featured Properties Arboleas

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in Arboleas



Villa in Arboleas



Villa in Arboleas



Cortijo in Arboleas



Featured Properties **Antas & Velez Rubio**

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Antas**



Villa in **Velez Rubio**



Villa in **Velez Rubio**



Villa in **Velez Rubio**



VALLE DEL ESTE



Residential & Golf Resort

Valle del Este is not only a climatological and landscaped oasis, it is also known for its multiple services and comforts. Our development covers an area of more than 1,000,000 m² and apart from the Hotel it boasts 700 dwellings, a golf course which is the green lung of the Resort and a 2.000m² shopping centre. An Ecumenical Church was also built, to celebrate mass and other religious activities.

The Resort offers both luxury detached houses and high quality apartments, built to a maximum of three floors. It is an area of low-level building to preserve its comfort of its inhabitants, and where one can enjoy all the necessary services.

Both the houses and other buildings are totally integrated into the natural landscape and the Golf Course. It was designed to favour tranquility and quality of life, for those who live here permanently or temporarily, and for the Hotel guests.

The Golf Course Valle del Este was designed by José Canales in 2003 conserving the natural pre-desert environment where it is located so that the

building has practically preserved the contour of the original property, and the natural flora in the area is not directly affected by the golf course holes.

It is difficult to forget the characteristics of the golf course once you have played here once, with the contrast between the green lawns and fairways of the golf course and the golden yellow pre-desert surroundings.



Featured Properties Valle del Este

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Apartment in **Valle del Este**



Apartment in **Valle del Este**



Apartment in **Valle del Este**



Villa in **Valle del Este**



HUERCAL OVERA & MURCIA



Huercal Overa

Village situated in the northeast of the province, on the border with the province of Murcia. Its privileged location has enabled the village to be an important commercial centre since ancient times and now it is still an obligatory route between the east and the south. This fact is reflected in the urban structure which preserves buildings and singular monuments such as the Asunción Parish Church, the Granary, the Town Hall (old courthouse), the Arabic Tower and the Palace of Four Towers (Palacete de las Cuatro Torres).

The origin of the place-name Huercal-Overa lies in the re-population of two different villages at the end of the 16th century, specifically pinpointed to the Al-Andalus period. From these times the Arabic castle of Huercal and the castle of Santa Barbara de Overa remain.

Puerto Lumbreras

Puerto Lumbreras is a small district in terms of area situated about 80 km from the city of Murcia. However, it has surprisingly varied landscapes for its size, the plains of El Esparragal being mainly dedicated to intensive agriculture, and the

contrast of the upland area of Cabezo de la Jara.

This area of great environmental interest contains predominantly Mediterranean type vegetation and woodland, Mediterranean pine, and even wild olive woods of great age. Among note of its wildlife are the Mediterranean tortoise, the eagle-owl, and several birds of prey.

Although in other regions of Spain there are caves that work as homes, those of Puerto Lumbreras represent one of the most important troglodyte sets in the Southeast peninsular.



Nogalte Castle

Featured Properties Huercal Overa

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Huercal Overa**



Cortijo in **Huercal Overa**



Villa in **Huercal Overa**



Villa in **Huercal Overa**



Featured Properties Murcia Region

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in Puerto Lumbreras



Villa in Puerto Lumbreras



Featured Properties Murcia Region

This is just a selection of our properties, either currently on sale or previously sold to give you an idea of our varied portfolio.

Villa in **Purias**



Villa in **Puerto Lumbreras**



Villa in **Puerto Lumbreras**



Cortijo in **Puerto Lumbreras**





LOCAL INFO

Colourful, open air street markets and more...

are held in most of the main towns and villages throughout the province of Almeria, frequented by the locals themselves, the bustling stalls offer a real taste of Spanish life and a vibrant atmosphere in which to do a weekly shop.

Clothing is cheap and can be a little tacky but there are some decent bargains to be found. Ladies wear best buys are in summer clothing, such as cotton sun tops, dresses, shorts and skirts, hand bags and purses, they won't last forever but offer fashion at knock down prices. For gentlemen there is always a good selection of shorts, shirts and t-shirts, and in general shoes are a good buy for the price.

On certain stalls haggling is accepted, and often expected, the banter of the stall holder is usually a good indication of whether or not to try to barter. Groceries and household goods are generally a fixed price.

MONDAY

Antas, Berja & Huerca Overa

TUESDAY

Albox, Cuevas del Almanzora & Los Gallardos

WEDNESDAY

Bedar, Lubrin, Mojacar & Velez Blanco

THURSDAY

Carboneras, Cuevas del Almanzora, Huerca Overa, Olula del Rio & Sorbas

FRIDAY

Garrucha, Turre & Zurgena

SATURDAY

Arboleas, Tijola, Velez Rubio & Vera

SUNDAY

La Alfoquia, Villaricos & San Juan de los Terreros (summer only)



The Moors & Mojácar

Defining the heritage of the area.



The term Moors refers to the Muslim inhabitants of the Maghreb, North Africa, the Iberian Peninsula, Sicily, and Malta during the Middle Ages, who initially were Berber and Arab peoples from North Africa. Moors are not a distinct or self-defined people and mainstream scholars observed in 1911 that "The term 'Moors' has no real ethnological value."

In 711, troops mostly formed by Moors from North Africa led the Umayyad conquest of Hispania. The Iberian peninsula then came to be known in classical Arabic as Al-Andalus, which at its peak included most of Septimania and modern-day Spain and Portugal.

The Moors ruled parts of Andalucía from the early 8th until the late 15th centuries – 800 years of history. Their legacy, especially in terms of what we can see today, was considerable, with two of the region's most important and most-visited monuments – the Alhambra and the Mezquita – dating from Moorish times. Both are UNESCO World Heritage sites.

The influence of the Moors' culture reached out far beyond Spanish borders, with the mighty cities of Sevilla, Córdoba, Granada and Cádiz being recognised throughout Europe and North Africa as centres of great learning, renowned for magnificent art and architecture, and homes to eminent scientists and philosophers. In the countryside, they also left behind sophisticated irrigation systems, testament to their skilled agriculture, and many pueblos blancos – white-painted hillside villages just like Mojácar.

Mojácar has been inhabited by many different groups since antiquity. Populated since the Bronze Age around 2000 BC, traders such as the Phoenicians and Carthaginians arrived to serve the growing communities. Under Greek dominion,

the settlement was called Murgis-Akra, whence came the Latinized Moxacar, the Moorish Muxacra and finally the current name of Mojácar. The North African Islamic Moors established themselves in Spain in the early 8th century and the province of Almería came under the authority of the Caliphate of Damascus, and was later ruled by the Umayyads of Córdoba.

Under this second enlightened rule, Mojácar quickly grew in size and importance. With the coronation of Muhammad I of Córdoba in Granada, Mojácar and its lands became incorporated into the Nasrid sultanate, and the town found itself on the frontier with the Christian forces to the east. Watchtowers and fortresses were built, or reinforced, during the 14th century, which nevertheless did little to discourage Christian incursions and fierce battles such as the bloody event of 1435 when much of the population of Mojácar was put to the sword.

On June 10, 1488, the leaders of the region agreed to submit to the Christian forces, although Mojácar's alcaide refused to attend, considering his town to be already Spanish. At that time there was a meeting at Mojácar's Moorish fountain, where a pact of free association between the local Moors, Jews and Christians was agreed. Mojácar, once again, began to expand until the early 18th century, when the census of the time recorded 10,000 people. Around the middle of the 19th century, Mojácar began another period of decline.

Several severe droughts brought about this drop in the town's fortunes, with a consequent emigration to northern Spain, other parts of Europe and to South America. The depopulation of the town was halted in the 1960s when tourism began to reverse the trend.

Introducing the Querencia Adopt an Olive Tree Gift Pack

Adopt and name a tree, receive a personalised adoption certificate, recipe booklet and luxury giftpack containing premium, Arbequina single estate extra virgin olive oil from your tree ... and its neighbours.

'Go Green Go Healthy Go Querencia'



Adopt today or find out more at:
olivas-querencia.com



QUERENCIA



ES: +34 634320308 UK: +44 7974786828
info@olivas-querencia.com

Olivas Querencia, Huerca Overa, Almeria, Spain.

Do you ever ask yourself, why am I here and what am I doing? We have, several times, since finding our Querencia aka 'safe haven', in Spain almost seven years ago. The tinted glasses we were wearing that day, were very rosy! However, there is a happy ending.

After viewing the property, (discovered via Spanish Property Choice), we conveniently ignored comments like, 'in need of TLC, so much potential, comes with 2,229 olive trees'. Yes, 2,229 Arbequina olive trees, with a few dozen Picual/Pais trees for good measure.

So why would a HVAC Consultant Engineer and a former teacher decide to up sticks and tackle olive farming in Andalusia? No idea! Call it a hunch but we were convinced we could make it work. Armed with oodles of puppy-like enthusiasm, boundless energy, coupled with no knowledge of Spanish or farming, what could go wrong? A drought, earthquake, wild fire and flash flood ensued and I was heard to say, 'there's only pestilence left', when I was promptly stung by a



scorpion ... but those stories are for another time. In spite, or because of, these 'challenges', 'No hay problema y tranquilo no pasa nada', have become the rule of thumb.



Our first harvest saw us recognising our Querencia Arbequina olives for the very first time, as they topped the wall chart in the Almazara (olive mill) office. To get 13,000 kilos of this precious fruit, we'd fought snail and earwig invasions, migrating starling attacks, high winds, a desert sandstorm, low temperatures, high temperatures and won! That was the easy part. Learning to prune, water the trees, remove 'yellow leaves' and rotovate, all at the right time for the best yield, has been an education. The true cost of what goes into making olive oil!

Fast forward and we now produce extremely tasty, premium quality, single estate, extra virgin olive oil, (around 18.6% oil content and 0.02% acidity – if you know, you know).

People have 'adopted' Querencia trees, (see advertisement opposite), with very positive feedback *"tastes like sunshine"* and from

Lorraine Kelly, *"It's a really innovative gift idea. Sending you very best wishes for your continued success"*.

We also give talks and presentations about Querencia's flora, fauna and everything 'olive-related', promoting the health and beauty benefits of this liquid gold. This June sees us opening our doors to public visits with tastings, when 'adoptive parents' can come along to hug their tree!

So what about those wannabe olive farmers? We like to think we are the custodians of the oldest, recognised symbol of peace and quite possibly, produce exceedingly good olive oil. The 'adventure' continues. Thank you Spanish Property Choice y hasta pronto.

Willem & Angela de Fouw



SUN SEA & SELLING HOUSES

SERIES 1 & 2

You can see the Garners now in 45 episodes of **Sun, Sea and Selling Houses** on channel 4 + catch up.

New docu-soap property series, Sun, Sea & Selling Houses...

There's never been a more dramatic time to buy a property in Spain. A year ago house sales were at a ten year high but since then Brexit has thrown a huge curveball into the market and the stakes are higher than ever for potential buyers. In spite of this turmoil, it is business as usual for the Garners who have set up shop in Spain selling property to Brits looking for a bit of fun in the sun. This new docu-soap property series, Sun, Sea & Selling Houses, which recently aired on Channel 4 daytime, followed them as they sail their business through unpredictable waters, and also track their personal trials and tribulations away from the office.

"We can all relate to wanting to give up Blighty to go live in sunny Spain. This series will follow the Brits who are chasing that dream and the people helping them make it a reality who are living the dream themselves...very much at the heart of their community, this will enable us to see what life in the sun is really like." Rob Butterfield, Executive Producer for Ricochet, who produced the series for Channel 4.

The Garners, are from Cannock near Birmingham and are making waves on the Spanish property scene in Mojácar, Almería. The Brummy family moved to Spain twelve years ago and have created their own property empire on the coast.

RICOCHET

A WARNER BROS. TELEVISION
PRODUCTION UK COMPANY



Mum Sharon and Dad Steve may be the bosses but the agency is a real family affair with daughter Emma and son Shaun and son-in-law Matt all involved in the business.

Day to day the family's office is a flurry of activity flogging paradise to British buyers. They are bombarded by Brits coming over desperate for a slice of life in the sun and the agency have become central to the community as those they have helped buy a home are frequently in the shop asking advice. Showing their Brit clients the best properties on their books, can they convince them to make the life changing decision to buy? And what is life after Brexit going to look like for them?

Sharon from Spanish Property Choice writes:

"As a family we felt very blessed and humbled to have been one of only 2 agents in Spain to have been chosen to do this show. When we were approached by Ricochet TV (Warner Bros) to film a short taster show to be presented to all major channels in the UK, we never dreamt in a million years that they would choose our family, especially as they also interviewed other agents in our area. So when we got the call to say they had chosen only 2 agents out of the ones they filmed and our family was one of them, we were absolutely thrilled. What made it all the more exciting was they had presented the promo and Channel 4 commissioned the series there and then."



The Crang family from
West Sussex



Diane Davis



Alison Jackson
& Richard Cooper



Eve Morgan

We spent 8 months in 2016 filming the 20 x 1 hour episodes, which followed us in the day to day running of our family business.

Once the show aired on the 13th March 2017 everything went ballistic, our web page is averaging 75,000 hits a day, our Facebook page: **SpanishPropertyChoice** went crazy, on average we are getting 30-50 enquires an hour and the response from the general public has absolutely blown us away. The messages, emails, cards, telephone calls and people generally coming into our offices to say how much they loved the show and the family and wanting to have their pictures taken with us, have left us speechless.

We are also very proud that the show highlighted our beautiful province of Costa Almeria and the stunning properties we have to offer our clients.

So all in all the general feed back is what an experience for us and our clients who took part.

What a great opportunity we had as a business to highlight our properties for our owners and what a great opportunity for our clients and the viewing public to see a little snippet into our world.

Thank you Ricochet TV (Warner Bros) and Channel 4 love from the Garners xx"

Doñana National

The Parque Nacional de Doñana is one of Europe's most important wetland reserves and a major site for migrating birds. It is an immense area; the parque itself and surrounding natural or Entorno de Doñana (a protected buffer zone) amount to over 1,300 sq km in the provinces of Huelva, Sevilla and Cádiz. It is internationally recognised for its great ecological wealth. Doñana has become a key centre in the world of conservationism.

Doñana is well known for its enormous variety of bird species, either permanent residents, winter visitors from north and central Europe or summer visitors from Africa, like its numerous types of geese and colourful colonies of flamingo. It has one of the world's largest colonies of Spanish imperial eagles. The park as a whole comprises three distinct kinds of ecosystem: the marismas, the Mediterranean scrublands and the coastal mobile dunes with their beaches.

The configuration of the Parque Nacional de Doñana is a result of its past as the delta of the Guadalquivir river, the 'big river', or Wada-l-Kebir, of the Moors. But it is a delta with a difference. Unlike most, the river has only one outlet to the sea, just below Sanlúcar de Barrameda. The rest of what used to be its delta has gradually been blocked off by a huge sandbar that stretches from the mouth of the Río Tinto, near Palos de la Frontera, to the riverbank opposite Sanlúcar, and which the sea winds have gradually formed into high dunes. Behind this natural barrier stretches the marshlands (marismas).

The effect of this extraordinary mélange of land and water was to create an environment shunned by people but ideal for wildlife. As early as the thirteenth century, the kings of Castille set aside a portion of the Doñana as a royal hunting estate; later the dukes of Medina Sidonia made it their private coto too.

One of the duchesses of Medina Sidonia, Doná Ana de Silva y Mendoza, indulged her antisocial instincts by building a residence there that was more hermitage than palace. As a result, the entire region came to be known as the 'forest of Doná Ana', or Doñana.

In the eighteenth century, Goya is known to have visited the Duchess of Alba at the Palacio de Doñana when she was its proprietress. Subsequently, the land passed through many hands before the official creation of the parque nacional in 1969. Meanwhile, adjoining areas of wetland were being dramatically reduced.

Across the Guadalquivir vast marshes were drained and converted to farmland, until only the protected lands of the Doñana remained intact. For centuries there had been only a vacant spot on the map between Lebrija in the east and Almonte in the north west, but in recent years whole towns and villages have sprung up west of the Guadalquivir, and the resort town of Matalascañas has brought urban sprawl to the south-western edge of the Doñana, a place once occupied by reed-thatched fishermen's huts. The proximity of these settlements has further complicated the work of



Park

the park's wildlife guardians. Two of the Doñana's precious lynxes, for example, have been run over by cars on the highway to Matalascañas; cats and dogs straying out of the nearest towns have killed animals in the park, and birds that have overflowed the fences have been gunned down by trigger-happy hunters despite stringent conservation laws.

A more permanent threat to the Doñana's ecosystem are the new ricefields and other agricultural projects north of El Rocío, whose run-off waters sluice pesticides into the marismas and the sulphur mines upstream at Aznalcóliar which was effluvium into the river.

ACCESS - Entrance to the park is strictly controlled. You can take half-day trips with official guides or explore the environs of the visitors' centres on foot.

To visit the principal visitors' centre at El Acebuche, take the A483 south of Almonte and about 12km from El Rocío is the signposted turn at Km29 for Centro de Recepción El Acebuche (959 44 87 11), 1½km from the main road. Alternatively, you can drive 3km north of Matalascañas to the turn-off at Km29. The centre has an exhibition about the park, a café and a shop selling maps and books. From the centre is a signposted 5km trail through scrubland and pine trees. Next to the centre is the El Acebuche lagoon, with bird hides, where you can see purple gallinules, among other birds.





Garnering TV Heaven

The power of television can be a wonderful thing when it comes to people and property. Just ask the Garner family originally from Cannock, now building their own Spanish empire in majestic Mojácar. They began the process of filming for a brand new Channel 4 fly on the wall documentary, 'Sun, Sea and Selling Houses', hoping perhaps to get a little extra business. Now a year on, the success of the series has seen the need for the agency to employ new staff, as demand for their services has rocketed. Spanish Property Choice now has 14 people based in their Mojácar office, as more and more people look to them for that dream home in Spain. A combination of sun, sea, lifestyle choices and the pulling power of Spain has resulted in enquiries for property soaring. Both the family and company have become household names in the UK, Spain and America.

The 20, hour long programmes in the first series follow the day to day business of agencies selling dream Spanish properties to British investors. It also chronicles family adventures along the way. And it seems Mum Sharon, Dad Steve, daughter Emma, son Shaun and son-in-law Matt have made quite an impression on the viewers following their trials and tribulations. When the series finished back in Spring Sharon told me: "It was a great pleasure to be asked to take part in the series, and we're all absolutely gob-smacked by the response. We've actually had a few sleepless nights just trying to keep up with the enquiries. We've now got more than 9,000 followers on Facebook and have

clients in Florida, Paphos, Crete, Portugal, France, Italy and all over Spain. Business has always been good, but this extra exposure has really fired things up. I've even had people and companies asking about my clothes and where I buy them. We hoped it would go well. But this has all been well above our expectations."

When Stephen and Sharon moved to this beautiful province of Costa Almería, their original intention was to semi-retire. Their son Shaun attended a Spanish public school, and Emma found employment initially for a Spanish recreational company. However after a very short period of time, Stephen and Sharon were head hunted by a Spanish Property Developer in Olula del Río, who saw potential in the historical experience they both had to offer the Spanish Real Estate Market. Consequently they opened their first office predominantly selling old farmhouses; cave houses and traditional Spanish village houses full of charm and character. The rest as they say, is history. Fresh from their success, the company then became stars of the 'A Place In the Sun Exhibition at Olympia', with people of all ages flocking to their stand, for property advice, to say hello and yes – to ask for an autograph. At the airport on the way back home they were constantly stopped by people who wanted to chat.

You can look out for the next series of Sun, Sea and Selling Houses early next spring. And don't be surprised to see the glorious Garner family emerge

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the Garners on their
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as media celebrities in their own right. And if it's that dream property in Spain you desire, look no further than Spanish Property Choice. Sharon says: "The whole TV thing is wonderful and we love every minute of it, but our full focus is on what we do best. Finding our clients their dream home."

At the time of writing the family could look forward to a new series with 25, one hour programmes on the way, and life was as busy as ever. But there's also a savvy name in the property industry who has been quick to partner with Spanish Property Choice. Hamptons International is a leading residential property company in the UK, working across local, national and international markets, delivering unrivalled customer service through the commitment and inspiration of its staff. They've been inspired by the family's drive and ambition, enough to create a regional partnership. This will further strengthen their hand in terms of the business Spanish Property Choice have successfully developed into Mojácar's leading Real Estate Agency, now leading the market for Inland and Coastal re-sale properties and long term rentals. They are always striving to be ahead of the market to offer their vendors the best opportunity to achieve a quick and efficient sale. This involves a fully supported legal structure. They have now secured a befitting strap-line well earned by this company - 'OUR REPUTATION IS YOUR GUARANTEE'. As for Sun, Sea and selling Houses, the series will continue to follow them as they sail their business through unpredictable waters, and also track

their personal trials and tribulations away from the office. It's the best way to Garner some TV heaven.

Article by Grahame Anderson & featured in The Good Property Guide, July-August 2017.





Telephone: Sales

0034 950 615 388

0034 950 475 923

0034 653 722 290

Telephone: Rentals

0034 950 475 823

Email:

country@spanishpropertychoice.com

coastal@spanishpropertychoice.com

Mojacar Office:

Paseo Del Mediterráneo 363,
Mojácar Playa, 04638. Almería.

Albox Office: Avenida Lepanto 15,
Albox, 04800, Almería.

Office Opening hours:

Mon - Fri 9.30am - 5.30pm

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