



the best locations under the sun

SPANISH PROPERTY INVESTMENT OPPORTUNITY – ACT NOW!

At Girasol Homes, we strive to negotiate discounted properties and investment deals to appeal to everyone. We have secured a small number of brand new significantly discounted 2 BEDROOM APARTMENTS AND TOWNHOUSES ON A 5 STAR RESORT.

95% MORTGAGES ARE AVAILABLE SUBJECT TO STATUS



NEW GOLDEN MILE ESTEPONA – SPAIN - READY TO MOVE IN!

APARTMENTS WITH PRICES STARTING FROM 265,000 €

FEW TOWNHOUSES LEFT WITH PRICES STARTING FROM 380,000 €



CORTIJO DEL MAR is a new residential complex, with an approximate area of 119.840 square meters, composed of 250 homes boasting high quality design and construction materials and incorporating exceptional services in security and domotics.

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specials@girasolhomes.co.uk



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Situated at the heart of the area known as the **NEW GOLDEN MILE ESTEPONA** just 1 km from San Pedro de Alcántara.

Its exceptional location allows you on the one hand to enjoy the mountain scenery, and on the other, being only one kilometre from the beach to feel the sea breeze. What's more, the surrounding area has a high concentration of the finest golf courses in the region.

The beauty that embraces the whole of the Costa del Sol is undeniable. Its seascapes and mountain views, the fine sand of its beaches and its numerous leafy gardens, the character and customs of the people, its history and the culture reflected in the architecture of its villages and cities. A beauty that can be both seen and felt, so much so that, when living in this part of the Mediterranean, one is filled by its spirit of joie de vivre and enjoyment of every moment in the day.

A MEDITERRANEAN HOUSING DEVELOPMENT



The Cortijo del Mar development has been designed in such a way that, as a whole, it meets the characteristics necessary to be considered a luxury housing development, both as regards installations and services, and the main aim of its design is that living here will bring, above all other things, comfort and wellbeing.

In every corner of the housing development there is a flower garden and in the centre, surrounded by a spacious landscaped area, are the communal swimming pools.

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Within enclosed grounds of 119.840 ms, the buildings are laid out around the large common area and are composed of m2 different types of home from which to choose, some of which correspond to the Mediterranean village type and others which are townhouse type. The majority of the homes include a garage space and storage area. In addition, there is a small social club with gym and spa installations.

In the interests of offering comfortable, quality homes we have made a studied distribution of each home based on the maximum use of space, and the design and choice of materials for each home has been taken care of down to the finest detail. These are homes that will make your life easier, and for this reason we offer a high service in domotics and maximum security, both for the housing development and in the homes, complete air conditioning installation, hydromassage tub in the main bathroom and completely equipped kitchen with stainless steel fridge, panelled dishwasher, washing machine, worktop and vitroceramic hob,



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A PRIVILEGED LOCATION

Of the exceptional location it is worth mentioning not only its proximity to the beach and the numerous golf courses in the area, but also that it is only a short distance away from Puerto Banus and town centres, San Pedro de Alcantara and Marbella on one side and Estepona on the other, with significant infrastructures and large shopping malls.

SECURITY AND DOMOTICS

The system of high degree of security and privacy control established in Cortijo del Mar is the main difference between this and other developments in the area. All of the entry points, whether pedestrian or vehicular, have access control by means of a video security system. Within the homes, security control is carried out by the activation of alarms with an electronic key, which is also the system for access to common areas. There is detection of movement in the main areas of the house, smoke detection in the kitchen, leak detection in bathrooms and kitchen which even allows shut-off of water supply and, in addition, an occupancy simulation system which operates lights and blinds. Reception of these alarms is made in the central security control computer of the complex. And, for your maximum comfort, all of the homes have direct access via internet and remote control of air conditioning, a timer for system control on a daily and hourly basis, watering of gardens according to the season, control of water heater, automatic lowering of blinds in case of rain, automatic switching on of lights, web server and wireless internet access, sound distribution system and touch control of sound as well as electrical mechanisms.



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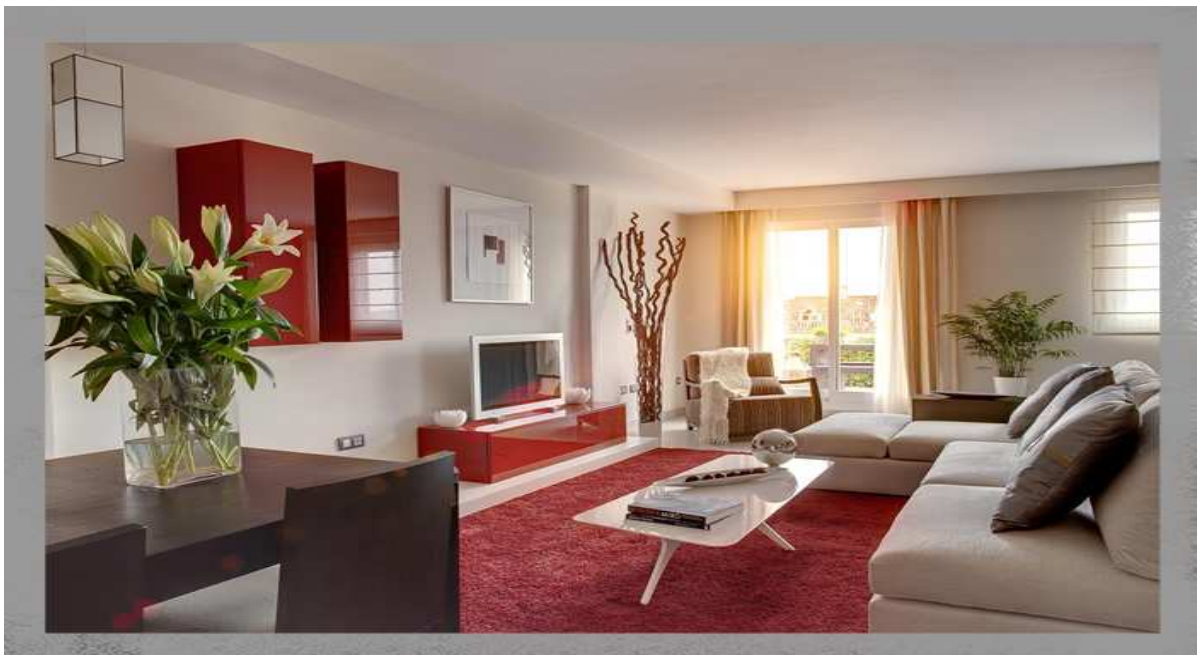
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As a complementary feature, the CORTIJO DEL MAR Housing development includes membership fees for you to enjoy the El Campanario Social Club, a private club, solely and exclusively for you and the privileged few who are owners of a home on the neighbouring developments.

The Club House is next to the Golf del Campanario course, with a spectacular design by architects Christian Larrain Kand Rodolfo Nonini. Its sporting installations include, besides a 9 hole golf course, 2 tennis courts and 2 paddle tennis courts, with a fabulous outdoor swimming pool. There is also a café, a restaurant, a lounge with open fireplace, a sports and golfing shop, a fitness centre with aerobics room and monitored exercise machines, a heated 4-lane pool, Jacuzzi and saunas, and a children's club for younger members. To complement the Cortijo del Mar housing development, you have the opportunity to enjoy membership of the Country House de El Campanario Social Club, which will not only be a meeting point for friends and family, but will also open a wide range of sporting opportunities to you with its golf course, tennis and paddle tennis courts, gym El Campanario is the perfect meeting point for your family and friends just a short step from your home on the Cortijo del Mar housing development.

VISIT THE EL CAMPANARIO CLUB WEB SITE TO SEE MORE DETAILS

<http://www.elcampanarionet.com/chouse/>



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PRICES AND FINANCING

The development offers a selection of 2 bedroom and 3 bedroom apartments, penthouses and duplex apartments, prices starting from 265,000 € up to 369,000 € depending upon the size and location of each apartment. There are just 5 remaining townhouses still available on the development. Prices between 380,000 € - 420,000 € depending on size and location.

There are mortgage options up to 95% subject to qualification. The following documents will be required by the bank for a mortgage application.

Completion costs – VAT/IVA , registration fees and notary fees will be approximately 11% of the purchase price of the property.

Reservation fee: 6,000 € to reserve a property.

What is needed:

- Copy of passport
- Copy of N.I.E. (not essential at this stage but needs to be done prior to signing deeds
- your lawyer can sort this out)
- Mortgage Application Form
- P-60 (or Tax Return if self employed)
- Copy of employment contract if employed
- Last 3 payslips
- Bank statements (last 3 months)
- Full credit report from Experian (Irish Credit Bureau or any other official full credit report)
- List of assets and liabilities (duly signed)
- Proof of income from any properties (rental contracts...)
- Reference letter from your local bank

CALL US TODAY TO ARRANGE YOUR TRIP OR RESERVE A PROPERTY BEFORE IT IS TOO LATE.

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