

# The Glorious Southern Costa Blanca and Costa Calida

## Always a top choice for those retiring to Spain. The white coast is now attracting a more diverse group of buyers, and with good reason.

All our Freehold new-build properties represent truly wonderful value for money. Our properties are built to an extremely high quality using the most modern materials and superb finishes throughout. Deeds are 100% legally assured and all of our properties have the added advantage of a full 10 years 'College of Architects' guarantee. Our choices are tremendous with numerous styles and model designs in many different locations.

This fabulous area has safe white sandy beaches that seem to go on forever, most of them being proud to display the award-winning 'Triple Blue Flag' for cleanliness and safety. Bustling Spanish fishing villages, Haciendas, numerous marinas, an excellent selection of championship Golf Courses and the whole area is surrounded by mountains, orange and lemon groves with two central lakes, one a nature reserve, full of wild migratory birds and flamingos and the Mar-Menor.

This area is known as the Market Garden of Europe and the gastronomic centre of Spain with its plentiful daily markets displaying a mouth-watering array of fish, meats and every conceivable variety of fruit and vegetables. Doctors recommend the acclaimed Mediterranean Diet for healthier balanced nutritional meals. The Southern Costa Blanca has the added benefit of being recommended by the World Health Organisation as one of the healthiest environments to live in Europe, especially if you suffer from rheumatism,



arthritis, asthma or heart related problems, Mar-Menor is the location.

With strictly enforced planning restrictions, not many high rise apartments and a steadily increasing demand from all over Europe for luxury homes in Spain, availability will become limited and prices are set to rise quite dramatically in the very near future.

We specialise in high quality, well-built, spacious freehold homes that are ideal for extended holidays investment or permanent residence in select areas. All have easy access to the fabulous coastline – some are within walking distance to the beach and others are a maximum of 20 minutes drive away. All of our properties are sold in Euros. We have shown the current Euros price converted to Sterling using 1.40 Euros (E) to the Pound (£) as a guide.

Whereas every effort has been taken to describe accurately the various developments we have on offer, availability and prices can

change without notice. When in Spain on your Viewing Trip, we will be only too pleased to give you definitive prices and relevant precise plans on any property you may be interested in. With the numerous freehold properties we offer in various styles and models it would be impossible to describe them all in great detail here.

### **WANT TO BUY NOW BUT NOT SURE IF YOU CAN AFFORD IT?**

### **SPANISH MORTGAGES ARE CHEAPER THAN YOU THINK!**

Many of our clients are taking advantage of a Spanish mortgage and, providing you can raise 30% of the property price, a mortgage for the balance may be the answer to your dream home in the sun. Mortgages can be easily arranged and are secured on the Spanish property. The repayments following represent an example of typical Spanish mortgage terms. Interest rates in Spain are amongst the lowest in Europe. If you would like us to provide you with a more personalised mortgage quotation based on your own financial circumstances and selected properties, just ring us.

### **THE NEXT STEP..**

If you are seriously considering the purchase of a dream home in the sun and want the best possible guidance...

### **A VIEWING TRIP IS ESSENTIAL**

**Telephone NOW for availability  
01752 89 44 64**



For a comprehensive range of properties go to [www.ocgrinternational.com](http://www.ocgrinternational.com)

or call our UK headquarters on 01752 89 44 64 or email: [info@ocgrinternational.com](mailto:info@ocgrinternational.com)

## Reservation and Payment Terms

The actual buying of property in Spain with OCGR is extremely easy providing you have the correct funding in place at the time required in relevant stage payments. If and only if you see a property that suits your needs perfectly on your relaxed viewing tour, our staff will tell you a 'bottom line final price' with no hidden extras later on. Our staff will assist you to open a bank account and you can get a no obligation Spanish mortgage quote if you require. Mortgages are normally available for up to 70% of the property market value.

You will then be introduced to one of the many reputable English speaking legal advisers, who have already acted for many UK clients. All our clients get their Deeds (Escritura) in full without any encumbrances whatsoever; hence our reputation is your guarantee of a trouble free purchase.

If you find the ideal property, to legally reserve it you will need to pay a holding deposit of ?3,000. This immediately removes your chosen property from the market and sets the price in Euros. This means that the Euros price of your property will be held regardless of future price increases.

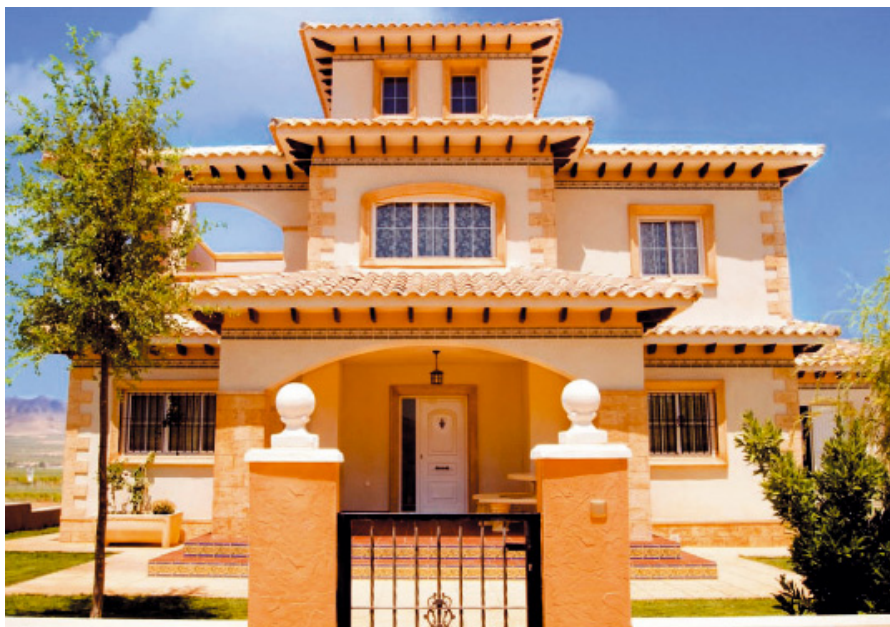
Our legal adviser will then draw up the reservation contract that is clearly explained and fully outlined so that you are totally happy with it. We apply a standard payment structure on all our properties and that is ?3,000 draft deposit (upon reservation).

The balance is made up of two further stage payments with the final payment upon completion when you are totally happy with the property. On completion, the legal adviser will accompany you to the Notary's office to register you as the legal freehold owner.

If you are booking a viewing tour in the future, please do ensure that you have or can arrange access to sufficient money to cover the relevant stage payments. If, for example, you have to sell a house before having the money to purchase you would be respectfully advised to arrange alternative funding prior to your trip. Free independent advice is available from our panel of financial advisors. Visit [ocgrinternational.com/mortgages](http://ocgrinternational.com/mortgages)

After over 30 years in this business, together with our developers, we can assure everyone that to view property on a professionally organised viewing tour without having the funds to reserve and subsequently complete

would be a waste of time for you and our dedicated team in Spain. This build scale for our luxury new property is approximately 12 to 18 months from reservation and all stage payments are 100% legally Bank Guaranteed for total peace of mind: for those clients who are unable to wait, we have a comprehensive range of Key in Hand properties in different locations.



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