



OUR GUIDE TO COSTA TROPICAL



WORLDWIDE PROPERTIES have extended the area we cover in Southern Mainland Spain to include the stunningly beautiful, unspoilt and relatively unknown region of **Costa Tropical**, nestled between **Costa Del Sol** to the West and **Costa de Almeria** to the East. There are an abundance of regular flights from all UK airports to **Malaga**, a little over an hours drive away and now conveniently fly direct to **Granada**. Access to the region is further enhanced by the new motorway.

Belonging to the **Granada** province in **Andalucia**, this region enjoys a unique sub-tropical micro-climate with lovely mild, sunny winters and hot summers, with low levels of humidity and gentle, cooling sea breezes. Near the coast in winter the temperature rarely drops below 12 degrees, maintaining an average of 18 degrees, whilst during the summer the thermostat reads a gentle 25 degrees, which may rise above 30 degrees at midday. This privileged climate has helped the growth of tropical fruits on the gentle slopes and plains that rise up from the coast.

There are many lovely villages and towns to be explored, both along the **Mediterranean** shoreline of picturesque beaches and pristine coves and inland towards the stunningly beautiful, historic city of **Granada** and the slopes of the **Sierra Nevada**, Spain's southernmost ski resort.

Throughout the **COSTA TROPICAL** we are able to offer an ever increasing choice of properties: low rise apartments, townhouses, semi detached and detached villas. Some are by the coastal towns and villages and others are inland with many boasting views of pine clad slopes, green valleys and the peaks of mountains. This is a region ideal for those looking for the 'real unspoilt, uncommercialised Spain' or / and those with an eye for investment. Prices are currently very reasonable, but are sure to rise as continual improvements are made to the infrastructure.

WORLDWIDE PROPERTIES LTD offer carefully selected properties in prime locations. **Why not take advantage of one of our individually tailored, no obligation viewing trips?**

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THE PROCESS OF BUYING A PROPERTY IN SPAIN

GENERAL

Buying property in Spain requires qualified and reputable assistance. There are four key factors, which must be carefully considered by the prospective buyer prior to consolidating a successful purchase:

Real Estate Brokerage
Legal Representation
Location and Amenities
Quality of Construction

LEGAL

It is extremely important that you employ a local, English speaking Spanish Lawyer (an 'Abogado' – a member of the Spanish Bars) to legally represent you and to provide assistance in all matters associated with your purchase, including taxation and utility contracts.

FINANCES

The first step is to open an account at a local bank to help facilitate transactions related to the purchase and maintenance of your new home.

It is necessary to allow approximately 10% of the purchase price to cover taxes (see **Taxation** below), legal representation, Notary and registration fees and water and electric contracts.

Deposits

Signing of contract £2/3,000 maximum by English cheque allowing 'cooling off period'.
Within about 4-8 weeks 20% - 50% of purchase price (+ vat) if a new property or 10% if a resale.
Sometimes additional stage payments are required for properties under construction.
Completion (Title Deeds) Balance of purchase price and all remaining taxes and charges.

Mortgages

Mortgages are available using the Spanish property as security.
Qualified Independent Mortgage Brokers with experience in the purchase of property in Spain can provide full advice on the range of financing schemes available. Please ask for our assistance.

Taxation

On purchase: VAT (IVA) is charged at 7% of the purchase price and stamp duty at 1%.
Annually: Wealth tax, local rates and any Communal charges.

Insurance

Property insurance – this can be arranged if not covered via the Community of Owners.
Life insurance is readily available in relation to any mortgage undertaken.

The staff of Worldwide Properties Ltd will provide expert advice on all of the above matters

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