

Ten step guide to buying in Spain

1. What is an Inspection Trip?

Quite simply, it is the most effective, informative and professional way of viewing property in Spain. You will have the opportunity to view a very wide selection of freehold properties including apartments, bungalows, duplexes, villas etc all at very reasonable prices.

The Inspection Trip starts from any number of international airports within easy reach of your home, including Gatwick, Heathrow, Luton, Manchester, Dublin, Glasgow or Bristol, Exeter, Birmingham or Belfast.

Or visit www.ocgrinternational.com for information on airports.

On arrival you will be met by one of our representatives and taken to your very pleasant accommodation. You will need some Euros for your personal requirements and 'duty free' items. Suggested dress on these trips is casual throughout. You will be viewing a number of different properties and sites, so comfortable shoes are a must. The climate will also be different in Spain, so please don't hesitate to contact us for an up-to-date weather check and we'll be delighted to advise on suitable clothing. Or check www.international.com for information on the weather.

2. Will there be enough time to make up our minds?

Plenty – probably much more than you need! As you will know from house hunting in the UK, it can take about two minutes to decide whether you like a property and about two



hours to decide whether you like an area!

The cost of UK property is often three times that of a freehold home in Spain. Each area is very select and self-contained and can be explored by car in a few hours, so you will have plenty of time to 'get the feel of it' during your three to four day stay with us.

We appreciate that on occasion our inspection trips may be too long as our clients find and reserve the property they are looking for very quickly. However, we believe in leaving no stone unturned for those who do not find the right property straight away. The choice is comprehensive so we sometimes need a little longer to find exactly the right property, or location.

Our dedicated, professional and conscientious attitude has led to a very high percentage of our clients finding and reserving the property they want during their trip. Remember we are here there to help, so please tell us what your actual needs are and we will do our best to assist you to find 'Your Dream Home in The Sun'. Our services are at your disposal with both legal and financial advice available during your stay.

3. What sorts of people buy properties in this part of Spain?

Virtually everyone! With such a wide range of property by style, size and price to choose from, people from all walks of life are attracted to this area because of its healthy atmosphere, the relaxed lifestyle, the lower cost of living and, of course, the Sun. People are much friendlier in a warmer climate and everyone looks and feels younger at heart. This part of Spain is quite different from the usual Spanish holiday centres, which are generally more commercialised. Our properties are for people who are used to, and require, the best.

4. Are the properties for permanent or holiday purposes?

Both! However, more and more people are purchasing for permanent residence, if not now, then for their future (while they can still afford it). The developments for permanent residency are different from the holiday/investment units, and we will be pleased to advise and show you the properties and the area most suitable for your needs.



For a comprehensive range of properties go to www.ocgrinternational.com

or call our UK headquarters on 01752 89 44 64 or email: info@ocgrinternational.com

We will advise you on the best value and choice for your own requirements, for example, in a warm climate you spend much more time outdoors, so you will utilise large balconies and gardens more and may find a smaller property fits the bill.

We will help you purchase sensibly and not spend more than you need to. Our top priority is to help you make a decision with which you will be happy for many years to come. Also one that you can comfortably afford with staged payments that can be structured to suit your own financial circumstances, especially if your UK or Spanish home is still on the market and you wish to reserve on your trip.

5. Can clients take an inspection trip when they are not yet ready to buy?

Despite the fact that there is no obligation to buy, you can imagine we do occasionally get people who try to use our subsidised trips for a cheap holiday or just to 'see the area' with no intention of purchasing at all.

Our inspection trips are designed to cater for serious property buyers only, with the emphasis on viewing the area and properties intensively and discussing the legal and administrative side of your purchase. If you are not genuinely interested in buying a property the trip would be arduous, boring and a waste of your time and ours.

If you do wish to explore the area at your leisure, we strongly recommend that you take a holiday there first. OCGR can advise you on suitable holiday arrangements, but please remember this is not a cheap holiday resort. For more information on holiday lets check www.ocgrinternational.com and click on holiday rentals

6. What will we see?

During your three to four days in Spain, you will be shown not only the very best selection of properties and locations, but also the full range of facilities you will be able to enjoy from your new home. These include the best beaches, golf clubs, marinas, shops, supermarkets, medical facilities, sports facilities, restaurants, social clubs and much, much more. This area is also renowned as a gastronomic delight.

7. When we see the property we want, what do we do?

When you find the property you desire, a non-refundable deposit of £3000 will then remove that property from the market temporarily so that the paperwork can be checked before the full deposit is made.

Stage payments are then arranged to a mutually convenient timetable and reservation contracts are drawn up. We have associated independent financial advisers, both here and in the UK and also in Spain, whose advice is available independently and completely free of

charge. Visit www.ocgrinternational.com for information on Independent Financial Advisors and Banks.

Many people have varied and complex financial situations. These experts will do their utmost to assist you bearing your individual circumstances in mind. Absolutely NO obligation to buy is ever inferred. We cannot accept credit cards, cash or normal UK cheques as a deposit on any of our properties. All contracts are exchanged direct with the developer.

7. What if we don't like any of the properties or the area?

Don't worry. We guarantee you will be under no pressure whatsoever at any time. Several of our non-buyers have recommended friends to us, who have bought. This is because of our professional approach and because they knew their friends would not be pressurised into making a purchase. We let the area and the properties do the talking. Then the choice is yours and only yours. We let you be the judge of what is, without question, the finest portfolio of selected freehold property in

do not have your finances arranged first. What could be worse than find your dream home only to lose it again because you had not made the proper financial arrangements? Mortgages through a Spanish bank can be arranged, subject to status of course. But whether you want a Spanish mortgage or wish to make your own arrangements in the UK, it is vital that you are certain of the funding you will have available, and how much you will be able to spend before you go to Spain. This is the most important piece of advice we can offer you. If you require any financial advice or information about the excellent mortgages that are now available, please contact us and we will do everything we can to assist you.

Up to date prices on our properties are available on:
www.ocgrinternational.com

9. After sales service – what can we expect?

We endeavour to a quality of service throughout the entire sales process. We will advise on:

- Flights & Accommodation at excellent rates



Southern Spain today.

Please visit our website at www.ocgrinternational.com to check out the various links.

8. What finance can be arranged?

You will find an inspection trip a total waste of time and a very frustrating experience if you

- Airport Transfers
- Title Deed procedure
- Independent Financial and Legal Advice
- Bill Payments and bank accounts
- Maintenance of property gardens and pools
- Property Management



AN INVITATION YOU SHOULDN'T RESIST

Come and discover the most beautiful part of Spain as guests of OCGR International.

For more information and to arrange an inspection trip, please contact our UK agents, OCGR on 01752 89 44 64, or email: info@ocgrinternational.com

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