



Location:
Ctra Les Marines Km.3.6 Dénia.
Costa Blanca North

Builders and promoters:



General information



Reference:

Types: Apartments and penthouses.

Bedrooms: 2 and 3

Prices: **Apartments.** From 218,100 € + 7% VAT

Penthouses. From 278,300 € + 7% VAT

Garages/Parking: Parking space or garage.

Storeroom: Yes

Completion: Autumn 2007

Total complex units: 72

Communal areas and facilities

- Satellite + cable TV available
- Swimming pool with lounging area
- Green areas and gardens
- Paddle courts

Description

- Restaurants, pubs, chemist and supermarket within easy reach.
- The complex comprises 2 and 3 bedroom apartments, with covered and open terraces
- Parking space and storerooms included
- Second line apartments here make an ideal investment.
- Dénia's marvellous beaches have continuously received the European Blue Flag award for cleanliness over the years as testament to their outstanding quality. They form part of an exquisite coastline offering rugged splendour, all manner of water sports and a terrific seaboard aesthetic.
- There is racquet-ball court on site (bit like outdoor squash!)

Location

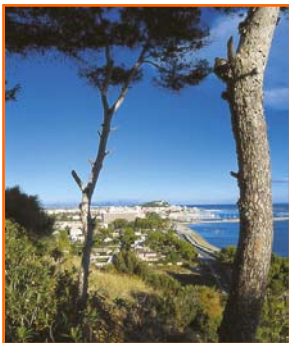
- 100 metres to *Las Marinas beach* with its 20 km of fine sand
- A few minutes drive to the main N-332 Alicante-Valencia road, the A7 motorway and just 3.5km from Dénia town centre.
- Situated to view the *Montgó mountains* amongst a wealth of other natural beauty with adventure activities at hand throughout.
- Regular bus services provide easy access to and from Dénia.

Contact details



London Office: 126 Wigmore Street, London, W1U 3RZ
Tel: 02072242202 Email: london@blauverd-habitat.com

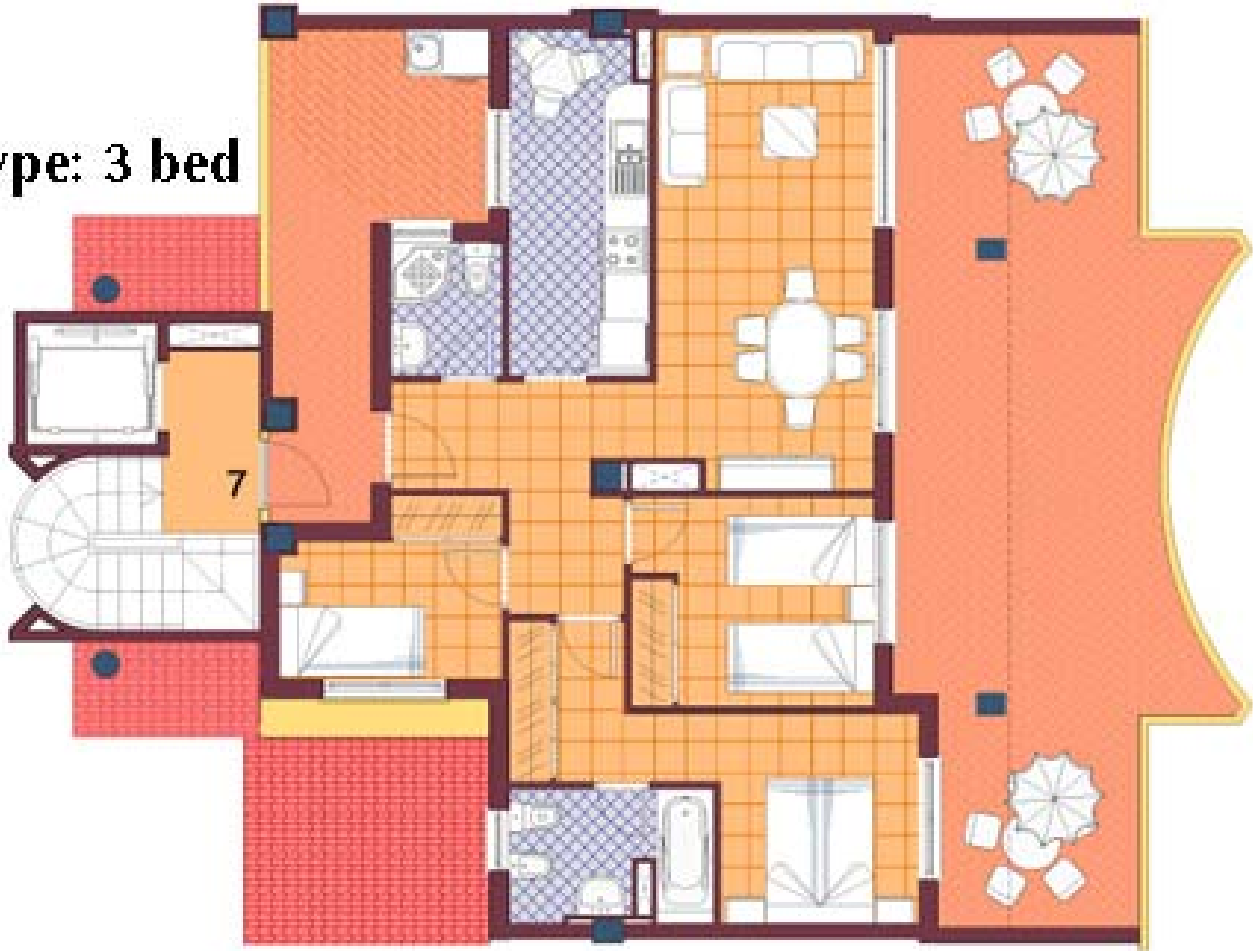
Jardines del Real





Type: 2 bed

Type: 3 bed





Plaza de las Marinas IV
RESIDENCIAL

Las Marinas del Real

SITE PLAN

This document has no contractual value.
All pertinent information is at your disposal in our sales offices.

SALES & INFORMATION
www.blauverd-habitat.co.uk



LOCATION PLAN



BY ROAD

The international airports of Alicante and Valencia are both only 45 minutes from Jardines development. Follow the A7 motorway towards Valencia then take the exit for Dénia.

FLIGHTS

There are daily flights to **Alicante** with the following airlines:

www.easyjet.com : From Liverpool, Luton, Newcastle, Stansted, Gatwick, Bristol and East Midlands.

www.flymonarch.com : From Luton, Gatwick and Manchester.

www.britanniadirect.com : From Luton, Birmingham, Manchester and Stansted.

www.mytravellite.com : From Birmingham.

www.bmibaby.com : From Cardiff and Manchester.

www.aerlingus.com : From Cork and Dublin.

www.airscotland.com : From Edinburgh and Glasgow.

www.flybe.com : From Exeter and Southampton.

www.excelairways.com : From Gatwick and Manchester.

www.flybmi.com : From Heathrow.

There are also daily flights to **Valencia** with the following airlines:

www.aerlingus.com : From Dublin.

www.ba.com : From Gatwick. Heathrow.

www.iberia.com : From Heathrow.



1. RESERVATION DEPOSIT

£200 or will hold the property off the market for up to one month subject to your viewing on-site. The deposit will be fully refundable should you not wish to proceed after visiting

2. ARRAS CONTRACT

2,725€ (£1,890) Commitment Contract whilst the purchase contract paperwork is awaiting arrival

3. 10% DEPOSIT (Less previous payments above)

Under Spanish property law the deposit will be covered by a private contract (Contrato de compra-venta) between Blauverd and yourselves. Your lawyer is very welcome to inspect the contract and advise you accordingly before you sign it.

4. FURTHER 20% (During the construction period)

Which can be paid in easy instalments and can be quarterly, half yearly... Payments can be made in the UK if this is more convenient. The same applies to the above.

5. COMPLETION

The remaining 70% will be paid when you or your lawyer sign the "escrituras" or title deed when the construction of the property is finished. In Spain all properties are freehold. Mortgages of approximately 65-70 % are available to buyers subject to status.

6. DEPOSIT GUARANTEE

All payments made are fully guaranteed by leading specialised insurance companies. A clause is written into the contract.

7. SPANISH IVA (VAT)

Is applicable on all new property in the Spanish mainland and the Balearics Islands. The current rate is at present 7% and it is spread over stages of payment.

8. PAYMENTS IN STERLING / EUROS

The prices are fixed in EUROS. However, payments for deposit and instalments can be made in sterling at the day's rate between both currencies.

9. SERVICE CHARGE

Is set by the management company (comunidad de propietarios) once the property are lived occupied. Decisions, including the amount for the service charge, will be taken by the proprietors themselves at the AGM (absent owners generally vote by proxy). The service charge will naturally be in line with the level of services provided but is usually around £30 per month.

PAYMENT DETAILS: _____



DEVELOPMENT: JARDINES DEL REAL

PROPERTY DEVELOPER: **BLAUVERD HABITAT Y OCIO S.L**

⇒ RESERVATION DEPOSIT: **£200**

METHOD OF PAYMENT: CASH, BANK TRANSFER OR CHEQUE.

UK BANK (ONLY FOR RESERVATION DEPOSITS)

BANCO SABADELL

Account Nr

03959 001

Sabadell House

120 Pall Mall, London SW1Y 5EA

Sort Code

60 92 70

Swift Code

BSAB GB 2L

IBAN NUMBER:

GB09 BSAB 6092 7003 9590 01

⇒ ARRAS CONTRACT : **2,725€** (£1,890) + VAT

METHOD OF PAYMENT: CASH, BANK TRANSFER OR CHEQUE.

⇒ PURCHASE SALE CONTRACT : **10%** + VAT-LESS PREVIOUS PAYMENTS-
FROM THE FINAL PRICE INCLUDING (PROPERTY+ PARKING SPACE+STORE ROOM).

FINANCIAL INSTITUTION PROVIDING MORTGAGE: BANCO PASTOR

MORTGAGE CONDITIONS: TO BE CONFIRMED

PAYMENT SUMMARY

1.Reservation Deposit (30 days)	→	£200	Vat included
2. Arras Contract:	→	2,725€	"
<u>Building License</u>			
3. Private Purchase Contract :	→	10%	
* after 5 months	→	7%	
* after 10 months	→	7%	
*after 15 months	→		<u>6%</u>
	<i>total</i>	30%	
* Remaining mortgage	→	70%	

ACCOUNT NUMBER FOR RESERVATION DEPOSIT AND INSTALMENT PAYMENTS

**BANK
0049**

**OFFICE
0826**

**D.C
16**

**ACCOUNT N.
2411825693**

SWIFT CODE: BSCHESMM

IBAN: ES25