

## 1) Why Choose Almeria in Spain?

Spanish Properties remain the most popular choice for British people due to the country's warm climate, friendly people and large British community. Property in Spain still delivers excellent returns in terms of capital growth and rental income. It is agreed by most experts involved in Spanish property that the market has yet to meet its peak and should continue to rise for some years to come. Looking for a properties for sale in Spain will overwhelm you with choice and the opportunity of good returns; the perfect way of investing in a resort increasing in popularity and finance, with the benefit of securing your financial future.

Almeria in Andalusia has seen a distinct rise in popularity over the past few years and consequently in property sales. Indeed, with lower prices than the rest of Spain, a local airport providing good access, great climate and attractive coastline, properties for sale in Almeria have plenty to offer the discerning buyer. The area is well served by the airport, which is situated just outside of Almeria town, the capital of this province. Most of Almeria has good communication routes and roads, a new motorway which connects the whole province and also a picturesque coastal road with beautiful views.

Tourism is expanding rapidly on this Costa especially around Almeria city itself. The area has great geographical diversity with typical tourist resorts coupled with natural areas where mankind has not left any mark whatsoever.

This area which is often barren and desolate was well known as the backdrop for a number of spaghetti western films with Clint Eastwood. The virtual lunar landscape was ideal for the movie makers with canyons and rugged wastes. It was also used as location for Indiana Jones and Lawrence of Arabia. On the Costa Almeria you can enjoy the local culture with plenty of fiestas along with many local handicrafts such as pottery, ceramics, esparto, rugs and marble.

Costa Almeria has a real Spanish flavour and is an excellent investment opportunity for Spanish property. There is untouched coastline as well as some well developed tourist areas especially around the popular resorts of Roquetas de Mar and Mojacar. Almeria has a great diversity of sceneries, places, beaches, parks, restaurants, clubs and activities, which you will find very exciting to discover each and every day you spend in Almeria.

	<p style="text-align: center;"><b>2) Property Hotspots</b></p> <p>The popular holiday areas like the Costa del Sol are becoming so well developed and relatively high priced that buyers have been seeking out new places such as Costa Almeria. It is still possible to find a bargain property in Spain where prices will rise more dramatically in the long term to give you an attractive investment.</p> <p><b>Costa Almeria</b> is located in the south east tip of Andalucia. It is one of the least known tourist areas but has massive investment potential.</p> <p>There are numerous appealing places to visit in the Costa Almeria:</p> <p><b>Roquetas de Mar</b> One of the most popular destinations on the Costa Almeria with tourism being the prime industry mainly due to its beautiful beaches. The stretch of coast in the Roquetas de Mar municipality includes the towns of Aguadulca, El Parador, Las Marinas, Urbanizacion and Las Salinas. The historic centre of the town includes the castle at Roquetas, the church Nuestra Señora del Rosario and the Arab watchtower of Cerrillos.</p> <p><b>Mojacar</b> White houses and fine beaches are the attractions of this resort. Mojacar stretches along a hill on the edge of the Sierra Cabrera so a lot of the narrow streets are hilly cut into the side of the hillside. Again there is a lot of historic buildings and monuments to visit including the church of Santa Maria, Mojacar Castle and the ancient wall and gates to the city.</p> <p><b>Almerimar</b> Located 40 km west of Almería, in one of the driest places in Europe, the sun shines almost 300 days a year. A leisurely drive from the Sierra Nevada (the ski resort of Southern Spain), Almerimar has large beaches, making it the perfect place for amazing beach holidays, and ideal for water sports. Almerimar is also famous for its golf courses and marina.</p> <p><b>Garrucha</b> A fishing town on the Almería coast, popular since the 19th century as a holiday resort. The busy port used by fishing boats, merchant ships and pleasure craft alike, remains the main focal point. The life of the town revolves around the fishing industry and Garrucha is renowned</p>
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<p><b>Carboneras</b></p>	<p>for its superb fish cuisine, and in particular 'Garrucha prawns'. With its fish market where auctions are held, the Maritime Promenade and the Fisherman's Monument, Garrucha's heritage is beautifully maintained.</p> <p>Surrounded by the "Cabo de Gata" nature reserve, to the south of Sierra Cabrera, Carboneras is situated in one of the most beautiful places along the Almería coast. The beauty of this town lies in the strong contrast between the mountainous, arid terrain that surrounds it and the deep blue of the Mediterranean that bathes its beaches. Carboneras possesses a typical Arabic architectural style; overlooking the coastline there are still several old watchtowers, such as that of el Rayo.</p>
<p><b>Vera</b></p>	<p>Vera Playa, just a few minutes from Mojácar, is one of the fastest growing resorts in the area and has something for all ages. It is named after the small town of Vera, which lies about 8 kms inland. The nearest town, however, is Garrucha, about 5 kms to the south, whose harbour is home to an active fishing fleet. The wide beaches of Vera Playa run north-south for over 7 kms, providing ample room for all bathers and sun-worshippers! There is a small water park for the youngsters and two excellent golf courses, Valle del Este and Desert Springs.</p>
<p><b>Average Property Prices</b></p>	<p>New property prices have risen by an average of 20.8% in Almeria during the past 12 months.</p> <p>The Property Evaluation Society put the price of a square metre of a new property at 1,700 Euros in June, up from 1,120 euros in the same month last year.</p> <p>Going back to 1996, the average price of a new square metre in Almeria was just 670 euros per square metre.</p> <p>The price of new property increased by a little under 18% in the country's provincial capitals overall, while for the whole of Andalucia the rise was 23.3%.</p> <p>Average house prices in Almeria range from €150,000 to €250,000, being one of the lowest in prices compared to the popular Costa del Sol, Costa Calida or Costa Blanca. There is a big difference depending on location, if you want to be near the beach, expect to pay for a normal apartment what you pay inland for a beautiful villa.</p>

<p><b>Investment Overview</b></p>	<p style="text-align: center;"><b>3) Investment</b></p> <p>Buying property in Spain can not only be profitable but can transport you to one of the most desirable places on the planet, because apart from being an income provider, or a pension alternative can also be your dream home in a new world of possibilities.</p> <p>Some surveys show that there are still up to 18 million Northern Europeans who dream of buying property in Spain in the next 20 years. If this is the case, the laws of supply and demand will mean that buying property in Spain will be a very good investment for years to come. Over the past few years, an annual increase in price of between 10% - 20% for Spanish property have been very common and is expected to continue.</p> <p>One other distinct advantage to the UK based investor is the fact that prices will rise as access becomes easier. More and more low cost flight operators are set to enter the market and the frequency, range of departure airports and quality of flight will improve, in line with this.</p>
<p><b>Rental Yield</b></p>	<p>The coasts of Spain continue to be the most popular holiday centres in Europe. The beaches, golf, tennis, natural parks, beautiful countryside, even skiing are only a few of the attractions. The facilities enable most to let properties all year round and not only during holiday periods. Interlink who will be pleased to obtain the best rental rates for you. Interlink offers this service exclusively for its clients. Of course you can also have the option of running your own letting programme, or choose both options together. Either way you can be looking to obtain at least a 12% return on you capital annually plus the year on year increase in value of your property currently approximately 18% per annum.</p> <p>Rental yields vary from property to property, and depend on many factors including location, size, view and amenities.</p> <p>The standard of finish and the condition of the property can also determine the market quite radically.</p> <p>To appeal to the western European market, and to command the highest rents, a property must be well finished and appointed, and be in tip-top condition.</p> <p>Generally, rental yields on the coast through the summer season are similar to those available in the ski resorts through winter. However, there will also be around three to four months additional yield from golf players or pensioners who prefer to live in Almeria in the winter for a couple of months, as it is more relaxing and less crowded than the summer.</p>

## Management Costs

In most new developments there will be a charge of around € 600 a year as a contribution to managing the shared facilities including the communal gardens and pool. This charge will of course depend upon what services/facilities you choose to buy.

Utility services costs in Almeria are one of the lowest in Spain. Electricity is to be paid every 2 months, and that could be around €70 and water is paid every 3 months which could be around €60, depending on use. Annual tax for rubbish collection is around €100.

If you wish to let out your property, and choose to deal with a Rental Management Company to facilitate this, expect to pay them up to 20% of the rental yield. Interlink is expanding its services, and Management services is part of our services provided.

We will manage the property for you in your absence, working with local professionals to manage all elements including cleaning the property, airing it, making the beds, doing the laundry, linen and even toilet paper replacement. Also airport pick ups and golf and car hire packages. Interlink can service properties prior to arrival and perform an inventory check after departure.

These are approximate management costs depending on type of properties:

<b>Property</b>	<b>½ Yearly</b>	<b>Annually</b>
1 bed apart.	200€	400€
2 bed apart.	250€	500€
3 bed apart.	300€	600€
Townhouse/duplex	350€	700€
3 bed villa	400€	800€
4 bed villa +	450€	900€

We can also advise you on furniture packages or take you to shops, as we know a selection of companies that work very seriously with good qualities at very competitive prices. They can also provide you with curtains, light fittings and all kind of accessories (kitchen, bathroom, beddings) if you so decide, so when you come to your property for holidays or you rent it out, it will be ready to move in and you don't have to worry to go from shop to shop, dealing with the language barrier and arranging every little detail.

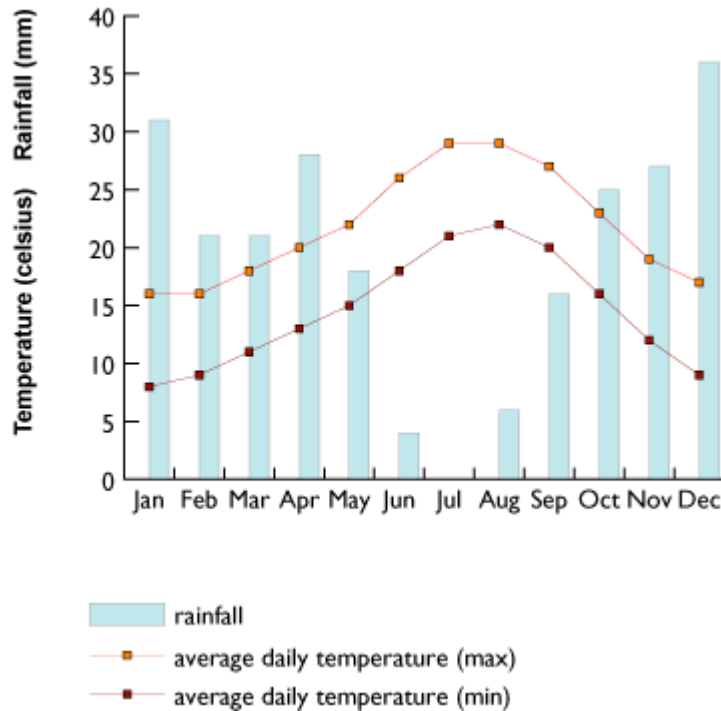
	<p style="text-align: center;"><b>4) Region Profile</b></p> <p>Andalusia's varied landscapes, the benignancy of its climate and the friendly character of its population have turned it into one of the most attractive regions in the country.</p> <p>3000 hours of sun per year, many kilometers of golden sand beaches and those beautiful natural ports made it a safe refuge already for Phoenician navigators, thousands of years before Christ.</p> <p>The coast of Huelva and Cadiz corresponds to the Atlantic Ocean and is characterized by fine sand. The Mediterranean coast, from the Strait of Gibraltar to Almeria, on the other hand offers smoother climate with less wind and higher water temperatures.</p> <p>Andalusia is crossed by the Guadalquivir river, the "father" of old civilisations who have left along its borders an impressive monumental track, as well as the high mountain ranges of Sierra Morena and Sistemas Beticos.</p> <p>The offer for visitors is extremely varied, from golden beaches to those beautiful mountain ranges with their highly interesting fauna, and the famous "white villages" rich with fascinating folklore and artisan. There are great possibilities for a wide range of different sports, from skiing in the Sierra Nevada to surfing at the coast of Cadiz, where you will find ideal conditions as nowhere else in Europe.</p> <p>Andalusia is the "mother" of the Spanish folklore which is probably best known abroad: here you will live the magic of Flamenco and bullfighting in their most authentic style, and myths like Don Juan and Carmen were born here. A land of great traditions, which has understood as well to assimilate the progress.</p>
<b>Background</b>	
<b>Language</b>	<p>Spanish is the national language. In the tourist and real estate business you will find many people speaking English.</p>
<b>Currency</b>	<p>Spain has adopted the Euro Currency in 2002.</p>
<b>Climate</b>	<p>Almeria enjoys a warm and dry Mediterranean climate, with little rain and a large number of hours of sun per year (more than 3,000 hours).</p> <p><b>Warm Summers</b></p> <p>Sunny almost every day from June to September. Virtually no rain. July and August</p>

still hot. Burning power of the sun is deceptive in highlands. Daily highs up to 30C and nightly lows 8C.

**Cool Winters**

Mixture of beautiful clear, sunny winter days with overcast but cool days. Evenings are noticeably much colder after the sun sets. First rains are late September or early October, can be heavy rarely last more than a day or two. Daily highs about 20C and nightly lows down to freezing. Pullover or jacket in the day, warm coat in the evening. Room heating required.

Annual temperature average in Almeria



*Temperatures measured in °C*

Almeria's airport is located about 8km east of the capital. Access is by the N340 highway and is well signposted from the motorway.

**Flights**

The airport is located on the very edge of the Mediterranean Sea, the runways running parallel with the coastline. The airport has two active runways and the apron can handle up to eleven aircraft at any given time. It can also handle small, sports aircraft.

There are flights to and from Alicante, Amsterdam, Asturias, Barcelona, Berlin, Birmingham, Brussels, Alicante, Bonn, Dortmund, Dresden, Dusseldorf, Faro, Frankfurt, Hamburg, Hannover, Helsinki, Jerez, Leipzig, Gatwick, Madrid, Malaga, Manchester, Melilla, Munster, Munich, Nuremburg, Paderborn, Palma, Salamanca, Stuttgart, Valladolid, Vitoria and Zaragoza.

<p><b>The Food</b></p>	<p>A bigger and more sophisticated airport is planned to be built soon in Almeria, which will have increase the already varied options of arriving and departing flights.</p> <p>Other options to take into account are the nearby airports of Murcia and Malaga, which have many more options in flights and depending on where you are in Almeria, and are no further than 2 hours driving.</p> <p>Eating out in Spain is relatively cheap and meals are usually substantial instead of gourmet. The Spanish tradition of tapas is a good way to sample the local food. Tapas are small dishes of snacks which are served anytime especially in small bars. They cover all types of foods from seafood to vegetables. Many Spanish people make an evening of hopping from bar to bar trying different tapas. Another of Spain's favourites is Serrano Ham. Spain is famous for its fish delicacies and simply must be sampled, especially if you get to coastal areas. Paella has long been a Spanish favourite, based on either meat or seafood.</p> <p>Andalusia, like other areas of Spain, has a unique cuisine and "culture of food". The nutritional value of the food, the freshness of ingredients, the presentation (simple as it may be), the ambience, and especially the social aspect of the meal are all factors to take into account.</p>
<p><b>The Health Service</b></p>	<p>The quality of health care and health care facilities in Almeria (and throughout Spain) is generally very good and at their best are the equal of any country in Europe. There are excellent doctors, and Spain's medical staff are highly trained. Major hospitals are equipped with the latest high-tech equipment. Health care costs per head in Spain are among the lowest in the EU (only Portugal and Greece are lower) and the country spends a relatively small percentage of its GDP on health, around 7%. Public and private medical centres operate alongside each other and complement each other, although public health facilities are limited in some areas.</p> <p>There is a public health system throughout the region and country which provides free or low cost health care for those contributing to Spanish Social Security, plus their families and retirees (including those from other EU countries). Aside from being necessary from a health point of view, you won't acquire a residence card without it.</p> <p>Another positive aspect is the climate in Almeria, as it is therapeutic, particularly for sufferers of rheumatism and arthritis and those who are prone to bronchitis, colds and pneumonia. The slower pace of life, plus the siesta is also beneficial for those prone to stress. The climate and lifestyle has a noticeable effect on mental health with fewer cases of depression reported here (including those suffering from S.A.D.)</p>

## Buying Overview

### 5) The Buying Process

Property in Almeria is extremely popular at the moment, not only for its more affordable prices but also for the fact that, in general, development in the area has remained fairly low-key. This 'forgotten province' has developed slowly, allowing the area to maintain a virtually undeveloped coastline and distinctly undiscovered feel. The climate in Almeria is superb, with more than 320 days of sunshine a year, making the purchase of property in Almeria ideal for investors looking to buy to let, the excellent climate attracting tourists throughout the year. Whether you are looking to buy your own home in the sun, or looking to invest your money in this increasingly popular province of Spain, Almeria will definitely never disappoint you.

Buying a property in Almeria is very simple. In the first inspection trip, if the client decides to buy a property, Interlink can reserve it verbally for up to a week without obligation, allowing a prospective purchaser to decide without pressure if they wish to proceed with a purchase, due to the strong relationship we have established with developers.

Once the client decides to proceed with the purchase, the developer will ask for a reservation fee of around €3,000. It is at this stage when a preliminary contract can be drawn up.

In order to prepare the preliminary contract for the purchase, clients are asked to provide the following information at their earliest convenience, together with a photocopy of their passport. Should the purchase be made in more than one name, the client has to provide these details for each party concerned.

- Full Name
- Full Address
- Contact telephone numbers
- Email addresses
- Date of Birth
- Copy of passport

In the preliminary contract, the stage payments are noted, and the client required to pay the amount on the dates specified, normally 30 to 50% of the price one month after the reservation fee was paid.

Once the client has made a decision, part of our services is to take the client to the bank to open an account; to the Notary public, in order to get their copy of passport stamped to apply for the NIE Number, together with a form they have to fill in.

After these payments (3.000€ and 30 to 50% of the price) the client does not have to pay anything else. After completion the remaining of the price with the taxes must be paid, together with the costs incurred in the purchase, like legal and notary fees, mortgage commissions, home insurance, water and electricity utilities connection, etc. In order to be close or above the final price you pay, always add 8-10% to the purchase price with no mortgage facilities and 12-14% in the case of a mortgage facility.

In addition, we work with many currency brokers who offer more favourable exchange rates than most high street operators. An example of a reputable company is [www.moneycorp.com](http://www.moneycorp.com)

<p><b>Legalities</b></p>	<p>An organisation such as this would enable you to pre-order currency at a favourable rate, if it was expected that a change in price would adversely effect a clients purchase in the future.</p> <p>We also have an aftersales care team dedicated to keeping clients informed of any updates on the purchase, when a stage payment is due and when the property will be finished. We pride ourselves on making the process as simple and stress free as possible.</p> <p>As part of our services, we help clients sorting out legal aspects on the purchase. We take clients to the office of a very reputable solicitor, English speaking, who will ensure that the clients' interests are well served. The solicitor will arrange all papers, contracts, NIE application, that according to Spanish laws, need to be done before proceeding with the purchase of a property.</p> <p>Legal fees are 1% of the price of the property. In most cases 50% is paid when signing preliminary contracts, and the rest when ownership is taken.</p>
<p><b>Taxation</b></p>	<p>Tax in Spain for new properties is 7% VAT. If it is a resale property, the transfer tax is 6%.</p> <p>With regard to income taxes, you do not have to pay the tax in Spain as long as you are a non-resident. Taxes are paid in your country of residence. To be considered a Spanish resident you must be residing in Spain a minimum of 183 days a year.</p> <p><b>Overview of Taxation in Spain</b></p> <p><b>Income Tax:</b> Payable on worldwide income if resident in Spain, or if non resident in Spain, on income arising in Spain.</p> <p><b>Business Tax:</b> Paid by the self-employed once a year.</p> <p><b>Capital Gains Tax:</b> Payable on the profits made on the sale of property and other assets located in Spain.</p> <p><b>Company Tax:</b> Paid at a percentage of profits by partnerships and registered companies.</p> <p><b>Wealth Tax:</b> payable on the value of worldwide assets if resident in Spain, or if not resident in Spain, payable on the value of Spanish assets alone.</p> <p><b>Inheritance and Gift Tax:</b> Payable on assets situated in Spain or assets passing to a beneficiary who is Spanish resident.</p> <p><b>Motor Vehicle Tax:</b> Paid annually by all vehicle owners.</p> <p><b>Offshore Company Tax:</b> Annual tax on offshore companies that don't declare the individual owner of property in Spain or the source of investment.</p> <p><b>Property Tax:</b> Paid by all property owners.</p> <p><b>Rubbish Collection:</b> Annual tax payable by all residents and non resident property owners</p> <p><b>Social Security:</b> It Is not strictly a tax but is payable by employees and the self employed.</p> <p><b>Value Added Tax (IVA):</b> Payable on a wide range of goods and services at varying rates.</p>

<p><b>Opening a bank account</b></p>	<p>Everyone who buys property in Spain will also need to open a bank account in Spain. There are many local and international banks in Spain but not all of them offer the same level of service, retail banking charges vary significantly, branch networks vary from region to region and not all banks are well prepared to deal with the requirements of overseas clients.</p> <p>Normally it is a very simple procedure. You have to show your passport and give them your contact details and in 10 to 15 minutes your account in Spain is open; easily and straightforward.</p> <p>All Spanish banks provide loans and overdrafts and are quite happy to do so for foreign residents, particularly if they are homeowners.</p>
<p><b>Mortgage</b></p>	<p>Most banks will have a standard criteria before considering a mortgage application. For example, you have to be 25 years or over, in full time stable employment, or have been self-employed. How much you can borrow will depend on how much income you receive and what financial commitments you have. In general, you can borrow from 70 to 80 percent of the purchase price of the property. In order to check that the price is appropriate and fair, the bank will request a professional evaluation. This comprises a detailed report in respect to the quality of construction and material use, the situation, state of repair, etc. of the property and, most important of all, its market price which takes all the above into account.</p> <p>You will generally be given a period of up to 30 years to repay your mortgage, depending on your age.</p>
<p><b>Finance / Payment Terms</b></p>	<p>Normally developers will offer you these payment terms. They vary from company to company, but it is a good example.</p> <ul style="list-style-type: none"> <li>- 3000 € reservation.</li> <li>- 30% to 50 % payment due at the signing of the Preliminary Contract, a month from the date of reservation.</li> <li>- Remaining paid after completion. If you choose the mortgage, this is when it takes place.</li> </ul>
<p><b>Residency</b></p>	<p>A residence card (residencia) was required by anyone wishing to live in Spain more than six months out of the year.</p> <p>Contrary to what some people believe, irrespective of whether you have a residence card or not, if you remain in Spain for more than 182 days in a calendar year you will be regarded as a resident for tax purposes, thus liable to pay income tax on your world-wide income.</p> <p>A residence card is useful to have as it is often requested as an identification when purchasing goods with credit card or setting up a contract with a utility company. The card however is no longer obligatory for EU nationals and others.</p>

According to the ROYAL DECREE 178/2003 14/02/03 as published in the B.O.E. No 46 of 22/02/03, Citizens of Members States of the EU, and particularly from the United Kingdom, employed or self employed, are entitled to the right to reside permanently.

Retired people and entitled to a pension, but who have not resided in Spain for more than three years, or those who are not engaged in remunerated activities, must apply for a residency card.

Your residence card bears a fiscal number (NIE) (Numero Identificación Extranjero) which must be quoted when opening a bank account or paying Spanish taxes. All residents and non-resident homeowners must have a NIE. Spaniards have a NIF (Numero Identificación Fiscal).

For further information on the matter, please refer to:

**Embassy of Spain in London**

<http://www.mcx.es/londres/>

**General Consulate of Spain in London**

20, Draycott Place. Londres

SW3 2RZ Londres

Tel. 589 89 89 (3 lineas) Fax. 581 78 88

<http://www.conspalon.org/>

**General Consulate of Spain in Manchester**

Suite 1A, Brookhouse, 70 Spring Gardens - Manchester M2 2BQ

Tel. 236 12 62 Fax. 228 74 67

**General Consulate of Spain in Edimburg**

63, North Castle Street – Edinburg

EH2 3LJ Edimburg

Tel. 220 18 43 / 220 14 39 / 220 14 42 Fax. 226 45 68