

PROPERTY



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GUIDE

Home improvement

Expatriate property sales up by nearly 15 per cent



HOTSPOT: Mijas on the Costa del Sol.



BEACH LIVING: La Manga is a popular seaside resort in Murcia.

BRITISH homebuyers continue to flock to Spain.

It comes after a report revealed that property sales to foreigners in Spain have increased by 13.4 per cent from last year.

For the first time in history, the number of purchases by expatriates exceeded 50,000 between January and June of this year, according to the General Council of Notaries.

More than 46 per cent of the foreign transactions were carried out by non-residents, an increase of 5 per cent from last year, while the rest was made up from those already living in the country. This figure was the highest it's been since 2011.

The highest amount of sales occurred along the Mediterranean coastline, with the Canary Islands taking the top spot with around 42 per cent of the purchases, the Balearic Islands were next with nearly 38 per cent, followed by the provinces of Valencia (35.5 per cent), Murcia (26.9 per cent) and Andalucia (19, 4 per cent).

While the biggest increase in sales amongst the hotspots was in Valencia Province (12 per cent up from last year), the highest increase nationwide was actually in the lesser-explored La Rioja region, which saw a whopping increase of 74 per cent in property sales to foreigners this year.

The buyers with the biggest share of the market was once again revealed to be the British, making up nearly 14 per cent of the total purchases, closely followed by the French (8.8 per cent), Germans (8.2 per cent), Italians (7.7 per cent), Romanians (6.9 per cent) and Belgians (6.2 per cent).

The average amount spent per square metre by foreign buyers turned out to be €1,667 per square metre, another increase of 2.9 per cent from last year's figure.

The amount was even higher when only the purchases by non-residents were taken into account, as they spent an average of €1,941 per square metre.



ISLAND DREAM: The Canary Islands proved popular amongst foreign buyers.



CHARMING: An enchanting street in Altea on the Costa Blanca.

Top of the shops!

A Costa del Sol street has been named among the most expensive in Spain.

Calle Marques de Larios in Malaga City is named among the country's plushest streets in a new rental price report from Cushman & Wakefield.

Entitled 'Main Streets Across the World,' the report analyses rental prices in almost 500 commercial streets in 68 countries. Unsurprisingly the most expensive in Spain are found in the twin cosmopolitan cities of Barcelona and Madrid.

Portal del Angel in Barcelona tops the table, followed closely by the nearby Paseo de Gracia. Madrid's Calle Serrano is the priciest in the capital.

In Malaga's thriving shopping street Larios, the average rent is now €1,920 per square metre, making it the ninth most expensive street in Spain. In comparison rents average €3,360 in Portal del Angel and a staggering €28,000 per square metre on New York's Fifth Avenue, the most expensive shopping street on the planet.

The variety of Spanish cities featuring in the Cushman report is being celebrated as an indication of the country's economic growth and retail sector revival.



BUZZING: Rents are rocketing on Malaga's Calle Larios.

Number crunching

TOTAL sales across Spain's residential real estate sector are projected to pass the half million mark in 2018. A report from Anticipa estimates sales volume to rise by 9.3 per cent next year to reach 526,000 registered transactions.

Total sales for 2017 are expected to finish at around 480,000. The most optimistic projections at the start of the year saw economists aiming for 500,000 sales, which will narrowly be missed.

The half million milestone will be passed next year barring a major crisis, Anticipa, a major domestic real estate provider, say. It marks a huge turnaround from the low point of 2013, when just 285,000 sales were made in the whole year.

Spain's sales peak was achieved in 2006 when 900,000 contracts were signed. Even if 2018 exceeds expectations, sales will still be some 40 per cent below this historic high. But property experts agree that sales in the 600,000-750,000 range are more sustainable in the long run.

Anticipa project that prices will have risen by 6.9 per cent by the end of the year. In 2018 a total rise of around 6 per cent is expected.

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€355,000

Villa in El Pinillo

Spacious villa in quiet surroundings
 4 bedrooms • 2½ baths • Built area 200 m²
 Plot 418 m² • Terrace 55 m² • Large kitchen
 Private Garden • A/C • Pool



Ref: 963
€335,000

Large townhouse, Fuengirola

Modern townhouse in sought-after area
 5 bedrooms • 2 ½ baths • Built area 190 m²
 Plot 210 m² • Terrace 45 m² • Utility room
 Community pool • Garage • A/C • Alarm



Ref: 957
€235,500

REDUCED PRICE

Townhouse in Benalmádena

Townhouse close to Benalmádena Pueblo
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 A/C • Alarm • Utility room • Stunning views



PROPERTY Costa del Sol



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🏠: 3 🛏: 3
 📏: 161 m²
 🚿: 60 m²

925.000 €
Ref.: MAR-1597

Villa / SOTOGRADE ALTO

🏠: 5 🛏: 4
 📏: 3.575 m² 🚿: 444 m² 🚿: 121 m²

Ref.: HSN1-1190 1.285.000 €

Villa / SOTOGRADE ALTO

🏠: 5 🛏: 4
 📏: 2.437 m² 🚿: 365 m² 🚿: 25 m²

Ref.: HSN5-1237 799.000 €

Southwest facing 2 storey family villa in a quiet area of Sotogrande Alto.

🏠: 4 🛏: 3
 📏: 1.266 m²
 🚿: 259 m²
 🚿: 31 m²

650.000 €
Ref.: HSN5-1232

Townhouse / SOTOGRADE MARINA

🏠: 3 🛏: 3
 📏: 176 m² 🚿: 65 m²

Ref.: EMP-1528 535.000 €

Townhouse / SOTOGRADE COSTA

🏠: 4 🛏: 3
 📏: 274 m²

Ref.: HVP-1594 325.000 €

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Zoopla



A SWISS real estate platform is making major inroads into the booming Spanish property market. Stoneweg, a Geneva-based firm, has been gradually increasing its investments in Spain for two years.

Earlier in 2017 Stoneweg decided to open a physical presence in the country, with new offices in Madrid and Barcelona.

It has now announced that it will invest €750 million in residential property developments along the Mediterranean coast, Madrid and Barcelona, in the next three years.

The Costa del Sol, Costa Blanca and Costa Brava will benefit from more than 1,000 new homes built with Stoneweg funding across around 30 developments.

The nationwide project begins in Madrid, where Stoneweg are investing in the 'mature markets' of the capital's most exclusive neighbourhoods.

On Spain's popular Mediterranean coast, Stoneweg will concentrate on

Supreme confidence



MADRID: Site of Stoneweg's initial investment and (inset) CEO Joaquin Castellvi.

the second home market, looking to attract foreign residents and wealthier Spaniards from major cities who want a seaside retreat.

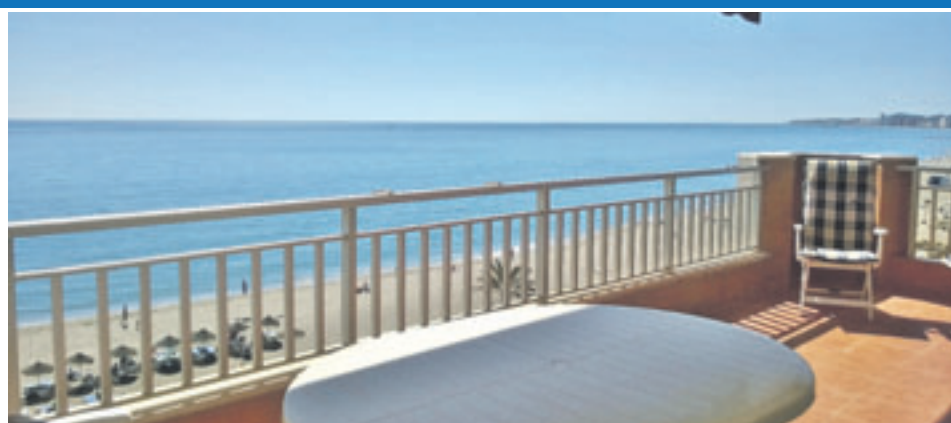
Currently present in Spain, Switzerland, Italy and the

United States, Stoneweg are now a major force in European real estate. They have signed agreements with Banco Sabadell, BBVA, Santander and La Caixa as part of a long-term Spanish in-

vestment strategy.

CEO of Stoneweg Spain, Joaquin Castellvi, said: "We trust Spain's continual economic growth and capacity to attract tourists in search of a second home."

KARI HÄMEENHEIMO



Luxury penthouse on the promenade, Carvajal, in Edf. Violet

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Currently 2 large bedrooms en-suite (Before reform, 3 bedrooms), toilet.
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FOOTBALL PLAYER PADS

Gerard Pique and Shakira

WHO wouldn't be jealous of Gerard Pique and Shakira?

Barcelona star Pique, 30, has won all there is to win in football and pop sensation Shakira, 40, is reportedly the highest-selling Colombian artist of all time.

As if that wasn't enough, the couple also have a beautiful three-storey mansion in the Pedralbes area of Barcelona where they live with their two children Milan and Sasha.

The 1,500 square-metre villa is surrounded by acres of private gardens and dense trees but has stunning panoramic views of Barcelona City from both the first and second floor.

The seven bedroom house is equipped with two kitchens, a gym, a spacious game/living room and a swimming pool with a waterfall feature.

Pique and Shakira paid €5 million for the property back in 2015, a comparatively cheap price after they reportedly had an offer worth over €11 million for the same property the previous year.

POWER COUPLE: Shakira (right) and long term partner Gerard Pique.



MANSION: The three-storey Barcelona home reportedly cost the couple €5 million.



Photo credit: Screenshot: Stars News/YouTube



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 <p style="font-size: x-small; background-color: blue; color: white; padding: 2px;">A1278 - Apartment in Calahonda - €179.000 2 beds - 2 baths - Parking - 2 Pools - Garden Sea views - Facing west - Glazed terrace</p>	 <p style="font-size: x-small; background-color: blue; color: white; padding: 2px;">V1209 - Villa in Nueva Andalucia - €1.498.000 5 beds - 5 baths - Garage - Heated Pool Beautiful garden - Sea views - Close to golf</p>	 <p style="font-size: x-small; background-color: blue; color: white; padding: 2px;">A1274 - Apartment in Costabella - €370.000 3 beds - 2 baths - Garage - Storage - Sea views 2 Tennis courts - 3 pools - First beach line</p>
 <p style="font-size: x-small; background-color: blue; color: white; padding: 2px;">A1281 - Apt in Elviria - €325.000 2 beds - 2 baths - Sea views - 4 pool areas 2 terraces - Garage - Close to Santa Maria Golf</p>	 <p style="font-size: x-small; background-color: blue; color: white; padding: 2px;">A1278 - Apartment in Puerto Banus - €545.000 3 beds - 3 baths - Terrace - Garage - Sea views Second port line - Close to all amenities</p>	 <p style="font-size: x-small; background-color: blue; color: white; padding: 2px;">PL1275 - Hacienda Las Chapas - €565.000 Garden plot for villa 1710 m2 - Build 800 m2 Sea views - Close to sea - Gated plot</p>



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Living it large

Luxury homes rebound



HIGH LIFE: Classy Marbella is always in demand.

LUXURY real estate is bouncing back in Marbella. Though never truly in crisis, the market for properties valued between €1 and €5 million has experienced substantial growth in 2017.

Sales numbers are up, especially to wealthy foreign residents, who continue to bolster the Spanish property market as a whole.

To the well-established Russ-

ian, Arab and British populations, a wealthy Scandinavian minority are making waves in the €1-3 million price range. There is also a growing trend among owners of luxury real estate to add extensions and other in-demand home amenities so they can raise their asking price and compete in an increasingly client-focused market.

Within Marbella, the luxury hotspots haven't changed. The

market continues to focus on Nueva Andalucía, Puente Romano, La Zagaleta, Naguelles, and the Golden Mile. Up in the Sierra Blanca prices increase even further, nestling comfortably in the €8-12 million range.

Marbella is also set apart by demand for new properties, with original design and architecture to complement modern buildings that incorporate new technologies. This has been complicated by planning issues

and some buyers are now looking outwith the city limits to Benahavis and Estepona.

Another interesting development is in the profile of buyers. Aside from the growing Scandinavian contingent, there is a rapidly increasing number of Belgians.

Buyers are also younger, now entrepreneurs in their 30's and 40's from a wide range of industries, but still with the same dream of a place in the sun.

Life's a beach

TWO new beach-front residential developments are set to open in Torremolinos. The Alexia development in La Colina offers 85 apartments, while Residencia Nereidas in La Cizaña offers 98 homes.

Brick boost

EXPERTS from the Institute of Business Practice estimate that construction has begun on 5,927 new homes this year across Malaga Province, an increase of 50 per cent on 2016.



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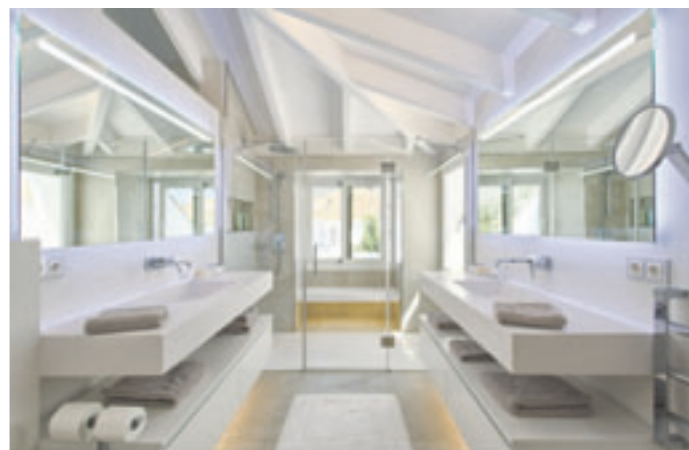


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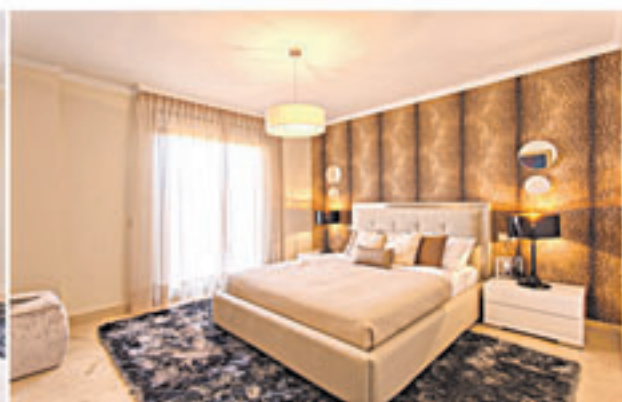
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Coast **or** Country?



Spectacular Cortijo-style villa for sale in Alhaurín el Grande, €1,200,000.



Luxury redefined: Santa Barbara Heights - contemporary 2 bed apartments and 3 bed penthouses for sale in Mijas Costa, from €369,000.

MOST people buying a sunshine home here tend to think they already know whether they

want to put down roots on the coast, or inland. But once they actually start looking around, you'd be surprised how often buyers who thought they had done their homework and knew exactly where they would like to live, in fact change their mind completely. The couple who had set their hearts on buying a chic seafront penthouse may well actually end up purchasing a village townhouse ripe for conversion... and vice versa.

When you buy a home in the country, you'll find your money will go much further than on the coast, where land commands top prices. But of course there's so much more to it than that. And with villas, fincas, apartments, townhouses and penthouses to choose from, there's certainly plenty of choice.

When it comes to location, the most sought-after inland areas are the thriving towns of Alhaurín el Grande, Alhaurín de la Torre and Coín, as well as villages such as Álora and Cártama. Apart from being only around a 30-minute drive from Málaga City, the airport and the coast, they all provide the services, facilities, restaurants and supermarkets necessary for daily life, but combined with a deliciously slower pace, and where local traditions and customs are still very much alive and well.

Properties situated in urban areas such as these - or in one of the residential urbanisations

Inland property specialists: Isabel Gómez, VIVA Partner Alhaurín el Grande (2nd left) with her experienced team.

conveniently established on their outskirts - are governed by regulations and bylaws similar to those in force in their coastal counterparts.

But if you fall head over heels with a rural property surrounded by olive groves, placidly grazing goats, and rolling hills as far as the eye can see, there are several points you should bear in mind. For example - although you might think it goes without saying - you will almost certainly need a 4x4 for easy access, and in later life may also want to consider relocating closer to town. In addition, those properties built on land categorised as 'rústico' cannot legally be extended, although they can be refurbished.

In accordance with new regulations currently in force, it is also important that such a property has an 'Afo' certificate which, while not legalising an illegal property, does regularise its legal situation. Many rural properties will already have an 'Afo' certificate. Although it is not obligatory to be in possession of this document, you will need an 'Afo' in the event of applying for a mortgage, or the connection of utilities and so on.

It usually takes between one



and three months for the town hall to issue an 'Afo,' and VIVA's recommended, independent, local lawyers can take care of obtaining one for you, if you so require.

Specialists in inland property, whether you are thinking of buying or selling a home in the country, the VIVA Alhaurín el Grande office should be your very first port of call. Buying a home inland is a big decision, but for quality of life, peace and quiet, and landscapes that will take your breath away... there's simply nothing that compares!

If, on the other hand, it's sea views, ocean breezes and being within walking distance of sandy beaches that come top of your wish list, then you'll naturally gravitate towards owning a property on the coast! Not that those are the only reasons of course. More than anything, it's a lifestyle choice.

As in the country, there are fabulous properties for sale on

the coast of every type, shape, size and price point imaginable. And in a dynamic, multinational market, there are also a large number of new build developments - comprising ultramodern, high-end and environmentally-friendly contemporary homes - to choose from, as well as the older and perennially popular traditionally Andalusian and Mediterranean pueblo-style properties.

Sports facilities also come into their own on the coast, with sailing, scuba diving, snorkelling, waterskiing, jet-skiing, kitesurfing, paddle-surfing, para-sailing, swimming, kayaking and fishing all readily available. Plus - in addition to the ubiquitous golf courses - tennis, squash, rugby, football, polo, horse-riding and much more besides.

There are seafront promenades - and an ever-expanding series of beach-hugging boardwalks - to stroll, cycle, skate

and hoverboard along, cinemas showing original language movies, a wide choice of nightlife to suit all ages and every budget, state-of-the-art shopping malls, and then there's eating out.

If you're a dedicated foodie, the coast is, quite literally, your oyster. From family-friendly beach bars and chiringuitos... to swish beach clubs and the most sophisticated of exquisite fine dining, there's something for everyone. As you'd expect Marbella has more than its fair share of Michelin-starred restaurants - no fewer than four to be exact - but Málaga City, Fuengirola and Casares have also joined the ranks of the elite.

As for property location, the options range from frontline beach and marinas, to bustling seaside resorts, frontline golf and stylish pieds à terre in the historic heart of Málaga City - the cultural and arts capital of the Costa del Sol.

With its enhanced infrastructure, communications, excellent international schools and good hospitals - both in the private and public sectors - the coast is also currently attracting very high levels of international investment, much of it in bricks and mortar.

But if you still can't choose between living on the coast or in the 'campo,' the best news of all is that one doesn't have to preclude the other. With the most popular inland towns and villages only around half an hour's drive to the coast, in this incomparable region of Spain, you really can have the best of both worlds!

**Contact details:
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Rock 'n' roll!

450-foot guitar hotel to cost €1.25bn

THE world's first guitar-shaped hotel has broken ground in Florida.

The novel design will form part of a €1.25 billion expansion to Seminole Hard Rock Hotel & Casino, due to open in 2019.

The hotel, which will boast a further 638 rooms and a 41,000 square foot spa, will be 450 feet tall when complete. The complex is expected to almost double in size once the 36-storey hotel is built.

A firework-laden ceremony saw a guitar smashed to mark the beginning of works, a tradition at the opening of Hard Rock venues.

James F Allen, CEO of Seminole Gaming and Chairman of Hard Rock International, came up with the unique idea. He



Photo credit: Seminolehardrockhollywood.com

GUITAR HERO:
 The hotel will open in 2019.

said, "it will be the first building in the world truly to scale designed as an authentic guitar," adding, "so it's not just an exterior facade, the curving of the building will be identical to an authentic guitar. We think the building will be an attraction."

In addition to a spa, the hotel will contain 1,270 rooms, as well as restaurants and lounges. The casino will have 3,267 slot machines, an 18,000 square foot poker room and 178 gaming tables. A 10-acre outdoor space will provide waterfalls, private cabanas with plunge pools, water sports and dining.

Allen explained, "you'll have Chickees (Native American log huts) submerged in water with beds, bedrooms, showers and complete butler service built into the pool itself."



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CALAHONDA VILLA

Lovely 5 bedroom, spacious totally refurbished villa in Calahonda within walking distance to amenities.

REGULAR Costa del Sol visitor Eva Longoria has reportedly splashed out \$13.5 million with husband Jose Baston on a new house in the up-market Beverly Crest area in LA.

The 11,000 square-foot Beverly Crest property has eight bedrooms and 10 bathrooms alongside a private tennis court, spa-style bathroom and a wine cellar.

Longoria is a regular visitor in the region on charity work on behalf of her charity, the Eva Longoria Foundation and Marbella's Global Gift Foundation.

The star, who also enjoys holidaying in Costa del Sol, is now thought to be moving from her Hollywood Hills home, to the new, recently renovated property.

On approach to the large white residence, there are a number of garages on the drive and large glass doors at the front of the house lead directly to the 11,000 square-feet of living space.

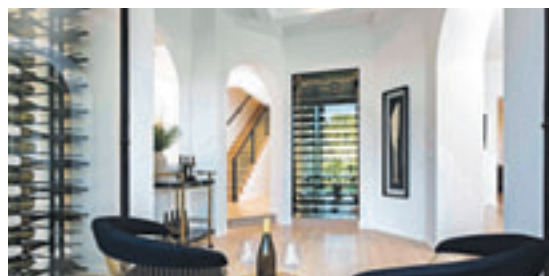
A minimalistic style is featured across the living and dining rooms, which have a black and white colour scheme, are fitted with plush sofas and a chic glass dinner table.

All that glitters



CHARITABLE: The former *Desperate Housewives* star regularly visits the Costa del Sol on charity work.

Eva Longoria purchases new \$13.5 million home



The house boasts a number of special features, including a breakfast bar, outdoor kitchen space with BBQ, swimming pool, cosy fire pits and a separate kitchen for a private chef.

Longoria and husband Baston are thought to currently reside in their \$11.4m seven-bedroom house in the Hollywood Hills area, which was previously owned by Tom Cruise.

The couple will now join the likes of Chrissy Teigen and John Legend in the upscale area of LA, while other celebrities, such as Kanye West live close by.

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Currencies Direct

Three Brexit questions to ask before buying Spanish property in 2018

We're fast approaching the New Year – a time when many people reassess their dreams and vow to make them a reality. But if you're determined to realise your ambition of buying a home in Spain in 2018, you won't be able to avoid thinking about Brexit, and how it could affect your purchase. Here's a look at some key moments in the tentative Brexit timetable, and how they might affect your Spanish property purchase in the year ahead.

Who will lead the UK to Brexit?

Theresa May's turn as Prime Minister has been beset by complications at every turn. She called a snap election to capitalise on the Conservative Party's poll lead over Labour, only to see her advantage collapse and be left relying on the DUP for a parliamentary majority.

Labour describe themselves as the 'government in waiting' and EU officials are allegedly preparing for negotiations with a UK Prime Minister who is not Theresa May. Everyone else seems prepared for an election; can Theresa May last an entire year without calling one?

Will there be trade tribulations?

Once trade talks actually begin and we start being subjected to rumours regarding the type of deal we will end up with, the pound will become even more volatile.

From a market perspective, the best type of Brexit is a 'soft Brexit', where the UK retains access to the EU single market and customs union, which would allow tariff free trade to continue uninterrupted.

Markets will therefore judge the evolving deal in terms of how far away it is from the best case scenario; signs that the UK is drifting towards a polar opposite 'hard Brexit' could have a profoundly negative impact upon the pound, making your Spanish property purchase a lot more expensive.

Can negotiations really wrap up in October?

Chief EU negotiator Michel Barnier said that he wanted talks finished within 18 months of the triggering of Article 50, which would mean October 2018 if things run to plan.

This deadline is already in question, considering the UK and EU spent several months making no progress on the issue of the divorce bill.

However, things could still be rescued and the deal sent to national parliaments to ratify.

Even though many complications would lie ahead, it would be a positive sign if talks were indeed finalised on schedule, and the pound would be expected to gain in response, allowing you to get more euros than you do currently when you transfer sterling to the Eurozone.

Predicting GBP/EUR movement in 2018

Unfortunately, as uncertainty regarding the future is the very thing the pound is reacting negatively to, it's impossible to say what the overall outlook for GBP/EUR and EUR/GBP is for 2018.

Regardless of what happens, it's worth bearing in mind that the currency markets are driven by the whims of large-scale investors, such as pension funds and asset managers. They're looking for good returns, so anything that threatens the UK economy will negatively affect their appetite for the pound, weakening Sterling.

Therefore, if the development seems to be moving the UK towards a soft Brexit or some kind of free trade deal, the pound is likely to strengthen, while anything that moves towards the implementation of tariffs or quotas will undermine Sterling, raising the costs of Spanish property from the point of view of UK buyers.

Let's talk currency.

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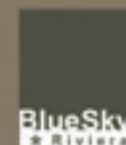
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MALAGA may be set to gain an almost totally transparent building.

The promoters of the Malaga All Space project have pitched their idea to turn the Astoria building into a translucent centre after actor Antonio Banderas walked away from the scheme.

The building, designed by Malaga architects Alberto Garcia Marin and Manuel Sanchez de la Chica, would offer a basement and three floors over 1,500 square metres. Its basement auditorium would feature space for 1,500 people, while a ground floor would offer food and leisure activities.

The Pablo Picasso Foundation would be based on the first floor, exhibiting art and events, and the second floor would offer a viewing point 'on the largest balcony in Malaga.'

Organisers say they have the backing of mu-

A space for artists to develop Clear advantage



SEE-THROUGH: The proposed interior.

sic, gastronomy and tourism businesses and musical offerings would be handled by RIFF Producciones, one of Europe's leading concert agencies.

Alejandro Carballo, leader of political party Ciudadanos, explained the building meets height restrictions and would offer 60 per cent cultural activities and 40 per cent gastronomical ones. He confirmed the building would only go ahead with public agreement.

Promoters say the building would offer "a space for emerging artists to develop," adding, "it is a city project which would show the world renowned chefs from the national and international scene, giving visitors an integral experience joining performing arts and music with the best of cuisine."

Malaga-born Antonio Banderas backed out of the project after claiming he had been insulted by local politicians.



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ON THE MARCH: Malaga home sales.



AN average of 85 homes have been sold every day of the year so far in Malaga Province. A dynamic market has seen the province register the fourth-largest number of sales in Spain.

Only Madrid, Barcelona, and Alicante provinces sold more homes than Malaga from January until September. With the bulk of its 22,823 sales made in the Costa del Sol, Malaga Province has recorded a 12.5

Sales soar in 2017

per cent rise in transactions on last year.

Adjusted for population, in Malaga Province there were 17.8 sales per 1,000 inhabitants. Only Alicante performed better with 17.9 sales. Even in the strong Balearic market the figure was 13.54 according to the National Institute of Statistics (INE).

In Malaga Province there were 17.8 sales per 1,000 inhabitants.

In 2016 an average of 75 homes were sold each day. The record year for sales was 2007 when 33,264 properties were sold from January until September, an average of 123 each day. The worst year recorded was in 2012 when just 50 homes were sold daily as the market reached rock bottom.

Though Malaga Province is still some way from the frenetic energy of 2007, few people are interested in seeing a return to that unstable period.

Broken down, Malaga Province sales show that the number of new homes sold is on the rise. Almost 30 per cent of all purchases were made by foreign residents.

In Alicante Province the figure is 40 per cent and on the Balearic Islands just over 30 per cent.

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- 1 Bathroom
- Built 65m²
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- Parking

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R3048341 Nueva Andalucia Ground Floor Apartment

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- 2 Bathrooms
- Built 146m²
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- 3 Bathrooms
- Swimming Pool
- Parking
- Built 154m²
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R3021590 Guadalmina Alta Detached Villa

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Ref. 176-01362PP

Townhouse in popular Aloha Pueblo

Bedrooms: 3

Bathrooms: 3

Build: 179m²

Terrace: 39m²

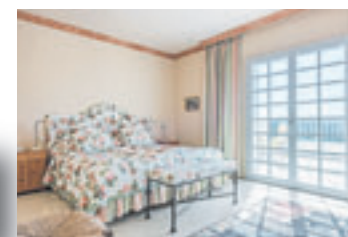
Community Fees: 250€/Month

IBI: 1,233€/Year

Garbage Tax: 186€/Year



€479,000



This wonderful townhouse is located in the popular complex of Aloha Pueblo. The townhouse is distributed on 3 floors making it a very private unit. The square living room has an open fireplace with double doors to the first terrace with masses of light coming through and wonderful open views towards the valley. The kitchen has been reformed creating a modern look. Upstairs is the master suite with a fantastic sun terrace enjoying panoramic views. On the lower level there are 2 bedrooms and 2 bathrooms. The complex has 3 restaurants and 24 hours security. Underground parking space close to the house included.

Ref. 176-01407P

Immaculate townhouse in Last Green, Nueva Andalucia

Bedrooms: 4

Bathrooms: 4

Build: 425m²

Terrace: 116m²

Community Fees: 426€/Month

IBI: 1,862€/Year

Garbage Tax: 186€/Year



€895,000



Large corner townhouse in immaculate condition and situated in the popular complex of Last Green. This unit is only one of a few with 4 bedrooms. The kitchen was recently finished using only the finest of materials creating a wonderful focal point in the house. The split level living and dining room has a luxurious feel where the living area leads you straight out onto one of the terraces and the garden area. All 4 bedrooms have bathrooms en-suite. There are incredible sea and mountain views from the large solarium. The property comes with a private garage, big enough for 3-4 cars.

FOLLOWING the unprecedented success of Siesta Homes' flagship development in Mijas - La Cala Hill Club - the eagerly awaited final phase of project redevelopment is about to be released at an exclusive invite-only launch event.

Saving the absolute best to last and ending the project on a high, The Suites at La Cala Hill Club will be a privileged enclave of 45 stunning south-east facing luxury apartments that will become the cornerstone of this beautiful private community.

Perched above a sprawling golf course with uninterrupted panoramic views of the coast and the Mijas valley, The Suites at La Cala Hill Club will boast many unique high-end features that place it head and shoulders above other comparable properties in the area.

The Suites at La Cala Hill Club offers 1 and 2 bedroom luxury apartments plus 2 and 3 bedroom duplexes with prices starting from just €165,000.

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| Advertising feature by La Cala Living |

The Suites at La Cala Hill Club



| A view of the stunning development

out beds

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Sauna and Jacuzzi facilities

Large terraces featuring glass balustrades to further amplify the stunning views

Danish oak hard wood flooring

High-end Scandinavian kitchens

Contemporary design with stylish white and grey facades

The apartments will be released for sale at their launch event, along with immaculate show apartments ready to view, furnished and styled by Siesta Homes Interior Design.

Siesta Homes is one of the largest lifestyle property developers on the Costa del Sol, having sold hundreds of beautiful homes in their own developments over the past six years. They offer unrivalled property developments and owner services. Find out more about them at <http://www.lacalahillclub.com>.

For more information on reservations and to request your personal invite to the exclusive launch event to be announced shortly, please email Siesta Homes on info@lacalahillclub.com or call 625 632 430.

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REDUCED



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R3036089 €225,000



Ground floor apartment with private garden for sale in the sought after community of Atalaya Green. 2 beds, south facing with tropical gardens all around. Only a short distance to Diana Park Commercial centre.

R3035165 €725,000



Luxury exclusive property for sale in Sierra Blanca, in the community of Marbella Hill Village. Large detached townhouse with 4 levels, and outstanding views of the coastline from all terraces. Must be seen.

R3040079 €925,000



Incredible investment opportunity in Nueva Andalucia. Villa for sale - ideal for anyone who wants to run a B&B, accommodating up to 15 people. Puerto Banus and the beach are all within walking distance. This property markets itself.

R3048188 €235,000



Immaculate 2-bed apartment for sale located in the beachside community of El Presidente. Only a few kilometres from San Pedro and within walking distance to all shops. Apartment has two terraces with spectacular views of tropical gardens.

R2997773 €245,000

REDUCED



2-bed townhouse in quiet location, recently rebuilt and renewed with new kitchen, bathrooms, tiling and repainting. Now like new and ready for quick sale. This property is only a few minutes from all the amenities you need.

First occupation licence explained

THE LICENCE OF FIRST OCCUPATION (LFO) is a licence granted once building works have been completed on new builds. Issued by local town halls, they allow buyers to legally dwell or rent their new Spanish property.

It is the responsibility of developers to apply for the LFO, which is also known as First Occupancy Licence, First Occupation Licence, Cedula de Ocupacion, or Cedula de Habitabilidad.

Developers apply for licences on all new builds (though properties are often grouped together for administrative ease) once a Certificate of End of Construction (CEC) has been granted. Town halls must also confirm that the development complies with building and planning regulations.

New buyers generally need an LFO to connect to utility companies and be given a mortgage.

The time it takes to be granted an LFO varies dramatically. Larger cities and towns tend to take longer to issue

the licences, due to the increased amount of administration they deal with.

Most buyers expect to wait at least a couple of months for LFOs, but if three months elapse without response, they are automatically granted through the Administrative Silence Rule (ASR).

The Spanish Lawyer Raymundo Larrain Nesbitt - an authority on LFOs - has suggested that if an LFO is not granted after over a year, there tends to be serious underlying issues with the properties.

Completion without an LFO is legal, however there are numerous legal and practical issues with doing so, including not being able to occupy the property. Legal advisers therefore tend to suggest buyers should obtain an LFO before completion, though there are some exceptions to this advice.

Different regions of the country apply different rules and timescales to LFOs and their expiry. Owners are responsible for checking with their town hall.



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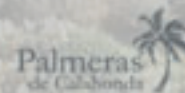
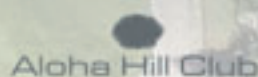
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THE world's most expensive house has gone on the market in the South of France.

The 14-bedroom chateau, Villa Les Cedres, has broken records by going on sale for over €300 million, and the owner hopes its unique history will attract buyers.

The 187-year-old house, which previously belonged to a king, is currently owned by Italian drinks company Davide Campari-Milano Spa.

The property had been used to grow the oranges used to flavour Grand Marnier when it was owned by the Lapostolle-Marnier family. Davide Campari-Milano acquired the house last year when it took over Grand Marnier's parent company.

Featuring 35 acres of landscaped gardens on the Cote D'Azur, the house was built in 1830 and bought by the mayor of Villefranche-sur-Mer in 1850. In 1904, his descendants sold the chateau to King Leopold II of Belgium who began planting more than 14,000 species of plant, including the orange trees

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VILLA LES CEDRES: Is breaking records.

eventually used to flavour Grand Marnier.

Fifteen years after the king's death, Villa Les Cedres was bought by the liqueur's makers, who cultivated King Leopold's crops for their drink. Now featuring bronze statues, a manmade pond and a belle epoque style throughout, its owners have listed the property with estate agent Savills.

Campari believe the property is worth around 20 per cent of its 2016 gross sales, although Bloomberg News says this figure may not be achieved. Any owner is likely to be in good company as composer Andrew Lloyd Webber has a neighbouring property, as does Microsoft co-founder Paul Allen.



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Peculiar properties

Here are Spain's craziest houses

Spain has some of the most eccentric architecture in the world.

From Barcelona's La Sagrada Familia to Frank Gehry's Hotel Marques de Riscal in Elciego, Basque Country, Spain has proven it possesses some of Europe's wackiest buildings. And when it comes to houses, there is certainly no difference. Here are four of the most unique.

1. Sunflower house, Girona

This house stands out for its unusual shape and architecture, as well as the stunning cliff top location.

The cubic boxes that make up the shape of the house were reportedly done so as to help catch as much sunlight as possible, with each cube having one glass side highlighted in black frames to help attract the sunlight.

There are stunning views from all of the three top-floor bedrooms, where you can see the Cab de Creus National Park and across the Mediterranean Sea.

Downstairs, the house has a kitchen, dining space and an open plan living room, all defined by their individual cubes.



BUILDING BLOCKS: Girona's Sunflower house is made up of a number of cubes.



The Gaudiesque house in Granada was influenced by dragons and has tiles that look like scales.

2. Gaudiesque house, Granada

Located in Salobrena in the south of Spain, from the side, this house can barely be seen as it blends naturally into the surroundings.

The property produces fantastic views of the Alboran Sea and has large glass windows, an outdoor pool and a dragon-inspired roof.

Inside the home, the two-storey building has enough room to host up to 70 people, which makes it perfect for entertaining guests.

3. Crossed house, Murcia

The crossed house gets its name because the two floors are pivoted 35 degrees from each other, meaning the upper floor is reportedly 10 metres out from the lower floor.

The ground floor has a living space, garden and pool, while the first floor has a large bedroom block.



CRISS CROSS: The top level of Murcia's crossed house is reportedly 10 metres out from the ground level.

4. House on the Cliff, Alicante

Created by Fran Silvestre Arquitectos, this house has an amazing 18-metre long balcony overlooking the Balearic Sea.

The house was reportedly built with the idea of containing the property on just one level, despite the steepness of the plot.

The living rooms and bedroom are in the only interior level of the house in the upper storey and have incredible, panoramic views, while the pool is outside on the lower level.



CLIFF EDGE: With an 18-metre long balcony, the House on the Cliff in Alicante has stunning views.



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Capital of the Costa

Malaga now a melting pot of modern architecture

MANY buildings in Malaga City are widely recognised for their stunning design and architectural value. Not only is the region home to many elegant examples of 19th century architecture, but it also has several contemporary buildings built over the last century which may divide opinion, but are regarded as impressive works nonetheless. The designers of these buildings were largely influenced by the Art Deco and rationalist movements of the time, as well as Franco's dictatorship which sought to revive the nation's imperialist spirit.

The Hotel Malaga Palacio is widely considered one of the city's most standout modern designs, thanks to its striking position on the corner of Calle Molina Lario, and was inspired by the iconic Capitol Cinema building in Madrid.



Credit: tyk/Wikimedia Commons

STAND OUT: The Hotel Malaga Palacio takes pride of place.

Built in 1989, the UMA University Library still looks incredibly modern thanks to its chrome exterior and striking form. The building is the main centre-piece of the university campus and is home to more than 750,000 titles.



Credit: Mivipedia/Wikimedia Commons

GRAND: The UMA University Library is a great place to dive into a book.

The 'La Equitativa' building in Plaza de la Marina is one of the city's most recognisable buildings on the city's landscape, and is packed with architectural references. Modelled on a traditional American skyscraper, the building wouldn't look out of place in New York City with its striking Art Deco features and towering stance.

STANDING TALL: La Equitativa is one of Malaga City's standout buildings.



Credit: Cocherosnig /Twitter



Credit: Manuel Riera Jimenez /Facebook

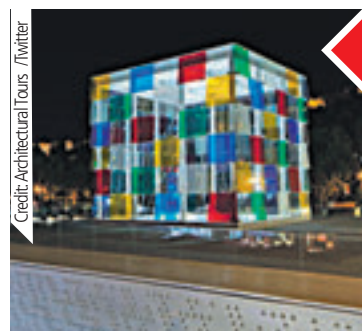
HIGH PRAISES: The Santa Rosa de Lima parish church captures the imagination.

Once the old Malaga headquarters for the 'Caja de Ahorros' savings group, the 'Edificio Unicaja' building on Avenida de Andalucia was built in record time. The imposing masterpiece was completed in less than 10 months in 1978 and continues to stand out with its white, symmetrical design.

ALL IN WHITE: The 'Edificio Unicaja' was built in less than a year.



Credit: tyk/Wikimedia Commons



Credit: ArchitecturalTours /Twitter

CUBISM: The Pompidou Centre makes a mark on Malaga's port.

The Pompidou Centre is the Malaga base of the Georges Pompidou National Centre of Art and Culture, whose original headquarters is in Paris. The centre only opened in March 2015, and was designed by Javier Perez de la Fuente and Juan Antonio Marin Malav. The minimalist building centre is crowned by a large, multi-coloured cube skylight made from steel and glass which has given the building the nickname 'El Cubo' (the cube).



Credit: @BlackPlatinumG/Twitter

STUNNING: The suites overlook the entrance to Palma Bay.

Pure sex appeal

SUITES at a Mallorcan hotel have been named among the 10 nominees for World's Sexiest Bedroom.

The list has been compiled by travel club Mr & Mrs Smith, the club for lovers of extremely ship-shape hotels, and features a number of unbelievable rooms, including the Sentinel Suites at the Cap Rocat in Mallorca.

The suites hidden in the cape's cliffs, were once used as lookout stations for Palma Bay entrance and each one now has a terrace with a bay-surveying infinity pool, producing stunning views.

A former military fort, the Cap Rocat is described as 'more heritage site than hotel' on the official Mr & Mrs Smith website and has 24 rooms, including 22 suites, an infinity pool and two restaurants.

The shortlist for World's Sexiest Bedroom also includes rooms from; Nihi Sumba Island, Indonesia, La Reserve Hotel and Spa, Paris, Spicers Sangoma Retreat, Australia, Be Tulum, Mexico and a Kingston Treehouse at the Lion Sands Game Reserve South Africa.

Rooms at Italy's Pallazzo Margherita and Il Serano, Soneva Jani in the Maldives, and the Franklin hotel in London make up the list.

The sexiest bedroom category comes as part of the travel club's 2018 Mr & Mrs Hotel Awards, with members of the public able to vote for the best hotel.

The results are set to be announced on January 18.



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