



WELCOME TO EFFICAX

YOUR PERSONAL AGENT ON THE COSTA BLANCA

ABOUT EFFICAX

Efficax have all their focus on guiding buyers and sellers through the Spanish property market. The company's owners and employees have extensive experience in the Spanish real estate market and we know the local area. With hundreds of homes sold over the years we know the prices and the business. Our main area of focus stretches from Alicante to La Manga.

" OUR EXPERIENCE IS YOUR SECURITY "

Working directly with all the developers on Costa Blanca have given us insight and experience when it comes to licenses, guaranties, construction quality and quality of the material. Our experience is your security.

On the resale market, Efficax work within a large collaboration system with most the agents on this coast. That means we will find properties for sale through other agents as well as within our own listings. Our focus is selling and finding the right property for you!

The last years approximately 38 % of our total sales was sold with other collaborating agents, where we either had the buyer or the property Collaboration and transparency is a crucial point for us to be able to give the clients the best service.

Our agents will guide you all the way from start to finish and our job does not end when you complete the purchase or sale, we take great pride in our close follow up and service after completion.



Truls Tangstad
Partner Efficax Real Estate

Welcome to our newly printed magazine. Our idea was to make a magazine guide with information about the purchase process, selling in Spain, the different areas, golf, services and much more.



We hope that you will enjoy it and have use for it in the future. Sign up for our newsletter and follow our facebook page for more current news and properties



Sergio Alvarez
Office manager / Head of sales

The market is always changing, but the sun and the beaches does not.

We work dedicated towards every client to find the right property for you at the right price

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Newsletter

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TESTIMONIALS

Choosing the right agent is the most important decision you will make.



WE COME RECOMMENDED

Thanks to Efficax and Truls, our purchase of an wonderful apartment, in perfect condition - and with great sea view - went really smooth. All the legal stuff was handled by Britta - and that went as well smooth. We strongly recommend Efficax...

MIKAEL JONSSON

We have bought housing through Truls and Efficax and only have positive experiences. Welcoming and professional from first contact to takeover. Highly recommended.

JORN LUNDBY

In our search for a suitable home in Spain, Efficax and Truls Tangstad's professional commitment has been invaluable. Thanks to this dedicated sales agent and his colleague, we have now found our Spanish paradise in La Mata Torre Vieja. They have always been available...

ROGER BJORKMAN

We recommend Efficax! Efficax provided excellent service both before, during and after the purchase. The process was carried out professionally, with good local knowledge.

TORUNN NÆSS

Thank you Efficax for helping us find and purchase our beautiful apartment, with in strolling distance to an amazing beach and all amenities. I can strongly recommend this very professional estate agency for their professional service (and after service). Do not hesitate to contact them...

PAUL WILLIAMS

I used Efficax as an agent when selling my apartment in Molino Blanco this summer. The whole sales process was handled very efficiently, friendly, helpful, and it did not take long before the sales was completed. Thank you Truls et al for the very good handling!

SOREN FALLMYR

Our experience with Efficax, it was very easy and without complicated procedures. They did a very professional photographic presentation of the apartment. They sold the apartment very quickly in the established time. I would repeat with them.

OSKAR LÓPEZ

If you are looking for a good agent in Torre Vieja Spain, then I can recommend Efficax and ask for a guy named Truls, you get the best possible service from the first day and until the purchase is clear

MATS AND INGALILL



BUY IN SPAIN WITH EFFICAX

THERE ARE MANY QUESTIONS THAT ARISE WHEN BUYING A NEW PROPERTY OR A HOLIDAY HOME ABROAD. REST ASSURE THAT OUR TEAM WILL GUIDE AND ASSIST THE WHOLE WAY.

- Our agents are dedicated to you and your interests.
- Our agents can show all new projects and resale properties in the market.
- Our agents and office managers have extensive experience in the Spanish real-estate market.
- Our office personnel will support you through the whole process.
- We are there for you from start to finish - also after your purchase.



1: BEFORE THE VIEWINGS

The first step is to set up a list of criteria and get familiar with the different areas. You don't want to waste the time you are here looking at properties that does not fit your criteria. Be truthful to yourself and your agent about what you want and what is most important to you. The more specific you are, the easier it is for us to find the right property before you come to Spain. Once you make a criteria list with one of our agents, they will start looking within our system and with our collaborating agents for suitable properties.

2: VIEWINGS

Your assigned agent and the team is solely dedicated to your interests. Normally we set a side anywhere from 1 to 3 days for each client, depending on how well you already know the areas and how many properties you would like to see.

During the viewing it is important to be clear on what you like and what you don't like. That gives the agent the possibility to change the viewing list as you go along and perhaps find the right property that was not already on the list. From experience we know your criteria can quickly change once you start the viewing.

3: OFFERS / NEGOTIATIONS

Making an offer on a property in Spain is more similar to a direct negotiation. Pricing of properties is not put in a standard system here in Spain, so some properties might be very good priced and some overpriced. Once you found one or more properties you like, consult with your agent and make a strategy plan together. They have experience dealing with different nationalities and know the market and the correct prices.

4: RESERVATION AND PURCHASE CONTRACT

After the price and terms are agreed with the seller, the agent or your solicitor will draw up an reservation contract. This contract states the terms agreed and reserves the property off the market. Normally it requires a reservation payment of 3000€ to 6000€ or up to 10% transferred to the seller or the seller's solicitor.

5: BEFORE COMPLETION

From when the reservation contract is signed until you take over the property, there are several things we need to arrange. Apply for NIE numbers (Spanish tax number), open bank account, financing, validate documentation and check for any debts or issues with the property. We always recommend having a local lawyer or solicitor. They will represent you and your interest throughout the process of purchase and make sure everything is correct. We have several solicitors we can recommend for you if you don't already have one.

6: COMPLETION

The payment and signature for the deeds are always done at the notary. Payment is normally done by bankers draft. The signature can be done by you in person or by a power of attorney. Once the notary sign the deeds the property is officially yours.

7: AFTER-SALES

This is an important factor when you choose you agent or agency. We always make sure that you are happy after your purchase and make ourselves available to you also after completion. Take comfort in knowing we are always hear and only a phone call away.

COSTS ON PURCHASE (cost may vary depending on price and area)

- ITP (property transfer tax):	10 % of purchase price
- Notarius publicus:	600,00 - 1.000,00 euro
- Property register:	400,00 - 600,00 euro
- Water and electricity contracts:	100,00 euro
- Power of attorney (not needed)	140,00 euro
- N.I.E. (spanish tax number):	75,00 euro
- Registration of N.I.E at tax office:	50,00 euro
- Lawyer / Solicitor:	900,00 - 1.400,00 euro

When buying new build a stamp fee of 1,5% is applied

NEW DEVELOPMENTS

We are excited to present you with all the opportunities that are available. There are several new developments and projects under construction and we know them all. Its important to know the builders, the quality of construction and what areas that are up-coming so you can make a safe investment.

Efficax will assist with checking all documentation, building licenses, bank-guaranties and follow the build process on your behalf. So you can rest and be sure that everything go ahead as it should. Book your viewing trip with us today!



FOR ALL NEW DEVELOPMENTS WE ALWAYS HAVE EXCITING
OFFERS AND DEALS - EXCLUSIVE TO CLIENTS OF EFFICAX

RESALE PROPERTIES

There is a wide variety of resale properties on the market at any given time. And it is not easy finding the right one through all the ads out there. Most important is to know your own criteria and what is important for you.

Let us search for you! We will find properties through our collaborators and properties not even on the market matching your criteria.



On the resale market the prices vary a lot, some are correctly priced, some bargains and some overpriced. A lot of the time the seller set a price themselves, without taking in to account our advise. We know what the correct prices are and will help you negotiate the price.



SELL WITH EFFICAX

If you are thinking about selling, we got you covered. Our experienced team will assist you all the way.

Efficax will provide you with a free valuation and during the sales process there are no costs before the sale is completed. No costs and no risks!



“

**PRESENTATION AND MARKETING
IS CRUCIAL TO REACH THE RIGHT
BUYER AND THE RIGHT PRICE**

”

We collaborate with a large number of local agents and agents abroad through our agent network and share the included commission with them, without added cost for you.

This ensures that the property reach more potential buyers and more nationalities, which again could bring a higher price.

Efficax cover all the costs for photos, presentation, marketing, portals and viewings. In addition to our collaboration network, we will also aggressively market the property.

We use a wide selection of local and international portals such as; Blocket, Finn, Kyero, Idealista, Rightmove and more. We have collaborating agents based in Sweden, Norway, Russia and the Baltic countries.

As well as newsletters, facebook, office display and exposure in the local area.

COSTS AND DOCUMENTATION

COSTS WHEN SELLING

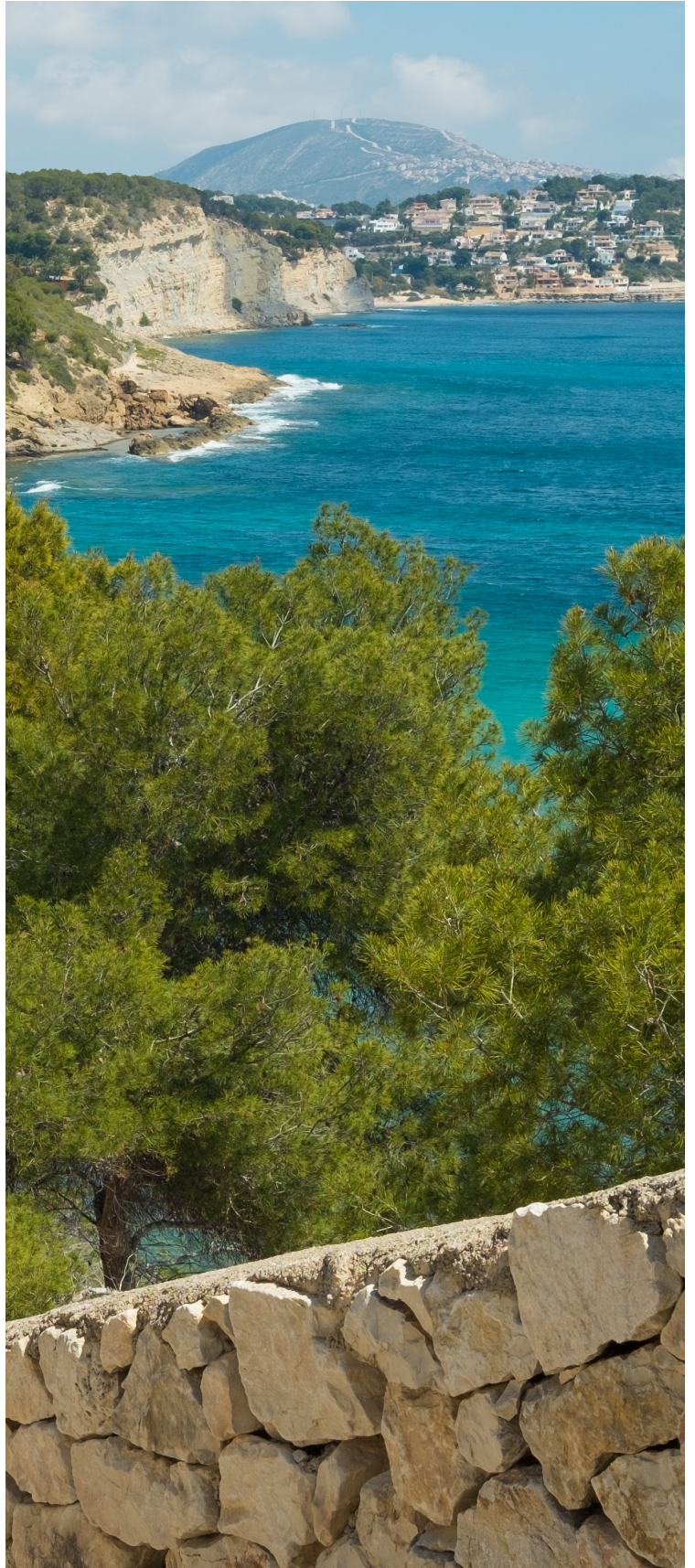
- Commission on sale
- Plus Valia (increase in plot value)
- Energy certificate and Certificado de habitabilidad
- Legal representative
- Certificate from the urbanisation
- Profit tax or 3% retention

DOCUMENTATION NEEDED

- Title deed or Nota Simple
- Copy of SUMA / IBI
- Copy of passport / NIE
- Listing contract between Efficax and the seller

DOCUMENTATION LATER

- Energy certificate
- Certificado de habitabilidad
- Obra nueva terminada (most properties have this)
- Water and electric bill
- Certificate from the urbanisation





FREE VALUATION OF YOUR PROPERTY

Before you take the final step and decide to sell your property it is advisable to get a price estimate according to the market today.

A valuation is based on a number of factors and we will give you a realistic valuation to sell the property within a reasonable time.



CLIENT DATABASE

After many years in the market and constantly working with potential buyers, sometimes for several months, we always have a large database of registered clients looking for specific properties or in specific areas.

That means we can market your property to our existing client base.



OUR OFFICE

Our office is located strategically on a main road by a bus stop, only 300 meters from La Mata Beach with easy parking. The marketed properties in our display get great exposure with thousands of people walking by. For many buyers meeting in our office is a necessary security when purchasing a property.



BROAD MARKETING

We market our properties on a large variety of platforms to reach as many potential buyers as possible. International portals, newsletters, local marketing, billboards, social media, with agent abroad, magazines and more.

High exposure is crucial to find the right buyer.



SOCIAL MEDIA

Exposure on social media has become an important marketing tool for the real estate industry.

Advertisement campaigns and targeted segments can make the difference in a competitive market. As well as reaching buyers on with a more personal and different approach.



COLLABORATING AGENTS

We collaborate with most agents on the Costa Blanca when we list your property and share our listed properties with them.

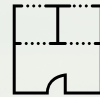
In addition to collaborating locally we also have agents working in Sweden and Norway preparing clients for viewing when they come to Spain.



PROFESSIONAL PHOTOS

With hundreds of property listed and sold, we know what a good picture is and what attract the clients. One of our main focus areas is property presentation.

A great photo stands out from the rest and is one of the most important factors to capture the buyers interest.



FLOORPLANS

A highly successful tool when marketing properties is a floor plan.

Buying abroad is a process. The more information the client has before viewing the easier it is to make a decision to buy. We can provide 2D and 3D floor plans for any house.



OUR WEBSITE

Over the years a functioning and clear website has become more and more important.

With our cross-marketing strategy online we attract new clients and as well as having returning clients following the website for new listings and information.



PREPARATION GUIDE

On our website we have made a short guide for the most important tasks needed to prepare your property for photos and viewings.

We have learned that by following these few step you greatly improve your success rate for both presentation and viewings



HOME STAGING

A perfectly staged home makes a big difference on the first impression and first impression is crucial.

Home staging comes in different forms. Sometimes a good cleaning, some pillows and blankets is enough. Talk to us on what is needed for your property.



VIRTUAL TOURS

Combining a property presentation with a virtual tour or a video helps capturing the interest of buyers. Is also allows us to market the property on different platforms and gives a great impression of the layout and details.

There are quite a few sales being done though videopresentation

LEGAL SERVICES

Buying or selling property is a big step, especially in a foreign country. Different laws, tax systems and regulations could make the process a bit overwhelming. The easiest and most secure way to solve this is to have a local legal representative or a lawyer to oversee the whole process and keep your best interest their first priority.

IT MIGHT LOOK COMPLEX AT FIRST, BUT DONT WORRY. IT IS
EASIER THAN IT LOOKS. AND WE WILL GUIDE YOU THE
WHOLE WAY





" THERE ARE NO RISKS WHEN BUYING OR SELLING A PROPERTY IN SPAIN, AS LONG AS IT IS DONE CORRECT AND IN THE RIGHT ORDER "

BEFORE PURCHASE

- Forming a reservation - or purchase contract
- Control of ownership
- Verification and clearing of outstanding debts, loans or building violations
- Bank guarantees (on new builds)

DURING THE PURCHASE PROCESS

- Assisting in obtaining an NIE (identification number for foreigners)
- Power of attorney
- Completion of purchase before a notary
- Registration in the Property Registry
- Management of all associated tax payments
- Opening of bank account
- Supervision of the mortgage and occupancy license
- Insurances

AFTER-PURCHASE SERVICES

- Assistance with government entities and utility companies
- The community of owners and administration company
- Homeowner's insurance
- Translation and interpretation
- Inheritance and wills
- Yealy tax declaration

WHEN SELLING

- Assist in sale of the property
- Cancellation of mortgage
- Power of attorney
- Supervision of the reservation / sales contract.
- Reservation payments / deposits
- Retention claims
- Management of yearly tax payments

Through our many years of experience, we know the process and can recommend several excellent companies and representatives. Do you already have one? No problem, we will assist and cooperate with any representative you may already have. Ask us any questions that may arise and we can put you in contact with the right person, speaking your language.

FINANCING

Most banks will lend you up to 70% of either the valuation or the purchase price. This does not mean 70% of the total cost of purchase. Keep in mind that the taxes of purchase and to establish the loan are not included in this figure.

There are many factors to consider when applying for a mortgage or opening a client account in Spain. Most banks have different terms and costs for their services so consider first when you need from your bank before looking into conditions and applying.

All application cases are done individually and most banks have a age limit for foreigners applying for mortgages. Usually they want you to sign a life insurance and use several of their services to provide the best rates.

The process can be a bit slow and difficult, and to get many offers from different bank is time consuming.

Therefor we recommend to use Bank in Spain for a simple proses and the best rates.



BANK IN SPAIN – GET THE BEST POSSIBLE MORTGAGE WHEN BUYING A HOUSE IN SPAIN



**BANK IN
SPAIN**

Bank in Spain are a certified and registered mortgage broker in Spain.

Bank in Spain will get offers from all the banks and you can choose the mortgage that suits you the best! Less work for you and a better deal on your mortgage.

Bank in Spain is an independent mortgage broker based in Spain. We specialised in finding the best possible mortgages for European- and international clients buying a property anywhere in Spain. We work with most of the high street banks in Spain in addition to some smaller ones.

We only work with a success fee (no mortgage - no fee) and no upfront payment. If you choose one of the mortgages we have found, we charge a fixed small fee of 495 €.



Bank in Spain was founded by Trond G Michelsen.

Before starting Bank in Spain, he worked for 10 years in different Spanish banks, in various positions including branch director. He has also worked for many years in Private Banking.



TRANSFERRING MONEY TO OR FROM SPAIN ?

SAVE MONEY WHEN EXCHANGING CURRENCY

We handled over £7.5bn last year

Currency is our business;
we handled currency
worth over £7.5 billion in
the last year alone

325,000 happy customers

More than 325,000
people have trusted us to
manage their currency
transfers since 1996.

Lowest possible risk level

We have the highest
possible Dun & Bradstreet
credit rating, and so the
lowest level of risk

Saving large amounts are easier than you think. Let the currency borker get your the best rates

Send us a mail, register on our webpage or call us to recieve the special rates of Efficax



COSTA BLANCA SOUTH

ENJOY LIFE ALONG THE MEDITERRANEAN COAST

The Costa Blanca is the tourist name for the area that stretches from the town of Dénia in the north to Pilar de la Horadada in the south. It is located within the province of Alicante which again is situated within the Comunidad de Valenciana.

Alicante is also the name of the province capital and is the 11th largest city in Spain with a population of approx 335 000 inhabitants

The area has beautiful beaches, cliffs, bays, ports and more than 200 kilometres of coastline washed by the Mediterranean. But it also involves varied landscape, an ideal climate, seafood cuisine and impressive cultural heritage.

The name "Costa Blanca" was supposedly invented in 1957 by the airline "British European Airways", which advertised their flights from London to Valencia with this slogan.

“

WITH A HISTORY STRETCHING BACK AS FAR AS 1000 BC, MANY DIFFERENT CULTURES ARE APPARENT AT THE DIFFERENT LAND SITES

”

The name will not be surprising for anyone who has seen an aerial view of the coast: the white sand beaches, rock formations and small villages with whitewashed houses form an impressive contrast to the deep blue Mediterranean sea.

EARLY HISTORY OF THE AREA

As far back as 1000 BC, Phoenician and Greek merchants were setting up small ports along Spain's Mediterranean coast and introducing their culture to the tribes who lived here. In the 3rd century BC, the rival Romans and Carthaginians started their long protracted invasion of the Iberian Peninsula.

LUCENTUM

Hamilcar Barca, the famed Carthaginian general, founded a fortress called Akra Leuka (White Point) where Alicante now stands. Eventually, the Romans took control of Iberia and built their city of Lucentum (City of Light) on the site of Akra Leuka. Visitors can explore this first settlement today at the archaeological site of Tossal de Manises, just outside of Alicante.



THE ARAB CONQUEST

The Romans ruled Alicante for 700 years before their empire fell and the Visigoths took over. However, the Goths couldn't resist the Moors when they rolled over the southern half of Iberia in the 8th century AD. A huge chunk of the present day city's development, including the sprawling landmark Castillo de Santa Barbara- unfolded during these centuries of Arabic rule until it came to an end in the 11th century when the Castilian king Alfonso X took back the city in 1246, as part of the Reconquista (Reconquest).

HISTORY OF THE KINGDOM OF VALENCIA

Alicante soon fell under the control of James II, King of Aragon, and in 1298 became part of the Kingdom of Valencia. Alicante prospered for centuries under the rule of Valencia, becoming a major commercial port for exports around the Mediterranean. Much of its splendid architecture was built during this golden era.



THE WEATHER

On average it can boast 325 sunny days each year making it an ideal all year round destination. During the summer there is little to no rainy days, whilst during the winter season you can experience days of heavy rain fall. The average yearly rainfall on the Costa Blanca is scarce, and measured lower than 300 millimeters

The daily average temperature ranges from about 12 °C in January and February to about 26 °C in July and August. Even in mid-winter, there are many sunny days, with daytime temperatures reaching or exceeding 20 °C. And during the summer the temperature can reach as high as 38/40 °C

Temperatur	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg min °C	13.9	13.5	13	14.8	16.9	19.3	22.9	24.4	23.2	20.5	17.3	15.3
Avg max °C	15.9	15.3	16.4	18.4	21.1	25	26.5	27.2	26.7	24.3	21.9	18.6
Sea temp avg °C	15.0	14.3	14.6	15.9	18.7	22.2	25.4	26.5	25.2	22.7	19.2	16.4

TORREVIEJA

The city of Torrevieja is bordering La Mata to the north and Punta Prima, Orihuela Costa in the south. Beside the city center, the largest and most popular residential area is from the north of the city all the way to the border of La Mata, sharing the La Mata beach

Torrevieja was originally a salt-mining and fishing village as it is located between the sea and two large salt lakes (Las Salinas), which give Torrevieja healthy microclimate, making it one of the healthiest places to live.



History of Torrevieja

Until 1802, Torrevieja existed only as an ancient guard tower, which gave the town its name (Torre Vieja, meaning Old Tower). But in 1803, Charles IV authorised the movement of the salt production offices from La Mata to the town itself and allowed the construction of dwellings there. In 1829, the town was totally destroyed by an earthquake, but the basins were soon reconstructed and re-opened. In 1931, Alfonso XIII gave Torrevieja status as a city.

In recent years the local economy has hugely expanded due to the tourist industry. This includes both a strong contingent of British, Irish

Germans and Scandinavians, many of whom live there all the year round, as well as Spanish people who have a second home in the city. But salt is still an important industry in Torrevieja and a major employer city centre

The city and activities

The center of Torrevieja is active and vibrant all year around, with top restaurants and bars. As well as great shopping and niche boutiques. A long promenade stretches all along the city's coast with several beaches along the way such as. Playa de Los Locos, Playa del Cura, Playa Acecion, and Los Naufragaus. The town has a large marina surrounded by cafes and restaurants and is famous for its 1600 meter long pier going all the way out to the end of the marina. Definitely worth a walk and perhaps a visit to the great restaurants and nightclubs there.

Torrevieja also has an extensive sports complex, hosting all sorts of sports and activities, open for the public. Such as tennis, padel, a gym, squash, volleyball, swimming and much more.



Habaneras

Habaneras is the largest shopping center in Torrevieja offering a large variety of shops and right next to the shopping center there is a cinema, bowling, minigolf, bowling and Aqualand. Everything you would need for entertaining the kids and yourself.



LA MATA

La Mata, officially known as TorreLaMata is a coastal village just north of Torrevieja and only 35 minutes from Alicante airport. It is a popular town among tourists, especially in the summer. It has not been overly commercialized and has retained its “spanish charm”. In center of the town there is a large plaza, next to the beach, surrounded by traditional mediterranean restaurant, bars and shops.

Every Wednesday the town hosts a market, where you can get fresh fruits, vegetables and other items.

Once a year on a Sunday in January they arrange “Dia Internacional del Cerdo”. A popular festival serving food and drinks around the plaza.

The gorgeous sandy beach of La Mata stretches almost 3 km from the north end of La Mata to the start of Torrevieja. One of the largest and most popular beaches on Costa Blanca south.

Beautiful wooden promenade all along the beach offering an exciting variety of restaurants and bars and amazing scenery. At night time during the summer a few of these restaurant turn in to night clubs offering a relaxed and different atmosphere, compared to downtown of Torrevieja.

During summer season they open the charming “chiringuitos” (beach bars) with music, food and drinks. They also install volleyball nets, beach gym as well as the possibility to hire watersports activities.



Parc Natural de La Mata

La Mata is surrounded by a large and beautiful natural salt water lake which forms the "Salinas de La Mata" and is one of the area's two salt lakes. It is listed as an official Spanish nature reserve.

The lake also contributes to the special microclima for the area. There are three trails going around the salt lake, two for walking stretching 1,4km or 5,2km and one for cycling of 5,2 km.

Although most of the paths are tree-lined, there are some parts that have little or no shade. It also offers a beautiful picnic area, called “La Pinada” where you get a great view and some shade from the pine trees. Is it a unspoilt and peaceful parc, with exciting plant and animal life. With the most famous being the pink flamingos that can reach a concentration of 2.000 birds during migration season.

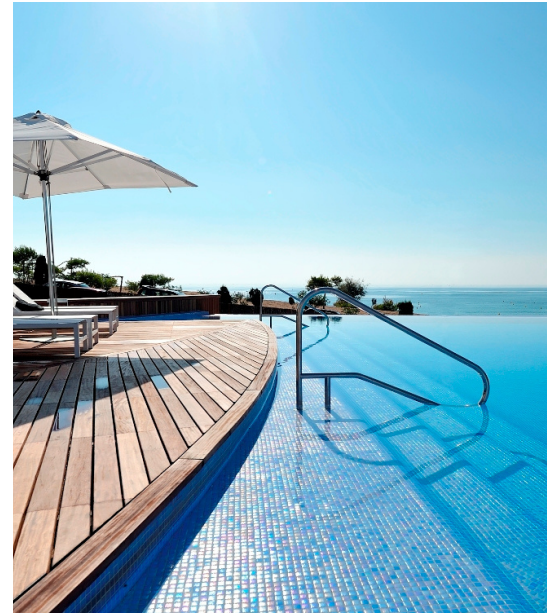
CAMPOAMOR

Campoamor is a village located along Orihuela Costa and about 10 km south of Torrevieja's city center. Only a 40 minute drive to Alicante airport either by AP-7 or the N332.

Ramón de Campoamor was poet and the governor of the province of Alicante in the middle of the 10th century, after his death the land was renamed Dehesa de Campoamor in his honor.

The village is divided in two areas: the beachfront area, **Dehesa de Campoamor** (the Meadows of Campoamor) and the area across the national road, **Lomas de Campoamor** (The Hills of Campoamor).

It is a desired location for Spanish families to own a holiday home along the coast. With most of them coming from the City of Orihuela and Murcia. In addition it is also a popular tourist destination, especially in the summer, offering golf, beaches, beach clubs, the marina and great restaurants.



BEACH, MARINA AND FACILITIES

There are 3 beaches within the area of Campoamor. **Cala de Campoamor**, **Playa Diez Picos** and **Playa de la Glea** in the north connecting to Cabo Roig. All with Blue Flag standards, facilities, bars, restaurants and long sandy beaches.

Along **Playa de la Glea** you will find the **chiringuito del Sol la Glea**, the beach restaurant **Montepiedra Playa** and the exclusive **Las Colinas Beach Club**. The beach club has a gorgeous pool area right by the beach and offers amazing food.

On the south end of the beach is the **Marina, Puerto Deportivo Miguel Caballero**, that also hosts the yacht club, **Club Nautico**. The marina offers water-sports facilities in the summer months and the **Restaurant Los Angeles** is located here.

A bit up from the marina you will find the hotel, **Montepiedra** and the Beach Club, **Jardines del Mar**. **Jardines del Mar** is a perfect place to hang out by the pool with drinks and music, with sometimes hosting DJs and live music during the daytime, combined with an restaurant in the other section of the local.



As you venture past the marina you come to the long sandy beaches of **Cala de Campoamor** and **Playa Diez Picos**, connecting the area to **Mil Palmeras**.

CABO ROIG

Cabo Roig is located just 10 km south of Torrevieja center and considered one of the most exclusive areas along the Costa Blanca, with a mixture of large villas by the sea and gorgeous apartment buildings. You will find gorgeous beaches, coastal cliffs, hiking terrain, a marina and a large selection of restaurants and bars. Within a 20 min walk the large commercial center Zenia Boulevard is located. Only 45 minutes by car to Alicante, Murcia and Caragena.



SHORT HISTORY

The residential community development plan for Cabo Roig was accepted by the town hall in 1972. The first focus was development around the historic 16th-century watchtower of Cabo Roig, which now resides as part of the outdoor garden at the Restaurant Cabo Roig.

An amazing location with spectacular views on the top over the cliff above the marina.



THE BEACHES

Playa Cala Capitan and Playa Cala Caleta are the beaches within Cabo Roig. The first one located south and crossing over to the beaches of Campoamor. Cala Caleta have a chirigito offering live music on the beach every Sunday during the summer.

The marina is also located on the end of the beach. Both have Blue Flag status, facilities and golden sandy beaches.

RESTAURANTS

Cabo Roig offers traditional Spanish cuisine and a variety of international restaurants. There are several restaurants along the coast, including beach bars and the popular restaurants street along the national road.

There are more than 50 bars and restaurants in this area. Puccini, The Italian affair and Piccolino are popular Italian restaurants. Argentinska, Rinaxiera and number 5 are more famous for their meat and fish. Balti Tower offers excellent Indian food. With other notable mentions such as; Ko Samoi (Thai), Yaho, and Poco Loco (Mexican).

Bushwacka is a large pub, popular among the British, serving food during the day time and turning in to a bar/nightclub in the later hours. Often hosting live bands and music and different events through the year.

LA ZENIA

La Zenia lies within Orihuela Costa and falls under the jurisdiction of Orihuela Town Hall. A very popular destination all year around with a great location and access to loads of facilities. It has two fantastic beaches, Playa de la Zenia and Playa Cala Cerrada. Offering long sandy beaches, chiringuitos and great restaurants.

Both beaches receive Blue Flag accreditation year on year, recognised for their high standards of maintenance and flawlessly clean Mediterranean waters.



“

25 OF DECEMBER THOUSANDS GATHER ON ZENIA BEACH TO CELEBRATE CHRISTMAS DAY. SERVING FOOD, DRINKS AND ENJOYING THE MUSIC, MANY DRESSED AS SANTA'S

”



A LITTLE HISTORY

La Zenia really got popular as a holiday destination after the opening of the neighboring Villamartin Golf Club in 1972. Since that year it has been under development and increasing and the popularity constantly growing. Shortly after this the Servigroup La Zenia hotel was constructed on the front line to the sea separating the two beaches.

Some years later, in 1979, the Orihuela Costa Resort hotel was built and is today offering tennis courts, a large outdoor swimming pool, and informal accommodation set inside spacious private gardens. Asiatiska restaurant.



ZENIA BOULEVARD

The Zenia Boulevard shopping center was opened in 2012. It now has more than 150 stores, including all the big brands, a wide selection of fast food and fine dining outlets, a kids playground, arcade, bowling and free parking. It is now the largest mall in the Alicante province.

The construction of the mall has also reignited the area and started the construction of many new developments and improvements of the facilities in the area.

PLAYA FLAMENCA

Playa Flamenca is a gorgeous residential area along the coast, hosting two beaches, La Mosca beach and La Estaca beach. Both have been awarded the blue flag since 1992. Dividing the two beaches is a beautiful plaza and a variety of restaurants.

Little is known about the early history of the area, most likely it was just farmland and olive trees. In 1972 a group of Dutch investors bought the land and started developing the area to a Mediterranean Holiday destination.

Only a part of the residential area is located beachfront. While the majority of the developments are across the national road.



There are several commercial centers in the area providing you with all the services you need. The popular market is every Saturday, located in the street; Nicolás de Bussi. There you can buy anything from clothes, bags, shoes, fruits and vegetables as well as freshly cooked chickens, paellas and tortillas.



ACTIVITIES

For activities there is a large go-kart track, also offering additional activities.

Playa Flamenca also has a public sports complex, with a football pitch, tennis, padel, indoor pool and a small gym.



PUNTA PRIMA

Punta prima is partly located in Torrevieja and partly in Orihuela Costa, separated by the tree line in Avenida de las Olas.

Already from the late 60s development started in the area, mostly constructing larger villas with plots. The Mediterranean style villa area is still hugely popular, even among the Spanish buyers.

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RESTAURANTE PUNTA PRIMA HAS ONE OF THE MOST SPECTACULAR LOCATION AND VIEWS

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In the middle of the 70s the restaurant Nautilus was established and is still a popular restaurant today. Up until 2007 the development was mostly focused on the seaside of the national road and in the later years the area has been booming with new developments and commercial venues.

Punta Prima is an exclusive residencial are, famous for the mix of Mediterranean style villas and new build apartment blocks along the coastline.



There area two beaches in Punta Prima. Cala Pitreas is situated next to the Nautilus restaurant and is only 120 meters long. The larger beach, Playa de Punta Prima around the costal edge is much larger and also has a very popular beach bar / chiringuito. Up form the beach lies the spectacular restaurant Punta Prima.

Along the national road there is a large selection of restaurants, and right across the road there are two commercial centers with all the facilities you need and many top-level restaurants.

GUARDAMAR DEL SEGURA

Guardamar del Segura is a very popular town along the coast. Its charming streets and parks, combined with gorgeous long sandy beaches, attracts both tourists abroad as well as Spanish tourists. Guardamar originally an area of fishermen and farmers and was once a Phoenician colony called Herna, by Roman geographer Avienius. Later Arabs called the place Guald-a-amar (River of the Sand), likely the basis for its name today. In Spanish, “guardar” means “safekeeping” and “mar” means “sea”, and this is another possible basis for its current name.



Guardamar del Segura has extensive sports facilities, the most important being the “Las Rabosas” Sports Centre and the magnificent Municipal Sports Centre, with its Olympic swimming-pool, 3 football pitches, basketball courts, five-a-side soccer pitches, tennis courts, paddle and pelota courts.

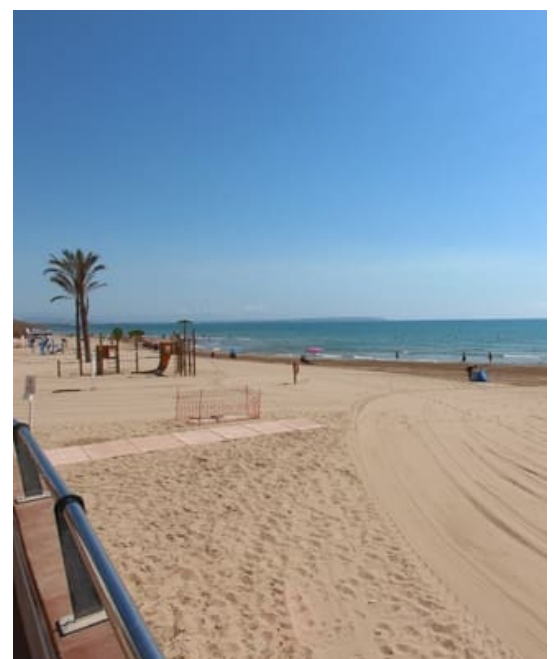
Make sure you visit the local market selling fresh fruits and vegetables as well as other locally-made goods and produce – market day in Guardamar is on a Wednesday.

THE BEACHES

Guardamar overlooks a long beach of sand dunes fringed by pine and eucalyptus forests making it a unique place to visit. 12 kilometers of fine wide sandy beaches, beautiful parks and a variety of fine restaurants, many specialising in local cuisine as well as the international variety.

From north to south, the beaches of Guardamar are Los Tusales Beach (nudist beach), Los Viveros Beach, De la Babilònia Beach, Playa Centro, La Roqueta Beach, El Moncayo Beach, Playa del Campo and Les Ortigues Beach.

There are sun beds available at all the beaches and at Playa Centro and at Playa Roqueta you will also find water sports such as; sailing, windsurfing, water-skiing, underwater diving, canoeing and jet skiing.



REGINA SOFIA PARK

In the center of town lies, Reina Sofia park, and occupies more than 70,000m² of pine forest and natural, rugged terrain.

The public park has been thoughtfully landscaped to provide an oasis for indigenous feather and fowl, occupied by a wide variety of bird-life throughout the year.

A great place to relax and see the waterfalls, ponds with peacocks, turtles, ducks, and geese. It's also has a playground for small children.



CASTLE OF GUARDAMAR

Guardamar town stood on the hill known as 'El Castell' from the time of its mediaeval Christian Foundation in 1271 until the destruction of the town by the 1829 earthquakes. It has been declared a Site of Cultural Interest (SCI).

It was occupied from the 8th c. BC until the 19th century, passing through different historical periods such as the Phoenician, the Iberian, the Roman, the Islamic Caliphate and the Christian period.

In the late 13th c. AD that the site became a crucial space for the location of a new town at the request of King Alfonso X, the Wise.

Guardamar Castle was destroyed by the 1829 earthquakes. Later on, its materials were used again to build the new town on the plain next to the sea. There are some remnants still standing such as the defensive structure of the Gunpowder Bulwark and the low medieval tower walls.

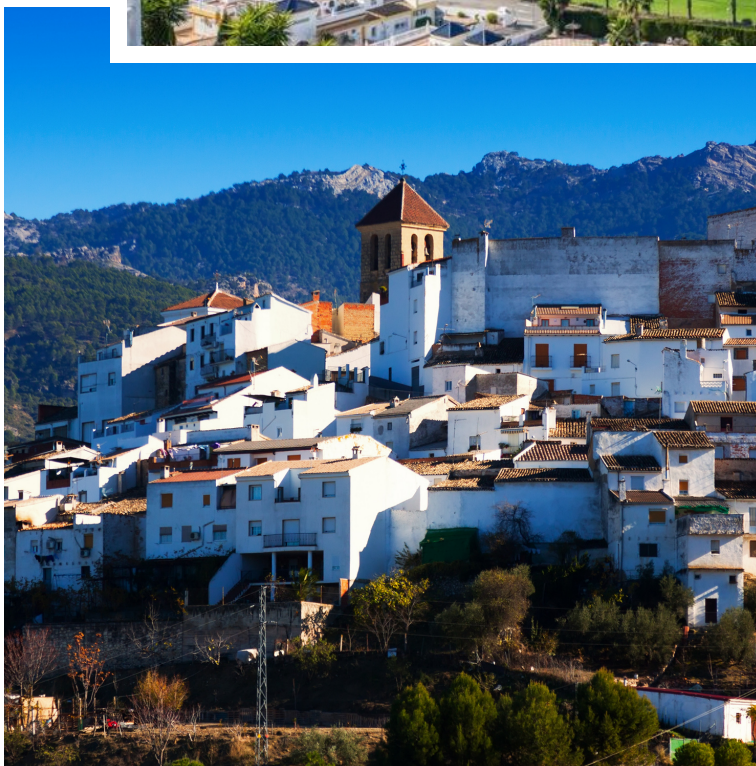


CIUDAD QUESADA

The story of the town of Quesada is a bit different than most, as it did not exist until the 1970's. A Spanish entrepreneur named Justo Quesada Samper had a great vision for the farmland above the salt lake, to create a new town and holiday destination. And the town was named after his family name.

Starting out he had difficulties getting approval from the town hall. Then in 1973, he got permission to construct 1500 houses and he could start his adventure. Even through a difficult start he was able to continue his dream and build an entire city in the area.

Development has been constant since that day and the area is continuing to develop to a larger town and is still today a very popular holiday destination. The Quesada family are still active and present in Quesada and are now one of the largest developers on the Costa Blanca.



Through the years more activities, commercial businesses and facilities has developed. La Marquesa Golf Club opened in 1989 and help grow the area and attract more buyers from abroad. The bar street in Quesada is packed with restaurants, shops and bars. Offering all sorts of local and international gastronomic experiences. There are loads of activities in the area as well. Having a tennis club, bowling and Aqualand to mention a few.

Ciudad Quesada is an active urbanisation all year around, with a great mix of different nationalities. Guardamar beach is no more than 10 minutes away by car.

VILLAMARTIN

Villamartín is the name of an urbanization and a golf course in Orihuela Costa which belongs to the province of Alicante and the Valencian Community on the Costa Blanca.

The area really got popular after the construction of the golf course. Founded in 1972, designed and built under the supervision of the Californian golf course architect, Mr. Robert Dean Putmann, it is still one of the most popular courses in the area.



During the last 50 years the area has been under constant development, forming Villamartin to a popular and attractive location for both people looking for a holiday home as well as permanent residents. Charming green urbanisation and a mix of Mediterranean style construction and modern developments gives Villamartin its unique look.

Villamartin is centered within short distance to a wide variety of facilities, commercial centers, golf courses and beaches.



VILLA MARTIN PLAZA

The social and commercial center of Villamartin revolves around the the Plaza. A gorgeous square decorated with palm trees and flowers, surrounded by restaurants and bars.

The palm trees are the home of the famous ringed parrots from Africa. Outside the plaza there is a busy street with shops and facilities, as well as the entrance for the golf course.

COSTA BLANCA WINE

There are two separate and distinct sub-zones: Vinalopó, which extends along the banks of the River Vinalopó in the southern area of the province, where the Monastrell grape variety and red wine production are predominant; and the smaller and newer sub-zone known as La Marina Alta, along the coast in the northern area of the province, where the Moscatel grape variety and white wine production are predominant.

Alicante is most renowned for producing a traditional sweet dessert wine known as Fondillón, made from overripe grapes



WHITE WINES

The main whites produced in this region are the Muscat wines. They are second to none, especially since they are made from Marina Alta Muscat of Alexandria, which bears no resemblance whatsoever to other Muscats from nearby areas. The wines are pale and clear, with a characteristic aroma of white flowers, orange blossom, jasmine and lily. In the mouth they are light, persistent and with a lovely acidity, perfect for pairing with many different foods. Also available are Merseguera wines – typically Mediterranean and more structured wines as well as Chardonnay and Sauvignon Blanc.

RED WINES

The regions leading and most typical red wine is a Monastrell wine. Produces either alone or accompanied by others grapes. Young or aged. Always intense, powerful, with ripe fruit and toasted hints, either of sunshine or wood. In short, a wine with medium to high depth of colour, with aromas of blackberries, plums and cherries. Intense in the nose and in the mouth. With great body, touches of Mediterranean forest and a hint of mineral, that becomes stronger with a higher concentration of Monastrell. A great experience and a wine that is definitely different.

Also available are wines made from some of the area's other successful varieties like Syrah and Merlot. Plus the classic Cabernet, Pinot Noir, Petit Verdot. All with that touch of well ripened fruit and intensity of flavour so typical of the Alicante climate and its hot summers.

THE AUTHORIZED GRAPES IN THE ALICANTE REGION



RED

Monastrell
Garnacha Tintorera / Alicante Bouschet
Garnacha Tinta / Gironet
Bobal
Cabernet Sauvignon
Merlot, Pinot Noir
Petit Verdot
Syrah
Tempranillo.

WHITE

Moscatel de Alejandría
Airén
Subirat Parent / Malvasía
Chardonnay
Macabeo
Merseguera
Planta Fina de Pedralba
Sauvignon Blanc
Verdil



" SPAIN IS THE WORLD'S THIRD LARGEST WINE PRODUCER, AFTER FRANCE AND ITALY, AND PRODUCED A TOTAL OF 343 MILLION IN 2011 "

3 SELECTED BODEGAS TO VISIT

Alicante offers many beautiful vineyards with long history and spectacular wine. We hope to trigger your interest and open your eyes towards this region's local wine. A perfect starting point and day trip is to visit a vineyard and experience the process and history. Below are 3 of many excellent vineyards

BODEGAS FRANCISCO GOMEZ

Francisco Gómez took over from the ancient La Serrata winery where wine had been made as far back as the 18th century. He then carried out the necessary renovations to turn it into a shining example of what can be achieved in Alicante in the field of agricultural production and innovation.

They offer guided tours of the chapel, Bodega Square (Plaza de la Bodega), vineyards, vinification cellar, ageing cellar, bottling room,

bottle storage cellar, the Fondillón hermitage, the Sociedad de Nichos (Wine Vault Club area) and the olive oil museum. Also a conducted tasting wines and olive oils, accompanied by a tasting of Iberian charcuterie made at the estate.



BODEGA CASA CESILIA

Casa Cesilia invites you to delve into the magical world of wine with three proposals, all with the same route but each with different wines to taste at the end.

The ideal place to start your visit and learn about the history of our winery, an ancient estate from the 18th century, where time seems to have stood still. After a tour of our organically-grown wine and table grape vineyards, you will enter the winery's installations, where you visit the fermentation room, barrel room and bottling area. For last they offer different combinations of wine tasting and food served from their amazing restaurant. Truly an unique experience.

BODEGAS CERDA

Visit our century old bodega. Unique yet familiar where you will learn the different processes and characteristics of our wines.

We start in the museum, where you will see a wide selection of century old machinery before we visit the exposition, the bottling room, storage and the cellar with the oak barrels and finally, with an aperitif where you can taste our wines.


Enjoy the exquisite taste of our traditional cooking in our restaurant together with our wines in the main room, where the beauty of our noble structure is a delight to see and as always all of this is accompanied by our excellent service.

COSTA BLANCA GOLF

There are many exciting courses on the Costa Blanca and additional courses close by on the Costa Calida. A dream location for any golf enthusiast or hobby player.



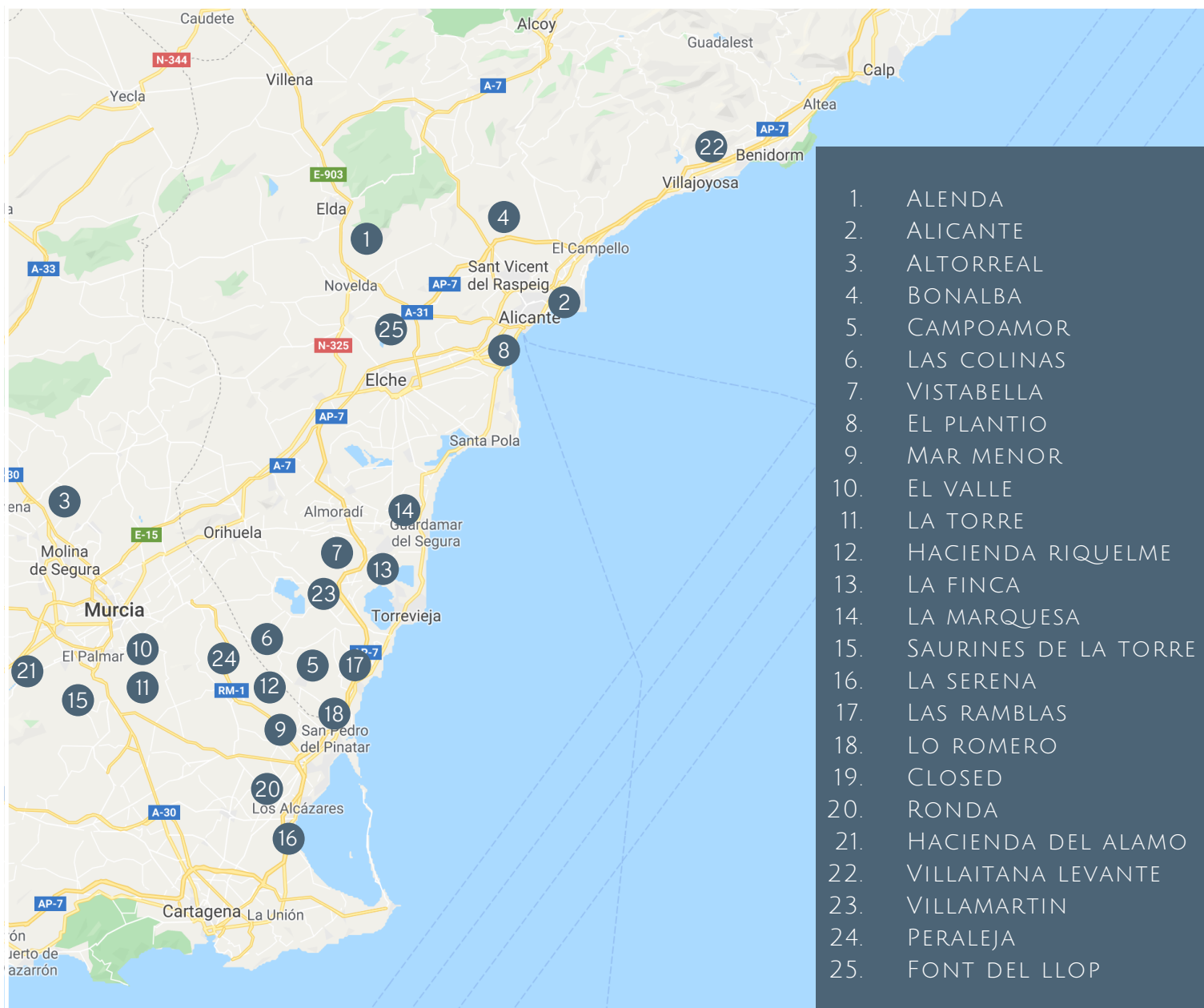
EXPERIENCE THE MAGNIFICENT COURSES ON THE COSTA BLANCA



With short distance between all the courses, many players love the chance to play many different courses. And in addition to golf many of the Clubs offers many other facilities such as Paddle, Tennis, social clubs and resort facilities.

In our brochure we have listed some additional information on a few of the courses, and we still strongly recommend you try more of them.





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COSTA BLANCA IS A PRIME GOLF DESTINATION FOR BOTH HIGH
LEVEL PLAYERS AS WELL AS BEGINNERS

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LAS RAMBLAS GOLF

Las Ramblas golf course is golf course owned by Quara Group. The golf course was built into a beautiful landscape of Mediterranean pines and natural watercourses and was opened in 1991. It was designed by Pepe Gancedo, a prestigious and visionary designer of golf courses recognized nationally and internationally.

This environment fascinates many players as they see this course as a challenge for their game. The greens are large and generous, with quick and gentle slopes. But the rest of the course offers challenging angles, drops and close vegetation.



18 HOLES - PAR 72 | TLF: +34 966 77 47 28 | WWW.LAFINCARESORT.COM/GOLF/LAS-RAMBLAS-GOLF

Av. Ramblas de Oleza, 37, 03189 Dehesa de Campoamor, (Alicante)

Services & Facilities



Pro Shop



Buggies &
Club Hire



Golf Academy



Driving
Range



Club House

LAS COLINAS GOLF

The Las Colinas golf course stands out for its exclusive and unique design. It has been recognised as “Spain’s Best Golf Course in 2021” on five occasions, according to the prestigious World Golf Awards and one of the 100 best golf courses in Continental Europe, according to the latest Top 100 ranking published by the British magazine Golf World.

In addition to the stunning golf course the have top level restaurants, a racquet club, Tennis and Paddle Academy, sportsclub and a beach club. A truly unique golf resort, built between gorgeous villas and apartments.



18 HOLES - PAR 71 | TLF: +34 965 32 40 04 | WWW.LASCOLINASGOLF.COM

Av. de las Colinas, 2, 03189 Dehesa de Campoamor, Alicante

Services & Facilities



Pro Shop



Buggy Hire



Driving
Range



Club Hire



Club House &
Restaurant

VILLAMARTIN GOLF

It is a mature course with various types of vegetation and over 40 years of history, providing a beautiful backdrop and stunning views of the Mediterranean sea. Villamartín golf course hosted a qualifying of the European circuit in 1997. Severiano Ballesteros, José María Olazábal, Ian Woosnan and many other international figures have played golf here.

Villamartín clubhouse was recently restored, it has a great restaurant with a roof terrace with stunning views of hole 18. Villamartín is, without a doubt, one of the best and finest golf courses in the Valencian region.



18 HOLES - PAR 72 | TLF: +34 966 729 055 | WWW.LAFINCARESORT.COM/EN/GOLF/VILLAMARTIN-GOLF-COURSE

Av. de las Brisas, 03189, Villamartin (Alicante)

Services &

Facilities



Pro Shop



Buggy Hire



Driving
Range



Club Hire



Club House &
Restaurant

CAMPOAMOR GOLF

This golf course has been challenging experienced golfers since 1988 when it was inaugurated as Real Club de Golf Campoamor by HRH D. Juan de Borbón, Count of Barcelona. The course emerged from the wild beauty of Dehesa de Campoamor between two interconnected valleys surrounded by small hillocks that protect it from the wind

In addition to this attractive and original layout, with marvellous views over the intense blue of the Mediterranean, the special features of the course create difficult rounds for experienced players.



18 HOLES - PAR 72 | TLF: +34 965321366 | WWW.LOMASDECAMPOAMORES

C/Dolores, 1 - 03169 Algorfa, Alicante, España

Services &

Facilities



Pro Shop



Buggy Hire



Driving
Range



Club Hire



Club House &
Restaurant

LA FINCA GOLF

La Finca golf course opened its doors in August 2002. This magnificent golf course was designed by the renowned Spanish designer Pepe Gancedo

This course has wide and generous fairways with spectacular and unique greens, enabling the golfer to use his driver, whatever the handicap of the player. The spectacular views all around this course makes it one of the best golf courses in Spain.

The greens at La Finca are totally different from each other, of varied shapes and singular beauty



18 HOLES - PAR 72 | TLF: +34 966 729 055 | WWW.LAFINCARESORT.COM/GOLF/LA-FINCA-GOLF

C/Dolores 1, 03169 Algorfa, Alicante, España

Services &

Facilities



Pro Shop



Buggies &
Club Hire



Golf Academy



Driving
Range



Club House

LO ROMERO GOLF

An enjoyable par 72 golf course that runs through a natural landscape and measures just over six kilometers from the yellow tees, a bit less from the red tees.

Enjoy the tranquility of nature mixed with sport where the only sounds you will hear is the rustling sound produced by the Mediterranean pine branches and the sole company of the gnawing squirrels that habitat the trees.

From some of the holes in the 18 hole layout you can admire the panoramic view of the blue skyline horizon where the sea meets the sky.



18 HOLES - PAR 72 | TLF: +34 966 766 887 | [HTTPS://WWW.LOROMEROGOLF.COM](https://WWW.LOROMEROGOLF.COM)

03191 Pilar de la Horadada, Alicante

Services &

Facilities



Pro Shop



Buggy Hire



Driving
Range



Club Hire



Club House &
Restaurant

LA MARQUESA GOLF

La Marquesa Golf, as we know it today, was founded and designed in 1989 by Mr. Justo Quesada, under the name of "Club de Golf Quesada".

In 1994 it changed its name to "La Marquesa Golf & Country club", a name that, thanks to the real estate projects of the Quesada family, became known throughout Europe, as the flag of an ambitious residential project called Ciudad Quesada, a large urbanization with more than 15,000 homes surrounding the golf course.



18 HOLES - PAR 71 | TLF: +34 966 71 42 58 | WWW.LAMARQUESAGOLF.ES

C. Miguel Ángel Jiménez, s/n, 03170 Rojales, Alicante

Services &

Facilities



Pro Shop



Buggy Hire



Driving
Range



Club Hire



Club House &
Restaurant

ALENDAGOLF

The Alenda Golf course was designed and built by Roland Favrat with the maximum respect for the original lay of the land and the estate's natural vegetation, avoiding any aggressive movements of earth during the construction process.

The golf course was completed in October 1999. It covers 49 hectares of land, 18 holes, par 72 and 6,257 meters in length, as well as an excellent practice area. Truly a spectacular course and golf club, well worth a visit.



18 HOLES - PAR 72 | TLF: +34 965 62 05 21 | [/WWW.ALENDAGOLF.COM](http://WWW.ALENDAGOLF.COM)

Av. del Mediterráneo, 52, 03679 Monforte del Cid, Alicante

Services &

Facilities



Pro Shop



Buggies &
Club Hire



Golf Academy



Driving
Range



Club House

EFFICAX EXTENDED SERVICES

Being an agent in Spain often includes more services than just buying and selling. Being a foreign country, knowing where to look for help, where to shop or how things work is not so easy. We are happy to help and guide you, long after your purchase or sale.

AFTER-SERVICE

This is an important factor when you choose your agent or agency. We always make sure that you are happy after your purchase and we are always available to you abroad and also when you are here in Spain. You might need help with setting up internet/TV, purchases for your new home, installation of alarm, looking after the property and much more. Take comfort in knowing we are always here and only a phone call away.

Let us know what you need and we will take care of it while you plan your next trip to Spain.



REFORMS AND CONSTRUCTION

A large percentage of our clients wants at some point to reform their property. Small jobs, small reforms or complete reforms and extensions. Any job you need and we will find the suitable builder. We will put you in contact with experienced builders and can follow up the process on your behalf if wanted.

Compared to your home country the prices for renovation may be a fraction of the price. So don't let bigger renovating jobs scare you off. Book a meeting with us, let us know what you want and relax from home knowing your project is in safe hands.

RENTALS

Many owners want to rent out their property from a few weeks a year to most of the year to make some extra money. Whatever you want to do, we will help you make the best plan for your property. Do you only need someone to meet the clients and arrange cleaning? No, problem. We have solutions for this as well.

KEY HOLDING AND HOME SERVICE

Do you need someone to look after your property in Spain while you are at home, or what to have a key available in our Spanish office? We offer a wide range of tailored home service packages suited to your your needs. We can also arrange cleaning, gardening and pool maintenance. Let us know what you need and we will assist you





EFFICAX
REAL ESTATE

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WWW.EFFICAXSPAIN.COM

