



PROPERTY HOTSPOTS IN SPAIN

BY
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A Note From The Author

Spain is certainly a hotspot! I'm sure you've seen the adverts in the local and national press offering superb properties at attractive prices. But guidance is needed. Spain is a big country! There are hotspots and not-so-hot hotspots. You need to know a little bit more than what the selling agent is telling you.

My expertise is in the UK market but the same principles hold – will you get a good rental income and will you get good capital growth? Another feature is will you have a fun holiday home? All these questions need answering. Well I hope this guide does this for you.

The key thing with any overseas property investment is that you get everything you want from it. Depending on what type of investor you are will determine what you want. If its yield then go for for the high yielding all year round season properties. If its capital growth then go for the areas that are developing. If it's a fun holiday home then go for the area with the most facilities. If its all of these then go for the area that meets all of these – and there are the areas that can do this!

If you need further help with acquiring an overseas property then contact me at www.ajayahuja.co.uk

Good luck!

Ajay Ahuja



Introduction

What is a Hotspot?

A hotspot is an area where there are properties available for sale that fall into one of these categories:

Category	Description
A	Property prices are predicted to rise at a greater rate than the national average AND the rental yield is greater than the national average.
B	The rental yield is greater than the national average.
C	Property prices are predicted to rise at a greater rate than the national average.

I have ranked the categories with category A being the most desirable as category A enjoys the best of both worlds – capital growth and yield thus spreading the return and overall risk. Category B is ranked second as the yield is a certain outcome however capital growth is an uncertain outcome being category C.

I've found in my experience that investors choose category A, B or C on personal circumstances but more so on gut reaction. So trust your instincts! If you like the place then buy it. Remember this investment is not only based on financials but also on whether you'll get enjoyment out of the property. To quantify this within the book is impossible. Only you know this value and you have to weigh it up against the financials.

Identification of Hotspot



So how did I identify the hotspots listed? Well the categories are based on two factors:

1. Actual rental yields
2. Predicted property prices

1. Actual Rental Yields

The first factor, actual rental yields, was easy to do. Actual rental yield is:

$$\frac{\text{ACTUAL YEARLY RENT}}{\text{ACTUAL PROPERTY PRICE}}$$

Since these figures are actuals, we collated all the rental figures from local letting agents in Spain and all the local property prices from the estate agents in Spain and calculated all the yields being offered from all the locations. We then eliminated all the poor yielding locations and where we thought tenant demand was so low not to cover the running costs of the property (even if the area was high yielding).

2. Predicted Property Prices

Here I did not predict property prices as this is an impossible thing to do. If I could do this I would not be writing this book but buying everything I could in a hotspot area! All I did was to look at what would make an area's property price rise above the national average. I came up with the following:



- Future residential developments in the area.
- Proposed inward investment from private companies, government and trusts.
- Proposed improvements to leisure facilities such as sport centres, parks and shopping centres.
- The likelihood of holiday seasons being lengthened.
- Our own experience gathered from being in this industry and from comments from letting and estate agents.

The Four Types Of Investor?

So you know you want to invest in an overseas property by why and how are you going to invest in such a property? Well there are many ways to invest in an overseas property but we have narrowed these ways down in to four types. Investors can be broadly categorised into one of the following and it is up to you to decide which category or categories you fit into:

Investor	Description	Profile
Retirement	This investor is looking for a home to spend either all or some of their time in Spain to enjoy the better quality of life that Spain offers.	He will be typically aged over 50 and be looking for somewhere that has good leisure facilities and be near the sea.
Worker	This investor is looking for a home where they can live and work so that their overall quality of life is improved.	He will be typically aged over 21, possibly self-employed and depending on his profession wishing to locate to a city where there is more work, or near



		a coastal town where there are more leisure facilities but he can still work through phone, email, fax and internet.
Holiday	This investor is looking for a holiday home, typically used for 4 – 6 weeks in a year. The rest of the time the property is let out.	He will typically be aged over 30 with a family. His aim is to save on holiday rental fees, rent to friends & family and ultimately pass down the property to his children.
Business	This investor is looking to buy and rent properties in Spain for profit. His aim is purely financial.	He will be typically aged over 21 and either fed up with the high UK prices or looking to diversify their portfolio by buying properties in a different area other than the UK.

From reading this list you will be able to decide what type of investor you are and more importantly what you want to get from your investment. Once you are clear what you want then the whole process becomes easier as you know exactly what you are looking for.

1

Area:	ESTEPONA, COSTA DEL SOL						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	B						
Population:	Total			British			
	47,000			4,000			
Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water



	ine Per Day in Summ er	Per Year	Air Temp.	er Air Temp.	n Air Temp.	Air Temp.	Temp.
	11	45	21	28	24	16	20
Proximity	Airport		Beach		Nearest City		
to:	46 miles (Malaga)		0.25 miles		49 miles (Malaga)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		1		0		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		3		
Shopping:	No. of Shopping Centres				No. of Markets		
	2				1		
Restaurants and bars:	More than 100 restaurants serve a variety of foods (including Andalusian, French, Chinese, Italian, and Indian), particularly around the town centre and port. Village of Benahavis known for its excellent food. Also good selection of British food. Karaoke bars.						
Sports and leisure facilities:	Sailing and water sports available in marina. 4 golf courses. Water skiing and parascending. Sub-aqua diving at diving centre at Atalaya Park Golf Hotel and Resort, which also has a sporting club and beach. Tennis and squash. Equestrian centre. Cycling and walking. Hunting and sport fishing. Art exhibitions and live music concerts in the town. Small cinema						



showing Spanish films. 4 nightclubs.

Transport:	Public Transport	Roads
	Regular bus service every 30 minutes on N-340 to rest of Costa del Sol. Daily bus service to Madrid and cities in Andalucia.	A-7 motorway link to Algeciras. M-557 to Serrania de Ronda, then 333 Algeciras Ronda provincial road.

Crime rate: Low

Main types Tourist and service sectors. Knowledge of Spanish valuable.

of

employe

nt

Future plans: Widening of nearby N-340 motorway from single to dual carriageway (2004).

Yield range 7.2% - 8.5%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	175000	651	521	312	8.5%
3 bed apartment	218750	781	625	375	8.1%
3 bed townhouse	328125	1042	833	500	7.2%
Villa	385000	1367	1094	656	8.1%
		School Holiday Peak	Peak	Off peak	



Demand for letting	High	High	High
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	6	2	4
Flights scheduled from:	Gatwick , Heathrow , London City , Luton , Stansted , Bristol , Cardiff , Exeter , Newquay , Plymouth , Bournemouth , Southampton , Birmingham , East Midlands , Humberside , Newcastle , Teesside , Blackpool , Isle of Man , Liverpool , Manchester , Aberdeen , Edinburgh , Glasgow , Inverness , Belfast City , Belfast International , Derry , Cork , Dublin , Guernsey , Jersey , Norwich, Leeds/Bradford		
Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£201-320	£149-237	£112-178
Operators:	Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet		
Description :	Estepona is a medium-sized town and is a seaside resort offering long (more than 30 km) of sandy beaches. It is less developed than other coastal resorts so is relatively more tranquil with large surrounding areas of unspoilt countryside – retaining a more ‘Spanish’ character.		

It is located on the far west side of the coast and there are mountain villages that surround the town. Although traditionally a peaceful resort, it is becoming more popular, particularly with golfers. Sights to see include the clock tower, Los Remedios church, traditional old houses and castle remains. There are a



number of high streets which mainly consist of fashion boutiques and leather stores. Festivities include carnival week in 2nd week of February and a fiesta on the 15th of May. Estepona is a 45 minute drive to Gibraltar.

There is a constant shortage of rental properties in Estepona, especially town houses and villas for long-term lets. This has driven the price up of town house and villas due to the business investors moving in. But there are still some to be had and you'll have no problem letting them.

Estepona is one of the hottest resorts and the season is almost all year round. Rental demand is consistent throughout the year and will be in the future. Yields will be stable for at least the next 5 years. There is no sign of major capital growth within this time but over the long term it will move in line with the average.

Hot <http://www.pgb.es/estepona/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
Ate	C/ San	0034 952	http://www.atecon.com/eng/	
Consulting	Francisco, 4	789112 / Fax:	Email:	
Financiero In	29670 San	0034 952	info@atecon.com	
mobilario	Pedro de Alcántara	785421	http://www.wcastasol.es/ne	
Bazan	C/Martínez	0034 952	http://www.wcastasol.es/ne	
	Castro,s/n.	794317 - Fax	http://www.wcastasol.es/ne	

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[gocios/bazan/
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Gilmar – C/ Avda. 0034 952
Consulting Ricardo 861341 / Fax [http://gilmarre
alestate.com/i
ndex.html](http://alestate.com/index.html)
Inmobiliario Soriano, 56 0034 952
29600 827386 Email:
Marbella [gilmar@gilma
rrealestate.co
m](mailto:gilmar@gilmarrealestate.com)
(Málaga)

Haciendas Avd. Juan 0034 952 80
Garcia Carlos I 04 68 - Fax: [http://www.ha
ciendas-
garcia.com/](http://www.haciendas-garcia.com/)
Navarro Bloque 2 bajo 0034 952 79
29680 56 13 ∴ E-mail:
Estepona [agencia@haci
endas-
garcia.com](mailto:agencia@haciendas-garcia.com)
(Málaga)

Letting Agents:	Name	Address	Tel	Web
	Golden Mile Residences	Centro Comercial Guadalmina II, Ofic. 2 Guadalmina Alta, 29670 Marbella	0034 902 118308 / Fax: 0034 902 118307	http://www.gol denmile.es/ Email: info@golden mile.es



(Málaga)

Scandisol **A.P.I. Nº 622** 0034 952 <http://www.scandisol.com/english.htm>
 C/ Santa Ana, 11 771736 / Fax: [andisol.com/english.htm](http://www.scandisol.com/english.htm)
 29680 0034 952 estepona@scandisol.com
 Estepona 823461 Email: estepona@scandisol.com
 (Málaga) [andisol.com](http://www.scandisol.com)

Properties Puerto 0034 952 80 <http://www.propertiesselect.com/>
 Select Paraiso, Bl.7, 86 13 / 64 67 john@propertiesselect.com
 Local 23 / 79 69 72 john@propertiesselect.com
 29680 Mob.: 0034 E-mail: john@propertiesselect.com
 Estepona 639 290 869 john@propertiesselect.com
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 222 81 76 john@propertiesselect.com

Swan Urbanización 0034 952 <http://www.swanint.co.uk/>
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 0034 952 Email: swanint@btinternet.com
 883800 swanint@btinternet.com
 <http://www.swanint.co.uk/>

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Investor Retirement, Worker, Holiday, Business

Profile:

Category: A

Population:

Total	British
110,000	14,000

Climate:

Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
11	45	21	28	24	16	20

Proximity to:

Airport	Beach	Nearest City
29 miles (Malaga)	0.25 miles	32 miles (Malaga)

Educational facilities:

No. of Universities	No. of International Schools	No. of Private Schools
0	8	19

Health services:

No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
1	2	16

Shopping:

No. of Shopping Centres	No. of Markets
10	2

Restaurants and bars: Huge variety including Lebanese, Moroccan, French, Japanese, Greek, Russian and Thai. Also beach restaurants and tea rooms.



Sports and leisure facilities: Several public sports centres and many private sport centres including tennis clubs and a sailing club in the port. Variety of sports available including diving, horse riding, golf, hunting, skiing (Sierra Nevada) and nautical sports. 10 golf courses in area. 6 nightclubs in Marbella itself, 1 in Nueva Andalucia and 7 in Puerto Banus. Cinemas, theatres, exhibition halls and museums. Also theme parks, water parks and bull fighting rings.

Transport:	Public Transport	Roads
	Bus services every 45 minutes (Mon-Fri) to Malaga. Also services to Madrid, Granada, Seville, Almeria and rest of Costa del Sol including Malaga airport.	A-7 bypass to the north. N-340 around the city centre.

Crime rate: Low

Main types of employment: Mainly tourist and service sectors, particularly in the property market.

Future plans: Restricted.

Yield range 8.6% -10.0%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed	204000	899	719	432	10.0%



apartment

3 bed

apartment	255000	1079	863	518	9.6%
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3 bed

townhouse	382500	1438	1151	690	8.6%
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Villa	448800	1888	1510	906	9.6%
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Demand	School Holiday	Peak	Off peak
for letting	Peak		

High

Medium

Medium

Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
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and leisure

9

4

5

scores:

Flights

[Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),

scheduled

[Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#),

from:

[Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),

[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),

[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast](#)

[City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#),

[Jersey](#), Norwich, Leeds/Bradford

Typical

School Holiday

Peak

Off Peak

cost of

Peak

flights:

£201-320

£149-237

£112-178

Operators:

Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet

Description

Marbella is located beneath the Sierra Blanca mountain range and is divided into two main parts- the old town, surrounded by Moorish fortress walls and characterised by narrow streets, and the new town, characterised by wide tree-lined avenues and



high-rise blocks. Exclusive developments such as Hacienda Las Chapas, Los Monteros, El Rosario, Nagueles ('Golden Mile') and Nueva Andalucia surround the town and are made up of mostly luxurious mansions.

I would consider this part to be the best part of Costa del Sol. To the west of Marbella lies the famous leisure marina Puerto Banus where anyone who's anyone can be found. The beach stretch of Marbella is massive, totalling 26 km, so you'll have no trouble finding a suitable sun bathing spot. In the centre of the old town there is the Orange Square where there are stately buildings, small shops, art galleries, bars and bistros to keep you busy.

Even though the property prices are high so are the rents. Yields are around 9% which is quite respectable compared to what you can get in the UK. You will never be short of a tenant as long as your property is up to scratch. People of this area expect a lot and if they get it they'll pay well for it!

Hot <http://www.marbella.com/eng/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Agencia	Boulevard	0034 902 11	http://www.pa
	Inmobiliaria	Principe	11 14 – Fax:	norama.es/
	Panorama	Alfonso de	0034 952 82	E-mail:
		Hohenlohe	21 11	info@panora

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29600 ma.es
Marbella

Anna and Ivar	Urb.	0034 952 76	http://www.iva
Dahl, Real	Marbellamar,	50 45 – Fax:	rdahl.com/
Estate	Loc.1-C	0034 952 77	E-mail:
	29600	68 16	realestate@iv
	Marbella		ardahl.com

James	Arturo	0034 952 86	http://www.ja
Molina, S.L.	Rubinstein	88 58 – Fax:	mesmolina.co
	29600	0034 952 86	m/
	Marbella	83 14	E-mail:
			jamesmolina
			@wanadoo.e
			s

Tessa Group	C. / Jacinto	0034 952	http://www.pg
	Benavente,37	868827 –	b.es/tessagro
	29600	Mobile: 0034	up/iventas.ht
	Marbella	699 060646	ml
	(Málaga)		E-mail:
			tessagroup@t
			erra.es

Letting Agents:	Name	Address	Tel	Web
	Agencia	Boulevard	0034 902 11	http://www.pa
	Inmobiliaria	Principe	11 14 – Fax:	norama.es/
	Panorama	Alfonso de	0034 952 82	E-mail:



	Hohenlohe	21 11	info@panorama.es
	29600		
	Marbella		
Viva Estates	C.C. Reserva	0034 952 83	http://www.vivaestates.com/
	del Alvarito	11 00 – Fax:	
	Urb. Andasol	0034 952 83	E-mail:
	– CN-340, Km	11 07	viva@vivaestates.com
	189		
	29600		
	Marbella		
Sarena, S.A.	Urb. La	0034 952 83	http://www.mairena.com/
	Mairena	60 92 – Fax:	
	(Altos de	0034 952 83	E-mail:
	Elviria)	93 78	mairena@mairena.com
	29600		
	Marbella		
Sitio de	Oficina de	0034 952 93	http://www.sitiodecalahonda.com/
Calahonda	Ventas, C.N.	31 40 – Fax:	
Properties	340	0034 952 93	
	Km 196 Mijas	43 42	E-mail:
	Costa		info@sitiodecalahonda.com
	29650		
	Marbella		



Area:	FUENGIROLA, COSTA DEL SOL						
Investor Profile:	Retirement, Worker, Holiday, Business						
Category:	A						
Population:	Total 55,000			British 7,000			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	45	21	28	24	16	20
Proximity to:	Airport		Beach		Nearest City		
	14 miles (Malaga)		0.25 miles		17 miles (Malaga)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		4		5		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		10		
Shopping:	No. of Shopping Centres				No. of Markets		
	1				3		
Restaurants and bars:	Most restaurants located around the old town behind the seafront. Specialist seafood restaurants can be found around						



San Francisco street in Los Boliches. Live music bars in town.

Sports and leisure facilities: Public swimming and football clubs. 20 golf courses within a 30km radius of Fuengirola. Diving club. Private tennis clubs and gyms. A sailing club. Regular concerts and exhibitions in town at Casa de la Cultura. A theatre. A zoo. A marina with yachts and fishing boats. Sohail River Park- a 120,000 m2 outdoor park and recreational area. Sohail castle (an Arab castle). Roman remains in town. 4 nightclubs. Festivities include Fuengirola fair in October and Feria del Carmen- a marine procession at Los Boliches in July.

Transport:	Public Transport	Roads
	Train service between Malaga and Fuengirola. Bus service with several routes across the town. Bus service between town centre and Mijas aquatic park in Summer. Further bus services between town centre and Malaga, Marbella and Mijas.	Directly situated on the N-340 motorway. The A-7 toll motorway also runs parallel from Fuengirola to Estepona (3 euros between Fuengirola and Marbella).

Crime rate: Low.

Main types of employment: Mainly tourist and service sectors, particularly in the property market.

Future plans: Expansion along river towards north of Sohail castle, with new residential developments along with several hotels and large shopping complex. New road between town centre and new



shopping centre. New car park beneath the church square. Re-development of port.

Yield range 9.0% – 10.6%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	139,575	647	518	311	10.6%
3 bed apartment	174,469	776	621	373	10.1%
3 bed townhouse	261,703	1,035	828	497	9.0%
Villa	307,065	1,359	1,087	652	10.1%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		Medium	Low	
Finance and leisure scores:	Total (out of 10)		Financial (out of 5)	Leisure (out of 5)	
	9		4	5	

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical **School Holiday** **Peak** **Off Peak**



cost of	Peak		
flights:	£201-320	£149-237	£112-178
Operators:	Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet		
Description	Fuengirola consists of over 5 miles of beaches with a promenade and is built up with many high rise apartment blocks and hotels. A popular tourist resort with holidaymakers of many different nationalities including the Spaniards themselves – so it can't be that bad!		

Although it has been extensively built up and developed, a few traditionally Mediterranean-style buildings can still be found in the town e.g. the Pueblo Lopez neighbourhood. Fuengirola is one of the less expensive parts of the Costa del Sol to live, and during the winter season there are many residents of retired age.

Small apartments are the cheapest type of property, while villas and townhouses particularly in Pueblo Lopez can be very expensive. Recently there have been new residential developments around the town, such as Las Lagunas, Los Pacos and Torreblanca - property here is often cheaper than Pueblo Lopez.

Yields are healthy and above average but the growth prospects are even better. This place has loads of activities going on! Financially you can't go wrong with this area. It's easily accessible, not over priced, has low crime rates and well

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connected.

Hot www.fuengirola.org/

Website:

Estate Agents:	Name	Address	Tel	Web
	SecondHouse	avd Jesus	tel: 0034	website:
	InSpain	Santos Rein	606537855	http://www.SecondHouseInSpain.com
		74	fax:	
		Los Boliches	00349526674	
		Fuengirola	69	email:
		Malaga		info@secondhouseinspain.com
	Leiner	Avd. Los	0034 952 66	www.leiner.net
	Construimos	Boliches, 36	72 13 Fax:	t
	Calidad		952 46 06 03	Email:
				Daniela@leiner.net
	Leon Estates	C/ San	0034 952 58	www.leonestates.com
		Antonio, 15	84 14- 667 60	
			37 31	Email:
			Fax: 952 66	info@leonestates.com
			33 63	
	Venta de	Av. Los	0034 952 58	www.inmobiliariavp.com
	Propiedades	Boliches. 109,	26 04- 607 51	
		Zona,	10 17	Email:
		Mercado Los	Fax: 952 58	ventaprop@n

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		Boliches	23 18	cs.es
Letting Agents:	Name	Address	Tel	Web
	Interealty	Avda. Alcalde Clemente Díaz Ruiz, Esq. San Juan de la Cruz, 29640 Fuengirola, Malaga	0034 952 665 081 Fax: 0034 952 665 159	www.interealtynet.com Email: infof@interealtynet.com
	Leon Estates	C/ San Antonio, 15	0034 952 58 84 14- 667 60 37 31 Fax: 0034 952 66 33 63	www.leonestates.com Email: info@leonestates.com
	Riviera Estates	Riviera del Sol El saladito 1 Bajo 6 29649 Mijas Costa (Malaga)	0034 952932681 – 0034 952935160	http://www.rivieraestatespain.net miguel@rivieraestatespain.net
	Gestion Inmobiliaria	C/ San Pancracio	0034 952 58 84 14- 667 60	www.inmobiliariajoma.com



Joma

Local 5

37 31 Fax:

Email:

0034 952 58

info@inmobili

84 14

ariajoma.com

4

Area: MIJAS

Investor Retirement, Worker, Holiday, Business

Profile:

Category: A

Population:

Total

British

45,000

6,000

Climate:

Hours

Days

Avera

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16

20

Proximity

Airport

Beach

Nearest City

to:

16.5 miles

0.25 miles

19 miles (Malaga)

(Malaga)

Educational

No. of

No. of

No. of Private

facilities:

Universities

International

Schools

Schools

0

1

2



Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
	0	0	7
Shopping:	No. of Shopping Centres	No. of Markets	
	1	3	
Restaurant s and bars:	Narrower choice of restaurants and bars relative to other areas on Costa de Sol, but local, international and British food all available.		
Sports and leisure facilities:	Mijas Village football field and polysport pavilion. Public Gymnasium. La Cala Golf Resort north of Mijas village (2 18-hole courses). La Siesta Golf 9-hole course. Mijas Golf (2 18-hole courses). Miraflores 18-hole golf course. Valle del Golf Resort. 2 go-karting clubs. Horse race course and riding school. Mijas aquatic park on the Fuengirola bypass with water slides and wave pools (open between May and September). Historical, Miniature and Bullfighting Museums. Mijas fair in September and annual theatre festival in Summer. English-language films screened at cinema in Mijas Costa.		
Transport:	Public Transport	Roads	
	Regular bus service to Fuengirola (every half hour on weekdays).	Autovia del Sol from Malaga. MA-409 from Fuengirola. N-340 and MA-409 from Marbella. MA-485 from Benalmadena.	
Crime rate:	Low		
Main types of employme	Tourist and service sectors, especially property market.		

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nt

Future None

plans:

Yield range 12.9% - 15.2%

Type of property	Entry Price	Rent- School Holiday Peak	Rent- Peak	Rent- Off Peak	Average Annual Yield
------------------	-------------	---------------------------	------------	----------------	----------------------

2 bed apartment	120,000	798	638	383	15.2%
3 bed apartment	150000	958	766	460	14.6%
3 bed townhouse	225000	1277	1021	613	12.9%
Villa	264000	1676	1341	804	14.5%

Demand for letting	School Holiday Peak	Peak	Off peak
	High	High	Medium

Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	10	5	5

scores:

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford



Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£201-320	£149-237	£112-178
Operators:	Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet		
Description :	Mijas consists of a small Andalusian village located in the mountains above Fuengirola, and also of the area between Fuengirola and port Cabopino, known as Mijas Costa.		

Mijas Costa is made up of several residential developments such as Calahonda, El Chaparral, El Faro, La Cala, Miraflores, Riviera del Sol and Torrevieja. There residential complexes are home to many of the area's ex-patriot population, composed mainly of British, Germans and Scandinavians. Calahonda and Riviera del Sol are mainly inhabited by a British population.

Mijas village has very narrow and steep streets (limited to pedestrians and donkeys) and has Roman, Moorish and Spanish monuments. Property in the village is more expensive than outside of it. Stick to the complexes.

I struggle to find what's wrong with this place. If I was pushed I would say that demand tails off for some of the off peak season. Otherwise the yields are great, the properties are of good value, there's loads to do, it has low crime rates and it's easy to get to – what more do you want!

Hot <http://mijas-spain.travel-holiday-guide.co.uk/>
Website:

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Estate	Name	Address	Tel	Web
Agents:				
	SOL	Not disclosed	Spanish	http://www.sol
	AGENCY		Office	=
	LTD		Telephone/Fa	agency.com/i
			x: 0034 952	ndex.htm
			668 708	
				e-mail:
			UK	info@sol-
			Freephone for	agency.com
			Property	
			Sales	
			enquiries:	
			0800 198	
			2927	
	The Costa del	Not disclosed	Tel 0034 952	http://www.pro
	Sol Property		93 1603 -	perty-
	Index S.L.		Fax. 0034	spain.com/cos
			952 93 1847	tadelsolproper
	Jarales de			tyindex.htm
	Alhama,			
	Calahonda,			E-mail
	Mijas Costa,			sales@prope
	Malaga,			rty-spain.com
	España			
	Coastal	Conjunto	Tel: 0034 952	http://www.co

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Realty S.L Casaño 816 088 [astal-](mailto:astal-@realty.co.uk)
 Oficina B4 Fax: 0034 [realty.co.uk/h](http://realty.co.uk/houses_for_sale_mijas_spain.html)
 Avenida 952 814 062 [ouses for sal](http://realty.co.uk/houses_for_sale_mijas_spain.html)
 Manolete Mobile: 0034 [e mijas spain](mailto:info@bargain-properties.com)
 Nueva 699 43 43 84 [.html](mailto:info@bargain-properties.com)
 Andalucia [info@bargain-](mailto:info@bargain-properties.com)
 Marbella [properties.co](mailto:info@bargain-properties.com)
 29660, Spain [m](mailto:info@bargain-properties.com)

Andersen & Centro Idea, Tel: 0034952 [http://www.aa](http://www.aaestates.com/)
 Andersen Ctra. De Mijas 46 24 50 [estates.com/](http://www.aaestates.com/)
 Estates S.L. km 3,6, Fax: 0034 Email:
 29650 Mijas, 952 46 21 84 [info@aaestat](mailto:info@aaestates.com)
 Malaga, es.com
 Spain

Letting Agents:	Name	Address	Tel	Web
	SOL AGENCY LTD	Not disclosed	Spanish Office Telephone/Fax: 0034 952 668 708 UK Freephone for Property Sales enquiries:	http://www.sol - agency.com/i ndex.htm e-mail: info@sol- agency.com

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0800 198

2927

Mijas Villas	Ian Fishwick	Tel : 01744	http://www.m
Ltd	Mijas Villas	884404	ijas-
	Ltd	Fax : 01744	villas.com/in
	Heysome	883019	dex.htm
	House	Spain : 0034	E-mail
	Crank Hill	654 439 745	enquiries@mij
	Crank		as-villas.com
	St.Helens		
	WA11 7SF		
	UK.		

Riviera	Riviera del	0034	http://www.ri
Estates	Sol	952932681 –	vieraestatesp
	El saladito 1	0034	ain.net/
	Bajo 6	952935160	miguel@rivie
	29649 Mijas		raestatespai
	Costa		n.net
	(Malaga)		

Mansion	0034	website:
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Mijas Costa	Alhamar, Ctr.	952931124	http://www.mijas.com
Estates SL	Cadiz	647920388	brian@mijascostaestates.com
	KM.197. Mijas	fax: 0034	
	Costa, S	952931124	
	Malaga		

5

Area:	BENALMADENA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	A						
Population:	Total			British			
	36,000			2,000			
Climate:	Hours of Sunsh ine Per Day in Summ er	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.
	11	45	21	28	24	16	20
Proximity to:	Airport		Beach		Nearest City		
	8 miles (Malaga)		0.25 miles		11 miles (Malaga)		
Educational:	No. of		No. of		No. of Private		



I facilities:	Universities	International Schools	Schools
	0	2	1
Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
	0	0	3
Shopping:	No. of Shopping Centres	No. of Markets	
	1	0	
Restaurant s and bars:	Most choice of international cuisine in Puerto Marina area. Bars in Puerto Marina and around 24-hour plaza. Several fast food outlets around Benalmadena Costa.		
Sports and leisure facilities:	Private tennis and sports clubs. Golf courses. Public sports centre in Benalmadena village. Tivoli World theme park (near Arroyo de la Miel) offering rides, and concerts/cabaret shows at weekends. Cable car over mountains and above coast. Sealife marine centre and Selwo marine park. Casino at hotel Torrequebrada (Benalmadena Costa). Nightclubs at The Plaza/'24 hour square' and Puerto Marina.		
Transport:	Public Transport	Roads	
	Train from Malaga or Fuengirola to Arroyo de la Miel. Bus services to Arroyo and Puerto Marina.	N340/A7 from Costa del Sol. A-4 motorway from Madrid-Bailen-Jaen-Granada-Malaga-Benalmadena.	
Crime rate:	Low.		
Main types of employe nt	Mainly tourist sector.		



Future plans: New residential area north of Benalmadena, with townhouses and some apartments and villas.

Yield range 9.5% - 11.1%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	133,500	652	522	313	11.1%
3 bed apartment	166875	782	626	376	10.7%
3 bed townhouse	250313	1043	835	501	9.5%
Villa	293700	1369	1095	657	10.6%

Demand for letting	School Holiday Peak	Peak	Off peak
	High	Medium	Low
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	8	4	4

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
---------	----------------	------	----------



cost of	Peak		
flights:	£201-320	£149-237	£112-178
Operators:	Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet		
Description	Benalmadena is one of the newer resorts on the coast, but has already become the 2 nd most popular tourist destination in the area (after Torremolinos). It consists of a traditional Andalusian village on a mountain, a 9 km coastal area (known as Benalmadena Costa), and the area between the two (called Arroyo de la Miel).		

Benalmadena village is the quietest area. Arroyo de la Miel is busier and more commercialised, having the town's railway station, as well as many shops, businesses and accommodation. Benalmadena Costa is made up of big hotels and apartment blocks, and has a marina (called Puerto Marina). The marina has a hypermarket/small shopping centre and several restaurants, bars and nightclubs.

The area has just got its first Casino which is very upmarket and attracts clientele accordingly. There are still parts of it being built and when completed this resort will become one of Spain's finest. The climate here in the summer gets beyond hot! If you like a resort where you can get an instant tan then you won't be disappointed with Benalmadena.

Yields are above average and the potential for growth is above average so this makes it a true hotspot. Try to go no more than

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0.25 miles inland to ensure your purchase rents out consistently. If you can avoid holidaying during school peak as rental rates jump up here more than usual.

Hot <http://www.benalmadena.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	COSTA DEL SOL Online Properties SL	Avenida de la Constitucion 37, Edificio Gavilan #9 - Arroyo de la Miel 29631 Benalmádena SPAIN	Tel: 0034 952 563 021 Fax: 0034 952 575 464	http://www.findahomeinspain.com Email: info@findahomeinspain.com
	Goulbourn Associates	Edf. Ins. Avda, Gamonal, Benalmadena Costa, Malaga 29630 Spain	Tel: 0034 952 56 76 49 Fax: 0034 952 56 76 50	http://www.goulbournassociates.com/ Email: info@goulbournassociates.com
	Riviera Estates	Riviera del Sol El saladito 1	0034 952932681 – 0034	http://www.rivieraestatespain.net/

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Bajo 6
29649 Mijas
Costa
(Malaga)

952935160

miguel@rivier
aestatespain.
net

Spanish Calle Tel: 0034 9
Living Group Lanzarote, 2 52 56 40 79
S.A. Edificio Lorca Fax: 0034 9
2 H, 29631 52 56 46 95
Arroyo de la
Miel, Malaga

Letting Agents:	Name	Address	Tel	Web
	COSTA DEL SOL Online Properties SL	Avenida de la Constitucion 37, Edificio Gavilan #9 - Arroyo de la Miel 29631 Benalmádena SPAIN	Tel: 0034 952 563 021 Fax: 0034 952 575 464	http://www.findahomeinspain.com Email: info@findahomeinspain.com
	Goulbourn Associates	Edf. Ins. Avda, Gamonal,	Tel: 0034 952 56 76 49 Fax: 0034	http://www.goulbournassociates.com/

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	Benalmadena	952 56 76 50	Email:
	Costa,		info@goulbou
	Malaga 29630		rmassociates.c
	Spain		om
Riviera	Riviera del	0034	http://www.rivieraestatespain.net/
Estates	Sol	952932681 –	http://www.rivieraestatespain.net/
	El saladito 1	0034	http://www.rivieraestatespain.net/
	Bajo 6	952935160	miguel@rivieraestatespain.net
	29649 Mijas		
	Costa		
	(Malaga)		

6

Area:	TORREMOLINOS, COSTA DEL SOL						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	B						
Population:	Total			British			
	42,000			4000			
Climate:	Hours of Sunshine Per	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.



	Day in Summer						
	11	45	21	28	24	16	20
Proximity to:	Airport		Beach		Nearest City		
	6 miles (Malaga)		0.25 miles		Malaga (9 miles)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		1		2		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		4		
Shopping:	No. of Shopping Centres				No. of Markets		
	0				1		
Restaurants and bars:	Over 500 restaurants and bars serving a great variety of cuisine. Seafood restaurants specialising in fried fish along the seafront (La Carihuella). Tapas bars in old quarter.						
Sports and leisure facilities:	Large public sports centre with athletics track. Parador del Golf golf club. Aguapark water park (open in Summer only). Ritmo a Caballo Equestrian Ballet. Gay bars and nightclubs. Puerto Marina nearby with bars, restaurants and nightclubs.						
Transport:	Public Transport				Roads		
	Train from Malaga or Fuengirola to Paseo de la Nogalera. Frequent bus services from nearby towns to Calle Hoya.				N-340 from Malaga, exiting at Palacio de Congreso.		



Crime rate: Low.

Main types Tourist and service sectors.

of

employme

nt

Future plans: New construction around Los Alamos area, between town centre and airport. Otherwise very restricted.

Yield range 8.3% - 9.8%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	96000	412	330	198	9.8%
3 bed apartment	120000	494	396	237	9.4%
3 bed townhouse	180000	659	527	316	8.3%
Villa	211200	865	692	415	9.3%

Demand for letting	School Holiday Peak	Peak	Off peak
	High	Medium	Low

Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	8	5	3

scores:

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),



[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),
[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast](#)
[City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#),
[Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£201-320	£149-237	£112-178
Operators:	Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet		
Description :	Torremolinos is the busiest resort in the Costa del Sol and the 3 rd busiest in Spain. It is also one of the oldest resorts, having been developed in the early 1960s. The majority of the area is characterised by high-rise hotel and apartment blocks, although there are also some newer residential areas with townhouses and villas to the west. The beaches are clean and well- maintained and there is an abundance of bars, restaurants and nightlife so it makes a great location for a holiday home.		

Property prices are relatively cheap, with the exception of the Montemar area. The cheaper properties are available in the 1960's and 1970's-built apartment blocks on a re-sale basis. Surprisingly the rental prices are lower than it neighbours but this is probably due to the over supply of rental properties. If you want to command a decent rent for the majority of the peak periods then go for the newer developments. If you want to take a risk and not too bothered about the financials then bargain properties can be had simply to be your holiday home.



Because of the well developed property market in this area try and get the local press. There are many properties advertised here. Consider advertising in the local press expressing your wants and what you are willing to spend. The property market is fluid here. There are always buyers as well as sellers looking to make that deal.

Hot <http://www.infotu.com/toingle.htm>

Website:

Estate Agents:	Name	Address	Tel	Web
	Coast & Country - Property Sales & Rentals	Av. de España 12, 29620 Torremolinos, Málaga, Spain.	Tel. 0034 952 384 192 - Fax. 0034 952 377 230	http://www.coastcountryproperty.com/ Email: info@coastcountryproperty.com
	Pedevillas Inmobiliarias	Plaza Costa del Sol, 3 Torremolinos	Tel: 0034 952 38 34 66 Fax: 0034 952 38 06 10	http://www.pedevilla.com/cliente/escaparte/paginas/default.asp e-mail: pedevilla.tor@pedevilla.com

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TORREMOLI	C/ Carmen	Not disclosed	mailto:info@in
NOS ESTATE	Montes, L-2		mocostadelsol
			.com
Haart	P.O. Box	0845 600	http://www.tm
	5995	7778	xhaart.co.uk/
	Colchester		Email:
	Essex CO3		webmaster@
	3WR		haart.co.uk

Letting Agents:	Name	Address	Tel	Web
	Coast & Country - Property Sales & Rentals	Av. de España 12, 29620 Torremolinos, Málaga, Spain.	Tel. 0034952 384 192 - Fax. 0034 952 377 230	http://www.coastcountryproperty.com/ Email: info@coastcountryproperty.com

7

Area:	MALAGA, COSTA DEL SOL						
Investor Profile:	Retirement, Worker, Holiday, Business						
Category:	C						
Population:	Total			British			
	540,000			6,000			
Climate:	Hours of Sunsh	Days of Rain	Avera ge Spring	Avera ge Summ	Avera ge Autum	Avera ge Winter	Avera ge Water



	ine Per Day in Summ er	Per Year	Air Temp.	er Air Temp.	n Air Temp.	Air Temp.	Temp.
	11	45	21	28	24	16	20
Proximity	Airport		Beach		Nearest City		
to:	4 miles (Malaga)		0.5 miles		Malaga		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	1		3		9		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	5		0		2		
Shopping:	No. of Shopping Centres				No. of Markets		
	5				2		
Restaurants and bars:	Most restaurants offer Spanish cuisine. In the east of the city fried fish, the local speciality, is widely available. Many tapas bars in the old town.						
Sports and leisure facilities:	Jose Maria Martin Carpena sports pavilion in west end. Rosaleda football stadium in the north of the city. 2 sailing clubs. 2 golf courses on city outskirts. Summer fair at beginning of August. Annual cinema and jazz festivals. Opera, jazz and classical concerts at Cervantes Theatre in old town throughout the year. Alameda Park botanical garden. 2 further botanical gardens on city outskirts. Choice of multi-screen cinemas and smaller cinemas.						



Transport:	Public Transport	Roads
	40 bus routes across the city.	N-340 from Almeria, Cadiz and
	RENFE train services from	Estepona. A-92 and N-331
	Esplanada de la Estacion.	from Granada and Seville.

Crime rate: High

Main types of employment: Varied, but particularly in technological industry.

Future plans: Large congress centre. New museum, shopping centre, auditorium and leisure complex near port. New road developments- new ring road around north and west of city and new access to airport.

Yield range 3.8% - 4.5%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	91,122	178	142	85	4.5%
3 bed apartment	113903	214	171	103	4.3%
3 bed townhouse	170854	285	228	137	3.8%
Villa	200468	374	299	179	4.3%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	High	



Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	6	2	4

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),
scheduled [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#),
from: [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),
[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),
[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast](#)
[City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#),
[Jersey](#), Norwich, Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£201-320	£149-237	£112-178

Operators: Monarch, Swiss International, BA, Air France, Excel Airways, Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet

Description Malaga is the 5th largest city in Spain. A Moorish history is
: evident, in particular the Alcazaba fortress and the Gibralfaro castle. The old town has narrow streets surrounding the cathedral and can prove to be an interesting walk. The modern part of town has the bus and railway station and is west of Guadalmedina river.

It has a busy port which keeps employment levels high and therefore tenant demand high throughout the year. It has a less crowded beach than other parts of the coast as most holidaymakers choose the more built up resorts. The majority of residents are Spanish but the British population has increased at a greater rate than most other areas.



The university and science park in the Teatinos district is in the west of city and there are several exclusive residential areas - Colonia de Santa Ines and Puerto de la Torre behind Teatinos district which have been quite popular with the British. Cerrado de Calderon, Limonar, Malagueta and Pedregalejo are east of the city centre which have also been quite popular.

The property market in Malaga is a stable one due to longer-term residences compared with other coastal resorts. The market is made up of mostly apartments - houses tend to be limited top exclusive areas. Property is cheaper than other parts of coast, except for the exclusive areas – its just a matter of time before these cheaper properties catch up so there is plenty of scope for capital growth. Prices have gradually risen in past few years and demand is high for most of the year due to a large university population.

Hot <http://www.malagaturismo.com/menus/eng/marco.htm>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	Andalucia	No address	Tel: 0034	http://www.an
	Real Estate		653.61.96.96	daluciarealest
			Fax: 0034	ate.com/
			952 174443	
	Alcoba	Avda. Vlbar	Tel: 0034 9	Not disclosed
	Cabello	Tellez 39,	52 50 24 45	
		29770 Velez	Fax: 0034 9	



Malaga, 52 50 12 62
 Malaga,
 Spain
 UNIVERSAL Avda. Palma Not disclosed [info@inmo-](mailto:info@inmo-universal.com)
 REAL de Mallorca, universal.com
 ESTATE 27
 EL Pedro Tel 0034 952 Not disclosed
 CONGRESO Campos 384 183
 REAL Edif.
 ESTATE Congreso, 1
 A

Letting Agents:	Name	Address	Tel	Web
	Country Properties S.A.	Plaza Almijara, Competa Malaga	tel: 0034 952516178	website: http://www.co untrypropertie s.net email: sales@countr yproperties.ne t
	mab costa del sol	apdo 121 MALAGA	tel: 0034 666 06 60 50	email: ysl@ole.com

COSTA DEL Avenida de la tel: (0034) website:

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SOL Online	Constitucion	952 563 021	http://www.findahomeinspain.com
Properties	37 Edificio	fax: (0034)	info@findahomeinspain.com
	Gavilan # 9	952 575 464	info@findahomeinspain.com
	Malaga		http://www.findahomeinspain.com
Villas	C/Calvario s/n	tel: 0034 952	email: info@villasayalaga.com
Sayalonga SL	Sayalonga/Malaga	53 50 43	info@villasayalaga.com

8

Area: NERJA, COSTA DEL SOL							
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total 16,000			British 1,800			
Climate:	Hours of Sunsh ine Per Day in Summ er	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.
	11	45	21	28	24	16	20



Proximity to:	Airport	Beach	Nearest City
	38 miles (Malaga)	0.25 miles	34 miles (Malaga)
Educational facilities:	No. of Universities	No. of International Schools	No. of Private Schools
	0	0	0
Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
	0	0	1
Shopping:	No. of Shopping Centres	No. of Markets	
	0	2	
Restaurants and bars:	Wide selection of international restaurants, more expensive in Balcon area. Seafood beach restaurants.		
Sports and leisure facilities:	Scubanerja dive centre, Golf course, Music and ballet festival in Nerja caves during Summer. Nightlife concentrated around Plaza Tutti Frutti.		
Transport:	Public Transport	Roads	
	Limited bus service. Private transport recommended.	N-340 dual carriageway to Nerja from rest of coast. N-323 and N-340 from Granada.	
Crime rate:	Low.		
Main types of employment	Mostly in service sector, during Summer		
Future plans:	Train service from Malaga to Nerja.		
Yield range	5.7% - 6.7%		

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Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	127,600	376	301	180	6.7%
3 bed apartment	159500	451	361	217	6.4%
3 bed townhouse	239250	602	481	289	5.7%
Villa	280720	790	632	379	6.4%
Demand for letting	School Holiday Peak	Peak	Off peak		
	High	High	Low		
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	5	2	3		
Flights scheduled from:	Gatwick , Heathrow , London City , Luton , Stansted , Bristol , Cardiff , Exeter , Newquay , Plymouth , Bournemouth , Southampton , Birmingham , East Midlands , Humberside , Newcastle , Teesside , Blackpool , Isle of Man , Liverpool , Manchester , Aberdeen , Edinburgh , Glasgow , Inverness , Belfast City , Belfast International , Derry , Cork , Dublin , Guernsey , Jersey , Norwich, Leeds/Bradford				
Typical cost of flights:	School Holiday Peak	Peak	Off Peak		
	£201-320	£149-237	£112-178		
Operators:	Monarch, Swiss International, BA, Air France, Excel Airways,				



Description Futura, Thomas Cook, Astraeus, Air 2000, My Travel, Easyjet
 : Nerja is located below the Sierra Almijara mountains, with 5 sandy beaches stretched over 6 miles.

This area is a little gem. It has a more traditional Spanish character with not as many high-rise apartment and hotel blocks as other resorts and is less lively. It is instead characterised by an old town, limestone caves and a tree-lined promenade (Balcon de Europa). Monuments in the town include El Salvador church (1505), Ermita de Ntra. Sra. de las Angustias (1720) and Torre de Macaca (1497).

Property is slightly more expensive than other parts of eastern Costa del Sol particularly in the village of Frigiliana. It's a popular place with foreign homebuyers which has pushed the property prices beyond some people's reach. Owners have seen their investment rise steeply over the past 5 years and I reckon it will continue even though the prices are high. Yields are not the most exciting but if you can break even then you have done well. You are more than compensated by the growth prospects and the fact that you have a superior holiday home compared to other areas on the coast.

Hot <http://www.nerja.to/>

Website:

Estate	Name	Address	Tel	Web
Agents:	Playa	Calle Pintada,	Tel : 0034 95	http://www.pl
	Properties	10 - 29780	252 33 99	ayaproptie

NERJA	Jose Martín	Tel. 0034 34	<u>Email:</u>
PROPERTIE	Avda. Castilla	952 52 54 62	info@nerjapro
S	Pérez, 20	Fax. 0034	pertiessl.com
		952 52 66 79	
CERTUNER,	Bautista	Tel 0034 952	http://www.c
S.L. REAL	Rivas	52 38 72	ertuner.com/
ESTATE	Martinez		certuner@tele
	Avda.		line.es
	Mediterraneo,		
	Edif. Toboso		
	II		

Visit: WWW.AJAYAHUJA.CO.UK

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bajo Fax: 0034 95 p.com/site/en.html
 29780 Nerja 252 71 62
 (Málaga) E-mail: info@nerjapropertyshop.com

Pinto Estate C/ Antonio tel: (0034) website:
 ferrandis 952 52 83 90 <http://www.pintoestate.com>
 Chanquete, nº fax: (0034)
 9 952 52 65 67 email: info@pintoestate.com
 Nerja info@pintoestate.com
 (Málaga) [ate.com](mailto:info@pintoestate.com)

Interealty Plaza Tel: 00 34 Email:
 Cavana, 10, 952 52 70 83 info@interealty.es
 29780 Nerja, Fax: 00 34
 Malaga. 952 52 70 35

9

Area: BARCELONA, COSTA BRAVA

Investor Worker, Business

Profile:

Category: B

Population: **Total** **British**
 1.5 million 25,000

Climate: **Hours** **Days** **Avera** **Avera** **Avera** **Avera** **Avera**
 of of ge ge ge ge ge



	Sunsh ine Per Day in Summ er	Rain Per Year	Spring Air Temp.	Summ er Air Temp.	Autum n Air Temp.	Winter Air Temp.	Water Temp.
	9	96	13	24	16	10	18
Proximity to:	Airport		Beach		Nearest City		
	8 miles (Barcelona)		1 mile		Barcelona		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	11		6		8		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	6		4		12		
Shopping:	No. of Shopping Centres				No. of Markets		
	28				45		
Restaurants and bars:	Wide choice of restaurants and bars, offering huge variety of different cuisines. Also local Catalan food available.						
Sports and leisure facilities:	Public sports centres with indoor swimming pools. Private sports clubs. 9-hole and 18-hole golf courses. Barcelona Football Club. Barcelona Royal Tennis Club. Picasso Museum and other art museums. Cinemas. Theatres. Opera and ballet performances at Liceu Theatre. Jazz festival in November. Flamenco shows. Casino.12 nightclubs. Tibidabo Hill Amusement Park. A sea-life aquarium. Zoo. Port Aventura Theme Park (1.5 hour drive). Heron City leisure centre with						



shops, restaurants, cinemas and amusement arcades.

Maremagnum leisure and residential complex with restaurants and cafes. Also several green areas within the city, including the main Parc de la Ciutadella.

Transport:	Public Transport	Roads
	Underground train (metro) service with 5 lines. Old-style trams (Tramvia Bleu) and cable cars from Montjuic to harbour. Mainline train services provide links to the suburbs. Trains also run to France, Eastern Spain and Madrid from Estacio de Francia train station. Regular bus services also within and around the city. Bus Turistic is a special tourist bus operating in Summer.	N-II and E-15 from Girona. N-340 from Tarragona. A-2 from Zaragoza. From Valencia. N-II from Madrid.
Crime rate:	Low	
Main types of employment	Business and manufacturing.	
Future plans:	AVE-high speed train link from Madrid (2004)? 9 new skyscrapers built international cultural event Forum 2004?	
Yield range	14.5% - 17.0%	
Type of	Entry	Rent- Rent- Rent- Average



property	Price	School Holiday Peak	Peak	Off Peak	Annual Yield
2 bed apartment	200,000	1495	1196	718	17.0%
3 bed apartment	250000	1794	1435	861	16.4%
3 bed townhouse	375000	2392	1914	1148	14.5%
Villa	440000	3140	2512	1507	16.3%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	High	
Finance and leisure scores:	Total (out of 10) 8	Financial (out of 5) 4	Leisure (out of 5) 4		
Flights scheduled from:	Gatwick , Heathrow , London City , Luton , Stansted , Bristol , Cardiff , Newquay , Plymouth , Southampton , Birmingham , East Midlands , Humberside , Newcastle , Teesside , Isle of Man , Liverpool , Manchester , Aberdeen , Edinburgh , Glasgow , Inverness , Belfast City , Belfast International , Cork , Dublin , Guernsey , Jersey , Norwich, Leeds/Bradford				
Typical cost of flights:	School Holiday Peak	Peak	Off Peak		
	£171-282	£127-209	£95-157		
Operators:	Air Europa, BA, Iberia, Al Italia, Air France, Swiss Airlines, My Travel, Air2000, Easyjet, Thomas Cook				
Description	Barcelona is one of Spain’s largest and liveliest cities, located				



: on the north-east coast between the Costa Dorada and the Costa Brava. It is the capital of the Catalonia region and is Spain's most successful commercial centre, with a wealth of cultural and leisure activities.

It is characterised by Gothic and Art Nouveau architecture, and also a large port. Tourist areas include the Antoni Gaudi monuments, the Sagrada Familia cathedral, the old Gothic cathedral (Barri Gotic), and Las Ramblas.

The city has received much recognition since hosting the Olympics in 1992. The Olympics also led to new parks and gardens being built along the seafront. There is also now a promenade with shops and hotels along the 3-mile stretch of beach from Barceloneta to the riu Besos.

Property in the city itself is generally expensive, although cheap properties can still be found in the old quarter. Popular places for foreign homebuyers to buy to live are the residential areas of Pedralbes, Sarria and Tres Torres located in the north of Barcelona, and Les Corts in the west of the city. Another desirable area is Vila Olimpica by the port where there are modern apartments. Properties in the city centre mainly consist of apartments. Townhouses and villas are mainly found in the north and west of the city.

Hot <http://www.bcn.es/english/ihome.htm>

Website:

Estate	Name	Address	Tel	Web
--------	------	---------	-----	-----

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Agents:

John Taylor	Travessera	0034 93 241	http://www.johntaylorspain.com/index.html
Real Estate	de Gràcia, 1,	3082	
Luxury	Pral. 1 ^a	0034 93 241	
Property	08021	3088	
Barcelona	Barcelona		info@john.taylorspain.com
	Spain		

olive tree	116 furness	tel: 07973 513	email:
investments	rd	724	NIETORAF@aol.com
	london	fax: 07980	
		685 445	

Barcelona	Calle	Tel: 0034 9	Not disclosed
Relocation	Ganduxer 14,	32 03 49 35	
Services	entl. 54,	Fax: 0034 9	
	08021	32 40 15 77	
	Barcelona		

Mundo	Calle San	Tel: 0034 9	Not disclosed
Agencia	Hermenegildo	34 17 40 79	
	, Local 24,	Fax: 0034 9	
	08006	34 17 29 37	
	Barcelona		

Letting Agents:	Name	Address	Tel	Web
	John Taylor	Travessera	0034 93 241	http://www.johntaylorspain.com/index.html
	Real Estate	de Gràcia, 1,	3082	ntaylorspain.com/index.html
	Luxury	Pral. 1 ^a	0034 93 241	

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Property	08021	3088	info@johntayl
Barcelona	Barcelona		orspain.com
	Spain		

FINCAS	Gran Via de	tel: 0034	website:
CORRAL	Les Corts	934241450	http://www.fin
	Catalanes,	fax: 0034	cascorral.com
	461	934260529	email:
	BARCELONA		europa@finca
			scorral.es

LANÇOIS-	Passeig de	tel: 0034	website:
DOVAL	Gràcia, 21 -	902153971	http://www.lan
	1er		coisdoval.es
	Barcelona		email:
			ld@lancoisdo
			val.es

VillaRosa	67 - 69 St	0151 280	http://www.vill
Estates	Johns Road	4027	arosaestates.
	Waterloo	Fax: 0151	com/ Email:
	Liverpool	280 5383	info@villarosa
	L22 9QB		estates.com

10

Area: BLANES, COSTA BRAVA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: A

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Population:	Total				British		
	30,700				2,000		
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	9	96	21	28	24	15	19
Proximity to:	Airport		Beach		Nearest City		
	17.5 miles (Girona)		0.25 miles		17.5 miles (Girona)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		0		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		0		2		
Shopping:	No. of Shopping Centres				No. of Markets		
	1				4		
Restaurants and bars:	Nearly 100 restaurants, including Catalan, Dutch, French, German, Mexican and other international cuisine.						
Sports and leisure facilities:	Martial arts clubs. 4 gyms. Tennis clubs. Water-skiing, windsurfing and parasailing courses. Calella south of Blanes annually holds Calella Activa- sport and cultural activities during summer, and a beer festival in October. Nearby Marineland						



complex with dolphin shows. Botanical gardens. Casino between Blanes and Lloret de Mar.

Transport:	Public Transport	Roads
	Train service from Barcelona every 30 minutes and Portbou. Trains run every 30 minutes to Barcelona and every 2 hours to Girona.	A-19 and A-7 motorways from Barcelona to Blanes. N-II motorway from inland to Blanes. Palamos to Blanes along the coast.

Crime rate: Medium

Main types of employment: Low unemployment rates in Catalonia.

Future plans:

None

Yield range: 19.0% - 22.2%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	97400	950	760	456	22.2%
3 bed apartment	121750	1140	912	547	21.3%
3 bed townhouse	182625	1520	1216	730	19.0%
Villa	214280	1995	1596	958	21.2%
Demand	School Holiday	Peak	Off peak		



for letting	Peak		
	High	High	Low
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	8	5	3

scores:

Flights [Gatwick](#), [Heathrow](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Newquay](#),
scheduled [Plymouth](#), [Birmingham](#), [East Midlands](#), [Newcastle](#), [Teesside](#),
from: [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#),
[Inverness](#), [Belfast City](#), [Belfast International](#), [Guernsey](#), [Jersey](#),
Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£100-383	£74-284	£56-213

Operators: BA, Iberia, Air2000, Thomas Cook, Britannia Airways, My Travel

Description : Located on the most southern part of Costa Brava at the foot of Mount St. Joan, Blanes is a holiday resort particularly popular with Spanish holidaymakers of all ages.

Important monuments in the area include Saint Joan tower, Vescomtes de Cabrera church and El Vilar chapel. Blanes has a range of amenities, including 4 km of shingle beaches and a commercial centre with all the shops you need. The resort combines these modern facilities with the traditional feel of a Mediterranean fishing town. There is the Cuban Habaneras Festival (folksong concerts) during summer and the annual firework contest in July.



Property is considered cheap, and there has been an increase in the number of foreign purchasers. Capital growth is very likely as the only way is up! Many of the residential developments are set in pine forests. As a bonus the cost of living is also cheap, although it does increase in the Summer – but you can't have everything!

Hot <http://www.blanes.net/english>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	The Prestige Property Group	No Address	01935 817188 Fax. 01935 817199	http://www.prestigeproperty.co.uk Email: sales@prestigeproperty.co.uk
	Fincas Fusté	A.P.I. nº453 Carrer Colom, 14 17300 Blanes Spain	Tel. (00 34) 972 35 45 36 Fax (00 34) 972 35 45 18	http://www.fuste.com/english/engblanes.htm Email: soniafc@teleline.es
	Casa del Mar	8 Portland Place, Pritchard Street, Bristol,	Tel: 0870 429 4827 Fax: 0870 429 4828	Not disclosed

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BS2 8RH
 DLR 5 Manor Tel: 01206 Not disclosed
 Properties Parade, 303049
 Overseas Brightlingsea, Fax: 01206
 Colchester, 306090
 Essex CO7
 0UD

Letting Agents:	Name	Address	Tel	Web
	Tossa de mar	C. / Capità	tel: 0034	website:
		Mestres s/n	97234 2815	http://www.tossa-de-mar.com
		Tossa de Mar	fax: 0034	sa-de-
		Gerona	972342641	mar.com
				email:
				Info@Tossa-de-Mar.com

11

Area:	LLORET DE MAR, COSTA BRAVA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	A						
Population:	Total			British			
	20,000			1,000			
Climate:	Hours of Sunsh ine	Days of Rain Per	Avera ge Spring Air	Avera ge Summ er Air	Avera ge Autum n Air	Avera ge Winter Air	Avera ge Water Temp.



	Per Day in Summ er	Year	Temp.	Temp.	Temp.	Temp.
	9	96	21	27	20	15 19
Proximity	Airport		Beach		Nearest City	
to:	25 miles (Girona)		0.25 miles		27 miles (Girona)	
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools	
	0		0		6	
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics	
	0		0		5	
Shopping:	No. of Shopping Centres				No. of Markets	
	7				4	
Restaurants and bars:	International bars and restaurants including British, Chinese, Indonesian, German and Italian. Also fast food.					
Sports and leisure facilities:	Athletics track. Multisports pavilion (basketball, handball, table tennis, skating, judo, gymnastics and indoor football). Go-karting track. Tennis clubs. Parascending courses. Pleasure cruises. Horse riding classes. 10-pin bowling. Mini-golf course. 18-hole golf club (Club de Golf Angel de Lloret) nearby. Sailing courses and boat hire at Fenals Maritime Club. Verdaguer Cultural Centre. Theme park with funfair rides. 20 Nightclubs. A casino. WaterWorld water-park open in Summer. Port Aventura theme park nearby. Aquatic zoo. Traditional dance shows at Placa de la Vila between during peak season. .					



Transport:	Public Transport			Roads	
	7 bus operators in area offering service within area and to Barcelona and rest of Costa Brava. 4 train lines operate in area.			Exit 9 off A-7 motorway, then C-63 to Lloret de Mar.	
Crime rate:	Low				
Main types of employment	Mostly service sector.				
Future plans:	None.				
Yield range	21.6% - 25.3%				
Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	69500	771	617	370	25.3%
3 bed apartment	86875	925	740	444	24.3%
3 bed townhouse	130313	1234	987	592	21.6%
Villa	152900	1619	1295	777	24.1%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High	Medium		Low	



Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	9	5	4

scores:

Flights [Gatwick](#), [Heathrow](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Newquay](#),
scheduled [Plymouth](#), [Birmingham](#), [East Midlands](#), [Newcastle](#), [Teesside](#),
from: [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#),
[Inverness](#), [Belfast City](#), [Belfast International](#), [Guernsey](#), [Jersey](#),
Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£100-383	£74-284	£56-213

Operators: BA, Iberia, Air2000, Thomas Cook, Britannia Airways, My Travel

Description A very developed self-contained resort consisting of many high-rise apartment and hotel blocks, popular with the British package tourists. It has 5 sand and shingle beaches, with a choice of services and leisure activities at each one. A promenade lined with palm trees recently been added to make it more attractive. It is less crowded than Costa Blanca. The town of Lloret has Gothic parish church and a 10th century chapel.

Property prices are cheap, cheap, cheap! You can nick a 1 bed property here for around £30k. Not only that its cheap to get here! Yields are fantastic and the scope for growth is excellent. This area is a low risk entry to Spain if you are seriously considering buying in Spain. There's loads to do here and if you only rent out the property in the school holiday peak then

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you'll cover all costs. That means you get a holiday home for free for the rest of the year – now that can't be bad!

Hot <http://www.lloretguide.com>

Website:

Estate Agents:	Name	Address	Tel	Web
	The Prestige Property Group	No Address	01935 817188 Fax. 01935 817199	http://www.prestigeproperty.co.uk Email: sales@prestigeproperty.co.uk
	Directo Constructor	Carretera de Blanes 101 Lloret de Mar 17310-Girona	0034 972 360615/ Fax: 972 373013	http://www.directoconstructor.com/en/empresa.asp Email: info@directoconstructor.com
	European Estates	52 Portland Place, London W1B 1NH	Tel: 0207 631 7940 Fax: 0207 631 7946	Not disclosed
	Hamptons International	168 Brompton Road, London SW3 1HW	Tel: 0207 589 3884 Fax: 0207	Not disclosed

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584 4365

Letting Agents:	Name	Address	Tel	Web
	Tossa de mar	C. / Capità	tel: 0034	website:
		Mestres s/n	97234 2815	http://www.tossa-de-mar.com
		Tossa de Mar	fax: 0034	
		Gerona	972342641	Info@Tossa-de-Mar.com

12

Area:	TOSSA DE MAR, COSTA BRAVA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	B						
Population:	Total			British			
	15,000			1,000			
Climate:	Hours of Sunsh ine Per Day in Summ er	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.
	9	96	16	26	20	13	17
Proximity	Airport			Beach		Nearest City	

Visit: WWW.AJAYAHUJA.CO.UK



to:	22 miles (Girona)	0.25 miles	24 miles (Girona)
Educationa	No. of	No. of	No. of Private
I facilities:	Universities	International	Schools
		Schools	
	0	0	2
Health	No. of Public	No. of Private	No. of Private
services:	Hospitals	Hospitals	Clinics
	0	0	2
Shopping:	No. of Shopping Centres	No. of Markets	
	0	2	
Restaurant	Over 100 restaurants offering local, Indian, Chinese, Italian and Mexican cuisine. Fast food also available.		
s and bars:			
Sports and	Anna Esteve Llach sports pavilion and football ground. Skating rink. Mountain biking club. Canoeing, sailing, windsurfing and water-skiing at Cala Llevado sports centre. Parasailing at Platja Gran and Porto Pi beaches. Scuba diving centres. 8 tennis clubs. Boat excursions along coast. Museum. Sa Riera Park and Gardens. Youth Club. 29 bars and 4 nightclubs including open-air Catxa Club.		
leisure			
facilities:			
Transport:	Public Transport	Roads	
	Bus services from Barcelona, Girona, Lloret de Mar and Blanes. Train services from Barcelona (including airport).	N-II motorway from Girona and Barcelona.	
Crime rate:	Low		
Main types	Tourism and service sector.		
of			
employe			

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nt

Future None

plans:

Yield range 11.4% - 13.4%

Type of property	Entry Price	Rent- School Holiday Peak	Rent- Peak	Rent- Off Peak	Average Annual Yield
------------------	-------------	---------------------------	------------	----------------	----------------------

2 bed apartment	128678.9	759	607	364	13.4%
3 bed apartment	160848.6	911	729	437	12.9%
3 bed townhouse	243710	1214	972	583	11.4%
Villa	283093.5	1594	1275	765	12.8%

Demand for letting	School Holiday Peak	Peak	Off peak
Finance and leisure scores:	High	High	Low
Flights scheduled from:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	8	4	4

Flights scheduled from: [Gatwick](#), [Heathrow](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Newquay](#), [Plymouth](#), [Birmingham](#), [East Midlands](#), [Newcastle](#), [Teesside](#), [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Guernsey](#), [Jersey](#), Leeds/Bradford

Typical cost of	School Holiday Peak	Peak	Off Peak
-----------------	---------------------	------	----------



flights: £100-383 £74-284 £56-213

Operators: BA, Iberia, Air2000, Thomas Cook, Britannia Airways, My Travel

Description : Tossa de Mar is a built-up and developed resort, popular with British package tourists like Lloret de Mar. Unlike Lloret de Mar however, this resort has more of a Spanish atmosphere. The area consists of 2 main beaches (Mar Grand and La Bauma) surrounding a medieval town. The town also has an old quarter surrounded by 12th century walls.

Yields are good but the scope for capital growth is limited. There are no future building plans that we could find – but don't let this put you off. There's lots to do, the climate's good and its clean. Its also cheap to get here.

With all holiday homes you have to balance out the facilities offered by the area with the amount of return you expect from the property. This area can offer you a great holiday home and will pay for itself but don't expect more than that. If you're in it for the long term then there could be good returns to be had within the 10-20 year timescale. It is an attractive resort and this, some day, will be recognised.

Hot <http://www.infotossa.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Tossa de mar	C. / Capità	tel: 0034	website:

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Mestres s/n 97234 2815 <http://www.tos>
Tossa de Mar fax: 0034 [sa-de-](http://www.tos)
Gerona 972342641 [mar.com](http://www.tos)

email:
[Info@Tossa-](mailto:Info@Tossa-de-Mar.com)
[de-Mar.com](mailto:Info@Tossa-de-Mar.com)

The Prestige No Address 01935 <http://www.pre>
Property 817188 [stigeproperty.](http://www.pre)
Group Fax. 01935 [co.uk](http://www.pre)
817199 Email:

[sales@prestig](mailto:sales@prestigeproperty.co.uk)
[eproperty.co.u](mailto:sales@prestigeproperty.co.uk)
[k](mailto:sales@prestigeproperty.co.uk)

INMOBILIARI Urbanizacion Tel.: 0034 Not disclosed
A Reserva de 952 835 286
PEÑARROYA Marbella, s/n
S.A. 29600
MARBELLA (
MALAGA)
SPAIN

Directo Carretera de 0034 972 <http://www.dir>
Constructor Blanes 101 360615/ Fax: [ectoconstruct](http://www.dir)
Lloret de Mar 0034 972 [or.com/en/em](http://www.dir)
17310-Girona 373013 [presa.asp](http://www.dir)

Email:
[info@directoc](mailto:info@directoconstructor.co)
[onstructor.co](mailto:info@directoconstructor.co)

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m

Letting Agents:	Name	Address	Tel	Web
	Universal	C/ Bruselas,	00 34 977 35	http://www.universalholidaycentre.com/indexb.htm
	Holiday Centre	39 Salou (Tarragona)	30 10 Fax: 00 34 977 35 34 48	http://www.universalholidaycentre.com
				Email: info@universalholidaycentre.com
	Tossa de mar	C. / Capità Mestres s/n	tel: 0034 972 34 2815	website: http://www.tossa-de-mar.com
		Tossa de Mar Gerona	fax: 0034 972 342641	sa-de-mar.com
				email: Info@Tossa-de-Mar.com

13

Area:	ALMERIA, COSTA DE ALMERIA		
Investor	Retirement, Worker, Holiday, Business		
Profile:			
Category:	C		
Population:	Total	British	
	160,000	3,000	

Visit: WWW.AJAYAHUJA.CO.UK



Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	7	20	30	22	16	20
Proximity to:	Airport	Beach		Nearest City			
	6 miles (Almeria)	0.25 miles		Almeria			
Educational facilities:	No. of Universities	No. of International Schools		No. of Private Schools			
	0	0		6			
Health services:	No. of Public Hospitals	No. of Private Hospitals		No. of Private Clinics			
	2	1		7			
Shopping:	No. of Shopping Centres			No. of Markets			
	2			4			
Restaurants and bars:	Many bars and expensive restaurants. International food widely available. Local speciality is fish and seafood. Many grill bars and also many wine bars serving the region's local wine.						
Sports and leisure facilities:	Deep-sea diving, sport-fishing, jet-skiing, water-skiing, sailing, windsurfing. 7 yacht clubs. 4 golf courses. Fishing port. Public and private tennis courts. 5 horse riding centres. Also parachuting, mountain-biking and rock-climbing clubs. 3 parks: Cabo de Gata park east of city with quiet beaches and coves,						



Sierra Nevada park with year-round snow and Sierra Maria Los-Velez park to the north of the city with castle and caves. Albufera of Adra natural reserve. La Envía golf course in Sierra de Gador behind city. 3 historical museums displaying local Roman and Iberian remains.

Transport:	Public Transport	Roads
	Trains from Granada, Barcelona, Seville, Cadiz and Madrid. Limited bus service from Granada, Malaga and Murcia.	N-340 from Costa del Sol/Malaga. N-324 motorway from Granada.

Crime rate: Low

Main types of employment: Agriculture and tourism.

of

employment

nt

Future plans: New sports facilities (for the forthcoming Mediterranean Games in 2005). More golf courses. More tourist complexes.

Yield range 9.3% - 10.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	120202	575	460	276	10.9%
3 bed apartment	150253	690	552	331	10.5%
3 bed	225379	920	736	442	9.3%



townhouse

Villa 264444 1208 966 580 10.4%

Demand for letting **School Holiday Peak** **Peak** **Off peak**

Med Med Low

Finance and leisure scores:

Finance **Total (out of 10)** **Financial (out of 5)** **Leisure (out of 5)**

and leisure 7 3 4

Flights scheduled from: Gatwick, Heathrow, Luton, Stansted, Bristol, Cardiff, Birmingham, East Midlands, Newcastle, Teesside, Liverpool, Manchester, Leeds/Bradford, Glasgow, Inverness, Belfast International, Dublin

Typical cost of flights: **School Holiday Peak** **Peak** **Off Peak**

£259-828 £192-613 £144-460

Operators: Iberia, BA, BMI, European Air Charter, Thomas Cook, Monarch, Air 2000, Britannia Airways, Excel Airways, My Travel

Description : The city of Almeria is situated on the south east coast of Spain, bordering with the provinces of Granada and Murcia, with its coast lying between Costa Blanca and Costa del Sol. Almeria city has a preserved Moorish heritage with a Moorish fortress and old gypsy quarter. Other monuments include the Alcazabar and the cathedral.

There is a big local African population and this is apparent from some of the shops and restaurants here. Almeria is a wealthy area with a high cost of living so be prepared. One thing to note is that property is on the whole cheaper than on the Costa



del Sol but the prices are expected to rise. The higher cost of living acts as a barrier to ownership. Hopefully with time the property prices and cost of living will harmonise with the rest of the Costa del Sol resulting in capital growth and a cheaper cost of living.

The climate gets very hot in the summer being one of its main attractions. As a result the tourism sector is set to expand as well as the facilities. Several sport centres are being built to cater for the forthcoming 2005 games so inward investment is high. If you want to benefit from this then buy when it is currently cheap – like now!

Hot <http://www.almeria-turismo.org/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Alfos	Tony	Tel. 0207 925	http://www.aifos.es/
	Promociones	Buckland	1661	
	Inmobiliarios	62-65	Fax:	Email:london
	S.L.	Trafalgar	02079251881	@aifos.com
		Square, 5th		
		Floor		
		LONDON		
		WC2N 5DY		
		U.K.		
	Almerisol	Avenida	Tel: 0034 9	Not disclosed
		Mediterraneo	50 33 36 80	

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	99, 04740	Fax: 0034 9	
	Roquetas de	50 33 36 80	
	Mar, Almeria,		
	Spain		
Casas	Urb. Costa	Tel: 0034 6	Not disclosed
Almeria	Fleming,	36 10 12 08	
	04600	Fax: 0034 9	
	Huerca	50 13 44 34	
	Overa,		
	Almeria		
Inversiones	Calle San	tel: 0034	website:
Cellton S.L.	Pedro 4 Bajo,	950413441	http://www.sp
	El Contador		anishmedprop
	Almeria		erty.com
			email:
			cellton@teleli
			ne.es

Letting	Name	Address	Tel	Web
Agents:				
	Procosona s.l.	Ctra Estación,	tel: 0034	website:
		7 Bajo	950431680	http://www.pro
		Albox,	fax: 0034	cosona.com
		Almeria	950431680	email:
				info@procoso
				na.com
	cristinas	c/Ramon y	tel: 0034 6272	email:
		Cajal no 9-	83204	spanishhome

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	local2	fax: 0034	s8@hotmail.com
	almeria	9506 33123	om
Almeria In	Jose Jerez,	01708	enquiries@al
The Sun	Cabrera	721919/	meriainthefun
	Sales Office,	01708	.com
	Cortijo	374467	
	Cabrera,		
	Aptdo.		
	Correos 17,		
	Almeria		
MEDITERRA	Dársena 1 -	Tel/Fax 0034	http://www.me
INMOBILIARI	Local 3	950 49 79 60	diterraspain.c
A -	Pto. Deportivo		om/
	- Almerimar -		E-mail:
	04700 - El		info@mediterr
	Ejido -		aspain.com
	Almería		

14

Area:	ROQUETAS DE MAR, COSTA DE ALMERIA					
Investor	Retirement, Worker, Holiday, Business					
Profile:						
Category:	C					
Population:	Total		British			
	53,360		2000			
Climate:	Hours	Days	Avera	Avera	Avera	Avera



	of Sunsh ine Per Day in Summ er	of Rain Per Year	ge Spring Air Temp.	ge Summ er Air Temp.	ge Autum n Air Temp.	ge Winter Air Temp.	ge Water Temp.
	11	7	20	30	22	16	20
Proximity to:	Airport		Beach		Nearest City		
	15 miles (Almeria)		0.25 miles		15 miles (Almeria)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		1		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		7		
Shopping:	No. of Shopping Centres				No. of Markets		
	1				2		
Restaurants and bars:	Local, English and Italian restaurants as well as international cuisine all available. Choice of cocktail and disco bars.						
Sports and leisure facilities:	Playa Serena 18-hole golf course. Tennis courts. Horse-riding stables. Sailing, waterskiing and windsurfing schools. Biking tours. Rowing club. Mariopark water-park open in Summer. Cabo de Gata and Las Albuferas de Adra parks nearby.						
Transport:	Public Transport				Roads		
	Limited bus services from Almeria.				N-340 from Costa del Sol/Malaga. N-324 motorway		



from Granada.

Crime rate: Low

Main types of Agriculture and tourism.

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Future plans: Government's Excellence Plan- expansion towards Aguadulce resort, including sports pavilion, large shopping centre, casino, thousands of new homes, theatre and aquarium. Also new music school, bullring and open air amphitheatre.

Yield range 6.6% - 7.7%

Type of property	Entry Price	Rent- School Holiday Peak	Rent- Peak	Rent- Off Peak	Average Annual Yield
2 bed apartment	147502	499	399	240	7.7%
3 bed apartment	184378	599	479	287	7.4%
3 bed townhouse	276566	798	639	383	6.6%
Villa	324504	1048	838	503	7.4%
Demand for letting	School Holiday Peak	Peak	Off peak		
	High	Medium	Medium		
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	6	3	3		



Flights scheduled from:	Gatwick, Heathrow, Luton, Stansted, Bristol, Cardiff, Birmingham, East Midlands, Newcastle, Teesside, Liverpool, Manchester, Leeds/Bradford, Glasgow, Inverness, Belfast International, Dublin		
Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£259-828	£192-613	£144-460
Operators:	Iberia, BA, BMI, European Air Charter, Thomas Cook, Monarch, Air 2000, Britannia Airways, Excel Airways, My Travel		
Description :	Roquetas de Mar is the largest resort in Costa de Almeria, specialising in package holidays. The resort developed from a typical fishing village which still exists. It has a number of long sandy beaches (including a naturist beach!) and a harbour. Sights to see in the town include the Roman statue of Dionysius, the preserved amphitheatre Cerro de Villavieja, and the ruins of the castles of Santa Ana and Los Bajos.		

Property is on the whole cheaper than on the Costa del Sol, but prices have risen steadily over the past few years. This is expected to continue for quite some time as the resort is the fastest growing town in the province of Almeria. Roquetas de Mar is also planned to host part of the 2005 Mediterranean Games.

Even though the yields are not that exciting the opportunity for capital growth is. There has been and will be significant investment from the private and governmental sector till at least 2007. The government has ear-marked this area as one of it's



flagship areas to promote Spain to the rest of the country. The private sector has followed through with investment accordingly. If you want a holiday home that offers you more than just the standard holiday facilities then this area could be right for you. It will become a resort than pines to be a city!

Hot <http://www.info-roquetas.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Casas Almeria	Urb. Costa Fleming, 04600 Huercal Overa, Almeria	Tel: 0034 6 36 10 12 08 Fax: 0034 9 50 13 44 34	Not disclosed
	Home4home property consultants	The Lodga, Piedra Amarilla, 04810 Partaloea, Almeria	Tel: 0034 660 232 894	Not disclosed
	Indarko Expertos Inmobiliarios	Avda. Playa Serena, s/n- Edif. Roquetas de Mar	tel: 0034 950627007 fax: 0034 950627157	website: http://www.indarko.com email: indarko@wanadoo.es



Almerisol avda. tel: 0034 950 website:
 mediterraneo 333680 [http://www.al](http://www.almerisol-)
 99 fax: 0034 950 [merisol-](http://www.almerisol-)
 roquetas de 333680 [info.com](http://www.almerisol-)
 mar email:
 [main@almeri](mailto:main@almerisol-info.com)
 sol-info.com

Letting Agents:	Name	Address	Tel	Web
	Almeria In	Jose Jerez,	01708	enquiries@al
	The Sun	Cabrera	721919/	meriainthesun
		Sales Office,	01708	.com
		Cortijo	374467	
		Cabrera,		
		Aptdo.		
		Correos 17,		
		Almeria		
	ARCO	Avda.Playa	0034 950 33	http://www.arco
	Alquileres y	Serena – Edf.	42 24	o-
	venta	Las Garzas,		roquetas.com/
		bl. 4, local 3		E-mail:
		E-04740		arco roquetas
		Roquetas de		@hotmail.co
		Mar – Almería		m
	Complete	Not disclosed	Tel: 0034 950	e-mail:

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Management	334 614 -	info@cms-
Service –	Fax: 0034	propertyys.com
Roquetas de Mar	950 334 498	
MEDITERRA	Dársena 1 -	0034 950 49
INMOBILIARI	Local 3	79 60
A -	Pto. Deportivo	http://www.me
	- Almerimar -	diterraspain.c
	04700 - El	om/
	Ejido -	E-mail:
	Almería	info@mediterr
		aspain.com

15

Area: SALOU, COSTA DORADA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: B

Population:	Total	British
	16,000	500

Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.
	Per	Year	Temp.	Temp.	Temp.	Temp.	
	Day in						
	Summ						
	er						



	9	102	17	27	24	12	19
Proximity	Airport		Beach		Nearest City		
to:	9.3 miles (Reus)		0.25 miles		7.5 miles (Tarragona)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		4		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		2		3		
Shopping:	No. of Shopping Centres				No. of Markets		
	0				2		
Restaurants and bars:	Over 100 restaurants in the area. Predominantly fast food and international cuisine. Over 70 bars/pubs.						
Sports and leisure facilities:	Watersports such as jet-skiing, water-skiing, kayaking, sailing, parasailing and windsurfing at Paseo Maritimo promenade/Platja Llevant beach. Boat excursions along coastline. Funfair and amusement arcades. 3 nearby golf courses. Go-kart track. Universal Studios Port Aventura and Aqualeon theme parks. Aquopolis water park 6 km along coast. 8 nightclubs.						
Transport:	Public Transport				Roads		
	Train services from Barcelona, Salou, Tarragona and Valencia. Local and regional bus services.				A-7 motorway from Calafell to southern Costa Dorada. A-16 from Castelldefels (near Barcelona) to Calafell. N-340 single-carriageway along		



coast.

Crime rate: Low

Main types Mainly tourist sector.

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Future plans: New residential constructions. New yacht club. New coastal route following coves of Cape Salou. Urban planning project-modernize infrastructure and re-zone territory.

Yield range 11.3% - 11.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	147725.9	770	616	370	11.9%
3 bed apartment	177271.1	924	739	444	11.9%
3 bed townhouse	221588.9	1232	986	591	12.7%
Villa	324997	1617	1294	776	11.3%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	Medium	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	8	4	4		



Flights scheduled from:	Gatwick, Heathrow, Luton, Stansted, Bristol, Cardiff, Birmingham, East Midlands, Newcastle, Teesside, Liverpool, Manchester, Leeds/Bradford, Glasgow, Inverness, Belfast International, Dublin		
Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£116-235	£86-174	£65-131
Operators:	Monarch, Air 2000, Thomas Cook, Britannia Airways, BA, Excel Airways, My Travel		
Description :	Salou is a lively and modern tourist resort, popular with both British and Spanish families and couples. It has a palm tree-lined promenade parallel to the beach, along with coves. It has recently undergone remodelling to make it more attractive. There are 8 beaches in total stretching over 4 kms. The Salvador Dali museum is situated in nearby Figueres and there are also the historical towns of Tarragona and Altafulla nearby.		

I have chosen this place as there seems to be a lot happening here. It offers more than your average Spanish resort. A major regeneration programme has been undertaken so popularity of the area will increase. Yields are very respectable so a good return can be had here. Flights are cheap to Reus, the local airport, so getting here won't be a problem.

There are not many british here but I suspect this will all change. There have been several residential developments springing up and most of the buyers are British. Capital growth is likely but the timescale is uncertain. What you can be certain

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INVESTOR | AUTHOR | FILMMAKER



of is above average yields. For me this makes it a good place to invest as the returns are based on some kind of reality rather than having to gaze in to the crystal ball.

Hot <http://www.salou.co.uk/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Costa Dorada Real Estate	Mont Roig del Camp Costa Dorada	tel: 0034 977 179 661 fax: 0034 977 170 876	website: http://www.costa-dorada-casa-finca.com/ email: info@dorfman.com
	Fincas Maritim Playa	Paseo Miramar, 10 Apartado de correos 244 43840 SALOU / Prov. Tarragona	Tel./Fax: (00 34) 977 38 06 39 - Tel. (00 34) 977 35 16 41	http://www.fut.es/~heideh/ Email: heideh@tinet.fut.es
	Inmobiliaria Derk Snijders	Passeig de Jaume 1, 10 Edificio Las Acacias,	Tel 0034 977 352781	Not disclosed

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Salou
 Icas Agencia C / de **Tel: 0034 977** Not disclosed
 Inmobiliaria Barcelona, 16 **388054**
 1º 1º
 Salou

Letting Agents:	Name	Address	Tel	Web
-----------------	------	---------	-----	-----

Brisasol	Not disclosed	Not disclosed	http://www.brisasol.es/ central@brisasol.es
----------	---------------	---------------	--

Universal Holiday Centre	C/ Bruselas, 39 Salou (Tarragona)	Teléfono: 00 34 977 35 30 10 Fax: 00 34 977 35 34 48	http://www.universalholidaycentre.com/indexb.html
--------------------------	-----------------------------------	---	---

Email:

info@universalholidaycentre.com

Fincas Maritim Playa	Paseo Miramar, 10 Apartado de correos 244	Tel./Fax: (00 34) 977 38 06 39 - Tel. (00 34) 977 35 16 41	http://www.fut.es/~heideh/ Email: heideh@tinet.fut.es
----------------------	---	---	--

43840
 SALOU /



Prov.
Tarragona

Alquilo ANGELITA Tel. 0034 616 <http://www.alq>
Apartamentos SANZ DE 29 49 66 · uiiloapartamen
AYALA& 0034 670 20 tossalou.com/
ESTANISLAO 90 09 · Fax.
DE 0034 977 38
ARANZADI 46 28
ABURTO.....
C/Mayor 27,
1º 1ª ·
SALOU
(ESPAÑA)
C.P. 43840

16

Area:	MIAMI PLAYA, COSTA DORADA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total			British			
	3,760			300			
Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.
	Per	Year	Temp.	Temp.	Temp.	Temp.	
	Day in						



	Summer						
	9	102	17	27	24	12	19
Proximity to:	Airport		Beach		Nearest City		
	20 miles (Reus)		0.25 miles		22 miles (Tarragona)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		0		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		0		
Shopping:	No. of Shopping Centres				No. of Markets		
	0				0		
Restaurants and bars:	Predominantly international cuisine. Also many English pubs.						
Sports and leisure facilities:	18-hole golf course and watersport facilities in the area. Horse-riding stables. Tennis clubs. Most leisure facilities within hotel and apartment complexes.						
Transport:	Public Transport				Roads		
	Train services from Barcelona and Valencia. Local and regional bus services.				A-7 motorway from Calafell to southern Costa Dorada. A-16 from Castelldefels (near Barcelona) to Calafell. N-340 single carriageway motorway along coast.		
Crime rate:	Low.						



Main types Mainly tourist sector.

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Future New residential developments in area.

plans:

Yield range 9.5% - 11.1%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	144500	705	564	338	11.1%
-----------------	--------	-----	-----	-----	-------

3 bed apartment	180625	846	677	406	10.7%
-----------------	--------	-----	-----	-----	-------

3 bed townhouse	270938	1128	902	541	9.5%
-----------------	--------	------	-----	-----	------

Villa	317900	1481	1184	711	10.6%
-------	--------	------	------	-----	-------

Demand for letting	School Holiday Peak	Peak	Off peak
--------------------	---------------------	------	----------

	Medium	Medium	Low
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	6	4	2

scores:

Flights Gatwick, Heathrow, Luton, Stansted, Bristol, Cardiff,
scheduled Birmingham, East Midlands, Newcastle, Teesside, Liverpool,
from: Manchester, Leeds/Bradford, Glasgow, Inverness, Belfast
 International, Dublin



Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£116-235	£86-174	£65-131
Operators:	Monarch, Air 2000, Thomas Cook, Britannia Airways, BA, Excel Airways, My Travel		

Description : Miami Playa is a seaside resort located 20 minutes south of Salou. There are no high-rise blocks or apartments, the beaches are far less crowded, and nightlife is limited. The resort has broad streets, with its residential areas a good distance from the main tourist resorts. The beaches are set in sand and shingle bays, overlooked by rocky cliffs.

Within the resort there are many developments consisting of villas, chalets and low-rise flats. Miami Playa is popular with foreign homebuyers such as the British, German, French, Dutch and Swiss, as well as the Spanish and local Catalans. Its very cheap to get here even in the peak season. If you book on the internet you could get a return flight for less than £50!

This area makes a great holiday home for the family and can provide a nice income when not used sufficient enough to cover all costs of the property. It's a non-resort resort area and gives you an alternative to what we know as a Spanish holiday. If I had to go for one area that offered the best capital growth then this would be it – do I need to say anymore!

Hot Website: <http://www.costadaurada.org/costadaurada-oa/pagines/uk/index.html>

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INVESTOR | AUTHOR | FILMMAKER



Estate Agents:	Name	Address	Tel	Web
	Asesoramiento y Venta Inmobiliaria	Avda. Barcelona 92 - 98, Local 7 Miami Playa	tel: 0034 977 170 474 fax: 0034 977 170 474	website: http://www.handelshaus-miami.com email: j.stoeber@handelshaus-miami.com
	Costa Dorada Real Estate	Mont Roig del Camp Costa Dorada	tel: 0034 977 179 661 fax: 0034 977 170 876	website: http://www.costa-dorada-casa-finca.com/ email: info@dorfman-n.com
	Asesoramiento y Venta Inmobiliaria	Avda. Barcelona 92 - 98, Local 7 Miami Playa (Tarragona)	tel: 0034 977 170474 fax: 0034 977 170474	email: j.stoeber@handelshaus-miami.com
	Lacey and Co	65 Priory Avenue, Southend-on-	Tel: 01702 603210 Fax: 01702	Not disclosed

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Sea, Essex 603211
SS2 69A

Letting Agents:	Name	Address	Tel	Web
	Universal	C/ Bruselas,	Teléfono: 00	http://www.u
	Holiday	39 Salou	34 977 35 30	niversalholid
	Centre	(Tarragona)	10 Fax: 00 34	aycentre.co
			977 35 34 48	m/indexb.ht
				ml
				Email:
				info@univers
				alholidaycentr
				e.com

17

Area:	CADIZ, COSTA DE LA LUZ						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	B						
Population:	Total			British			
	140,000			2,000			
Climate:	Hours of Sunsh ine Per Day in Summ	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.



	er						
	11	108	20	29	21	16	14
Proximity	Airport		Beach		Nearest City		
to:	19 miles (Jerez)		0.5 miles		Cadiz		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	1		2		5		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		0		3		
Shopping:	No. of Shopping Centres				No. of Markets		
	0				2		
Restaurants and bars:	Mostly Spanish cuisine, specialising in seafood such as lobster and prawns. Italian, Chinese and fast food also available.						
Sports and leisure facilities:	4 watersports clubs. Real Tennis Club. Nearby Donana National Park – Europe’s largest nature reserve. Fine arts and archaeological museum. Parque Groves outdoor theatre.						
Transport:	Public Transport			Roads			
	Frequent bus services to Algeciras (12 daily), Jerez (every hour), Seville (11 daily), Almeria (2 daily), Granada (2 daily) and Malaga (6 daily). Train services to Jerez (20 daily), Seville (12 daily) and Granada (3 daily).			N-340 from Estepona and Sotogrande. A4 and N-IV motorway from Seville. N-IV from Cordoba.			
Crime rate:	Low.						



Main types of employment

Shipping industry.

Future plans:

Many new developments under construction on coast.
Regeneration of port. N-340 from single to dual carriageway 2005.

Yield range 12.7% - 14.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	106980	698	558	335	14.9%
3 bed apartment	133725	838	670	402	14.3%
3 bed townhouse	200588	1117	893	536	12.7%
Villa	235356	1466	1173	704	14.2%
Demand for letting	School Holiday Peak		Peak	Off peak	
	Medium		High	High	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	7	5	2		

Flights

scheduled from:

Gatwick, Heathrow, Bristol, Newquay, Plymouth, Birmingham, Newcastle, Manchester, Leeds/Bradford, Aberdeen, Edinburgh, Glasgow, Inverness, Belfast City, Guernsey, Jersey.



Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£203-1301	£217-964	£163-723
Operators:	BA, Britannia Airways, Thomas Cook		
Description	Cadiz is located on the south-western tip of mainland Spain. It has a large port and is more of a cosmopolitan rather than a typically Andalusian city. It has a low cost of living and demand for long term lets is high. This area is not a resort but considered more like a city close to the coast. This area should strongly appeal to the worker type investor.		

The main beach is Playa de la Caleta, but Playa de la Victoria is cleaner and has more sports facilities. Cadiz is popular with foreign buyers and residents. The old part of the city is surrounded by 18th century walls and has narrow streets full of tall 18th century houses and squares. Monuments include Cadiz Gothic cathedral and Torre Tavira baroque-style tower.

Yields are healthy and are expected to be in the future. Don't expect any significant capital growth as there is no news of any major inward investment – but don't let this put you off. A nice income stream can be had from a long term let. If you plough all the profits back in to repaying the mortgage then the property could be yours within 7 years. After that the rent is all profit!

Hot <http://www.andalucia.com/cities/cadiz.htm>

Website:

Estate	Name	Address	Tel	Web
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Agents:

Secret Spain	Avda Holanda 72, Roche Residential, 11149 Conil de la Fra, Cadiz	Tel: 0208 551 5405 Fax: 0208 551 0760	Not disclosed
Realty Cádiz SL.	Calle Iro, 5 - 3 ° Cádiz	tel: 0034 606 700 640 fax: 0034 956 536 390	website: http://www.realtycadiz.com email: info@realtycadiz.com
Castlemain- Spain	Rinconada 13 Aloha Nueva Andalucia Marbella Málaga	tel: 0034 650932932 fax: 0034 952886305	email: mail@casiro.com
Inmo Chiclana Real Estate	Plaza España, Edificio España 3° - Oficina, 2 Chiclana de la Frontera	tel: 0034 606700640 fax: 0034 956536390	website: http://www.inmo-chiclana.com email: sales@inmo-chiclana.com

Letting Agents:	Name	Address	Tel	Web
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Costa Andalucia Not disclosed <http://www.costaholidays.co.uk>
Holidays Apartado de <http://www.costaholidays.co.uk>
 Vacation Correos 138 [m](http://www.costaholidays.co.uk)
 Rentals 29680 Email: welcome1@costaholidays.co.uk
 Estepona [ostaholidays.c](http://www.costaholidays.co.uk)
 Province [om](http://www.costaholidays.co.uk)
 Málaga
 Spain -
 España

Owners Not disclosed Tel: E-mail:
Direct 01372 [advertise@o](mailto:advertise@ownersdirect.co.uk)
Holiday 722708 [wnersdirect.](mailto:wnersdirect.co.uk)
Rentals Fax: 01372 co.uk
 -744417

18

Area: ISLANTILLA, COSTA DE LA LUZ

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population: **Total** **British**
 2500 100

Climate: **Hours** **Days** **Avera** **Avera** **Avera** **Avera** **Avera**
of **of** **ge** **ge** **ge** **ge** **ge**
Sunsh **Rain** **Spring** **Summ** **Autum** **Winter** **Water**
ine **Per** **Air** **er Air** **n Air** **Air** **Temp.**

Visit: WWW.AJAYAHUJA.CO.UK



	Per Day in Summ er	Year	Temp.	Temp.	Temp.	Temp.
	11	108	20	29	21	16
Proximity to:	Airport		Beach		Nearest City	
	37.5 miles (Faro)		0.25 miles		23.75 miles (Huelva)	
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools	
	0		0		0	
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics	
	0		1		2	
Shopping:	No. of Shopping Centres		No. of Markets			
	1		0			
Restaurants and bars:	Good selection of bars and restaurants, particularly in neighbouring village of La Antilla.					
Sports and leisure facilities:	Islantilla International Golf Resort (27-hole) with 3 courses. Most othersport/leisure facilities e.g. swimming, tennis, are in hotels and resorts.					
Transport:	Public Transport		Roads			
	Limited bus services. Private transport recommended.		E-1 from Seville. N-IV and E-1 from Cordoba. E-5/A-4 and A-49 from Cadiz.			
Crime rate:	Low					
Main types	Mainly tourist and service sector.					



of
employe
nt

Future plans: A relatively new resort, Islantilla continues to expand with new developments and amenities.

Yield range 7.2% - 8.4%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	135000	498	398	239	8.4%
3 bed apartment	168750	598	478	287	8.1%
3 bed townhouse	253125	797	637	382	7.2%
Villa	297000	1046	837	502	8.0%
Demand for letting	School Holiday Peak	Peak	Off peak		
	High	Medium	Low		
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	6	3	3		

scores:

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Stansted](#), [Bristol](#), [Newquay](#), [Plymouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Newcastle](#), [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Leeds/Bradford



Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£247-564	£183-418	£137-314
Operators:	BA, Air Portugal, Iberia, Excel Airways, My Travel, Astraeus, Thomas Cook, Flyjet, Monarch, Air2000, Britannia		
Description :	Islantilla is a new tourist area recently developed, with a large golf resort, sandy beaches and promenade. It is situated on the south-western coast of the mainland, close to the border with Portugal and is a small, quiet resort. The busy fishing town of Isla Cristina and the city of Huelva are both close by. There are several white sandy beaches in this area which make the area very desirable. Another draw to this area is the 27 hole golf course.		

Capital growth is likely but not within 5 years. This is a long term investment punt. It's still being developed and has a long way to go but the right companies are moving in and if they are you should be too!

If you buy here you know you can be in Portugal within an hour. So you can almost have the best of both worlds. Access is easy as most airports fly to Faro, the airport serving this area. The entry level price is just above £100k so its not that cheap. Yields are affected accordingly and are therefore not that strong. The yields look sustainable however as price growth will not occur for a while. Yields may even increase over the short term depending on the popularity of the area.

Hot	http://www.islantillagolfresort.com/
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Website:

Estate	Name	Address	Tel	Web
Agents:				
	Escape2.com Ltd	Hamilton House, 205 Bury New Road, Whitefields, Manchester M45 6GE	Tel: 0161 280 7375 Fax: 0191 959 5680	Not disclosed
	Roger N Coupe-Spanish Property Sales	3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB	Tel: 01483 548340 Fax: 01483 548341	Not disclosed
	ACD Spanish Properties	125 Summerhouse Drive, Bexley, Kent DA5 2ER	Tel: 01322 550 409 Fax: 01322 550409	Not disclosed
	Beaches International Property Ltd.	3 & 4 Hagley Mews, Hagley Hall, Stourbridge, West Midlands DY9 9LQ	Tel: 01562 885181 Fax: 01562 886724	Not disclosed

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Letting Agents:	Name	Address	Tel	Web
	Holiday Accommodation Overseas Ltd	2233 Coventry Road Sheldon Birmingham B26 3EH	Phone: 0871 781 1205	http://www.holiday-apartments.net/portugal-algarve-islantilla.htm

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Area: A CORUNA, GALICIA

Investor: Worker, Business

Profile:

Category: A

Population:

Total	British
240,000	4,000

Climate:

Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
7	170	12	18	16	11	13

Proximity

Airport	Beach	Nearest City
----------------	--------------	---------------------



to:	40 miles (Santiago)	0.25 miles	A Coruna
Educationa	No. of	No. of	No. of Private
I facilities:	Universities	International	Schools
		Schools	

0	1	20
---	---	----

Health	No. of Public	No. of Private	No. of Private
services:	Hospitals	Hospitals	Clinics
	2	5	10

Shopping:	No. of Shopping Centres	No. of Markets
	2	5

Restaurant Over 360 restaurants in the area. Many bars in the main
s and bars: square- Praza Maria Pita.

Sports and 2 flying clubs. 2 diving clubs. 2 golf clubs, one with additional
leisure tennis court and swimming pool. 4 horse riding clubs. 2 sailing
facilities: clubs. 3 tennis clubs. Bazan museum near port. Archaeology
 Museum, Science Museum and Museum of Mankind. Fine Art
 Gallery. Finisterrae Aquarium with more than 300 species of
 fish.

Transport:	Public Transport	Roads
	Domestic bus services to Barcelona, Madrid and Andalucia. Local bus services to metropolitan area. Also buses to Santiago and Ferrol. Train services to Madrid, Barcelona, Santiago and Ferrol.	A9 motorway from Santiago de Compostela. C-642 and N-634 from Santander. E-70 and N- VI from Leon. North-west motorway to Madrid.

Crime rate: Low.



Main types of employment Fish, livestock and wine exports. Steelworks. Tobacco-pressing.

Future plans: None.

Yield range 11.5% - 12.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	76492.27	405	324	194	12.1%
3 bed apartment	91790.73	486	389	233	12.1%
3 bed townhouse	114738.4	648	518	311	12.9%
Villa	168283	851	680	408	11.5%

Demand for letting	School Holiday Peak	Peak	Off peak
Finance and leisure scores:	High	High	High
	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	9	5	4

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Bristol](#), [Cardiff](#), [Newquay](#), [Plymouth](#), [Southampton](#), [Birmingham](#), [Norwich](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Guernsey](#), [Jersey](#), Leeds/Bradford, Belfast



	City		
Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£190-1378	£141-1021	£106-766
Operators:	BA, BMI, Air Europa, Iberia		
Description :	A Coruna is an important trading, administrative and attractive city. Formerly known as La Coruna, A Coruna is an old maritime city located on the north-west coast. It has a busy harbour and an old quarter nicknamed 'the Groyne'. It has 4 long sandy beaches with cliffs and coves and a range of amenities. Inland is hilly and green. Monuments in old town include several churches e.g. 12th-century Church of Santiago; the 13th-century Church of Santa María del Campo. The Tower of Hercules lies at the port of Coruna and is the oldest fully working lighthouse in the world.		

It is also one of the cheapest places to live in Spain. As a result you get double digit yields which only improve due to the season being all year round. Entry price for a 2 bed flat is only £50k so this part of Spain is accessible to most. This area does make good business investments. Employment is high, demand for rental properties are high and the scope for capital growth is almost definite.

The area is driveable to (around 11 hours) so can be easily accessed without the need to book flights for the whole family. It has some of the facilities you would find at the better southern resorts but not all. Quite nicely it has some facilities



that you wouldn't find in these southern resorts such as classical Spanish cinemas and traditional religious festivals.

Hot <http://www.aytolacoruna.es>

Website:

Estate Agents:	Name	Address	Tel	Web
	Apartments Bellavista	Aritas Brens- Cee 15270, A Coruna	Tel and Fax.: 0034 981 745 237	http://finisterra.com/apartaments/bellaeng.htm Email: bellavista@finisterrae.com
	Tano	La Coruña Galicia La Coruña	tel: 0034 659 950307	website: http://www.arrakis.es/~tano/anuncios.html email: tano@arrakis.es
	Rivas Inmobiliaria	C/ Real 20 15402 Ferrol - A Coruña	tel: 0034 981324592 fax: 0034 981319551	website: http://www.inmorivas.com email: rivas@inmorivas.com
	Agencia	Calle Huertas,	0034 981 22	Not disclosed



Carballido [Número 1 1º](#) 67 59
[B -15003- La](#) Fax: 0034
[Coruña](#) 981 21 12 90

Letting Agents:	Name	Address	Tel	Web
	SITIA.	Calle	0034 981 248	
	INMOBILIARI	Monforte,	087	http://www.siti
	A	Número 15 -	Fax: 0034	a.com E-
	FINANCIERA	1º. 15007 La	981 248 011	mail:
		Coruña.,		attcliente@siti
				a.com
	URBHER.S.L	Calle	0034 981 15	http://Sr.
		Caballeros,	16 99	Alborés E-
		Número 25,	Fax: 0034	mail:
		15009 La	981 15 16 99	urbher@cemi
		Coruña		ga.es
	EL EO	Alcalde	0034 981 13	Not disclosed
		Marchesi,	32 71	
		Número nº 2,		
		1º, 15006 La		
		Coruña		
	URBANIZAD	Calle	0034 981 15	E-mail:
	ORA	Caballeros,	16 99	urbher@mun
	HERCULINA	Número 25	Fax: 0034	do-r.com
	S.L.	Entrplta. -	981 15 16 99	
	(URBHER)	15008- La		
		Coruña		



Area:	SANTANDER, CANTABRIA						
Investor Profile:	Worker, Business						
Category:	B						
Population:	Total 180,000			British 2,000			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	7	160	15	22	18	12	14
Proximity to:	Airport 4.38 miles (Santander)		Beach 0.25 miles		Nearest City Santander		
Educational facilities:	No. of Universities 2		No. of International Schools 1		No. of Private Schools 3		
Health services:	No. of Public Hospitals 1		No. of Private Hospitals 2		No. of Private Clinics 7		
Shopping:	No. of Shopping Centres 3				No. of Markets 2		
Restaurant	Many tapas bars in Cañadio and Santa Lucia. Traditional and						



s and bars: local cuisine found in Varda district

Sports and leisure facilities: Golf courses. Prehistoric and Archaeological Museum. Prehistorical Caves of Altamira. Art museum (Museo de Bellas Artes). Maritime museum with aquarium (Museo Maritimo del Cantabrico). Caberceno National Park. Large casino near royal palace at El Sardinero. Zoo at Magdalena Park. Matalenas Park and Gardens at Cabo Menor cape. Lots of nightclubs in Plaza de Canadio area. Also public golf course, athletic track and a small zoo in Matalenas Park. Classical music recitals and ballet performances at the Palacio de Festivales.

Transport:	Public Transport	Roads
	RENFE train services from Madrid, Palencia, Reinosa, Segovia and Valladolid. FEVE train services from Bilbao, Oviedo, Torrelavega and Unquera. Bus services from other coastal towns and resorts including Bilbao and San Sebastian. Frequent buses within Santander itself. Boat services every 15 minutes across the bay.	N-634 from Oviedo and C-642 and N-634 from A Coruna. N-623 from Burgos.

Crime rate: Low

Main types of employment Agriculture.



Future plans: Completion of A-8 motorway to Asturias.

Yield range 11.9% - 13.4%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	82874	455	364	218	12.5%
3 bed apartment	99448	546	437	262	12.5%
3 bed townhouse	124311	728	582	349	13.4%
Villa	182323	956	764	459	11.9%

Demand for letting	School Holiday Peak	Peak	Off peak
Finance and leisure scores:	High Total (out of 10) 6	High Financial (out of 5) 5	High Leisure (out of 5) 1

Flights scheduled from:

[Gatwick](#), [Heathrow](#), [Bristol](#), [Newquay](#), [Plymouth](#), [Birmingham](#), [Newcastle](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Guernsey](#), [Jersey](#), Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£294-725	£218-537	£164-403

Operators: Iberia, BA, Air Europa

Description Santander is the capital city of Cantabria, located within a bay



: and with a large port (recently expanded) and old quarter. The nearby resort of El Sardinero is 2 miles away with 4 sandy beaches: Camello, Concha, Primera and Segunda. Sights to visit include the Cathedral with Gothic crypt. The medieval town of Santillana del Mar is also a few kilometres away. Events include the International Music Festival in August.

Property is more expensive in Santander than the Asturias and Galicia. Visitors numbers are consistent and therefore demand is consistent for rental properties. There isn't much property development going on so your purchase is likely to be a re-sale property. The yields are slightly better than average so you can be assured that this area would be one of the safer investments.

There aren't many British here. Its unlikely there will be either unless everyone follows this bit of advice in the book! This is part of the appeal of this area to some investors. It has great connections to the rest of Spain and the public transport is quite developed compared to other areas. Owning a car is not necessary here.

There are plenty of employment opportunities in the agricultural sector. It's a great place to live and work here. There are many facilities as can be seen in the section above. The crime rate is also extremely low compared to anywhere in Europe. This makes this part of Spain unique considering Spain's wider problem of petty crime across most areas.

AJAYAHUJA

INVESTOR | AUTHOR | FILMMAKER



Hot <http://santander-spain.travel-holiday-guide.co.uk/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	García- Repetto	Lealtad, 19 - E-- CANTABRIA SANTANDER	tel: 0034 942 314 367 fax: 0034 942 224 409	website: http://www.angelfire.com/ga/ApiRepetto/index.html email: apirepetto@netscape.net
	Cantabria Rustica	Jose M ^a Pereda 37 Torrelavega	tel: 0034 609008070 fax: 0034 942086046	website: http://www.cantabriarustica.com email: manuel@cantabriarustica.com
	Morris Properties Overseas	Anchor House, Anchor Road, Aldridge, West Midlands WS9 8PW	Tel: 01922 744459 Fax: 01922 744461	Not disclosed
	Yes Property International	Legend House, 10	Tel: 0870 300 4260	Not disclosed



Market Place,
Faversham,
Kent ME13
7AG

Letting Agents:	Name	Address	Tel	Web
	García-Repetto	Lealtad, 19 - E-- CANTABRIA SANTANDER	tel: 0034 942 314 367 fax: 0034 942 224 409	website: http://www.angelfire.com/ga/ApiRepetto/index.html email: apiirepetto@netscape.net

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Area:	SAN SEBASTIAN, BASQUE COUNTRY						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total 180,000			British 2,000			
Climate:	Hours of Sunsh ine Per Day in	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.



	Summer						
	8	175	18	25	20	14	15
Proximity to:	Airport		Beach		Nearest City		
	62.5 miles (Bilbao)		0.25 – 2 miles		San Sebastian		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	1		0		2		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		1		7		
Shopping:	No. of Shopping Centres				No. of Markets		
	3		4				
Restaurants and bars:	Different types of cuisine e.g. Italian, Chinese, German, Mexican and local Galithian restaurants. Most restaurants in old quarter. Lots of bars around the city.						
Sports and leisure facilities:	18-hole golf course. 6 museums including San Telmo museum .Aquarium. Casino. City concert hall- concerts, operas and plays. Also jazz, Film and Music Festivals. Several parks and gardens. Mount Igeldo attraction park with over 30 attractions.						
Transport:	Public Transport				Roads		
	Train services from Bilbao, Barcelona and Madrid. Buses from Madrid, Barcelona, Bilbao, Pamplona, Valencia, Alicante and Salamanca				A-8 from Bilbao. A-63 from Irun. N-1 from Madrid.		
Crime rate:	Low						



Main types Agriculture and fishing industry.

of

employe

nt

Future None.

plans:

Yield range 5.4% - 6.4%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	214862	600	480	288	6.4%
3 bed apartment	268578	720	576	346	6.1%
3 bed townhouse	402866	960	768	461	5.4%
Villa	472696	1260	1008	605	6.1%

Demand for letting	School Holiday Peak	Peak	Off peak
	High	High	High

Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	5	3	2

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), Stansted, [Bristol](#), [Newquay](#), [Plymouth](#), [Southampton](#), [Birmingham](#), [Newcastle](#), [Teesside](#), [Manchester](#), Isle of Man, [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Guernsey](#), [Jersey](#), Leeds/Bradford, Belfast City,



	Belfast International, Dublin		
Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£136-270	£101-200	£76-150
Operators:	Iberia, BA, BMI, Al Italia		
Description	San Sebastian, locally known as Donostia, lies 21 km west of		
:	the French border. The city is set in a circular bay (La Concha),		
	on the edge of thick forests inland. There are three beaches:		
	Concha, the most famous one; Ondarreta and Zurriola (also		
	called Gros). Concha and Ondarreta are into a bay adorned		
	with Santa Clara Island.		

Sights to see include Miramar Palace, which is between the Concha and Ondarreta beaches, the 19th century Buen Pastor cathedral, Castillo de la Santa Cruz de la Mota, and .Aiete's Palace in the Aiete neighbourhood. The city also has an old quarter (Parte Vieja).

San Sebastian is not the obvious choice to buy a holiday home in but it has the climate for a holiday home for nearly half a year. The area is driveable to (around 11 hours) so can be easily accessed without the need to book flights for the whole family. It has some of the facilities you would find at the better southern resorts but not all. Quite nicely it has some facilities that you wouldn't find in these southern resorts such as classical Spanish cinemas and traditional religious festivals.

Prices aren't necessarily cheap with entry prices starting from



200,000 Euros. The level of English spoken is lower than the resorts down south. Demand for rental properties is consistent throughout the year from the French as well as the English.

Hot <http://www.terra.es/personal6/aintzane1/san-sebastian.html>

Website:

Estate Agents:	Name	Address	Tel	Web
	Spanish Property Network	The Knowe, Barrhill, Dalbeattie DG5 4JD	Tel: 01556 610712 Fax: 01556 610712	Not disclosed
	Taylor Woodrow European Dept	2 Princes Way, Solihull, West Midlands B91 3ES	Tel: 0121 600 8000 Fax: 0121 600 8001	Not disclosed
	Atlas International	Atlas House, Station Road, Dorking, Surrey RH4 1EB	Tel: 01306 879899 Fax: 01306 877441	Not disclosed
	Bellamy Marks International	22 Markhouse Avenue, London E17 8AZ	Tel: 0845 090 0199	Not disclosed

Letting Agents:	Name	Address	Tel	Web
	Spanish	The Knowe,	Tel: 01556	Not disclosed



Property	Barrhill,	610712	
Network	Dalbeattie	Fax: 01556	
	DG5 4JD	610712	
Taylor	2 Princes	Tel: 0121 600	Not disclosed
Woodrow	Way, Solihull,	8000	
European	West	Fax: 0121	
Dept	Midlands B91	600 8001	
	3ES		
Atlas	Atlas House,	Tel: 01306	Not disclosed
International	Station Road,	879899	
	Dorking,	Fax: 01306	
	Surrey RH4	877441	
	1EB		
Bellamy	22 Markhouse	Tel: 0845 090	Not disclosed
Marks	Avenue,	0199	
International	London E17		
	8AZ		

22

Area:	JAVEA, COSTA BLANCA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total			British			
	28,000			5600			
Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.



	Per Day in Summ er	Year	Temp.	Temp.	Temp.	Temp.
	11	42	21	30	24	17 18
Proximity	Airport		Beach		Nearest City	
to:	60 miles (Alicante)		0.25 - 1.2 miles		60 miles (Alicante)	
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools	
	1		3		4	
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics	
	0		0		1	
Shopping:	No. of Shopping Centres				No. of Markets	
	0				1	
Restaurants and bars:	Local speciality is fish and seafood. Many fish restaurants found at Aduanas del Mar. International and local cuisine also available.					
Sports and leisure facilities:	Children’s play areas at Arenal beach. Large fishing port. Water sports e.g. scuba-diving, windsurfing in marina. Also sailing club in marina. Sporting Alfes Cricket Club. 9 hole golf course at Javea Golf Club. Bowling green. 3 tennis clubs. Bridge club. Horse-riding, netball and rugby clubs. Sant Antoni Marine Reserve. Montgo Natural Park. Cinema with English film once a week. English language theatre productions.					
Transport:	Public Transport				Roads	
	Buses to Moraira, Gandia,				N-332 from Valencia, Alicante,	



Denia and Calpe.

Gandia and Benidorm. A-7
from Alicante, Barcelona and
Valencia.

Crime rate: Medium

Main types Predominantly tourist and service sectors.

of

employme

nt

Future Improved road connections to surrounding region.

plans:

Yield range 7.4% - 8.7%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	140,000	532	426	255	8.7%
3 bed apartment	175000	638	511	306	8.3%
3 bed townhouse	262500	851	681	409	7.4%
Villa	308000	1117	894	536	8.3%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	Low	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	6	3	3		



Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£192-485	£142-359	£107-269

Operators: Monarch, Iberia, BA, BMI, Air-Berlin, Thomas Cook, Easyjet, Flybe, Excel Airways, Britannia Airways, Futura, European Air Charter, My Travel, Astraeus, Air2000

Description : Situated in northern Costa Blanca in the Marina Alta region, Javea is a small historic town set around a sea port at the foot of Montgo mountain. The 3 main areas are:

- 1) The old town - traditional architecture and narrow streets,
- 2) Aduana del mar - the old fisherman's quarter on the coast by the marina and fishing port, and
- 3) El Arena - the main resort area with beaches.

Javea is relatively quiet and is away from the main roads. It has 25 kms of coastline with 8 beaches including some pebble/rock beaches. The coastline also has caves and small coves which is worth a view. Sights to see in the old town include the Church of San Bartholeme.



Property is expensive compared to the rest of the coast and the area is popular with foreign investors. The yields are okay but have been eroded a bit in the last 5 years due to the popularity of this area from these investors. Its still a good area however as capital growth is likely. This area appeals to the discerning investor wishing to combine holidaying with speculative investing.

Hot <http://www.javea-online.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Lambourne Properties	Calle Ronda 1, Colon, 03730 Javea, Alicante	Tel: 0034 9 65 79 59 16 Fax: 0034 9 75 79 59 16	Not disclosed
	R M Inmobiliaria	Avenida Marina Espanola 13 bajo, 03730 Javea, Alicante	Tel: 0034 9 66 46 19 39 Fax: 0034 9 65 79 52 99	Not disclosed
	Valuvillas.Com	Edificio caribe 11, Avenida del Pla 129, 03730 Javea, Alicante	Tel: 0034 9 66 46 22 44 Fax: 0034 9 65 79 50 60	Not disclosed
	Haart	P.O. Box	0845 600	http://www.tm

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5995 7778 xhaart.co.uk/
 Colchester Email:
 Essex CO3 [webmaster@](mailto:webmaster@xhaart.co.uk)
 3WR [haart.co.uk](http://xhaart.co.uk)

Letting Agents:	Name	Address	Tel	Web
	Costa Blanca Rentals	Suite 173, Ctra La Nao 71 03730 Javea	tel: 0034 96 6460681 fax: 0034 96 6460681	website: http://www.cbrentals.com email: info@cberentals.com
	EuroCasa Gestion Inmobiliaria	Aptdo correos 2053 Alicante	tel: 0034 655169971 fax:	email: danielcombret@yahoo.es
	SeviCasa	C/ AZORIN, 4 - Bajo Alicante	tel: 0034 965105735 fax: 0034 9651105601	website: http://www.interpisos.com/servicasa email: servicasa3@hotmail.com

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Area: GANDIA, COSTA BLANCA

Investor Retirement, Worker, Holiday, Business

Profile:

Visit: WWW.AJAYAHUJA.CO.UK



Category: C

Population: **Total** 59,850 **British** 2000

Climate: **Hours of Sunshine Per Day in Summer** **Days of Rain Per Year** **Average Spring Air Temp.** **Average Summer Air Temp.** **Average Autumn Air Temp.** **Average Winter Air Temp.** **Average Water Temp.**

11 42 21 30 24 17 18

Proximity to: **Airport** 50 miles (Valencia) **Beach** 0.25 miles **Nearest City** 40 miles (Valencia)

Educational facilities: **No. of Universities** 0 **No. of International Schools** 0 **No. of Private Schools** 1

Health services: **No. of Public Hospitals** 1 **No. of Private Hospitals** 0 **No. of Private Clinics** 6

Shopping: **No. of Shopping Centres** 0 **No. of Markets** 0

Restaurants and bars: International and local cuisine.

Sports and leisure facilities: 18-hole golf course. Athletics track. International Classical Music Festival. Fishing port at Grau.



Transport:

Public Transport

2 trains run daily between Gandía and Madrid during summer (only 1 daily in off-peak season). Trains every half an hour to Valencia all day, where can connect to other cities.

Roads

N-332 from Valencia and Benidorm. A-7 exit 60.

Crime rate:

Low

Main types

Predominantly tourist and service sectors.

of

employe

nt

Future

None.

plans:

Yield range

4.2% - 4.7%

Type of property

Entry Price

Rent- School Holiday Peak

Rent- Peak

Rent- Off Peak

Average Annual Yield

2 bed

apartment

208636.4

401

321

192

4.4%

3 bed

apartment

250363.6

481

385

231

4.4%

3 bed

townhouse

312954.5

642

513

308

4.7%

Villa

459,000

842

674

404

4.2%

Demand

School Holiday

Peak

Off peak



for letting Finance and leisure	Peak	High	High	Low
	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)	
	5	3	2	

scores:

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Newquay](#), [Plymouth](#), [Southampton](#), [Birmingham](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£174-296	£129-219	£97-164

Operators: BA, Swiss International, Air France

Description : Also part of the Marina Alta area, Gandia is a town situated at the foot of Safor mountain range. It has a port and beach, and also several monuments in the town such as The Ducal Palace and Cathedral. The Gandia Playa coastal resort consists of over 4 miles of beaches alongside a palm-lined promenade.

What sets this area apart from the others is that it has a rich feel to it. Property prices are expensive here but you do get a clean picturesque resort that seems to escape the hustle and bustle of its neighbours.

Don't expect to make much of a return on your money. A purchase here is to enjoy your investment and hope for a return from capital growth. If you like what I like about this place then



you'll be assured that someone else will 10 years down the line. The direction Spain is going any property bought in Spain will return above average returns. The more desirable area it is the more assured the gain will materialise.

There are not that many operators that land in this area which can work for you. There isn't a heavy influx in or out of this area so the pace of the area is much slower than what you would expect from a coastal Spanish resort.

Hot <http://www.abcgandia.com/en/index.html>

Website:

Estate	Name	Address	Tel	Web
Agents:	Costa Azahar	Plaza mayor 9	Tel: 0034 9	Not disclosed
	Homes	Pta 6, 46700	62 87 28 05	
		Gandia,	Fax: 0034 9	
		Valencia	62 86 42 85	
Property in Spain	10-16 Tiller Road London		tel: 0207 364	website:
			0500	http://www.propertyinspain.net
			fax: 0207 364	
			0502	et email: info@propertyinspain.net
agencia solmaran	formentera 35 playa de gandia		tel: 0034	website:
			962840291	http://
			fax:	www.solmara

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[n.com](#) email:

api1152v@bi

[api.com](#)

<http://www.tm>

xhaart.co.uk/

Email:

webmaster@

haart.co.uk

Haart P.O. Box 0845 600
5995 7778
Colchester
Essex CO3
3WR

Letting Agents:	Name	Address	Tel	Web
	Costa Blanca Rentals	Suite 173, Ctra La Nao 71 03730 Javea	tel: 0034 96 6460681 fax: 0034 96 6460681	website: http://www.cbrentals.com email: info@cberentals.com
	EuroCasa Gestion Inmobiliaria	Aptdo correos 2053 Alicante	tel: 0034 655169971 fax:	email: danielcombret@yahoo.es
	Sajonia	Av. Alfonso el Sabio, 16, 8-lzq Alicante	tel: 0034-965 230627 fax: 0034-965 230627	email: sajonia21@yahoo.es
	SeviCasa	C/ AZORIN, 4 - Bajo	tel: 0034 965105735	website: http://www.int



Alicante

fax: 0034

erpisos.com/s

9651105601

ervicasa

email:

[servicasa3@h](mailto:servicasa3@hotmail.com)

otmail.com

24

Area: BENIDORM, COSTA BLANCA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: A

Population:

Total

British

56,500

3000

Climate:

Hours

Days

Avera

Avera

Avera

Avera

Avera

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Day in

Summ

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11

42

21

30

24

17

18

Proximity

Airport

Beach

Nearest City

to:

31.25 miles

0.25 miles

24.25 miles

(Alicante)

(Alicante)

Educational

No. of

No. of

No. of Private

I facilities:

Universities

International

Schools

Schools

1

0

3



Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics		
	1	1	30		
Shopping:	No. of Shopping Centres	No. of Markets			
	2	1			
Restaurants and bars:	Predominantly fast food.				
Sports and leisure facilities:	Marina. Tennis clubs. Bowling clubs. Go-karting activities. Athletics track. Open-air concerts and theatre performances in amphitheatre. Terra Mitica theme park. Seaworld marine park. Aqualandia water park open in Summer. Nightclubs. 10 multi-screen cinemas, one showing English films weekly. Free jazz and classical concerts provided by council.				
Transport:	Public Transport	Roads			
	Frequent bus services within the town and to surrounding areas.	N-332 from Valencia and Alicante.			
Crime rate:	Medium				
Main types of employment	Mainly tourist sector, particularly in Summer season. High abundance of foreign companies in area.				
Future plans:	More residential and hotel complexes around Terra Mitica theme park.				
Yield range	6.7% - 7.5%				
Type of property	Entry Price	Rent-School Holiday	Rent-Peak	Rent-Off Peak	Average Annual Yield



Peak					
2 bed					
apartment	218181.8	670	536	322	7.0%
3 bed					
apartment	261818.2	804	643	386	7.0%
3 bed					
townhouse	327272.7	1072	858	515	7.5%
Villa	480000	1407	1126	675	6.7%
Demand	School Holiday	Peak	Peak	Off peak	
for letting	Peak				
	High	High	High		
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
and leisure	9	4	5		
scores:					
Flights	Gatwick , Heathrow , London City , Luton , Stansted , Bristol ,				
scheduled	Cardiff , Exeter , Newquay , Plymouth , Bournemouth ,				
from:	Southampton , Birmingham , East Midlands , Humberside ,				
	Newcastle , Teesside , Blackpool , Isle of Man , Liverpool ,				
	Manchester , Aberdeen , Edinburgh , Glasgow , Inverness , Belfast				
	City , Belfast International , Derry , Cork , Dublin , Guernsey ,				
	Jersey , Norwich , Leeds/Bradford				
Typical	School Holiday	Peak	Off Peak		
cost of	Peak				
flights:	£192-485	£142-359	£107-269		
Operators:	Monarch, Iberia, BA, BMI, Air-Berlin, Thomas Cook, Easyjet, Flybe, Excel Airways, Britannia Airways, Futura, European Air Charter, My Travel, Astraeus, Air2000				
Description	One of the oldest resorts in Spain, Benidorm is extremely well-				



: developed and is Spain's biggest and busiest tourist resort. Mass tourism since the 1960's has led to many high-rise hotel and apartment blocks being built to form a new town. More recently there have been more green areas built in an attempt to improve its image.

Benidorm has 2 main areas: the old town, with its traditional fishing port, and the new town, where the main resort lies. Benidorm has many visitors all year round. The 2 crescent-shaped main beaches stretched over 4 miles are Levante and Poniente.

Benidorm is very lively with a huge abundance of nightlife. It is the busiest resort in Costa Blanca and demand for rental properties is consistent. The season is an all year round season so simply owning a property here to make money is possible. If you're looking for an apartment then go for one as close as you can to the beach. Because you'll have rental competition from other landlords you have to have one that's more attractive than the rest and being near the beach achieves this.

Hot <http://www.benidorm.to/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Paul Condron	Calle Gerona 39, 03503 Benidorm,	Tel: 0034 9 65 65 42 72 Fax: 0034 6	Not disclosed

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Visual Home	Alicante	46 33 98 25	
	Avenida	tel: 0034	website:
	Jaime I, 52 -	965858000	http://www.visual-home.com
	Local 7 -	fax:	
	BENIDORM		email:
	Alicante		visualhomes@tpi.infomail.es
Limon Express	estacion del	tel: 0034	email:
	tren	966803103	limonexpres@telefonica.net
	benidorm	fax:	
Haart	P.O. Box	0845 600	http://www.tmxhaart.co.uk/
	5995	7778	
	Colchester		Email:
	Essex CO3		webmaster@haart.co.uk
	3WR		

Letting Agents:	Name	Address	Tel	Web
	Costa Blanca Rentals	Suite 173, Ctra La Nao 71	tel: 0034 96 6460681	website: http://www.cbrentals.com
		03730 Javea	fax: 0034 96 6460681	email: info@cberentals.com
	EuroCasa Gestion Inmobiliaria	Aptdo correos 2053	tel: 0034 655169971	email: danielcombret@yahoo.es
		Alicante	fax:	



Sajonia Av. Alfonso el tel: 0034-965 email:
 Sabio, 16, 8- 230627 sajonia21@ya
 Izq fax: 0034-965 hoo.es
 Alicante 230627

SeviCasa C/ AZORIN, 4 tel: 0034 website:
 - Bajo 965105735 <http://www.int>
 Alicante fax: 0034 erpisos.com/s
 9651105601 ervicasa
 email:
servicasa3@hotmail.com

25

Area: ALICANTE, COSTA BLANCA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population: **Total** **British**
 278,000 10,000

Climate: **Hours** **Days** **Avera** **Avera** **Avera** **Avera** **Avera**
of **of** **ge** **ge** **ge** **ge** **ge**
Sunsh **Rain** **Spring** **Summ** **Autum** **Winter** **Water**
ine **Per** **Air** **er Air** **n Air** **Air** **Temp.**
Per **Year** **Temp.** **Temp.** **Temp.** **Temp.**
Day in
Summ



	er						
	11	42	21	30	24	17	18
Proximity to:	Airport		Beach		Nearest City		
	7 miles (Alicante)		0.25 miles		Alicante		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	1		0		3		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		5		10		
Shopping:	No. of Shopping Centres		No. of Markets				
	3		3				
Restaurants and bars:	Most variety is located in the old town and near the promenade (Explanada), and also around the port and the marina. As well as local Valencian food, international food also available.						
Sports and leisure facilities:	3 golf courses in area. Marina with Alicante-Costa Blanca Nautical Club and Royal Nautical and Regatta Club. Theme park on Tossal mountain next to San Fernando castle with mini-golf, bowls, skating and skateboarding areas. Flying lessons at private airfield in Muchamiel. Casino. Concerts at the Explanada. 10 cinemas. 2 theatres. Plays, operas and dance shows at the Teatro Principal. Live music shows in the old town (El Barrio). Alicante Bullfighting Museum, MARQ archaeological museum, Gravina Fine Arts museum (MUBAG) and Pozos de Garrigós (Water Museum). 3 main nightlife areas: behind the Explanada ('la zona'), 'Ruta de la Madera' and 'El barrio'. Parks: La Ereta Park, Canelejas Park, Parque del Oeste,						



Parque del Morant and Palmeral.

Transport:	Public Transport	Roads
	Train and bus services from Madrid, Murcia and Valencia.	N-332 from Benidorm and Valencia. Also A-7 from
	Bus services within the city (over 25 routes), and to rest of Costa Blanca. Trains within and around the city.	Valencia and Murcia. A-92, N-340 then A-7 from Granada.

Crime rate: High

Main types Mostly professional.

of
employe
nt

Future plans: Alicante 2020- redevelopment plan involving improved access (including disabled access) to city. Improvement of transport systems by building train connection to airport and extending the high-speed train line from Valencia. Also expansion of green areas.

Yield range 6.9% - 8.1%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	147,250	526	421	252	8.1%
3 bed apartment	184063	631	505	303	7.8%
3 bed	276094	842	673	404	6.9%



townhouse

Villa 323950 1105 884 530 7.8%

Demand **School Holiday** **Peak** **Off peak**

for letting **Peak**

High

High

High

Finance **Total (out of 10)** **Financial (out of 5)** **Leisure (out of 5)**

and leisure 8 3 5

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),

scheduled [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#),

from: [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),

[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),

[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast](#)

[City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#),

[Jersey](#), Norwich, Leeds/Bradford

Typical **School Holiday** **Peak** **Off Peak**

cost of **Peak**

flights: £192-485 £142-359 £107-269

Operators: Monarch, Iberia, BA, BMI, Air-Berlin, Thomas Cook, Easyjet, Flybe, Excel Airways, Britannia Airways, Futura, European Air Charter, My Travel, Astraeus, Air2000

Description An historical city and major port of Spain. Sights include Santa Barbara castle, Santa María Church, San Nicholas de Bari Co-Cathedral, the Santa Faz Monastery, the remains of the Iberian settlement on Tossal de Manises and the Expalanda- a tree-lined, marbled promenade.

Several beaches on city outskirts. San Juan de Alicante beach



to east of city is over 5 miles long. There are 5 more beaches in the area and all are Blue Flag (clean and high standard).

Traffic congestion, noise and pollution however a problem, along with rising crime rate. The old quarter (known as Santa Cruz) has narrow streets which can be dangerous as well as picturesque.

Residential areas surround the city e.g. Carolinas to the north-east, and Albufereta, Dos Bahias and Nuevo Alicante to the east. Property in the city centre is more expensive than on the outskirts so these residential areas can prove more value for money. There is an excellent transport system that supports the city so getting around will never be a problem. Road connections have improved significantly over the last 5 years and will continue to do so.

Hot http://www.alicanteturismo.com/ing/fr_home.htm

Website:

Estate	Name	Address	Tel	Web
Agents:	Advanta	Apartado de	Tel: 0800 652	Not disclosed
	Homes S.L.	Correos 1632,	8890/0034 9	
		Elche 03200	65 45 77 72	
		Alicante	(Spain)	
Amics	Properties	Calle	Tel: 0034 9	Not disclosed
		Cartegena 18	65 72 98 83	
		bajo 03140	Fax: 0034 9	
		Guardamar	65 72 86 13	



del Segura,
Alicante,
Spain

Bellevue	Avda.	Tel: 0034 9	Not disclosed
	Maisonnavé	65 22 99 27	
	46 2 no C	Fax: 0034 9	
	03003	65 12 10 06	
	Alicante		
Immo Prestigi	Calle La Pinta	Tel: 0034 9	Not disclosed
	1, 03710	65 83 97 92	
	Calpe,	Fax: 0034 9	
	Alicante	65 83 97 93	

Letting Agents:	Name	Address	Tel	Web
	Sajonia	Av. Alfonso el Sabio, 16, 8-Izq Alicante	tel: 0034-965 230627 fax: 0034-965 230627	email: sajonia21@yahoo.es
	Agencia Inmobiliaria Heral2	Avd. Dpto. Kiko Sanchez, 1-local 7 Alicante	tel: 0034 965163554 fax: 0034 965260751	website: http://www.heral2.com email: heral2@terra.es
	SeviCasa	C/ AZORIN, 4 - Bajo	tel: 0034 965105735	website: http://www.int

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Alicante

fax: 0034

erpisos.com/s

9651105601

ervicasa

email:

[servicasa3@h](mailto:servicasa3@hotmail.com)

otmail.com

EuroCasa

Aptdo correos

tel: 0034

email:

Gestion

2053

655169971

[danielcombret](mailto:danielcombret@yahoo.es)

Inmobiliaria

Alicante

fax:

@yahoo.es

26

Area: TORREVIEJA, COSTA BLANCA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population:

Total

British

72,000

20,000

Climate:

Hours

Days

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Proximity

Airport

Beach

Nearest City

Visit: WWW.AJAYAHUJA.CO.UK



to:	22 miles (Alicante)	0.25 miles	29 miles (Alicante)
Educationa	No. of	No. of	No. of Private
I facilities:	Universities	International	Schools
		Schools	
	0	1	2
Health	No. of Public	No. of Private	No. of Private
services:	Hospitals	Hospitals	Clinics
	0	1	4
Shopping:	No. of Shopping Centres	No. of Markets	
	0	2	
Restaurant	Wide variety of cuisine available. Local speciality is seafood.		
s and bars:	Live entertainment bars.		
Sports and	Sports centre with athletics track. Private sports centres. Tennis		
leisure	clubs. Flying club. 1500 marina with renowned yacht club.		
facilities:	Diving and windsurfing clubs. 4 golf courses in area. Water		
	park north of Torrevieja open in Summer. Theatre. Casino. 3		
	museums including sea and salt museum.		
Transport:	Public Transport	Roads	
	Bus services within most of the	N-332 from Valencia,	
	town, and to surrounding	Benidorm and Alicante.	
	areas including Alicante.		
Crime rate:	High		
Main types	Mostly tourist and service sectors. However many foreign		
of	companies situated in the area.		
employe			
nt			
Future	New hotels/apartments/houses being constructed. Town is		
plans:	rapidly expanding.		

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Yield range 5.9% - 6.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	105720	318	254	153	6.9%
3 bed apartment	132150	382	305	183	6.6%
3 bed townhouse	198225	509	407	244	5.9%
Villa	232584	668	534	321	6.5%

Demand for letting	School Holiday Peak	Peak	Off peak
	High	High	Medium

Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	7	2	5

scores:

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Derry](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£192-485	£142-359	£107-269



Operators: Monarch, Iberia, BA, BMI, Air-Berlin, Thomas Cook, Easyjet, Flybe, Excel Airways, Britannia Airways, Futura, European Air Charter, My Travel, Astraeus, Air2000

Description : A popular tourist destination in the Costa Blanca, Torrevieja is a busy resort still being developed. It is situated within 2 large natural salt lakes called 'Salterns of Torrevieja'. Sights to see include the large Moorish tower (Torre del Moro) and Church of the Immaculate Conception. There are also many beaches and amenities.

It can be lively, noisy and crowded, particularly in Summer. Also there is a rising crime rate involving burglary and theft. However the area has the cheapest property on the Costa Blanca and as the town is constantly developing and property prices are expected to rise. Yields are not that brilliant but the prospect for capital growth compensates for this. If you're looking for a holiday home that will pay for itself for 5 years and then sell on to make a profit then this area will meet this goal.

Funnily enough Torrevieja is also particularly popular with visitors with allergic and respiratory problems, who are thought to benefit from the salty environment but don't rely on this market to make your investment decision!

Hot <http://www.costa-blanca-torrevieja.to/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Panorama	Urb.	Tel: 0034 6	Not disclosed



Golf	Panaroma	09 53 63 31	
	Glif, apartado	Fax: 0034 6	
	de correos	09 50 09 66	
	312, 03180		
	Torre vieja,		
	Alicante		
ASTUR MAR	c/guardamar	tel: 0034	website:
	8	965707916	http://www.ca
	torrevieja	fax: 0034	saspania.com
		965707916	email:
			astur_mar@terra.es
	Torre vieja	tel: 0034 617	website:
Sun & Sea		95 2613	http://www.sun-sea-
International		fax: -----	international.c
-----		-----	om email:
			info@sun-
			sea-
			international.c
			om
SOL	AVENIDA DE	tel:	email:
PARTNERS	FRANCIA, 60	00.34.96.692.	mle24549@terra.es
	- 1ºD	50.22	rra.es
	LA MATA -	fax:	
	TORREVIEJA	00.34.96.692.	
		13.20	

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Letting Agents:	Name	Address	Tel	Web
	AMATorrevieja 2010	C/ Pedro Lorca, 71 - Bajo Torrevieja	tel: 0034 965706817 fax: 0034 965706817	email: amatorrevieja2010@hotmail.com
	Costa Blanca Rentals	Suite 173, Ctra La Nao 71 03730 Javea	tel: 0034 96 6460681 fax: 0034 96 6460681	website: http://www.cbrentals.com email: info@cberentals.com
	EuroCasa Gestion Inmobiliaria	Aptdo correos 2053 Alicante	tel: 0034 655169971 fax:	email: danielcombret@yahoo.es
	Sajonia	Av. Alfonso el Sabio, 16, 8-lzq Alicante	tel: 0034-965 230627 fax: 0034-965 230627	email: sajonia21@yahoo.es

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Area: LA MANGA, COSTA BLANCA

Investor Retirement, Worker, Holiday, Business

Profile:



Category: A

Population: Total British

Climate:

Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
11	42	21	30	24	17	18

Proximity to:

Airport	Beach	Nearest City
15 miles (Murcia)	0.25 miles	15 miles (Murcia)

Educational facilities:

No. of Universities	No. of International Schools	No. of Private Schools
0	1	0

Health services:

No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
1	1	5

Shopping:

No. of Shopping Centres	No. of Markets
4	0

Restaurants and bars: Local, Italian, Indian and Chinese restaurants on Mediterranean side of La Manga. Local cuisine and tapas bars on Mar Menor side. Excellent choice of local and Spanish cuisine in nearby village of Cabo de Palos.

Sports and 4 marinas offering variety of water sports such as scuba-diving.



leisure 12 sailing schools. 3 golf courses at Club La Manga Resort.

facilities: Horse riding. Tennis clubs. Hiking and mountaineering at Cartegena Sierra. Casino. Specialised local mud spas. 3 open-air cinemas showing Spanish films throughout Summer. San Pedro del Pinatar Regional Park (about 1.750 acres of wild land, in the North of urbanized La Manga) Calblanque Regional Park (about 6.200 acres of wild land, craggy cliffs on top of sand beaches, South La Manga.)

Transport:	Public Transport	Roads
	Restricted. Private transport recommended.	N-301 from Murcia. A-7 and A-37 from Valencia and Costa Blanca.

Crime rate: Medium

Main types of employment Tourist work during Summer only.

Future plans: Restricted amount of area left in La Manga, so future developments e.g. new golf courses and residential complexes in other parts of the Mar Menor area.

Yield range 16.9% - 18.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	78181.82	606	485	291	17.7%
3 bed	93818.18	727	582	349	17.7%



apartment

3 bed

townhouse	117272.7	970	776	465	18.9%
-----------	----------	-----	-----	-----	-------

Villa	172000	1273	1018	611	16.9%
-------	--------	------	------	-----	-------

Demand	School Holiday	Peak	Off peak
for letting	Peak		
	High	Medium	Low
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	9	5	4

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Stansted](#), [Bristol](#), [Newquay](#),
scheduled [Plymouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#),
from: [Newcastle](#), [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#),
[Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Cork](#),
[Dublin](#), [Guernsey](#), [Jersey](#), Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£266-803	£197-595	£148-446

Operators: Iberia, Air Europa, Astraeus, GB Airways, BMI, BA, Planet Air, Flybe, Ryanair, My Travel.

Description La Manga is a 13 mile-long narrow section of land located
 : between Mar Menor- the largest saltwater lake in Europe, and the Mediterranean Sea.

It has many high-rise hotels and apartment blocks- more than half the amount in the whole of Murcia. A large number of tourists visit during Summer making it a popular resort. Most property is located on the beach-front. The western end of the



strip has mostly apartments and hotels, while the eastern end is quieter and more residential, with many townhouses and villas.

For some reason this area is undervalued. You can get a 2 bed apartment for less than £50k! Yields are fantastic even though the off-peak season has low demand. If you can manage to let it out through the peak periods you will cover all costs of ownership. There is a shortage of villas in this area so investment in one of these will ensure a high occupancy rate.

There is plenty to do here and there always will be. This area is one of the most established resorts in Costa Blanca. Not only will this be a safe investment due to the attraction of tenants because of its facilities it will be a fun place to have a holiday home as there is so much to do.

Hot <http://www.lamangaspain.com/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	Xanadu	Lo Pagan,	tel: 0034 965	website:
	property mart	Mar Menor,	329 025	http://www.xanadupropertymart.co.uk
		Murcia	fax:	email:
				chrisoflaherty2002@yahoo.co.uk
	Haart	P.O. Box	0845 600	http://www.tm

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	5995	7778	xhaart.co.uk/
	Colchester		Email:
	Essex CO3		webmaster@
	3WR		haart.co.uk
Select	2nd Floor	Tel: 0 1202	http://www.sel
Resorts Ltd	6 Old	786490	ectresorts.co.
	Generator	Fax: (01202)	uk/
	House	763615	
	Bourne Valley		Email:
	Road		mail@selectre
	Poole		sorts.co.uk
	Dorset		
	BH12 1DZ		

Letting Agents:	Name	Address	Tel	Web
	Marítima Inmobiliaria	Mopu building, Mediterranea n Sea side. Gran Vía de la Manga Km. 0	Phone: 0034 968146170 . Fax: 0034 968564254	e-mail: maritima2001@jazzfree.co
	Inmobiliaria Los Arcos	Centro Comercial Mangamar, Gran Vía de la Manga Km. 0,330380 La	Phone: 0034 968564111. . Fax: 0034 968337318	e-mail: inmolosarcos.com



Manga del
Mar Menor
(Murcia)

Rent In Miramar Phone: 0034 Not disclosed
Manga. urbanization, 968.563279

Km. 0,4 Gran
Vía de La
Manga, Mar
Menor side

Apartamentos Gran Vía de Phone: e-mail:
Dos Mares La Manga, 0034.968.140 [mangazul@m](mailto:mangazul@mangazul.com)
Km. 3, corner 096. x3.redestb.es
Plaza . Fax:
Bohemia, Dos 0034.968.140
Mares 137
building.

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Area:	ORIHUELA COSTA, COSTA BLANCA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total			British			
	56,000			1,000			
Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.



	Per Day in Summ er	Year	Temp.	Temp.	Temp.	Temp.
	11	42	21	30	24	17 18
Proximity	Airport		Beach		Nearest City	
to:	21 miles (Murcia)		0.25 miles		21 miles (Murcia)	
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools	
	0		0		0	
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics	
	1		0		2	
Shopping:	No. of Shopping Centres				No. of Markets	
	0				0	
Restaurants and bars:	International and local cuisine available. Fast food on the coast.					
Sports and leisure facilities:	Six 18-hole golf courses and five marinas in the area (e.g. Cabo Roig and Dehesa de Campoamor) offering a variety of watersports such as scuba diving to wind surfing. Classical music and theatre shows. 2 cinemas and 8 museums in town.					
Transport:	Public Transport				Roads	
	Restricted. Private transport recommended.				N-332 from Murcia, Benidorm and Valencia.	
Crime rate:	Medium					
Main types of	Tourist and service sectors.					



employe
nt

Future plans: Traffic control systems on N-332. New construction of houses/hotels/apartments. Like Torre Vieja, Orihuela Costa is a fast-developing resort.

Yield range 9.7% - 10.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	101363.6	453	362	217	10.2%
3 bed apartment	121636.4	544	435	261	10.2%
3 bed townhouse	152045.5	725	580	348	10.9%
Villa	223,000	951	761	457	9.7%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	Medium	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	6	3	3		

scores:

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Stansted](#), [Bristol](#), [Newquay](#), [Plymouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Newcastle](#), [Isle of Man](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast International](#), [Cork](#), [Dublin](#), [Guernsey](#), [Jersey](#), Leeds/Bradford



Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£266-803	£197-595	£148-446

Operators: Iberia, Air Europa, Astraeus

Description : Orihuela Costa is the 10 mile-long coastline located outside the inland town of Orihuela, situated on the southern part of the Costa Blanca. The area consists of beaches with coves and is lined with palm trees. There are also almond and dry olive groves.

The town of Orihuela is itself an historic town. There are 14 historical sites in total, including Catedral del San Salvador y Santa Maria and the Palacio Rubalcava. There are several residential developments in the area, such as Cabo Roig, Dehesa de Campoamor, La Zenia, Playa Flamenca and Punta Prima. These areas have gained popularity with both Spanish and foreign homebuyers.

There are not many British here but this will all change. Numerous developments are springing up here and the biggest buyers have been the British. The yields achievable here are promising even though not exciting. What I do find exciting however, is the opportunity for capital gain. Once developed the property prices will mirror the prices being achieved in the rest of Costa Blanca.

Hot <http://www.costablanca.org/eng/index.asp>

Website:

Estate	Name	Address	Tel	Web
--------	------	---------	-----	-----

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Agents:

International	Centro	tel: 0034 96	website:
Sunline	Comercial	676 18 18	http://www.sunline.ws
Properties	Zenia Mar	fax: 0034 96	line.ws
S.L.	Orihuela-	676 01 64	email:
	Costa		jonathan@sunline.ws
	Alicante		line.ws

AUSTRO	Calle Nicolas	tel: 0034-	website:
INMO S.L.	Debussy	966730762	http://www.austroinmo.com
	1140	fax: 0034-	stroinmo.com
	Orihuela	966773341	email: austro-
	Costa		inmo@cesser.com

Haart	P.O. Box	0845 600	http://www.tmxhaart.co.uk/
	5995	7778	xhaart.co.uk/
	Colchester		Email:
	Essex CO3		webmaster@
	3WR		haart.co.uk

Freedom 4	Antigua Sala	(00 34) 9 28	http://www.fre
Sale Spain	de	84 59 44	edom4sale.co
	Proyeccion,	Fax: (00 34) 9	m/
	Antigua Cine	28 84 59 36	
	de Teguisse,		
	Calle Notes		
	15, Teguisse		
	35530,		



Lanzarote

Letting Agents:	Name	Address	Tel	Web
	Costa Blanca Rentals	Suite 173, Ctra La Nao 71 03730 Javea	tel: 0034 96 6460681 fax: 0034 96 6460681	website: http://www.cbrentals.com email: info@cberentals.com
	EuroCasa Gestion Inmobiliaria	Aptdo correos 2053 Alicante	tel: 0034 655169971 fax:	email: danielcombret@yahoo.es
	Sajonia	Av. Alfonso el Sabio, 16, 8-Izq Alicante	tel: 0034-965 230627 fax: 0034-965 230627	email: sajonia21@yahoo.es
	SeviCasa	C/ AZORIN, 4 - Bajo Alicante	tel: 0034 965105735 fax: 0034 9651105601	website: http://www.interpisos.com/servicasa email: servicasa3@hotmail.com

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Area: PALMA, MAJORCA

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Investor Retirement, Worker, Holiday, Business

Profile:

Category: A

Population:

Total	British
320,000	50,000

Climate:

Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
11	65	19	29	22	14.5	17

Proximity to:

Airport	Beach	Nearest City
7 miles (Palma)	0.25 miles	Palma

Educational facilities:

No. of Universities	No. of International Schools	No. of Private Schools
1	4	12

Health services:

No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
1	3	4

Shopping:

No. of Shopping Centres	No. of Markets
3	5

Restaurants and bars: Palma and Port de Sóller have lots of highly reputable restaurants and bars. A variety of cuisine is available, including local food (mainly seafood, pork and rice).



Sports and leisure facilities: Prestigious yacht club. Nightlife at Portal Nous. Cinema showing weekly English-language films. Classical concerts, plays and ballets performed all year round. Annual Chopin festival.

Transport:	Public Transport	Roads
	Bus service with 22 routes in & around Palma all stopping at Plaza Espa�ato. Trains to Inca and Soller.	Main road links from Port de Soller, Port d'Antrax and Manacor. C-713 from Port de Pollenca and Port d'Alcudia.

Crime rate: High

Main types of employment: Mostly service sector. Many foreign companies also based in Palma.

Future plans: Very restricted as already very developed.

Yield range 28.8% - 33.8%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	108000	1600	1280	768	33.8%
3 bed apartment	135000	1920	1536	922	32.4%
3 bed townhouse	202500	2560	2048	1229	28.8%
Villa	237600	3360	2688	1613	32.2%



Demand for letting	School Holiday Peak	Peak	Off peak
	High	High	High
Finance and leisure scores:	Total (out of 10) 10	Financial (out of 5) 5	Leisure (out of 5) 5

Flights scheduled from: Gatwick, Luton, Stansted, Norwich, Southampton, Bournemouth, Exeter, Bristol, Cardiff, Birmingham, East Midlands, Manchester, Liverpool, Leeds/Bradford, Humberside, Teesside, Newcastle, Glasgow, Glasgow Prestwick, Edinburgh, Aberdeen.

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£115-470	£85-348	£64-261

Operators: Air Europa, BMI, Iberia, BA, Air-Berlin, Easyjet, My Travel, Futura, Thomas Cook, Excel Airways, Britannia Airways, Monarch, Air Europa, Air2000, Flyjet

Description : Palma is the capital city of Majorca- the largest island of the Balearics situated 93 miles off the east coast of mainland Spain. Palma is located on the coast within the Bay of Palma and over half of the island's population are believed to live there.

The city is lively, cosmopolitan and English is widely spoken. Sights to see include the Royal Palace (La Almudaina), a Gothic castle (Castillo de Bellver) and a limestone cathedral (la Seo).



The cost of living is high but this also assumes a higher quality of life. This is borne out by the high rental values which have led to the astronomical yields possible. Don't think these yields will last forever. Prices will correct which will bring down these yields by around half, so don't hang about – buy while it's cheap!

Unemployment rates are low and therefore job prospects are good. So if you're thinking of moving over for good and you happily tend to the services industry then you'll never be short of a job. Prospects are also good for the professional sector as there has been a trend towards these type of companies locating their Spanish branch here.

Hot <http://www.mallorcaweb.com/eng/index.html>

Website:

Estate Agents:	Name	Address	Tel	Web
	David Russell-Pedro Mesquida	Paseo Maritimo 12, 07014 Palma de Mallorca, Mallorca	Tel: 0034 9 71 73 40 73 Fax: 0034 9 71 45 15 65	Not disclosed
	Taylor-Woodrow de Espana, S.A.	Calle Aragon 223-223 A, 07008 Palma de Mallorca, Mallorca	Tel: 0034 9 71 70 65 70 Fax: 0034 9 71 70 65 65	Not disclosed
		Apartado	tel: 0034	website:

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Roberto	1423,	971681873	http://www.mallorca-real-estate.com/
Jaime	Palma De	fax: 0034	
Gourlay	Mallorca	971680320	email: robertog@oce.es.com/
Sea Green	Cala Bona	Not disclosed	website: http://www.mallorca-penthouse.de/
	Palma de		
	Mallorca		email: peter@kerler.de

Letting Agents:	Name	Address	Tel	Web
	EUROPA INMOBILIARI A	ANTONI MARIA ALCOVER N° 47 PALMA	tel: 0034 971676787 fax: 0034 971676567	website: http://www.europa-inmobiliaria.com email: europa@europainmobiliaria.com
	ARKO INMOBILIARIO	Avda. Son Rapinya, n° 8 1° C Palma de Mallorca	tel: 0034 619226688 /971453689 fax: 0034 971457900	email: arcoinmobiliario@hotmail.com



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Area:	MAGALUF, MAJORCA						
Investor Profile:	Retirement, Worker, Holiday, Business						
Category:	A						
Population:	Total 4800			British 500			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	65	19	24	21	15	17
Proximity to:	Airport		Beach		Nearest City		
	11 miles (Palma)		0.25 miles		11 miles (Palma)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		1		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		1		
Shopping:	No. of Shopping Centres				No. of Markets		



0

0

Restaurant Predominantly fast food restaurants.

s and bars:

Sports and leisure facilities: Watersports. Marineland theme park with dolphin shows, Wild West theme park, Pirate adventure centre. Western Park and Aquacity water-parks open during Summer. Attraction Catamaran- 3 hour boat journey. Choice of nightclubs.

Transport:

Public Transport

Roads

Restricted.

C-713 from Palma, then exit at Palmanova or along 719 to Palmanova roundabout.

Crime rate: High

Main types Mostly service sector.

of

employe

nt

Future Restricted.

plans:

Yield range 14.7% - 17.2%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	150250	1136	909	545	17.2%
3 bed apartment	187813	1363	1091	654	16.5%
3 bed	281719	1818	1454	872	14.7%



townhouse

Villa 330550 2386 1908 1145 16.5%

Demand **School Holiday** **Peak** **Off peak**

for letting **Peak**

High

High

Medium

Finance **Total (out of 10)** **Financial (out of 5)** **Leisure (out of 5)**

and leisure **9** **4** **5**

scores:

Flights Gatwick, Luton, Stansted, Norwich, Southampton,
scheduled Bournemouth, Exeter, Bristol, Cardiff, Birmingham, East
from: Midlands, Manchester, Liverpool, Leeds/Bradford, Humberside,
Teesside, Newcastle, Glasgow, Glasgow Prestwick, Edinburgh
and Aberdeen.

Typical **School Holiday** **Peak** **Off Peak**

cost of **Peak**

flights: £115-470 £85-348 £64-261

Operators: Air Europa, BMI, Iberia, BA, Air-Berlin, Easyjet, My Travel,
Futura, Thomas Cook, Excel Airways, Britannia Airways,
Monarch, Air Europa, Air2000, Flyjet

Description Situated on the eastern side of the bay of Palma, Magaluf is a
:
well-developed tourist resort with many high-rise hotels and
apartments. It is especially popular with the 18-30 age group.

It is a lively city and a noisy one! Crime rates are high but its
not serious crime, just petty theft, so be sure to go for a site
with CCTV or 24 hour security guards.

Rental rates are high due to the demand for accommodation in



this area. Your likely tenants are going to groups of young people but they do pay handsomely. This far outweighs the risk of taking these type of tenants on as any potential damage will be deducted from their sizeable deposit handed over at the point of booking your property.

These yields will not last forever! Property prices will rise so get in early. Magaluf is here to stay so acquiring a property here, in the long term, is of relatively low financial risk. You can easily get flights to this area so it will always appeal to the package holidaymaker.

Hot <http://www.mallorcaweb.com/eng/index.html>

Website:

Estate Agents:	Name	Address	Tel	Web
	The Sun of Majorca	Calle Andratx 32 local 4, 07015 Portals Nous, Mallorca	Tel: 0034 9 71 70 65 70 Fax: 0034 9 71 70 65 65	Not disclosed
	Interealty Balearics	Plaza Santa Ponsa, 4 Local 1 en E-07180, Santa Ponsa, Mallorca	Tel: 0034 971 699 545 Fax: 0034 971 699 556	www.interealty-mallorca.com

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	Apartado	tel: 0034	website:
Roberto	1423,	971681873	http://www.mallorca-real-estate.com/
Jaime	Palma De	fax: 0034	
Gourlay	Mallorca	971680320	email: robertog@oce.es.com/
Sea Green	Cala Bona	tel: 0034 49	website:
	Palma de	178 43 92	http://www.mallorca-penthouse.de
	Mallorca	123	email: peter@kerler.de

Letting Agents:	Name	Address	Tel	Web
	Interealty	Plaza Santa	Tel: 0034 971	www.interealty.com
	Balearics	Ponsa, 4	699 545	y-mallorca.com
		Local 1 en E-07180,	Fax: 0034	
		Santa Ponsa,	971 699 556	
		Mallorca		
	EUROPA	ANTONI	tel: 0034	website:
	INMOBILIARI	MARIA	971676787	http://www.europa-inmobiliaria.com
	A	ALCOVER N°	fax: 0034	
		47	971676567	email: europa@europapa.com
		PALMA		



inmobiliaria.co

mcom

email:

ARKO	Avda. Son	tel: 0034	
INMOBILIARI	Rapinya, nº 8	619226688	arcoinmobiliar
O	1º C	/971453689	io@hotmail.co
	Palma de	fax: 0034	m
	Mallorca	971457900	

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Area: ALCUDIA, MAJORCA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population:	Total	British
	13,800	2500

Climate:	Hours of Sunsh ine Per Day in Summ er	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.
	11	65	19	24	21	15	16

Proximity to:	Airport	Beach	Nearest City
	33.75 miles (Palma)	0.25 miles	33 miles (Palma)



Educationa l facilities:	No. of Universities	No. of International Schools	No. of Private Schools
	0	0	0
Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
	0	1	2
Shopping:	No. of Shopping Centres	No. of Markets	
	0	2	

**Restaurant
s and bars:** Fast food and British food is predominantly available in Port d'Alcudia. However a good selection of fish restaurants can be found around the harbour.

**Sports and
leisure
facilities:** Watersports. Tennis courts. Squash clubs. Hidropark water-park. National park of S'Abufera inland from Port d'Alcudia.

Transport:	Public Transport	Roads
	Regular bus services along the beach and to Puerto de Pollensa and Ca'n Picafort.	C-713 from Palma. Also main road links from Artà and Manacor.

Crime rate: High

**Main types
of
employe
nt** Service sector.

**Future
plans:** Restricted.

Yield range 6.1% - 6.8%

Type of	Entry	Rent-	Rent-	Rent-	Average
---------	-------	-------	-------	-------	---------



property	Price	School Holiday Peak	Peak	Off Peak	Annual Yield
2 bed apartment	218550	610	488	293	6.4%
3 bed apartment	262260	732	586	351	6.4%
3 bed townhouse	327825	976	781	468	6.8%
Villa	480810	1281	1025	615	6.1%
Demand for letting	School Holiday Peak		Peak		Off peak
	High		Medium		Low
Finance and leisure scores:	Total (out of 10)		Financial (out of 5)		Leisure (out of 5)
	5		2		3
Flights scheduled from:	Gatwick, Luton, Stansted, Norwich, Southampton, Bournemouth, Exeter, Bristol, Cardiff, Birmingham, East Midlands, Manchester, Liverpool, Leeds/Bradford, Humberside, Teesside, Newcastle, Glasgow, Glasgow Prestwick, Edinburgh and Aberdeen.				
Typical cost of flights:	School Holiday Peak		Peak		Off Peak
	£115-470		£85-348		£64-261
Operators:	Air Europa, BMI, Iberia, BA, Air-Berlin, Easyjet, My Travel, Futura, Thomas Cook, Excel Airways, Britannia Airways, Monarch, Air Europa, Air2000, Flyjet				
Description	Alcudia is a resort located on the north east coast, situated in a				



: bay called Port d'Alcudia. The coastline within the bay is built up with many hotels and apartment blocks, forming a resort popular with the British. There are 7 miles of beaches in the resort - the longest stretch on the island. Alcudia also has an historic walled old town with Roman remains.

Like the rest of Majorca, property in the area is relatively expensive but you do get a good rent for the peak periods. Majorca is here to stay so acquiring a property here, in the long term, is of relatively low risk. You can easily get flights to this area so it will always appeal to the package holidaymaker.

The season is longer than most but not all year round. There are many villas for sale and a lot can be had for your money. The re-sale market is quite developed and there are bargains popping up every now and again. I would suggest buying at least half a mile inland or more from the coast as you get better value for money compared to the sea front properties.

Hot <http://www.mallorcaweb.com/eng/index.html>

Website:

Estate Agents:	Name	Address	Tel	Web
	The Prestige Property Group	No Address	01935 817188 Fax. 01935 817199	http://www.prestigeproperty.co.uk Email: sales@prestigeproperty.co.uk

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			escape2balearics.co.uk
Escape 2	Hamilton	0161 280	http://www.es
Balearics	House, 205	7375 (fax:	cape2balearic
	Bury New	0161 959	s.co.uk/
	Road,	5680)	
	Whitefield,		
	M45 7EJ.		
Interealty	Plaza Santa	Tel: 0034 971	www.interealt
Balearics	Ponsa, 4	699 545	y-
	Local 1 en E-	Fax: 0034	mallorca.com.
	07180,	971 699 556	
	Santa Ponsa,		
	Mallorca		
	Apartado	tel: 0034	website:
Roberto	1423,	971681873	http://www.ma
Jaime	Palma De	fax: 0034	llorca-real-
Gourlay	Mallorca	971680320	estate email:
			robertog@oce
			a.es.com/

Letting Agents:	Name	Address	Tel	Web
	Interealty	Plaza Santa	Tel: 0034 971	www.interealt
	Balearics	Ponsa, 4	699 545	y-
		Local 1 en E-	Fax: 0034	mallorca.com.
		07180,	971 699 556	
		Santa Ponsa,		
		Mallorca		

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EUROPA	ANTONI	tel: 0034	website:
INMOBILIARI	MARIA	971676787	http://www.euro
A	ALCOVER N°	fax: 0034	opa-
	47	971676567	inmobiliaria.
	PALMA		email:
			europa@euro
			pa-
			inmobiliaria.co
			mcom
	Avda. Son	tel: 0034	email:
ARKO	Rapinya, n° 8	619226688	arcoinmobiliar
INMOBILIARI	1° C	/971453689	io@hotmail.co
O	Palma de	fax: 0034	m
	Mallorca	971457900	

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Area:	MAHON, MENORCA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	A						
Population:	Total			British			
	25,000			1,500			
Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.
	Per	Year	Temp.	Temp.	Temp.	Temp.	
	Day in						



	Summer						
	11	65	20	27	23	13	17
Proximity to:	Airport		Beach		Nearest City		
	3 miles (Mahon)		0.25 - 2 miles		Mahon		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		1		2		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		0		6		
Shopping:	No. of Shopping Centres				No. of Markets		
	1				1		
Restaurants and bars:	Most bars found in Anden Poniente are near port. The number of restaurants and bars is smaller than on other Balearic Islands, and many restaurants close in off-peak season. Variety of international cuisine available.						
Sports and leisure facilities:	Horse-riding stables. Speedboats at port. Aero-club with go-kart track, snooker, pool & table tennis tables and a bridge club. Aquarium (at port). Glass bottom boat rides from port. Classical music concerts throughout the year. Organ recitals at Mahon cathedral. Theatre productions at the Teatro Principal. Menorca Cricket Club and International Rotary Club for expatriates. Military museum.						
Transport:	Public Transport				Roads		
	Regular bus service between Mahon and Ciutadella.				1 main road through centre of island between Mahon and		



Ciudadella.

Crime rate: Low

Main types of employment: Tourist sector during peak season. Limited number of foreign workers.

Future plans:

Increased size of national parks and marine reserves.

Yield range

21.9% - 25.7%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	133,000	1500	1200	720	25.7%
3 bed apartment	166250	1800	1440	864	24.7%
3 bed townhouse	249375	2400	1920	1152	21.9%
Villa	292600	3150	2520	1512	24.5%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	Low	
Finance and leisure scores:	Total (out of 10)		Financial (out of 5)	Leisure (out of 5)	
	9		5	4	

Flights scheduled

Gatwick, Luton, Stansted, Bournemouth, Bristol, Cardiff, Birmingham, East Midlands, Manchester, Liverpool,



from: Leeds/Bradford, Humberside, Teesside, Newcastle, Glasgow, Edinburgh.

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£120-543	£89-402	£67-302

Operators: Monarch, Iberia, BA, My Travel, Air2000, Astraeus, Thomas Cook, Excel Airways, Britannia Airways

Description : Mahon is the capital of Menorca- the second largest island in the Balearics. The city is situated on the east coast of the island and has its own port and harbour.

Property consists of mainly low-level buildings of Moorish and British architecture. There are several historical buildings, including the Arch de San Roque, the Town Hall, (built in 1631) and the Church of Santa Maria (rebuilt between 1748 and 1772).

There are relatively few high-rise buildings and the city is more tranquil compared to other Balearic islands. The British are the main foreign purchasers of property in the area, and Menorca has the cheapest property out of all the Balearic Islands.

Although it is a busy resort it is still relatively quiet compared to other Balearic Islands. Likely tenants will be families looking for a well rounded activity packed holiday. The great thing about this island is that its cheap to get to. This has kept a steady flow of tenants into the area all requiring a property for the week or fortnight. With this increased demand it has led to



rental prices shooting up. As a result fantastic yields are being achieved and good yields, at the very least, will be achievable in the foreseeable future.

Hot <http://www.menorca-net.co.uk/>

Website:

Estate Agents:	Name	Address	Tel	Web
	The Prestige Property Group	No Address	01935 817188 Fax. 01935 817199	http://www.prestigeproperty.co.uk Email: sales@prestigeproperty.co.uk
	Interealty Balearics	Plaza Santa Ponsa, 4 Local 1 en E-07180, Santa Ponsa, Mallorca	Tel: 0034 971 699 545 Fax: 971 699 556	www.interealty-mallorca.com
	H & G C Villas & Apartments	Sue Harvey-Jones Barnhouse lodge Barnhouse lane Pulborough	Tel 01798 872682	www.menorcavillas.info



RH20 2BS

Vil-la	Plaza del	Tel [0034]	E-mail Vil-
Inmobiliari	Carmen 3.	971 36 78 52	la@vil-la.com
	07701 Mahon	Fax [0034]	
	Menorca	971 36 85 66	
	Baleares		

Letting Agents:	Name	Address	Tel	Web
	GW Villa Rentals Limited	122 Kimbolton Road, Bedford, Bedfordshire MK41 9DN.	01234 344161	http://www.gwvillarentals.com/
	Vil-la Inmobiliari	Plaza del Carmen 3. 07701 Mahon Menorca Baleares	Tel [0034] 971 36 78 52 Fax [0034] 971 36 85 66	E-mail Vil- la@vil-la.com

H & G C	Sue Harvey-	Tel 01798	www.menorca
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Villas & [Jones](#) 872682 [nvillas.info](#)
 Apartments Barnhouse
 lodge
 Barnhouse
 lane
 Pulborough
 RH20 2BS

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Area:	LOS DELFINES, MENORCA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	B						
Population:	Total			British			
	5000			750			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	65	20	27	23	13	
Proximity to:	Airport		Beach		Nearest City		
	31.5 miles (Mahon)		0.25 miles		30 miles (Mahon)		
Educational facilities:	No. of Universities		No. of International		No. of Private Schools		



	Schools				
	0	0			2
Health services:	No. of Public Hospitals	No. of Private Hospitals		No. of Private Clinics	
	0	0			1
Shopping:	No. of Shopping Centres		No. of Markets		
	1		0		
Restaurant s and bars:	The number of restaurants and bars is smaller than on other Balearic Islands, and many restaurants close in off-peak season. Lots of fast food available, particularly pizzerias.				
Sports and leisure facilities:	Small water park at Cala’n Forcat. Diving clubs. Nightclubs and bars open until midnight only.				
Transport:	Public Transport		Roads		
	Local bus service to Ciutadella every 20 minutes.		1 main road through centre of island between Mahon and Ciutadella.		
Crime rate:	Low				
Main types of employment	Tourist sector during peak season. Limited number of foreign workers.				
Future plans:	Increased size of national parks and marine reserves.				
Yield range	9.4% - 11.0%				
Type of property	Entry Price	Rent-School Holiday	Rent-Peak	Rent-Off Peak	Average Annual Yield



Peak

2 bed					
apartment	189300	910	728	437	11.0%
3 bed					
apartment	236625	1092	874	524	10.5%
3 bed					
townhouse	354938	1456	1165	699	9.4%
Villa	416460	1911	1529	917	10.5%

Demand	School Holiday	Peak	Off peak
for letting	Peak		
	High	Medium	Low
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	6	3	3

scores:

Flights scheduled from: Gatwick, Luton, Stansted, Bournemouth, Bristol, Cardiff, Birmingham, East Midlands, Manchester, Liverpool, Leeds/Bradford, Humberside, Teesside, Newcastle, Glasgow, Edinburgh.

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£120-543	£89-402	£67-302

Operators: Monarch, Iberia, BA, My Travel, Air2000, Astraeus, Thomas Cook, Excel Airways, Britannia Airways

Description : Los Delfines is located on the west coast of Menorca and is one of the island's three most developed and popular resorts, aimed at package holiday tourists.

The area consists of 3 smaller resorts: Cala'n Forcat, Cala'n



Brut and Cala'n Blanes There are 3 busy beaches, a large choice of restaurants, bars, shops & supermarkets. The main street (Avda. Los Delfines) runs from one end of the resort close to beaches 1 & 2 all the way to Cala'n Blanes at the other end where beach no.3 is.

Although it is a busy resort it is still relatively quiet compared to other Balearic Islands. Likely tenants will be families looking for a well rounded activity packed holiday. The great thing about this island is that its cheap to get to. This has kept a steady flow of tenants into the area all requiring a property for the week or fortnight. With this increased demand it has led to rental prices shooting up. As a result good yields are being achieved and will be achievable in the foreseeable future.

Hot <http://www.menorca-net.co.uk/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Interealty	Plaza Santa	Tel: 0034 971	www.interealt
	Balearics	Ponsa, 4	699 545	y-
		Local 1 en E-	Fax: 0034	mallorca.com .
		07180,	971 699 556	
		Santa Ponsa,		
		Mallorca		
	H & G C	Sue Harvey-	Tel 01798	www.menorca
	Villas &	Jones	872682	nvillas.info
	Apartments	Barnhouse		
		lodge		

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Barnhouse
lane
Pulborough
RH20 2BS

Vil-la	Plaza del	Tel [0034]	E-mail Vil-
Inmobiliari	Carmen 3.	971 36 78 52	la@vil-la.com
	07701 Mahon	Fax [0034]	
	Menorca	971 36 85 66	
	Baleares		

The Prestige	No Address	01935	http://www.pre
Property		817188	stigeproperty.
Group		Fax. 01935	co.uk
		817199	Email:
			sales@prestig
			eproperty.co.
			uk

Letting Agents:	Name	Address	Tel	Web
	H & G C	Sue Harvey-	Tel 01798	www.menorca
	Villas &	Jones	872682	nvillas.info
	Apartments	Barnhouse		
		lodge		
		Barnhouse		
		lane		

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Pulborough
RH20 2BS

GW Villa	122	01234	http://www.gw
Rentals	Kimbolton	344161	villarentals.co
Limited	Road,		m/
	Bedford,		Email:
	Bedfordshire		gillian@gwvill
	MK41 9DN.		arentals.com
Vil-la	Plaza del	Tel [0034]	E-mail Vil-
Inmobiliari	Carmen 3.	971 36 78 52	la@vil-la.com
	07701 Mahon	Fax [0034]	
	Menorca	971 36 85 66	
	Baleares		

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Area: IBIZA TOWN, IBIZA							
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	A						
Population:	Total			British			
	34,800			2,500			
Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water

Visit: WWW.AJAYAHUJA.CO.UK



	ine Per Day in Summ er	Per Year	Air Temp.	er Air Temp.	n Air Temp.	Air Temp.	Temp.
	11	40	15	25	20	12	17
Proximity	Airport		Beach		Nearest City		
to:	4.5 miles (Ibiza)		0.25-2 miles		Ibiza Town (Eivissa)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		1		4		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		0		6		
Shopping:	No. of Shopping Centres				No. of Markets		
	1				3		
Restaurants and bars:	Wide selection of restaurants in Dalt Villa (old quarter), around marina/port, and along beaches. Many restaurants and bars close during off-peak season (late October to early May).						
Sports and leisure facilities:	Casino complex with nightclub and restaurant at Passeig Maritim. Botafoch marina with yacht cruises. 4 further nightclubs- Pacha, El Divino, Angels and Anfora. Concerts, plays and recitals throughout the year. Expatriate theatre groups and sports clubs. Museum of Contemporary Art (in old town). Walking and hiking around rural villages further inland.						
Transport:	Public Transport				Roads		



Frequent bus services to San Antonio and Santa Eularia. Main roads from San Antonio and Sant Joan.
Night bus (Discobus) between resort and main nightclubs during summer.

Crime rate: High

Main types of employment: Mostly tourist sector during Summer. Also salt trade.

Future plans: New inner ring road to reduce congestion. Large auditorium.

Yield range 13.3% - 15.6%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	247888	1700	1360	816	15.6%
3 bed apartment	309860	2040	1632	979	15.0%
3 bed townhouse	464790	2720	2176	1306	13.3%
Villa	545354	3570	2856	1714	14.9%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	Medium	
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		



and leisure 10

5

5

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),

scheduled [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#),

from: [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),

[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),

[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#),

Prestwick, [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#),

[Jersey](#), Norwich, Leeds/Bradford

Typical

School Holiday

Peak

Off Peak

cost of

Peak

flights:

£282-1025

£209-759

£154-571

Operators:

SpanAir, Air Europa, Monarch, Air France, Britannia Airways,
My travel, Astraeus, Iberworld, Thomas Cook, Air 2000, Excel
Airways

Description

:

Ibiza Town is the capital of Ibiza, one of the Balearic Islands located 52 miles from the eastern Spanish coast. Although most of the island is unspoilt with rural architecture and olive groves, resorts such as Ibiza Town are very busy during peak season.

Most residents of Ibiza live in Ibiza Town. It is essentially an old town, the old quarter being known as 'Dalt Villa' with narrow cobbled streets, an old medieval castle, cathedral and stone walls. The three other main districts of the town are Puig des Molins (in the hills), Sa Penya (old fishing district), and Eixample (modern quarter).



The town has a large gay and hippy population, and this is reflected in the local hippy markets. Like Majorca, property in Ibiza is relatively expensive, although prices are expected to continue rising. This does not surprise me as the rental yields are brilliant. Its only a matter of time before this yields are eroded away by the spiralling property prices to be seen from this area. My advice to you is get in there quick!

One drawback of the area is that not only does Ibiza attract holidaymakers it also attracts the thieves! Ibiza is addressing this problem and there is a stronger police presence than there was before. Spain understand that this island is the jewel in their crown and they will do whatever it takes to protect it.

Hot <http://www.ibiza-spotlight.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Fincas	Carretera	tel: 0034 639	website:
	Eivissa	Ibiza - San José - Kilómetro 1,5 - Apart Can Bellotera	69 44 69 fax: 0034 971 39 81 85	http://www.fincaseivissa.com/ email: fincaseivissa@interbook.net
	Interealty Balearics	Plaza Santa Ponsa, 4 Local 1 en E-07180,	Tel: 0034 971 699 545 Fax: 0034 971 699 556	www.interealty-mallorca.com



Santa Ponsa,
Mallorca

Inmobiliaria Paseo. Tel: 0034 971 <http://www.villacontact.com/>
Villa Contact S'Alamera 14 330 374 / 331
07840 Santa 554 Email:
Eulalia del Fax: 0034 info@villacontact.com
Rio 971 330 458 act.com
Ibiza ·
Balears

BBS Avda. Es Tel.: 0034 http://www.bbs-ibiza.com/eng/index_en.htm
Consulting Cubells 1, 971 800 705
Raimund Edificio Fax.: 0034
Schreck-S'Atalaya, 971 800 664
Heuer Bajos F Mobil: 0034
Apdo. 164 649 190 465 E-Mail: bbs@ctv.es
E-07830 San
José, Ibiza,
Balears

Letting Agents:	Name	Address	Tel	Web
	Houseland-co-ibiza	Unknown	(00 34) 9 71 31 85 39	http://www.houseland-co-ibiza.com/ingles/principal.htm Email: <a 342="" 656="" 904="" 924"="" data-label="Page-Footer" href="mailto:info@house-</td></tr> </table> </div> <div data-bbox="> <p>Visit: WWW.AJAYAHUJA.CO.UK</p>



35

Area: SAN ANTONIO, IBIZA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population: **Total** **British**
18,000 6,000

Climate: **Hours of Sunshine Per Day in Summer** **Days of Rain Per Year** **Average Spring Air Temp.** **Average Summer Air Temp.** **Average Autumn Air Temp.** **Average Winter Air Temp.** **Average Water Temp.**

Proximity to: **Airport** **Beach** **Nearest City**
14 miles (Ibiza) 0.25 miles 10 miles (Ibiza Town)

Educational facilities: **No. of Universities** **No. of International Schools** **No. of Private Schools**
0 0 0

Health services: **No. of Public Hospitals** **No. of Private Hospitals** **No. of Private Clinics**
0 0 1



Shopping:	No. of Shopping Centres	No. of Markets
	0	1
Restaurants and bars:	High concentration of restaurants serving variety of international cuisine e.g. Traditional Spanish & Ibicenco, Italian, Local Fish, Steaks, Grills, Chinese and Indian Also many bars, including famous Café del Mar, Mambo and the family-orientated Maxims.	
Sports and leisure facilities:	Portus Magnus marina with sailing and diving centres. Parasailing and jetskiing at San Antonio bay. Horse riding stables. Captain Nemo boat trips. Go-karting. Tennis club. Horse racing at Sant Rafel Hippodrome. Aquarium. Expatriate theatre groups and sports clubs. Rodeo Fun Park with leisure activities for children. Buccanero Kid bowling alley. Big nightclubs Eden and Es Paradis in West End. 2 further nightclubs Privilege and Amnesia in Sant Rafel.	
Transport:	Public Transport	Roads
	Frequent local bus service to other resorts and main towns.	Main roads from San Antonio and Sant Joan
	Night bus (Discobus) between resort and main nightclubs during summer.	
Crime rate:	High	
Main types of employment:	Mostly tourist sector during Summer.	
Future plans:	New golf course.	



Yield range 6.8% - 7.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
------------------	-------------	--------------------------	-----------	---------------	----------------------

2 bed apartment	186650	650	520	312	7.9%
3 bed apartment	233313	780	624	374	7.6%
3 bed townhouse	349969	1040	832	499	6.8%
Villa	410630	1365	1092	655	7.6%

Demand for letting	School Holiday Peak	Peak	Off peak
Finance and leisure scores:	High	High	Low
	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	8	3	5

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#), [Jersey](#), [Norwich](#), [Leeds/Bradford](#)

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£282-1025	£209-759	£154-571



Operators: SpanAir, Air Europa, Monarch, Air France, Britannia Airways, My travel, Astraeus, Iberworld, Thomas Cook, Air 2000, Excel Airways

Description : San Antonio is situated on the west of the island and is the most lively and popular destination on Ibiza, particularly with young adults. The town is into 2 main areas: the West End (where the majority of nightlife is located) and the Bay (a port surrounded by huge developments). There is also an old town with some preserved architecture.

San Antonio bay has 5 small beaches. The beaches are rocky compared to the east coast, however this makes it ideal for scuba diving and other watersports. Although there are no public or private hospitals in the area there are several public health centres.

There are many high-rise hotel and apartment blocks in the area. Although property in most of the island is considered to be expensive, apartments in San Antonio are slightly cheaper and offer better value. Like Playa d'en Bossa demand for rental properties is focused on the peak season only but the rental prices are sufficient enough to cover all costs and more.

One drawback of the area is that not only does San Antonio attract holidaymakers it also attracts the thieves! Ibiza is addressing this problem and there is a stronger police presence than there was before. Spain understand that this island is the jewel in their crown and they will do whatever it takes to protect

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INVESTOR | AUTHOR | FILMMAKER



it.

Hot <http://www.ibiza-spotlight.com/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	Fincas	Carretera	tel: 0034 639	website:
	Eivissa	Ibiza - San	69 44 69	http://www.fin
		José -	fax: 0034 971	caseivissa.
		Kilómetro 1,5	39 81 85	email:
		- Apart		fincaseivissa
		Can Bellotera		@interbook.n
				etcom/
	Interealty	Plaza Santa	Tel: 0034 971	www.interealt
	Balearics	Ponsa, 4	699 545	y-
		Local 1 en E-	Fax: 0034	mallorca.com.
		07180,	971 699 556	
		Santa Ponsa,		
		Mallorca		
	Inmobiliaria	Paseo.	Tel: 0034 971	http://www.vill
	Villa Contact	S'Alamera 14	330 374 / 331	acontact.com/
		07840 Santa	554	Email:
		Eulalia del	Fax: 0034	info@villacont
		Rio	971 330 458	act.com
		Ibiza ·		
		Baleares		
	BBS	Avda. Es	Tel.: 0034	http://www.bb

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 Heuer Bajos F Mobil: 0034
 Apdo. 164 649 190 465 E-Mail: bbs@ctv.es
 E-07830 San José, Ibiza, Baleares

Letting Agents:	Name	Address	Tel	Web
	Houseland-co-ibiza	Unknown	(00 34) 9 71 31 85 39	http://www.houseland-co-ibiza.com/ingles/principal.htm Email: info@house-co-ibiza.com

36

Area: PLAYA D'EN BOSSA, IBIZA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population:

Total	British
8000	1,000

Climate:

Hours of	Days of	Average	Average	Average	Average	Average
		ge	ge	ge	ge	ge



	Sunsh ine Per Day in Summ er	Rain Per Year	Spring Air Temp.	Summ er Air Temp.	Autum n Air Temp.	Winter Air Temp.	Water Temp.
	11	40	15	25	20	12	17
Proximity to:	Airport 1 mile (Ibiza)		Beach 0.25 miles		Nearest City 2 miles (Ibiza Town)		
Educational facilities:	No. of Universities 0		No. of International Schools 0		No. of Private Schools 0		
Health services:	No. of Public Hospitals 0		No. of Private Hospitals 0		No. of Private Clinics 1		
Shopping:	No. of Shopping Centres 0				No. of Markets 1		
Restaurants and bars:	Predominantly fast food, takeaways and British food. Many bars.						
Sports and leisure facilities:	Water-skiing and windsurfing schools. Tennis clubs. Aguamar water-park open during summer only. Hillbilly hoedown wild west shows. Bowling centre with amusement arcade. Big nightclub Space (opens at 6am).						
Transport:	Public Transport Frequent bus service to other resorts and main towns. Night		Roads Main roads from San Antonio and Sant Joan.				



bus (Discobus) between resort
and main nightclubs during
summer.

Crime rate: High

Main types Mostly tourist sector during Summer.

of

employme

nt

Future None.

plans:

Yield range 6.7% - 7.8%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	215800	742	594	356	7.8%
3 bed apartment	269750	890	712	427	7.5%
3 bed townhouse	404625	1187	950	570	6.7%
Villa	474760	1558	1247	748	7.5%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	Low	
Finance and leisure scores:	Total (out of 10)		Financial (out of 5)	Leisure (out of 5)	
	6		3	3	



Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£282-1025	£209-759	£154-571
Operators:	SpanAir, Air Europa, Monarch, Air France, Britannia Airways, My travel, Astraeus, Iberworld, Thomas Cook, Air 2000, Excel Airways		

Description : Playa d'en Bossa is a large, purpose-built resort and suburb located south of the capital. It consists of hotels and apartments surrounding one palm-lined main street, with a lively nightlife atmosphere.

It also has Ibiza's longest blue-flag sandy beach. Although there are no public or private hospitals in the area there are several public health centres.

Property is expensive here but its expensive everywhere in Ibiza! Playa d'en Bossa can be one of the cheaper alternatives to other areas in the island. The rental demand is strong only in the peak seasons as the temperature drops significantly in the winter. But the rent is sufficient in these peak times to cover the voids in the winter and much more.



This area is one of the few places in Ibiza where it is suitable for all the family. Ibiza is THE island of Spain and will be for the next 20 years. Your investment is safe here as there will always be a ready rental and resale market for your property.

One drawback of the area is that not only does Ibiza attract holidaymakers it also attracts the thieves! Ibiza is addressing this problem and there is a stronger police presence than there was before. Spain understand that this island is the jewel in their crown and they will do whatever it takes to protect it.

Hot <http://www.ibiza-spotlight.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Fincas	Carretera	tel: 0034 639	website:
	Eivissa	Ibiza - San José - Kilómetro 1,5 - Apart Can Bellotera	69 44 69 fax: 0034 971 39 81 85	http://www.fincaseivissa.com email: fincaseivissa@interbook.net
	Interealty Balearics	Plaza Santa Ponsa, 4 Local 1 en E-07180, Santa Ponsa, Mallorca	Tel: 0034 971 699 545 Fax: 0034 971 699 556	www.interealty-mallorca.com

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Inmobiliaria Paseo. Tel: 0034 971 <http://www.villacontact.com/>
 Villa Contact S'Alamera 14 330 374 / 331
 07840 Santa 554 Email:
 Eulalia del Fax: 0034 info@villacontact.com
 Rio 971 330 458 act.com
 Ibiza ·
 Baleares

BBS Avda. Es Tel.: 0034 http://www.bbs-ibiza.com/eng/index_en.htm
 Consulting Cubells 1, 971 800 705
 Raimund Edificio Fax.: 0034
 Schreck-S'Atalaya, 971 800 664
 Heuer Bajos F Mobil: 0034
 Apdo. 164 649 190 465 E-Mail: bbs@ctv.es
 E-07830 San
 José, Ibiza,
 Baleares

Letting Agents:	Name	Address	Tel	Web
	Houseland-co-ibiza	Unknown	(00 34) 9 71 31 85 39	http://www.houseland-co-ibiza.com/ingles/principal.htm Email: info@house-co-ibiza.com



Area:	PLAYA DE LAS AMERICAS, TENERIFE						
Investor Profile:	Retirement, Worker, Holiday, Business						
Category:	C						
Population:	Total			British			
	6700			1,000			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	33	21.5	27	24	20	21
Proximity to:	Airport		Beach		Nearest City		
	11 miles (Reina Sofia)		0.25 miles		46 miles (Santa Cruz)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		1		1		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		1		5		
Shopping:	No. of Shopping Centres				No. of Markets		
	2				1		
Restaurant	Mostly British food and fast food.						



s and bars:

Sports and leisure facilities: Water-sports- sailing. Scuba-diving courses. La Troya, Conquistador and Fatenia surfing beaches. Windsurfing at Fatenia. Skateboarding ramps. 10 pin bowling alley. Hang-gliding club. Adeje, Los Cristianos and Los Palos golf courses nearby. Casino. Octopus Aquapark with sun bathing areas, slides, tubes, pools, diving boards, dolphins shows. Many nightclubs in Veronicas area.

Transport:	Public Transport	Roads
	Frequent bus services (run by TITSA) across island's main roads.	Motorways from Santa Cruz.

Crime rate: Low

Main types of employment: Mainly tourist and service sectors. Many foreign companies based in and around the resort.

Future plans: Addition of more 4 and 5 star hotels. New cinema complex.

Yield range 7.6% - 8.9%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	142,300	558	446	268	8.9%
3 bed apartment	177875	670	536	321	8.6%



3 bed

townhouse	266813	893	714	429	7.6%
Villa	313060	1172	937	562	8.5%

Demand for letting	School Holiday Peak	Peak	Off peak
Finance and leisure scores:	High Total (out of 10)	High Financial (out of 5)	High Leisure (out of 5)
	8	4	4

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£154-464	£114-344	£86-258
Operators:	Monarch, Iberia, Air Europa, BA, BMI, Flyjet, Air2000, Thomas Cook, Astraeus, Britannia Airways, LTE International, My Travel, Excel Airways, Futura		
Description :	Tenerife is the largest of the Canary Islands, and Playa de las Americas is Tenerife's largest and most developed resort, situated on the south-west coast of the island. There is lively nightlife and a variety of leisure activities. If you like lively holidays then this may be the perfect place to invest as there is plenty to do in the day, evening and early hours of the morning!		



One thing that is noticeable of this area in the past few years are that its going more upmarket. There seems to be a demand for better quality hotels as Tenerife is establishing itself as being one of the better islands in Spain. With this will attract a better type of holidaymaker. If you can get a property near the beach or up in the hills then you'll have no trouble letting it out and you can afford to be fussy over who you have as tenants.

Capital growth is likely due to the influx of investment in this area. The movement upwards of the area's image is helping push up demand for properties so be quick!

Hot <http://www.eurosol.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	The Property Gallery	C.C. Centro Playa Local 9, Purto Colon San Eugenio Bajo, Playa de Las Americas, 38660 Adeje, Tenerife	Tel: 0034 9 22 71 99 25 Fax: 0034 9 22 71 96 16	Not disclosed
	Sunway	Parque	Tel: 0034 9	Not disclosed

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Tenerife	Cattleya 2,	22 79 00 21	
	Playa de Las	Fax: 0034 9	
	Americas,	22 79 51 72	
	Tenerife		
Tenerife	Local 117,	Tel: 0034 9	Not disclosed
Property	Puerto Colon,	22 71 47 00	
Shop	Playa de Las	Fax: 0034 9	
	Americas,	22 71 57 20	
	Tenerife		
Urban	Centro	Tel: 0034 9	Not disclosed
Americas	Comercial	22 71 96 17	
	Oasis Dakota	Fax: 0034 9	
	No. 18,	22 71 96 21	
	Calle Helsinki,		
	Fanabe,		
	Costa Adeje,		
	Tenerife		

Letting	Name	Address	Tel	Web
Agents:				
	Visaverde	Garden City,	tel: (+0034)	website:
	CS S.L.	Playa de las	922794214	http://www.visaverde.com
		Americas,	fax: (+0034)	
		Tenerife Sur,	922796171	email:
		Canary		info@visaverde.com
		Islands		http://www.leisure-estates.co.uk
Leisure	Fountain		0870 870	
Estates	Court		8850	
International	High Street		Fax: 01858	



	Market	433266	email:
	Harborough		sales@leisure
	Leicestershire		-estates.co.uk
	LE16 7AF		
Eurosol	First Link	Tel (0034)	http://www.eur
	CC Teide -	922 715661	osol.com/
	Local 5	Fax (0034)	
	San Eugenio	922 715953	
	Alto		
	Adeje 38660		
	Tenerife		
	Canary		
	Islands, Spain		
Astliz Estate	P.O.Box 135	Tel 0034 922	http://www.ca
Agents	Los Gigantes	796776	naryislands-
	38683	Fax 0034 922	internet.com/
	Santiago del	796973	Email -
	Teide		info@canaria
	S/C de		n-villas.com
	Tenerife		
	Canary		
	Islands		
	SPAIN		

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INVESTOR | AUTHOR | FILMMAKER



Profile:

Category: A

Population:	Total 27,436				British 2,000		
Climate:	Hours of Sunsh ine Per Day in Summ er 11	Days of Rain Per Year 33	Avera ge Spring Air Temp. 21.5	Avera ge Summ er Air Temp. 27	Avera ge Autum n Air Temp. 24	Avera ge Winter Air Temp. 20	Avera ge Water Temp. 21
Proximity to:	Airport 62 miles (Reina Sofia)		Beach 0.25 miles		Nearest City 24 miles (Santa Cruz)		
Educational facilities:	No. of Universities 0		No. of International Schools 1		No. of Private Schools 3		
Health services:	No. of Public Hospitals 0		No. of Private Hospitals 2		No. of Private Clinics 23		
Shopping:	No. of Shopping Centres 2				No. of Markets 0		
Restaurants and bars:	International cuisine widely available. Also fast food.						
Sports and	Man-made swimming pool complex with seven pools. Selection						



leisure of beaches nearby. Scuba-diving courses. Surfing beach.

facilities: Oratava Valley national park inland. Public sports centre with indoor swimming pool. Tennis clubs. Annual season of classical music concerts. Loro Park theme park (a Thailand styled tropical paradise) with sea-life aquarium and parrot aviaries. Risco Bello Aquatic Gardens and Casino at Taoro Park. Botanical Park at La Paz. Archaeological museum in town.

Transport:

Public Transport	Roads
Frequent bus services (run by TITSA) across island's main roads.	Motorways from Santa Cruz.

Crime rate: Medium

Main types Mainly tourist and service sectors.

of
employe
nt

Future Extension of motorway.

plans:

Yield range 10.1% - 11.8%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	148000	769	615	369	11.8%
3 bed apartment	185000	923	738	443	11.4%
3 bed	277500	1230	984	591	10.1%



townhouse

Villa 325600 1615 1292 775 11.3%

Demand **School Holiday** **Peak** **Off peak**

for letting **Peak**

High

High

High

Finance **Total (out of 10)** **Financial (out of 5)** **Leisure (out of 5)**

and leisure 9 5 4

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),

scheduled [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#),

from: [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),
[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),
[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#),
Prestwick, [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#),
[Jersey](#), Norwich, Leeds/Bradford

Typical **School Holiday** **Peak** **Off Peak**

cost of **Peak**

flights: £154-464 £114-344 £86-258

Operators: Monarch, Iberia, Air Europa, BA, BMI, Flyjet, Air2000, Thomas Cook, Astraeus, Britannia Airways, LTE International, My Travel, Excel Airways, Futura

Description : Puerto de la Cruz is a cosmopolitan city and is the main tourist resort on the north coast of Tenerife. Inland from the resort the land is lush compared to the south.

It is a popular place for owning holiday home. Houses in this area tend to be large with gardens and command a high price. The yields are healthy due to higher rents achievable which



reflect the desirability of this resort.

This area is considered to be the more affluent part of Tenerife and there are many classical concerts throughout the year to cater for this type of clientele. Its quite a journey to get here, being 62 miles from the airport, but this preserves its exclusivity.

The climate is what you would expect from Tenerife being neither too hot or too cold all year round. Using your holiday home throughout the year is possible as is renting the property out. If you can stall using your home then its worth considering a long term let for 1 year or more. There is big demand for long term lets and tenants are willing to pay a premium for this thus further enhancing your yields.

Hot <http://www.eurosol.com/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	Concay Immo	Edf. Iguazu, Apartado de correos 670, 38400 Puerto de la Cruz, Tenerife	Tel: 0034 9 22 37 14 52 Fax: 0034 9 22 37 21 06	Not disclosed
	Freedom 4 Sale Spain	Antigua Sala de Proyeccion,	(00 34) 9 28 84 59 44 Fax: (00 34) 9	http://www.freedom4sale.com/



Antigua Cine 28 84 59 36
de Teguse,
Calle Notes
15, Teguse
35530,
Lanzarote

The Horizon Not disclosed Manchester: <http://www.horizonpropertygroup.com/>
Property 0161 476
Group S.L. 0666

Birmingham:
01384
866000

Eurosol **First Link** **Tel** (0034) <http://www.eurosol.com/>
CC Teide - 922 715661

Local 5 **Fax** (0034)
San Eugenio 922 715953

Alto
Adeje 38660
Tenerife
Canary
Islands, Spain

Letting Agents:	Name	Address	Tel	Web
	Eurosol	First Link	Tel (0034)	http://www.eurosol.com/
		CC Teide -	922 715661	http://www.eurosol.com/
		Local 5	Fax (0034)	
		San Eugenio	922 715953	
		Alto		



Adeje 38660

Tenerife

Canary

Islands, Spain

Astliz Estate	P.O.Box 135	Tel - 0034	http://www.ca
Agents	Los Gigantes	922 796776	naryislands-
	38683	Fax – 0034	internet.com/
	Santiago del	922 796973	Email -
	Teide		info@canaria
	S/C de		n-villas.com
	Tenerife		
	Canary		
	Islands		
	SPAIN		

39

Area: LOS GIGANTES, TENERIFE

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population:	Total	British
	2400	300

Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.
	Per	Year	Temp.	Temp.	Temp.	Temp.	
	Day in						



	Summer						
	11	33	21.5	27	24	20	21
Proximity to:	Airport		Beach		Nearest City		
	35 miles (Reina Sofia)		0.25 miles		60 miles (Santa Cruz)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		0		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		1		
Shopping:	No. of Shopping Centres				No. of Markets		
	0				0		
Restaurants and bars:	Mostly British food and fast food.						
Sports and leisure facilities:	Fishing port and marina. Scuba-diving courses. Playa de la Arena beach. Tennis clubs. Hiking tours.						
Transport:	Public Transport				Roads		
	Frequent bus services (run by TITSA) across island's main roads.				Motorways from Santa Cruz.		
Crime rate:	Low						
Main types of employment:	Mainly tourist and service sectors.						

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INVESTOR | AUTHOR | FILMMAKER



nt

Future None.

plans:

Yield range 4.9% - 5.7%

Type of property	Entry Price	Rent- School Holiday Peak	Rent- Peak	Rent- Off Peak	Average Annual Yield
2 bed apartment	180000	452	362	217	5.7%
3 bed apartment	225000	542	434	260	5.5%
3 bed townhouse	337500	723	579	347	4.9%
Villa	396000	949	759	456	5.5%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High	High		Medium	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	6	3	3		

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford



Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£154-464	£114-344	£86-258
Operators:	Monarch, Iberia, Air Europa, BA, BMI, Flyjet, Air2000, Thomas Cook, Astraeus, Britannia Airways, LTE International, My Travel, Excel Airways, Futura		
Description :	This resort is located on the west coast, set within a rugged coastline consisting of steep cliffs. Considered to be clean, tranquil and very picturesque. However may be unsuitable for some older people as land is often steep and uneven. Inland is lush compared to the south.		

It's a popular place with foreign homebuyers which has pushed the property prices beyond some people's reach. Owners have seen their investment rise steeply over the past 3 years and I reckon it will continue even though the prices are high. Yields are not the most exciting but if you can break even then you have done well. You are more than compensated by the growth prospects and the fact that you have a superior holiday home compared to other areas in the island.

Hot <http://www.eurosol.com/>

Website:

Estate Agents:	Name	Address	Telt	Web
	Freedom 4	Antigua Sala	(00 34) 9 28	http://www.freedom4sale.com/
	Sale Spain	de	84 59 44	http://www.freedom4sale.com/
		Proyeccion,	Fax: (00 34) 9	m/

AJAYAHUJA

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Antigua Cine 28 84 59 36
de Teguse,
Calle Notes
15, Teguse
35530,
Lanzarote

The Horizon Not disclosed Manchester: <http://www.horizonpropertygroup.com/>
Property 0161 476
Group S.L. 0666

Birmingham:
01384
866000

Eurosol **First Link** **Tel** (0034) <http://www.eurosol.com/>
CC Teide - 922 715661

Local 5 **Fax** (0034)
San Eugenio 922 715953

Alto
Adeje 38660
Tenerife
Canary
Islands, Spain

Letting Agents:	Name	Address	Tel	Web
	Eurosol	First Link	Tel (0034)	http://www.eurosol.com/
		CC Teide -	922 715661	
		Local 5	Fax (0034)	
		San Eugenio	922 715953	
		Alto		



Adeje 38660

Tenerife

Canary

Islands, Spain

Astliz Estate	P.O.Box 135	Tel – 0034	http://www.ca
Agents	Los Gigantes	922 796776	naryislands-
	38683	Fax – 0034	internet.com/
	Santiago del	922 796973	Email -
	Teide		info@canaria
	S/C de		n-villas.com
	Tenerife		
	Canary		
	Islands		
	SPAIN		

40

Area: LOS CRISTIANOS, TENERIFE

Investor Retirement, Worker, Holiday, Business

Profile:

Category: B

Population:	Total	British
	2,960	300

Climate:	Hours	Days	Avera	Avera	Avera	Avera	Avera
	of	of	ge	ge	ge	ge	ge
	Sunsh	Rain	Spring	Summ	Autum	Winter	Water
	ine	Per	Air	er Air	n Air	Air	Temp.
	Per	Year	Temp.	Temp.	Temp.	Temp.	
	Day in						
	Summ						



	er						
	11	33	21.5	27	24	20	21
Proximity	Airport		Beach		Nearest City		
to:	11 miles (Reina Sofia)		0.25 miles		45 miles (Santa Cruz)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		1		2		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		0		1		
Shopping:	No. of Shopping Centres		No. of Markets				
	0		1				
Restaurants and bars:	A wealth of restaurants and bars, mainly concentrated around the harbour, including British, Italian, Chinese, seafood and local restaurants.						
Sports and leisure facilities:	Scuba-diving courses, sailing and surfing in large marina. Public sports centre with indoor swimming pool. Own golf course with 3 other golf courses (Adeje, Los Palos and Amarilla Golf) nearby. Go-karting club with 3 different circuits. Tennis clubs. Cinema complex showing English-language films throughout the Summer. Ecological Park in Las Aguilas with 75,000 sq. metres of tropical gardens and a variety of wildlife, including crocodiles, penguins and elephants. Bananaera tropical gardens. Camel Park. Cactus and Animal Park.						
Transport:	Public Transport		Roads				
	Frequent bus services (run by		Motorways from Santa Cruz.				



TITSA) across island's main roads.

Crime rate: Medium

Main types of Mainly tourist and service sectors. Many foreign companies based in and around the resort.

**employe
nt**

Future plans: New cinema complex.

Yield range 9.0% - 10.5%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	115200	532	426	255	10.5%
3 bed apartment	144,000	638	511	306	10.1%
3 bed townhouse	216000	851	681	409	9.0%
Villa	253440	1117	894	536	10.1%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	High	
Finance and leisure scores:	Total (out of 10)		Financial (out of 5)	Leisure (out of 5)	
	8		4	4	

Flights

[Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),



scheduled from: [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£154-464	£114-344	£86-258
Operators:	Monarch, Iberia, Air Europa, BA, BMI, Flyjet, Air2000, Thomas Cook, Astraesus, Britannia Airways, LTE International, My Travel, Excel Airways, Futura		
Description :	Los Cristianos is Tenerife's second largest resort. It is situated around a port and unlike Playa de las Americas developed from a fishing village. Although it is full of high-rise apartment complexes and large resorts, it still retains a trace of this old fishing town charm. There are 2 main beaches offering a variety of watersports and excursions. It is a popular place for owning holiday home.		

The prices are not as attractive as other parts of Tenerife but you can be assured of an all year round let. The yields are reflected accordingly but the area still offers above average yields. Do not expect double digit capital growth figures because you won't get it. This part of Tenerife is already developed but what it will offer you is an excellent holiday home that will pay for itself and more!

Hot <http://www.eurosol.com/>

AJAYAHUJA

INVESTOR | AUTHOR | FILMMAKER



Website:

Estate	Name	Address	Tel	Web
Agents:				
	The Horizon Property Group S.L.	Local no. 25, Centro Commercial Don Antonio, No. 19 calle Juan XXIII, 38650 Los Cristianos, Arona, Tenerife	Tel: 0034 9 22 79 26 51 Fax: 0034 9 22 79 53 19	Not disclosed
	Tenerife Properties Direct	Prolongacion Avda De Suecia, Edificio Guanapay Local No. 1, 38650 Los Cristianos, Arona, Tenerife	Tel: 0034 9 22 79 66 36 Fax: 0034 9 22 79 66 47	Not disclosed
	Klein Immobilien	Avenida de Suecia 35 Los Cristianos	tel: 0034 922-753165 fax: 0034 922-753165	website: http://tenpro.net/ email: kleinimmo@ararakis.es



Freedom 4 Antigua Sala (00 34) 9 28 <http://www.freedom4sale.com/>
 Sale Spain de 84 59 44
 Proyeccion, Fax: (00 34) 9
 Antigua Cine 28 84 59 36
 de Teguisse,
 Calle Notes
 15, Teguisse
 35530,
 Lanazarote

Letting Agents:	Name	Address	Tel	Web
	Eurosol	First Link CC Teide - Local 5 San Eugenio Alto Adeje 38660 Tenerife Canary Islands, Spain	Tel (0034) 922 715661 Fax (0034) 922 715953	http://www.eurosol.com/
	Astliz Estate Agents	P.O.Box 135 Los Gigantes 38683 Santiago del Teide S/C de Tenerife	Tel – 0034 922 796776 Fax – 0034 922 796973	http://www.canaryislands-internet.com/ Email - info@canarian-villas.com



Canary
Islands
SPAIN

41

Area:	COSTA DEL SILENCIO, TENERIFE						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	A						
Population:	Total			British			
	4110			400			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	33	21.5	27	24	20	21
Proximity to:	Airport		Beach		Nearest City		
	3 miles (Reina Sofia)		0.25 miles		45 miles (Santa Cruz)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		0		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		



	0	0	0
Shopping:	No. of Shopping Centres		No. of Markets
	0		0

Restaurant s and bars: Many bars and restaurants. Mostly British and fast food in coastal resort areas.

Sports and leisure facilities: Both 18-hole Golf Amarillo (Tenerife's oldest golf course) and 27-hole Golf del Sur golf courses are championship courses. Bowls club. Tennis clubs There are also residential complexes, shops, restaurants and sports clubs around each golf course. Windsurfing at El Medano- water sports village west of the resort.

Transport:	Public Transport	Roads
	Frequent bus services (run by TITSA) to Playa de las Americas.	Motorways from Santa Cruz.

Crime rate: Low

Main types of employment Mainly tourist and service sectors. Many foreign companies based in and around the resort.

Future plans: Second runway at Reina Sofia airport. New cinema complex.

Yield range 13.4% - 15.8%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	101,143	699	559	336	15.8%
3 bed	126429	839	671	403	15.1%



apartment

3 bed

townhouse	189643	1118	895	537	13.4%
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Villa	222515	1468	1174	705	15.0%
-------	--------	------	------	-----	-------

Demand	School Holiday	Peak	Off peak
for letting	Peak		
	High	High	Medium
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	9	5	4

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#),
scheduled [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#),
from: [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#),
[Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#),
[Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#),
[Dublin](#), [Guernsey](#), [Jersey](#), [Norwich](#), [Leeds/Bradford](#)

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£154-464	£114-344	£86-258
Operators:	Monarch, Iberia, Air Europa, BA, BMI, Flyjet, Air2000, Thomas Cook, Astraeus, Britannia Airways, LTE International, My Travel, Excel Airways, Futura		

Description : Located on the south coast, Costa del Silencio is quieter than other resorts in Tenerife and is popular with people and families seeking a peaceful retreat. It is a purpose-built resort, has a small pebble beach and is close by the small fishing community of Las Galletas.

Its one of Tenerife's unsung resorts but it won't be for long! Prices



are cheaper in this area compared to the rest of Tenerife hence the yields are well above average. The seasonal demand for property tails off in the off-peak season but demand still exists. If you require all year round occupation then make sure your property is better than the rest so it appeals more to prospective tenants.

Its easily accessible from the UK as there are many direct flights to the local airport which is only 3 miles away. There will be a second runway added to the airport being built to cater for the extra demand expected for this area and surrounding. There is a shortage of homes being re-sold as people want to hold on to what they've got! If you can find a property with sea views that yields 12% or greater then buy it!

Hot <http://www.eurosol.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Freedom 4 Sale Spain	Antigua Sala de Proyeccion, Antigua Cine de Teguisse, Calle Notes 15, Teguisse 35530, Lanzarote	(00 34) 9 28 84 59 44 Fax: (00 34) 9 28 84 59 36	http://www.freedom4sale.com/
	The Prestige Property Group	Not disclosed	01935 817188 Fax. 01935 817199	http://www.prestigeproperty.co.uk Email: sales@prestigeproperty.co.uk

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[eproperty.co.uk](http://www.eproperty.co.uk)

The Horizon Property Group S.L. Not disclosed Manchester: 0161 476 0666 <http://www.horizonpropertygroup.com/>

Birmingham: 01384 866000

Eurosol **First Link** **Tel** (0034) <http://www.eurosol.com/>

CC Teide - Local 5 922 715661

San Eugenio Alto **Fax** (0034)

Adeje 38660 922 715953

Tenerife

Canary Islands,

Spain

Letting Agents:	Name	Address	Tel	Web
	Eurosol	First Link	Tel (0034)	http://www.eurosol.com/
		CC Teide - Local 5	922 715661	osol.com/
		San Eugenio Alto	Fax (0034)	
		Adeje 38660	922 715953	
		Tenerife		
		Canary Islands,		
		Spain		
	Astliz Estate Agents	P.O.Box 135	Tel – 0034	http://www.canaryislands-internet.com/
		Los Gigantes	922 796776	
		38683	Fax – 0034	
		Santiago del Teide	922 796973	Email -



S/C de Tenerife
Canary Islands
SPAIN

info@canarian-villas.com
n-villas.com

42

Area:	CALETA DE FUSTE, FUERTEVENTURA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	A						
Population:	Total			British			
	52,500			2000			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	41	22	26	25	20	20
Proximity to:	Airport	Beach		Nearest City			
	4 miles (Fuerteventura)	0.25 miles		8 miles (Puerto del Rosario)			
Educational facilities:	No. of Universities	No. of International Schools		No. of Private Schools			
	0	0		0			
Health	No. of Public	No. of Private		No. of Private			



services:	Hospitals		Hospitals		Clinics
	0		0		2
Shopping:	No. of Shopping Centres			No. of Markets	
	1			1	
Restaurant s and bars:	Variety serving both local and international cuisine.				
Sports and leisure facilities:	Mostly water-sports- windsurfing, surfing, sailing, scuba-diving. Also deep-sea fishing opportunities. Tennis clubs. Horse-riding. Jeep safari. Kite surfing. Off road motorbiking. 18 hole golf course. Corralejo National Park. Catamaran excursions (dolphin and whale watching).				
Transport:	Public Transport			Roads	
	Frequent bus service to Puerto del Rosario and other main towns on the island. No rail system.			Motorway from Puerto del Rosario and Jandia peninsula in the south.	
Crime rate:	Low				
Main types of employe nt	Mostly tourist sector- bars, restaurants.				
Future plans:	Public hospital at Puerto del Rosario. Improvement of roads on Jandia Peninsula (south coast).				
Yield range	13.4% - 15.0%				
Type of property	Entry Price	Rent- School Holiday Peak	Rent- Peak	Rent- Off Peak	Average Annual Yield



2 bed					
apartment	123318.2	759	607	364	14.0%
3 bed					
apartment	147981.8	911	729	437	14.0%
3 bed					
townhouse	184977.3	1214	972	583	15.0%
Villa	271300	1594	1275	765	13.4%

Demand	School Holiday	Peak	Off peak
for letting	Peak		
	High	High	High
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	10	5	5

scores:

Flights [Gatwick](#), [Heathrow](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Newquay](#),
scheduled [Plymouth](#), [Bournemouth](#), [Birmingham](#), [East Midlands](#),
from: [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#),
[Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#),
[Inverness](#), [Belfast City](#), [Belfast International](#), [Dublin](#), Shannon,
[Guernsey](#), [Jersey](#), Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£315-806	£233-597	£175-448

Operators: Iberia, BA, SpanAir, Air Europa, Monarch, Thomas Cook, My Travel, Air 2000, Excel Airways, Britannia Airways, Astraeus, LTE International

Description Caleta de Fuste is a modern and developing resort situated on
 : the east coast, south of the capital Puerto del Rosario. The resort is set in a wide bay and is particularly favoured by



families and couples.

Fuerteventura is the second largest of the Canary Islands and is also one of the sunniest and hottest of the islands. Although resorts can be noisy and busy, the island in general is relatively undeveloped, so is possible to have a relaxing and peaceful holiday.

There are many holiday home developments in Caleta de Fuste. Also as the area is currently still quite undeveloped so there is room for capital appreciation. The property market is currently growing at a rate of 20% per year. There is high demand for new properties and prices are rising. Rental rates are quite healthy so yields are too. I've given this area 10 out of 10 as it has all the facilities *and* the potential profits!

Hot <http://www.fuerteventura.com/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
	Sunway	Local	Tel: 0034 9	Not disclosed
	Fuerteventura	Commercial	28 16 37 57	
		4, Virgen de	Fax: 0034 9	
		Antigua,	28 16 38 11	
		Poligono 22,		
		35600 Caleta		
		de Fuste		
		Antigua,		
		Fuerteventura		

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Horizon Property Group S.L.	Local 14, Calle Isaac Peray, Esquina Garcia Morato, Corralejo 35660 Fuerteventur a Spain	Telephone: (00 34) 928 537 464 Facsimile: (00 34) 928 537 437	http://www.horizonpropertygroup.com/fuerteventura.com/ E-mail: info@horizon-fuerteventura.com
Select Resorts Ltd	2nd Floor 6 Old Generator House Bourne Valley Road Poole Dorset BH12 1DZ	Tel: 0 1202 786490 Fax: 0 1202 763615	http://www.selectresorts.co.uk/ Email: mail@selectresorts.co.uk
Freedom 4 Sale Spain	Antigua Sala de Proyeccion, Antigua Cine de Teguisse, Calle Notes 15, Teguisse 35530,	(00 34) 9 28 84 59 44 Fax: (00 34) 9 28 84 59 36	http://www.freedom4sale.com/

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Lanzarote

Letting Agents:	Name	Address	Tel	Web
	Horizon Property Group S.L.	Local 14, Calle Isaac Peray, Esquina Garcia Morato, Corralejo 35660 Fuerteventura Spain	Telephone: (00 34) 928 537 464 Facsimile: (00 34) 928 537 437	http://www.horizonpropertygroup.com/fuerteventura/ E-mail: info@horizon-fuerteventura.com
	Secret Fuerteventura	Not disclosed	Tel: (00 34) 928 53 84 77 Mobile: 647 561 057 Fax: (00 34) 928 868 578	Email: lesleygreen@terra.es

43

Area: LAS PALMAS, GRAN CANARIA

Investor Retirement, Worker, Holiday, Business

Profile:

Category: B

Population:	Total	British
	350,000	20,000

Visit: WWW.AJAYAHUJA.CO.UK



Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	63	24	26	24	21	20
Proximity to:	Airport		Beach		Nearest City		
	17 miles (Las Palmas)		0.25 miles		Las Palmas		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	1		3		3		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	4		5		7		
Shopping:	No. of Shopping Centres		No. of Markets				
	2		1				
Restaurants and bars:	International selection of bars and restaurants, as well as local cuisine.						
Sports and leisure facilities:	2 marinas for sailing and other water sports. Cruising and yachting at Puerto de la Luz (also Europe's largest port). Sports complex with tennis, horse-riding and rock-climbing. 2 golf courses, including Real Club de Las Palmas- set on an extinct volcanic crater. Annual classical music and opera festivals						



during autumn. 2 casinos. An auditorium. Cinema complexes.

Transport:	Public Transport	Roads
	UTINSA bus service to most of island.	Motorway to south along east coast. Motorways to Trasmontana and Tarifa Alta.

Crime rate: Medium

Main types of employment: Tourist and service industries.

Future plans: None.

Yield range 9.7% - 11.4%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	129962	649	519	312	11.4%
3 bed apartment	162453	779	623	374	10.9%
3 bed townhouse	243679	1038	831	498	9.7%
Villa	285916	1363	1090	654	10.9%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	High	
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		



and leisure 8

4

4

scores:

Flights [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#),

scheduled [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#),

from: [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#),

[Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),

[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#),

Prestwick, [Belfast City](#), [Belfast International](#), Cork, [Dublin](#),

Shannon, [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical

School Holiday

Peak

Off Peak

cost of

Peak

flights:

£286-1278

£212-947

£159-710

Operators:

Iberia, Air Europa, BA, SpanAir, Astraeus, My Travel, Britannia Airways, Air2000, Excel Airways, Monarch, Thomas Cook

Description

Las Palmas is the capital city of Gran Canaria (the 3rd largest Canary Island) and also the shopping capital of the islands. Every shop you need can be found here. It has a big city feel and the restaurants help to match that with cuisine from all around the world to be had.

One thing that is great about this part is that the public bus service is excellent. So if you're not a car driver but want to move to Spain then this city might be for you.

Despite the 3 million holidaymakers seeking sun shine and relaxation the island has maintained its rural, Mediterranean charm. Although it is no longer as popular as southern resorts, it has a large foreign population and is very cosmopolitan.



Its coastline is around 4 miles long. It also has an old quarter in the Vegueta and Triana districts in the south. Visitors numbers are consistent and therefore demand is consistent for rental properties. There isn't much development going on so your purchase is likely to be a re-sale property. The yields are slightly better than average so you can be assured that this area would be one of the safer investments.

Hot <http://www.gran-canaria-info.com/>

Website:

Estate	Name	Address	Tel	Web
Agents:				
		Pérez Galdós,	tel: 0034 928	website:
	Maherma,	24-1º	368524	http://www.maherma.com/
	S.A,	Las Palmas de G.C.	fax: 0034 928 380186	email: maherma@maherma.com
	Esica	Mallorca, 13, 1º Izq. Los Tarahales Las Palmas de Gran Canaria	tel: 0034 928 41 26 54 fax: 0034 928 42 12 37	website: http://www.vivendasencanarias.com/gc/esica.htm email: esicanet@teleline.es
	Ofertas Inmobiliaria en Canarias	Adv. de las Tinajas, 23 Vecindario	tel: 0034 655611795 fax:	website: http://viviendasencanarias.c

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INVESTOR | AUTHOR | FILMMAKER



(Las Palmas)

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viviendas@vi

[viendasencan](#)

[arias.com](#)

Freedom 4
Sale Spain

Antigua Sala
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Antigua Cine
de Teguisse,
Calle Notes
15, Teguisse
35530,
Lanzarote

(00 34) 9 28

84 59 44

Fax: (00 34) 9

28 84 59 36

<http://www.fre>

[edom4sale.co](http://www.edom4sale.co)

[m/](#)

Letting Agents:	Name	Address	Tel	Web
	Canarias Estates	A./Tirajana 37, Ed. Mercurio 2, 7C, 35100 Playa del Ingles, Gran Canaria, Spain	Phone 0034 928 761 159 Fax 0034 928 776 992	http://www.canariasestates.com/ Email: canesta@terra.es
	Gestion Inmobiliaria Mercacentro	Victor Jara (C.C. Mercacentro) 35110	Tel/Fax: 0034 928758 111 Mobile: 0034	http://www.inmobiliariamercacentro.com/ E-mail:

Visit: WWW.AJAYAHUJA.CO.UK



	Vecindario.	639 216 866	merca-inmobiliaria@terra.com
	Gran Canaria		
RAO Estate	.C. Botánico, local 57	0034 639 778 338	http://www.raoestate.com/
	35100 San Fernando de Maspalomas	0034 928 76 48 37	Email: info@raoestate.com
	Gran Canaria - España		
Grupo Vesua, S.L.	C/ Drago, 48 Gáldar (Gran Canaria)	Tel: 0034 928 89 71 05 Fax: 0034 928 55 11 53	http://viviendasencanarias.com/vesua/

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Area:	PLAYA DEL INGLES, GRAN CANARIA						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total			British			
	4800			500			
Climate:	Hours of Sunsh ine	Days of Rain Per	Avera ge Spring Air	Avera ge Summ er Air	Avera ge Autum n Air	Avera ge Winter Air	Avera ge Water Temp.



	Per Day in Summ er	Year	Temp.	Temp.	Temp.	Temp.
	11	63	24	26	24	21 20
Proximity to:	Airport		Beach		Nearest City	
	18 miles (Las Palmas)		0.25 miles		35 miles (Las Palmas)	
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools	
	0		0		1	
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics	
	0		0		5	
Shopping:	No. of Shopping Centres		No. of Markets			
	1		1			
Restaurants and bars:	Large amount of restaurants, serving mainly fast food and British food.					
Sports and leisure facilities:	3 golf courses. 5 marinas with variety of watersports. Aquasur water-park. Palmitos Parque bird gardens and Sioux city wild west theme show nearby.					
Transport:	Public Transport		Roads			
	SALCAI bus service to most of island. Direct bus links to other resorts in south. No rail system.		Motorway to south along east coast. Motorways to Trasmontana and Tarifa Alta.			
Crime rate:	Medium					



Main types of employment Mainly self-employment e.g. owning bars/shops. Otherwise limited to tourist and service sectors.

Future plans: New golf courses and shopping centres.

Yield range 6.0% - 7.1%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
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2 bed apartment	110500	343	274	165	7.1%
3 bed apartment	138125	412	329	198	6.8%
3 bed townhouse	207188	549	439	263	6.0%
Villa	243100	720	576	346	6.8%

Demand for letting	School Holiday Peak	Peak	Off peak
Finance and leisure scores:	High	High	Medium
	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
	7	3	4

Flights scheduled from: [Gatwick](#), [Heathrow](#), [London City](#), [Luton](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#),



[Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#),
Prestwick, [Belfast City](#), [Belfast International](#), Cork, [Dublin](#),
Shannon, [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical cost of flights:	School Holiday Peak	Peak	Off Peak
	£286-1278	£212-947	£159-710
Operators:	Iberia, Air Europa, BA, SpanAir, Astraeus, My Travel, Britannia Airways, Air2000, Excel Airways, Monarch, Thomas Cook		
Description	Playa del Ingles lies on the south east coast of Gran Canaria. The resort is the biggest and liveliest on the island, with a huge choice of bars, restaurants, pubs and nightclubs and busy beaches stretched over 10 miles. This area has the best climate on the island and also has quite a strong breeze so its popular with the wind surfers.		

On the beachfront lies a long, palm-fringed promenade. It has quite a strong nightclub scene and many of the clubs go on in to daybreak. You can guess that it is popular with the younger generations. The resort can get very crowded during the Summer so demand for rental properties will always exist.

Considering the climate is warm all year round a good strategy would be to rent the property during school peak, peak and part off-peak and then enjoy the rest! The island is not difficult to get to and bargain flights can be had off the internet if you book well in advance and fly in the off-peak times.

Hot <http://www.red2000.com/spain/canarias/g-canari/>

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Website:

Estate	Name	Address	Tel	Web
Agents:				
	Fuerteventura	Venezuela 8,	Tel: 0034 6	Not disclosed
	Living	oficina 7,	54 55 00 76	
		35110	Fax: 0034 6	
		Vecindario,	15 02 91 10	
		Gran Canaria		
	RE/MAX	Avda.	tel: 00 34 928	website:
	Maspalomas	Tirajana s/n	76 50 66	http://www.kat
	S.L.	Playa del	fax: 00 34 928	yroque.com
		Inglés	77 32 50	email:
				maspalomas
				@remax.es
	Freedom 4	Antigua Sala	(00 34) 9 28	http://www.fre
	Sale Spain	de	84 59 44	edom4sale.co
		Proyeccion,	Fax: (00 34) 9	m/
		Antigua Cine	28 84 59 36	
		de Teguisse,		
		Calle Notes		
		15, Teguisse		
		35530,		
		Lanzarote		
	Canarias	A./Tirajana	Phone 0034	http://www.ca
	Estates	37, Ed.	928 761 159	nariasestates.
		Mercurio 2,	Fax 0034 928	com/
		7C, 35100	776 992	Email: canesta
		Playa del		@terra.es



Ingles, Gran
Canaria,
Spain

Letting Agents:	Name	Address	Tel	Web
	Canarias Estates	A./Tirajana 37, Ed. Mercurio 2, 7C, 35100 Playa del Ingles, Gran Canaria, Spain	Phone 0034 928 761 159 Fax 0034 928 776 992	http://www.ca nariasestates. com/ Email: canesta @terra.es
	Gestion Inmobiliaria Mercacentro	Victor Jara (C.C. Mercacentro) 35110 Vecindario. Gran Canaria	Tel/Fax: 0034 928758 111 Mobile: 0034 639 216 866	http://www.in mobiliariamerc acentro.com/ E-mail: merca- inmobiliaria@t erra.com
	RAO Estate	.C. Botánico, local 57 35100 San Fernando de Maspalomas	0034 639 778 338 0034 928 76 48 37	http://www.rao estate.com/ Email: info@raoestat e.com



Gran Canaria
- España

Grupo Vesua, C/ Drago, 48 Tel: 0034 928 <http://vivienda>
S.L. Gáldar (Gran 89 71 05 [sencanarias.c](http://sencanarias.com/vesua/)
Canaria) Fax: 0034 om/vesua/
928 55 11 53

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Area: PUERTO DEL CARMEN, LANZAROTE

Investor Retirement, Worker, Holiday, Business

Profile:

Category: C

Population: Total British
5000 350

Climate:	Hours of Sunshi ne Per Day in Summe r	Days of Rain Per Year	Averag e Spring Air Temp.	Averag e Summe r Air Temp.	Averag e Autum n Air Temp.	Averag e Winter Air Temp.	Averag e Water Temp.
	10	57	21	28	24	21	20

Proximity to:	Airport	Beach	Nearest City
	6 miles (Arrecife)	0.25 miles	9 miles (Arrecife)
Educational facilities:	No. of Universities	No. of International Schools	No. of Private Schools



	0	0	0		
Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics		
	0	0	4		
Shopping:	No. of Shopping Centres	No. of Markets			
	0	2			
Restaurants and bars:	Fast-food, Mexican, Italian, Chinese, Indian, etc. and also local cuisine. Live music bars in La Avendida Maritima and El Centro Atlantico. Quieter bars in Vardero.				
Sports and leisure facilities:	Ana Segunda sport fishing. 3 scuba-diving centres. Deep-sea fishing. Horse-riding and golf courses in nearby towns. Parascending club. Tamarin and Megafun jeep safari tours. Rancho Texas Park with attractions and animals. Casino. Classical music concerts and recitals in old town.				
Transport:	Public Transport	Roads			
	Bus services to Teguisse market and Arrecife, where can get connecting buses to rest of island.	Motorway from Playa Blanca. Also main road from north of island.			
Crime rate:	Low				
Main types of employment	Tourist sector.				
Future plans:	Limited to preserve nature.				
Yield range	7.5% - 8.8%				
Type of property	Entry Price	Rent-School	Rent-Peak	Rent-Off Peak	Average Annual



	Holiday Peak			Yield	
2 bed apartment	172000	663	530	318	8.8%
3 bed apartment	215000	796	636	382	8.4%
3 bed townhouse	322500	1061	849	509	7.5%
Villa	378400	1392	1114	668	8.4%
Demand for letting	School Holiday Peak	Peak	Off peak		
	High	High	High		
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	7	3	4		
Flights scheduled from:	Gatwick , Heathrow , London City , Luton , Stansted , Bristol , Cardiff , Exeter , Newquay , Plymouth , Bournemouth , Southampton , Birmingham , East Midlands , Humberside , Newcastle , Teesside , Blackpool , Isle of Man , Liverpool , Manchester , Aberdeen , Edinburgh , Glasgow , Inverness , Prestwick , Belfast City , Belfast International , Dublin , Guernsey , Jersey , Norwich , Leeds/Bradford				
Typical cost of flights:	School Holiday Peak	Peak	Off Peak		
	£599-834	£444-618	£333-464		
Operators:	BA, SpanAir, Astraeus, Thomas Cook, Monarch, My Travel, Air 2000, Britannia Airways, Excel Airways				
Description :	Puerto del Carmen is a resort situated near the capital of Lanzarote, Arrecife. It is the largest and liveliest resort on the island with several				



beaches stretched over 3 miles, a variety of shops and a thriving nightlife. As well as having a golden sandy beach there is also an old town which has plenty to see.

This area enjoys a mild dry climate all year round so it is always in demand. In demand from both people wishing to live here and from people wishing to holiday here to. It is particularly popular with young singles and couples. There is an established long term rental market so this area would suit anyone wishing to buy a home with the intention of residing in it in the future, say 5 to 10 years away.

The local property market is healthy and the area is constantly being developed. However this should soon reach a peak so demand for new properties will be high.

Hot <http://www.lanzarote.com/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Cactus Consulting	Calle Juan Carlos 1,26, C.C. la Curva, Local 2, Puerto del Carmen, Lanzarote	Tel: 0034 9 28 51 51 84 Fax: 0034 9 28 51 22 02	Not disclosed
	Inversiones Timanfaya Real Estate	Avda. De al Playas 1-L2A, 35510 Puerto del Carmen, Lanzarote	Tel: 0034 9 28 59 62 20 Fax: 0034 9 28 51 48 01	Not disclosed
	Freedom 4 Sale Spain	Antigua Sala de Proyeccion, Antigua	(00 34) 9 28 84 59 44	http://www.freedom4sale.co

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Cine de Teguiise,
Calle Notes 15,
Teguiise 35530,
Lanzarote

Fax: (00 34) 9 [m/](#)
28 84 59 36

Letting Agents:	Name	Address	Tel	Web
	Realizaciones Inmobiliarias Canarias, S.A.	Av. Jablillo, s/n Teguiise	0034 928590296	Not disclosed
	RAO Estate	.C. Botánico, local 57 35100 San Fernando de Maspalomas Gran Canaria - España	0034 639 778 338 0034 928 76 48 37	http://www.raoestate.com/ Email: info@raoestate.com
	Grupo Vesua, S.L.	C/ Drago, 48 Gáldar (Gran Canaria)	Tel: 0034 928 89 71 05 Fax: 0034 928 55 11 53	http://viviendasencanarias.com/vesua/

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Area: PLAYA BLANCA, LANZAROTE

Investor Retirement, Worker, Holiday, Business

Profile:

Category: A



Population:	Total 4900				British 400		
Climate:	Hours of Sunsh ine Per Day in Summ er	Days of Rain Per Year	Avera ge Spring Air Temp.	Average Summer Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.
	11	57	21	28	24	21	20
Proximity to:	Airport		Beach		Nearest City		
	21 miles (Arrecife)		0.25 miles		26 miles (Arrecife)		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		0		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	0		0		1		
Shopping:	No. of Shopping Centres				No. of Markets		
	1				1		
Restaurants and bars:	Seafront fish restaurants, fast food, Mexican, Italian, Chinese, Indian, etc. and local cuisine.						
Sports and leisure facilities:	Toninas and Cala Blanca scuba diving centres. Scuba diving and windsurfing centres. Sailing cruises. Team Bocinegro big game fishing. Puerto Calero submarine safaris.						
Transport:	Public Transport				Roads		
	Bus services to Arrecife and				Motorway from Arrecife. Also		



Teguisse market.

main road from Tias and
Teguisse.

Crime rate: Low

Main types Tourist sector.

of

employe

nt

Future plans: New large sports complex with athletics track and swimming pools (2007). Completion of first marina.

Yield range 19.5% - 21.8%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	106543	954	763	458	20.4%
3 bed apartment	127851	1145	916	550	20.4%
3 bed townhouse	159814	1526	1221	733	21.8%
Villa	234394	2003	1603	962	19.5%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	High	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)		Leisure (out of 5)	
Flights	9	5		4	
	Gatwick , Heathrow , London City , Luton , Stansted , Bristol , Cardiff ,				



scheduled from: [Exeter](#), [Newquay](#), [Plymouth](#), [Bournemouth](#), [Southampton](#), [Birmingham](#), [East Midlands](#), [Humberside](#), [Newcastle](#), [Teesside](#), [Blackpool](#), [Isle of Man](#), [Liverpool](#), [Manchester](#), [Aberdeen](#), [Edinburgh](#), [Glasgow](#), [Inverness](#), [Prestwick](#), [Belfast City](#), [Belfast International](#), [Dublin](#), [Guernsey](#), [Jersey](#), [Norwich](#), [Leeds/Bradford](#)

Typical cost of flights:	School Holiday	Peak	Off Peak
	Peak		
	£599-834	£444-618	£333-464
Operators:	BA, SpanAir, Astraeus, Thomas Cook, Monarch, My Travel, Air 2000, Britannia Airways, Excel Airways		

Description : Playa Blanca is a relatively peaceful resort located on the south-west coast of Lanzarote. Only recently is the resort becoming developed with many new hotels and apartments which all seem to be catering for the luxurious end of the market.

The three beaches all have bright sands which is making Playa Blanca the choice of many to settle to. At present the resort offers a limited choice of restaurants and shopping but this will all change in 5 years. There is already substantial committed funds from the private sector to make this area a playground for the rich. There will be several Casinos, upmarket bars and clubs, several five star hotels with a la carte menus all landing by 2008.

Yields are fantastic here as property prices are (currently!) cheap and rental prices are healthy. Demand is high for rentals as the area has an all year round season. The island is one of the more easily accessed island compared to the others in its group so there will always be a steady influx of ready and waiting tenants for your

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property.

Hot <http://www.epsylon-dw.com/blanca/>

Website:

Estate Agents:	Name	Address	Tel	Web
	Enma Consultants and Services	Avenida Papagayo 59, Local 11, Playa Blanca 35570 Yaiza, Lanzarote	Tel: 0034 9 28 51 91 40 Fax: 0034 9 28 51 89 95	Not disclosed
	Interval Marketing S.L.	Calle Varadero 4, 35570 Playa Blanca, Lanzarote	Tel: 0034 9 28 51 77 60 Fax: 0034 9 28 51 77 62	Not disclosed
	Freedom 4 Sale Spain	Antigua Sala de Proyeccion, Antigua Cine de Teguisse, Calle Notes 15, Teguisse 35530, Lanzarote	(00 34) 9 28 84 59 44 Fax: (00 34) 9 28 84 59 36	http://www.freedom4sale.com/

Letting Agents:	Name	Address	Tel	Web
	Realizaciones Inmobiliarias Canarias,	Av. Jablillo, s/n Teguisse	0034 928590296	Not disclosed



S.A.

47

Area:	LA PALMA, CANARY ISLANDS						
Investor	Retirement, Worker, Holiday, Business						
Profile:							
Category:	C						
Population:	Total			British			
	80,000			2,000			
Climate:	Hours of Sunsh ine Per Day in Summ er	Days of Rain Per Year	Avera ge Spring Air Temp.	Avera ge Summ er Air Temp.	Avera ge Autum n Air Temp.	Avera ge Winter Air Temp.	Avera ge Water Temp.
	7.5	88	22	25	26	21	21
Proximity to:	Airport		Beach		Nearest City		
	Santa Cruz La Palma		0 miles		Santa Cruz		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	0		0		1		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	1		1		6		



Shopping:	No. of Shopping Centres			No. of Markets	
	0			4	
Restaurants and bars:	Local cuisine specialising in fish found in the capital Santa Cruz de la Palma. Also small selection of other foods.				
Sports and leisure facilities:	Canary Islands Cultural Park. Maroparque zoo near Santa Cruz de la Palma. 4 scuba diving centres. 3 horse-riding organisations. 6 mountain-biking clubs. Rock-climbing. Parasailing.Walking and hiking tours. Astrophysical observatory in ‘El Roque de los Muchachos’. Palma Club flying tours. Marine tours.				
Transport:	Public Transport			Roads	
	Bus services between main towns. Regular ferry services to Tenerife.			1 main road across the island via the national park. Secondary roads around mountains.	
Crime rate:	Low				
Main types of employment	Agriculture, tourism.				
Future plans:	New golf course at Los Llanos. New bridges between main towns. New tunnel from Brena Alta to El Paso. 2 new marinas at Santa Cruz and Tazacorte.				
Yield range	5.8% - 6.8%				
Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield



2 bed					
apartment	132222	395	316	190	6.8%
3 bed					
apartment	165278	474	379	228	6.5%
3 bed					
townhouse	247916	632	506	303	5.8%
Villa	290888	830	664	398	6.5%

Demand	School Holiday	Peak	Off peak
for letting	Peak		
	High	High	Medium
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	6	3	3

scores:

Flights Gatwick, Manchester
scheduled
from:

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£360-1138	£267-843	£200-632
Operators:	Iberia, BA		

Description La Palma is the fifth largest of the Canary Islands. Is triangular shaped with a varied landscape consisting of mountains, woodlands, black sandy bays and a volcanic crater (known as Caldera de Taburiente).

La Palma is less developed than Tenerife, Gran Canaria and Lanzarote and most of it is unspoilt, including the capital Santa Cruz de la Palma. The capital is situated on the west coast, and



has well-preserved colonial architecture. South of the capital is the quiet beach resort of Los Cancajos. In the south of the island is the lively resort of Fuencaliente de la Palma, and on the west of the island are the quieter resorts of Puerto de Tazacorte and Puerto Naos. Puerto Naos is renowned for its beach.

There are few flights to this Island, only accessible from two UK airports, but this can be a good thing if you want a quieter life in Spain. You can get to La Palma by taking a flight to Tenerife and then a ferry across if you wish and can work out a lot cheaper!

La Palma makes a perfect retirement home. As it is quiet but is still close enough to the buzz and commercialism of Tenerife if required by ferry and the property prices are not as high compared to the rest of the Islands. There is a high demand for property as construction is limited. Expect prices to rise as La Palma becomes more discovered by outsiders.

Hot http://www.canary-travel.com/La_Palma/index-in.html

Website:

Estate Agents:	Name	Address	Tel	Web
	DLR	5 Manor	Tel: 01206	Not disclosed
	Properties	Parade,	303049	
	Overseas	Brightlingsea,	Fax: 01206	
		Colchester,	306090	

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	Essex CO7		
	0UD		
Yes Property	Legend	Tel: 0870 300	Not disclosed
International	House, 10	4260	
	Market Place,		
	Faversham,		
	Kent ME13		
	7AG		
Haart	P.O. Box	0845 600	http://www.tmxhaart.co.uk/
	5995	7778	
	Colchester		Email:
	Essex CO3		webmaster@haart.co.uk
	3WR		http://www.canariasesstates.com/
Canarias	A./Tirajana	Phone 0034	http://www.canariasesstates.com/
Estates	37, Ed.	928 761 159	
	Mercurio 2,	Fax 0034 928	
	7C, 35100	776 992	Email: canesta@terra.es
	Playa del		
	Ingles, Gran		
	Canaria,		
	Spain		

Letting	Name	Address	Tel	Web
Agents:				
	Realizaciones	Av. Jablillo,	0034	Not disclosed
	Inmobiliarias	s/n Teguisse	928590296	
	Canarias,			
	S.A.			



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Area:	LA GOMERA, CANARY ISLANDS						
Investor Profile:	Retirement, Worker, Holiday, Business						
Category:	C						
Population:	Total 18,000			British 700			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	9	38	23	27	26	22	21
Proximity to:	Airport 100 miles (La Palma)		Beach 0 miles		Nearest City 100 miles (Santa Cruz de Palma)		
Educational facilities:	No. of Universities 0		No. of International Schools 0		No. of Private Schools 0		
Health services:	No. of Public Hospitals 1		No. of Private Hospitals 1		No. of Private Clinics 5		
Shopping:	No. of Shopping Centres				No. of Markets		



0

2

Restaurant s and bars: Local, Indian and Chinese food widely available. Most restaurants and bars concentrated around Valle Gran Rey resort.

Sports and leisure facilities: Water-based sports- windsurfing, sailing, scuba diving and fishing. Tecina 18-hole golf course. Mountain-hiking clubs. Cycling. The north of the island has old churches, mansions, exhibitions of traditional art and handiwork and island museum. De Garajonay national park. Nightlife mostly based within hotel complexes.

Transport:	Public Transport	Roads
	Limited bus service between main towns.	Main road across island via National Park. Secondary roads around mountains.

Crime rate: Low

Main types of employment: Agriculture, tourism.

Future plans: New marina at Valle Gran Rey. New golf course at Playa de Santiago.

Yield range 5.4% - 6.3%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	180000	497	398	239	6.3%



3 bed					
apartment	225000	596	477	286	6.0%
3 bed					
townhouse	337500	795	636	382	5.4%
Villa	396000	1044	835	501	6.0%

Demand	School Holiday	Peak	Off peak
for letting	Peak		
	High	High	High
Finance	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)
and leisure	7	3	4

scores:

Flights Gatwick, Manchester

scheduled

from:

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£360-1138	£267-843	£200-632

Operators: Iberia, BA

Description La Gomera has one of the smallest populations among the Canary Islands thus is largely undeveloped and unspoilt. The island is very mountainous, forming lakes and waterfalls and valleys rich in water. There is also a variety of flora on the island e.g. fig trees, orange trees, cacti and over 100.000 palm trees.

The capital San Sebastian de Gomera is the island's main port and is an historic town famous for being the starting base of Christopher Columbus in 1492. Directly opposite the capital lies



the developing resort of Valle Gran Rey, which is proving to be more and more popular each year. The resort has many coffee shops along the sea front which is perfect to relax and look over at the ocean and with a trained eye you can see Tenerife! Look out for Hermigua where you buy all the crafts produced by this Island and send back as gifts to your friends and family.

There are few flights to this Island, only accessible from two UK airports, but this can be a good thing if you want a quieter life in Spain. You can get to La Gomera by taking a flight to Tenerife and then a ferry across if you wish and can work out a lot cheaper!

There is a high demand for property as future construction is limited. Prices are expected to rise over the next few years due to the lack of supply. If you are looking for a quiet holiday home that you can rent out during the off-peak seasons then La Gomera could be the place. It has high demand all the year through and generally your tenants will be of an older age so the risk of damage is minimal.

Hot <http://www.1stcanaryislands.com/lagomera.shtml>

Website:

Estate Agents:	Name	Address	Tel	Web
	DLR Properties Overseas	5 Manor Parade, Brightlingsea, Colchester,	Tel: 01206 303049 Fax: 01206 306090	Not disclosed

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	Essex CO7		
	0UD		
Yes Property	Legend	Tel: 0870 300	Not disclosed
International	House, 10	4260	
	Market Place,		
	Faversham,		
	Kent ME13		
	7AG		
Haart	P.O. Box	0845 600	http://www.tmxhaart.co.uk/
	5995	7778	
	Colchester		Email:
	Essex CO3		webmaster@haart.co.uk
	3WR		http://www.canariasesstates.com/
Canarias	A./Tirajana	Phone 0034	http://www.canariasesstates.com/
Estates	37, Ed.	928 761 159	
	Mercurio 2,	Fax 0034 928	
	7C, 35100	776 992	Email: canesta@terra.es
	Playa del		
	Ingles, Gran		
	Canaria,		
	Spain		

Letting	Name	Address	Tel	Web
Agents:	Realizaciones	Av. Jablillo,	0034	Not disclosed
	Inmobiliarias	s/n Teguisse	928590296	
	Canarias,			
	S.A.			



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Area:	GRANADA, ANDALUSIA						
Investor Profile:	Retirement, Worker, Holiday, Business						
Category:	C						
Population:	Total			British			
	285,000			3,000			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	40	18	31	22	12	21
Proximity to:	Airport		Beach		Nearest City		
	7.5 miles (Granada)		80 miles		Granada		
Educational facilities:	No. of Universities		No. of International Schools		No. of Private Schools		
	1		1		4		
Health services:	No. of Public Hospitals		No. of Private Hospitals		No. of Private Clinics		
	4		3		18		
Shopping:	No. of Shopping Centres				No. of Markets		



	1	2
Restaurants and bars:	Largely specialises in local cuisine, which has Arab influences. Seafood restaurants can be found on the coast. There is also a wide range of international food.	
Sports and leisure facilities:	18-hole golf course at Las Gabias. 11-hole golf course at Los Moriscos. Tennis club. Sierra Nevada skiing resort nearby. 2 water-parks on city outskirts open during summer. Music, theatre and dance festivals in summer. Science museum with planetarium and butterfly park. Archaeological museum and art museum near Alhambra. Cinemas and theatres (Spanish language). Generalife Gardens.	
Transport:	Public Transport Bus routes between city centre and other parts of city. Also frequent bus services to Madrid, Malaga and Seville and to surrounding towns and villages. Train services to Malaga, Seville and Madrid.	Roads N-340 dual carriageway from Costa del Sol. A-92 from Seville. N-IV and N-323 from Madrid.
Crime rate:	Low	
Main types of employment	Tourist sector and teaching of languages.	
Future plans:	New second ring road around city. Dual carriageways from city to coast and to Almeria.	
Yield range	3.9% - 4.5%	
Type of	Entry	Rent- Rent- Rent- Average



property	Price	School Holiday Peak	Peak	Off Peak	Annual Yield
2 bed apartment	151515	300	240	144	4.5%
3 bed apartment	189394	360	288	173	4.3%
3 bed townhouse	284091	480	384	230	3.9%
Villa	333333	630	504	302	4.3%
Demand for letting	School Holiday Peak		Peak	Off peak	
	Medium		Medium	High	
Finance and leisure scores:	Total (out of 10) 6	Financial (out of 5) 2	Leisure (out of 5) 4		
Flights scheduled from:	Gatwick, Heathrow, Bristol, Newquay, Plymouth, Birmingham, Newcastle, Manchester, Leeds/Bradford, Aberdeen, Edinburgh, Glasgow, Inverness, Belfast City, Guernsey, Jersey.				
Typical cost of flights:	School Holiday Peak	Peak	Off Peak		
	£286-491	£212-364	£159-273		
Operators:	Iberia, BA				
Description :	Granada is located in eastern Andalusia, at the foot of the Sierra Nevada mountain range. It is essentially an historical city, and houses the Moorish palace known as the Alhambra which is Spain's most visited monument.				



Around the Alhambra is the Moorish quarter of Albaicin, a particular hotspot within the city, where property is highly desired. The houses are characterised by being set within cobbled stoned streets and they are all brilliant white in colour. There are many squares dotted within this area to relax and take in the views, including the Alhambra itself.

Apart from the historical element, the city is also cosmopolitan with many tourists and university students. Property is in demand as there is a relative shortage of re-sale properties, although there has been much recent construction around the city's outskirts. Even so, prices are expected to continue rising.

The holiday season, ironically, is quieter than other times. Because the students go home and others head to the resorts to relax on the beach. But the nightlife is by no way quiet! There are really only two sections which stay open late:

1. Pedro Alarcon which is for the 18-30 age range
2. Plaza Nueva which is for the older crowd

There is an uprising of unofficial parties by the younger residents which depending on how you feel about could be a good thing or a bad thing!

Hot <http://granadainfo.com/english.htm>

Website:

Estate	Name	Address	Tel	Web
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AJAYAHUJA

INVESTOR | AUTHOR | FILMMAKER



Agents:

Delta Service	Plaza Madrid 1, 18690 Granada, Almeria	Tel: 0034 9 58 63 91 49 Fax: 0034 9 58 63 00 25	Not disclosed
Edney & Barea S.L.	Doctor Sofre 1, 18850 Cullar, Granada, Almeria	Tel: 0034 9 58 73 24 38 Mob: 0034 6 50 67 36 98	Not disclosed
Wilkinson Estates	Cortijo del Zorro, Lista de Correos, 18740 Castell de Ferro, Granada	Tel: 0034 9 58 34 92 38	Not disclosed
Granada Estates	Av Jual Carlos I Almunecar	Not disclosed	website: http://www.granadaestates.com email: info@granadaestates.com

Letting Agents:	Name	Address	Tel	Web
	Wilkinson Estates	Cortijo del Zorro, Lista de Correos,	Tel: 0034 9 58 34 92 38	Not disclosed

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18740 Castell
de Ferro,
Granada

**Granada
Estates**

Av Jua
Carlos I
Almunecar

Not disclosed

website:

<http://www.granadaestates.com>

email:

info@granadaestates.com

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Area: VALENCIA							
Investor	Worker, Business						
Profile:							
Category:	A						
Population:	Total			British			
	740,000			4,000			
Climate:	Hours of Sunshine Per Day in Summer	Days of Rain Per Year	Average Spring Air Temp.	Average Summer Air Temp.	Average Autumn Air Temp.	Average Winter Air Temp.	Average Water Temp.
	11	42	21	30	24	17	18
Proximity	Airport			Beach		Nearest City	



to:	5 miles (Valencia)	0.5 miles	Valencia
Educationa I facilities:	No. of Universities	No. of International Schools	No. of Private Schools
	2	5	6
Health services:	No. of Public Hospitals	No. of Private Hospitals	No. of Private Clinics
	2	2	12
Shopping:	No. of Shopping Centres	No. of Markets	
	5	3	
Restaurant s and bars:	Although wide choice of different cuisine is available, Valencia offers good selection of restaurants specialising in local cuisine, particularly paella.		
Sports and leisure facilities:	Public and private sport centres. Athletics stadium. Marinas nearby and marina in port. Royal Sailing Club. 4 golf courses in and around city, including El Saler Golf Course. GR-7 and GR-8 hiking paths. Canoeing. Paragliding. City of Arts and Sciences with big auditorium and waterside architecture. Theatres, opera, ballet. Museum. IMAX cinema. 2 cinemas showing English-language films. L'Oceanografic underwater centre. Nightclubs situated on outskirts of city, on the Valencia-Cullera road and in Calle Juan Llorens.		
Transport:	Public Transport	Roads	
	Trains from Madrid, Alicante and Murcia. Coaches from surrounding towns. Metro train service with 3 lines within the city. Several bus routes across	N-III motorway from Madrid. A-7 motorway from Barcelona and Costa Blanca. A-92, N-340 and A-7 from Granada.	



city.
Crime rate: High
Main types of employment: Mostly professional.
Future plans: Continued restoration of port.

Yield range 8.1% - 9.5%

Type of property	Entry Price	Rent-School Holiday Peak	Rent-Peak	Rent-Off Peak	Average Annual Yield
2 bed apartment	96000	399	319	192	9.5%
3 bed apartment	120000	479	383	230	9.1%
3 bed townhouse	180000	638	511	306	8.1%
Villa	211200	838	670	402	9.0%
Demand for letting	School Holiday Peak		Peak	Off peak	
	High		High	High	
Finance and leisure scores:	Total (out of 10)	Financial (out of 5)	Leisure (out of 5)		
	9	4	5		

Flights scheduled [Gatwick](#), [Heathrow](#), [London City](#), [Stansted](#), [Bristol](#), [Cardiff](#), [Newquay](#), [Plymouth](#), [Southampton](#), [Birmingham](#), [Humberside](#),



from: [Newcastle](#), [Teesside](#), [Isle of Man](#), [Manchester](#), [Aberdeen](#),
[Edinburgh](#), [Glasgow](#), [Inverness](#), [Belfast City](#), [Belfast](#)
[International](#), [Guernsey](#), [Jersey](#), Norwich, Leeds/Bradford

Typical	School Holiday	Peak	Off Peak
cost of	Peak		
flights:	£174-296	£129-219	£97-164

Operators: BA, Swiss International, Air France

Description Valencia is Spain's third largest city and is situated on the east coast. It has a thriving business district which makes Valencia one of the more important cities than others in the whole of the the Mediterranean. Its total catchment population is in excess of 1.5 million if you take in to account the surrounding towns that feed of the commercial success of the city.

It is a well connected city through road, rail, port and airport links and therefore has a far more cosmopolitan feel than its other neighbouring cities. Valencia also enjoys an even climate through the year averaging out at around 17C so summers are not too hot neither winters too cold.

When you arrive there its obvious that it places the conduct of business high in its priorities. It used to be the financial capital of Europe 500 years ago and you can see that it is trying to regain that title now. There are futuristic exhibition halls that attract other businesses around the world to congregate and trade.

The futurism doesn't stop there however. Even the arts and



leisure buildings are all being redesigned to meet the demands of the 21st century.

It has its own dialect-Valenciano, which is a form of Catalan and is highly used – but the use of English is higher in Valencia than other cities. It is a lively city and a noisy one! Crime rates are high but its not serious crime, just petty theft so be sure to go for a site with CCTV or 24 hour security guards.

There is lots of property for sale (mostly apartments), and cheap houses can be found on the city outskirts. It also has 2 universities so there is a demand for student rentals for most of the year.

Hot http://www.cuspideuk.com/info_Valencia.htm

Website:

Estate Agents:	Name	Address	Tel	Web
	Spanish Dreams	Camino Assagador 24, 45758 Barx, la Drova, Valencia	Tel: 0034 9 62 80 74 26	Not disclosed
	Costa Spanish Eyes	Ausias March 33B, Oliva, 46780 Valencia	Tel: 0034 9 62 83 98 63 Fax: 0034 9 62 83 98 63	Not disclosed
	Cuspide	C Jativa no. 4	963104500	http://www.cu

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esc, drcha 2
pt 3

[spide.es/engli
sh/ofertas.htm](http://spide.es/english/ofertas.htm)
Email:
[valencia@cus
pide.es](mailto:valencia@cus
pide.es)

DLR	5 Manor	Tel: 01206	Not disclosed
Properties	Parade,	303049	
Overseas	Brightlingsea,	Fax: 01206	
	Colchester,	306090	
	Essex CO7		
	0UD		

Letting Agents:	Name	Address	Tel	Web
	Spanish Dreams	Camino Assagador 24, 45758 Barx, la Drova, Valencia	Tel: 0034 9 62 80 74 26	Not disclosed
	Costa Spanish Eyes	Ausias March 33B, Oliva, 46780 Valencia	Tel: 0034 9 62 83 98 63 Fax: 0034 9 62 83 98 63	Not disclosed