

PGI | Marbella
Property

PGI Marbella Portfolio

Marbella's Prime Investments



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Property

10 Celebrating 10 years
2005-2015



PGI Marbella Property
enquiries@pgimarbellaproperty.com
www.pgimarbellaproperty.com

PGI -About us



PGI Marbella Property are dedicated in sourcing and packaging the best investment opportunities to meet the individual requirements of the client, be it a second home, holiday home or a pure investment.

We pride ourselves on our personal approach to our investors, ideally a face to face service as most of our clients know us personally or have had recommendations from other clients. In addition to our UK head office, we have an office based in Marbella Spain and sales offices in the Algarve. Our local expertise and contacts allow us to source the best opportunities for our clients. We negotiate directly with Banks and Developers enabling us to provide you with the best financing opportunities available – generally with high LTV mortgages and favourable rates.

All of our promotions are fully transparent with NO hidden costs and we only use and recommend the best legal representatives! Our contacts established over the last 25 years in the banking industry ensure that we are the first to hear of special opportunities and we have the trust and respect from senior administrators of numerous banks!



An award winning company, having been awarded “**Best overseas Agent**” by Overseas Property Professional - our sales team offer a first class service from start to finish; covering all areas from financial advice, mortgage arrangements, equity release, conveyancing, foreign exchange but overall ensuring that our clients are delivered the right product as efficiently as possible.

PGI Marbella Property is also a member of AIPP (Association of International Property Professionals).



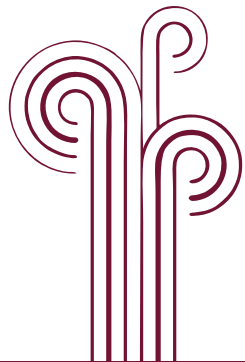
Now is the time to buy in the Costa del Sol and to take advantage of the best investment conditions in history, with the largest price reductions, the best mortgage rates with the euribor at an all time low and an ever increasing tourist market demonstrating that Marbella is a great all round investment and the number 1 destination in Spain!

* Subject to status

Buying costs in Spain

As a general indication, purchase costs in Spain are between 10.5% and 14% dependant on whether the property is brand new or second hand and whether it is being purchased with a mortgage, or not.

Any client purchasing a property in Spain is assigned a Fiscal Identification Number commonly known as a NIE number. This number is used for all tax returns and correspondence with the Tax Administration. The lawyers will assist with obtaining this number when they have the power of attorney to do so.



A GUIDE TO BUYING COSTS IN SPAIN...

Taxation on new properties...

IVA (VAT)	10%
Stamp duty on new properties only	1.5%

Taxation on second hand (resale) properties...

Transfer tax on resale properties	8-10% (dependant on price)
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Other costs...

Notary & Land Registry	0.5% (usually an amount not a %)
Legal Fees	1%
NIE Number	€300

Costs associated to buying with a mortgage...

Bank Mortgage Opening fee	1%
Stamp duty on mortgage	1.5%
Mortgage arrangement fee	€1,250

La Reserva

LA RESERVA DE LOS NARANJOS is a new development situated in Naranjos de Marbella Estate. This is a promotion of 26 two and three-bedroomed apartments, with garden, solarium, green area and private swimming pool.

This new property provides all necessary facilities for a first residence or holiday home. A concept of building where both internal and external design come first. Great connections to supermarkets, schools, sports clubs, academies, restaurants and bars to be found just metres away in Puerto Banús. This is the only property development on this estate with underground car-parking, storage space and lifts.

Investment Summary

- ✓ From **€270,000**
- ✓ up to **80%** Mortgages*
- ✓ 26 two & three-bedroomed apartments
- ✓ Gardens
- ✓ Solarium
- ✓ Green area
- ✓ Private swimming pool
- ✓ Metres away from Puerto Banús
- ✓ Underground car-parking
- ✓ Storage space and lifts.

Subject to status*



Sotoserena

Designed by the signature architect Mr Melvin Villaroel, Soto Serena boasts over 34,000 sq/m of beautiful landscaped gardens, with 2 very large pools, a featured waterfall, a fully equipped gym, sauna and a bar/restaurant area.

Situated only 600m from the beach, with stunning Mediterranean and gold views, Soto Serena is the perfect location to wander between elegance and tradition.

Built to the highest standards and building qualities, the residential project consists of 183 apartments distributed in 20 blocks – only 3 floors and 9 apartments per block, built in a traditional Mediterranean village style; a harmonious blending with the natural and peaceful surroundings.

Investment Summary

- ✓ Up to **50%** discount off original price
- ✓ **70-90%** mortgages available*
- ✓ 1,2 & 3 bedroom apartments
- ✓ Secure gated community
- ✓ Master bedroom with en-suite bathroom
- ✓ Luxury marble bathrooams
- ✓ Large terraces with amazing views
- ✓ Private garden areas on ground floor units
- ✓ Fitted hot & cold air-conditioning
- ✓ Parking & storage with each apartment
- ✓ Fantastic rental potential
- ✓ Located only **600m** from the beach
- ✓ Only an 8 minute drive from Puerto Banus
- ✓ Prices from **€161,000**

Subject to status*



Hoyo19

Hoyo19 is a luxury, residential development set within the prestigious Los Flamingos Golf resort, one of the most desirable locations in the Costa del Sol.

Comprising of 1, 2 and 3 bedroom apartments finished in a contemporary style, this development boasts great communal facilities which include numerous swimming pools, a 9 hole pitch and putt course, children's play area and a padel tennis court.

These large, spacious, luxurious apartments are orientated towards the south and south-west providing unrivaled views of Los Flamingos golf, Villa Padierna hotel, the Marbella coastline all the way down to Gibraltar and across to Africa on a clear day.

Investment Summary

- ✓ Up to 50% discount off developer's price
- ✓ **70-90%** mortgages available*
- ✓ Prices from **€257,000**
- ✓ Best mortgage conditions in Spain
- ✓ Established rental location
- ✓ 8 minutes to Puerto Banus
- ✓ 3 minutes to the beach
- ✓ Fitted hot & cold air-conditioning
- ✓ Parking & storage with each apartment
- ✓ Fantastic rental potential
- ✓ Located only **600m** from the beach
- ✓ Only an 8 minute drive from Puerto Banus

Subject to status*



Cortijo del Mar

The 250 Mediterranean style luxurious apartments, duplex penthouses and townhouses are situated in a privileged, elevated location near the beach and surrounded by many of the area's finest golf courses, other sporting facilities including tennis and horse riding as well as shops and restaurants.

Cortijo del Mar Resort has been built in a traditional Andalusian style with a stylish contemporary twist that incorporates the ultimate in modern living. All homes are equipped with intelligent domestic systems that include climate control, automatic shutters, multi-room music systems, video control and more. The complex is also controlled by a 24 hour security guard and operates with a high tech video entry system which offers complete peace of mind.

Investment Summary

- ✓ Prices now slashed by up to **43%**
- ✓ 1, 2 and 3 bedroom apartments & houses
- ✓ Prices from as little as **€172,500**
- ✓ Top quality construction and fittings
- ✓ Resort style development with all services
- ✓ Buy-to-let options and fully managed
- ✓ Mortgages of around **70%***

Subject to status*



Vime Resorts

An opportunity to purchase a newly reformed apartment in a very successful 4* resort in one of the best locations in Marbella.

Only **10 minutes from Marbella center** and walking distance to the best beaches, this resort offers great service, quality and facilities for a very affordable price.

Investment Summary

- ✓ Prices from as little as **€135,000**
- ✓ Brand new reformed apartment
- ✓ High spec kitchens and bathrooms
- ✓ Duplex apartments
- ✓ Large solarium's
- ✓ Fully furnished, turn-key ready
- ✓ 6 month rental scheme
- ✓ 6 month free personal usage
- ✓ All ongoing costs paid by operator
- ✓ Flexible terms
- ✓ Guaranteed rental income



Jardinana

Jardinana is a brand new development located in La Cala de Mijas, five to ten minutes' walk from the town center and the beach.

Apartments benefit from panoramic sea views and an excellent South West orientation.

The development will be built to the highest standards following the new European Code of Edification (CTE), featuring large terraces, sliding wide floor-to-ceiling windows and heated floors in bathrooms.

Investment Summary

- ✓ Prices from as little as **€265,000**
- ✓ Mortgages of around **70%***
- ✓ Panoramic Sea Views
- ✓ High Quality Finish
- ✓ Heated floors
- ✓ Luxury Gardens
- ✓ Outdoor swimming pool
- ✓ Heated Lap pool
- ✓ Games room
- ✓ Barbecue chill out area
- ✓ Gym area
- ✓ Beach area
- ✓ Mini Spa

Subject to status*



Golf Hills

1, 2 and 3 bedroom apartments and penthouses perfectly located between Estepona and Puerto Banús with La Resina Golf and Country Club next door, Golf Hills offers high quality finished apartments and penthouses, all enjoying spacious terraces and outside areas.

Facilities include two outdoor pools, a paddle court and barbecue area, all set in beautifully designed and excellently maintained gardens.

Investment Summary

- ✓ Prices from **€115,000**
- ✓ 2 outdoor pools
- ✓ Paddle court
- ✓ Barbecue area
- ✓ Natural exterior wooden floor
- ✓ 2 and 3 bedroom with plunge pools
- ✓ Optional furniture packages
- ✓ Electrical and Terrace packages
- ✓ 10 min walk from Puerto Banús & Estepona
- ✓ 2 minute ride to the beach
- ✓ Walking distance to a 9-hole golf course

Subject to status*



Palacio de Congresos

Brand new luxury apartments in the heart of Marbella. This beautiful development of 1, 2 or 3 bedroom apartments is situated at the beach side of the Golden Mile.

This convenient location is only one step away from the famous Don Pepe 5 star Hotel, and within walking distance of the beautifully managed parks and gardens and the narrow streets of Marbella's romantic 'Casco Antiguo' (Old Town), where homes and shops intermingle to create the atmosphere of a small village rather than a cosmopolitan town.

Just walk two minutes to Marbella's seafront promenade, sandy beaches, world class restaurants and exciting bars.

Investment Summary

- ✓ Up to **45%** discount off original price
- ✓ Prices from just **€229k**
- ✓ Marbella center location
- ✓ **150m** from the beach
- ✓ Fully fitted kitchens with Miele appliances
- ✓ Spacious, south facing apartments
- ✓ Under floor heating in all rooms
- ✓ Under ground car parking
- ✓ Large sun deck and swimming pool
- ✓ Buy-to-let options
- ✓ Great Investment opportunities

Subject to status*



We are experts in finding the right properties in the Costa del Sol! We carefully select the properties that we include in our portfolios to ensure that there is a genuine rental market and opportunity for future growth.

Contact us today for further details of our exclusive opportunities & take advantage of some of the “Best Financial Conditions In Europe!”

Call: UK: +44 (0) 333 8000 008

Spain: +34 951 242 877

(Local Call charges apply - FREE from mobile phones with inclusive minutes)

Email: enquiries@pgimarbellaproperty.com

