



# BANK REPOSSESSION & DISTRESSED SALE PROPERTIES

Spanish property direct from the bank

Secure titles & Bank Guarantees. Exclusive properties, key-ready developments.



## **GOLF APARTMENTS IN VILLAMARTIN**

**Golf Apartments, Villamartin, Orihuela Costa, Alicante**  
**90% Mortgage available at just 2.65%**

**Prices: €82,460 - €130,360**



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### 1.-THE AREA

#### 1. General Location

##### 1.1 Airport Distances

##### 1.2 Access / Communications

##### 1.3 Leisure

##### 1.4 Main Commercial Centres

### 2.-THE PROJECT

#### 2.1 Urbanization Villamartin

##### 2.2 Golf apartments

##### 2.3 The Apartments

##### 2.4 Photographs

##### 2.5 Floor Plans





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### 1. General Location

The apartments are situated in the development area of Villamartin in the municipal area of Orihuela Costa in the province of Alicante on the southeast coast of Spain. The area has seen a heightened level of construction over the boom years given its proximity to the white sandy beaches of the coast and the presence of three 18-hole golf courses. With the development that has taken place and the popularity of Orihuela Costa with foreign home buyers, the level of services and amenities available has also increased. There are a number of commercial centres in the area that offer myriad shops, bars and restaurants which are open all year round due to the number of permanent residents living within the nearby urbanizations.

1.1 Airport Distances: El Altet (Alicante): 73 km San Javier (Murcia): 23 km Corvera (Murcia) (2011): 54 km

1.2 Access / Communications: Road Links N332 national road (Alicante & Cartagena) 4.5km to east. AP7 Mediterranean Motorway 3.6km to East.

Bus Services Various services to Orihuela town, coast and Torrevieja.





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### 1.3 Leisure

#### Golf

There are currently 15 operational golf courses within the province of Alicante.

There are 5 golf courses at this moment in operation within a 30 minute drive time from the development: "Golf & Country Club La Marquesa", Golf La Finca", "Las Ramblas Golf", Campoamor Golf" and "Villamartin Golf".

There are a further 12 operational golf courses in the Murcia region with another 32 under construction.

#### Beaches

The project is situated nearby to 7 beaches pertaining to Guardamar del Segura, the most proximate being 6.6km by car.

#### Marinas

There are two sports marina within the vicinity, the closest being located at Campoamor at 6.4km. There is a second marina located at Cabo Roig at 6.5km from the site.





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### 1.4 Main Commercial Centres

**Torrevieja** (13.3km): Main international tourist town situated to south. Resident Population c.101,381 inhabitants. 5th largest town in Valencian Community. High level of amenities; A General Hospital, Private Hospital, Theatres, museums, 14 sports installations, 61 bank branches.

**San Javier** (20.8km): Site of current Murcia airport. c.23,000 inhabitants. Possesses 23km of Mar Menor coast and 16km of Mediterranean coast. Well established town with levels of services that will include an additional Public Hospital at Pozo Aledro (under construction) and Sports University (projected).

**Orihuela** (31.2km): c.84,600 inhabitants and sixth largest town in Valencia community. Situated to Northwest. 3 universities. General Hospital. Historically economy based on production, transport and export of agricultural produce. Expansion zones with high level of growth particularly on the coast. Main centre for both social and cultural amenities, together with various commercial centres and high street retail operations.

**Murcia** (52.5km): Regional Capital -population c.416,000 inhabitants. Full level of amenities. 3 public hospitals. 2 public universities.

Primary retail with town centre department stores (El Corte Inglés) Out-of-town retail parks (Ikea, Nueva Condomina commercial centre).





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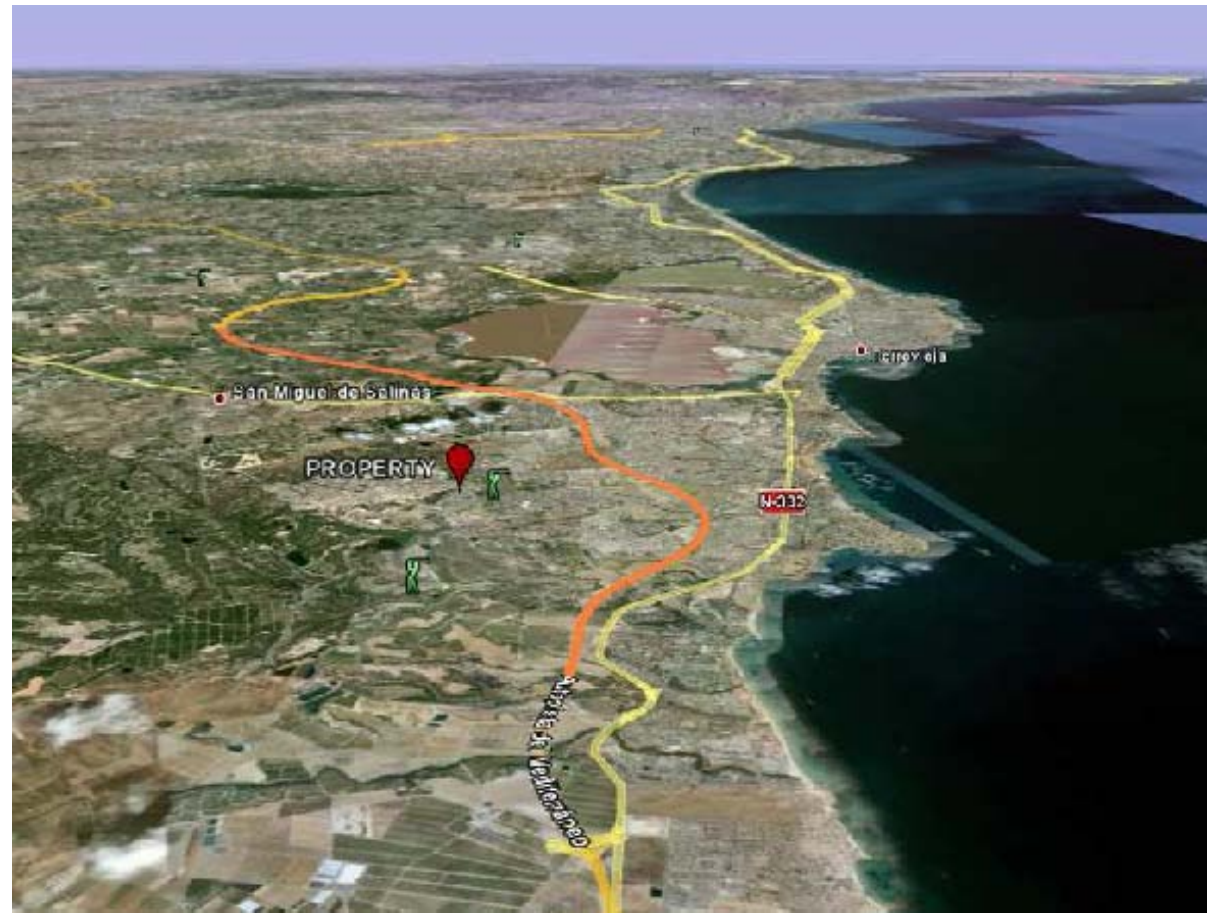
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## 2.-THE PROJECT

### 2.1 Urbanization Villamartin, Orihuela Costa

The project is situated within the Urbanization of Villamartin within the “Golf Triangle” of Orihuela Costa. The three 18-hole courses include Campoamor Golf, Las Ramblas Golf and Villamartin Golf. The urbanization incorporates mixed uses, the majority being for residential use. The urbanization includes numerous commercial areas and centers that cover most needs of residents. The urbanization is well established with few remaining sites available for construction.





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## 2.-THE PROJECT

### 2.2 Golf apartments

Occupying a privileged location within the Villamartin Urbanization, the apartments are situated within walking distance to shops and amenities, whilst being within 250m line-of-sight to the 16th green. The development comprises two blocks of 4 storeys, with a total of 100 units with garage spaces.

Residents of the development benefit from the use of communal gardens, sun terraces, swimming pools and wellness spa with Jacuzzi and gymnasium.





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## 2.-THE PROJECT

### 2.3 The apartments



The apartments benefit from the following specifications:

-Lift Access -Southeast orientation -Fitted kitchens -Pre-installation air conditioning -Garage parking space -Bathroom vanity unit

Penthouse apartments also benefit from a private solarium, built-in barbeque and storage space.

We have a total of 70 key-ready apartments within the complex.

Comprising 1, 2 or 3 bedrooms, the unit areas range from 51m<sup>2</sup> to 83m<sup>2</sup> constructed space. Terrace sizes range from 6m<sup>2</sup> to 8m<sup>2</sup>





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2.-THE PROJECT





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## PRICES APARTMENTS VILLAMARTIN

### BLOCK I

N°	Unit	Garage N°	Garage Area (m2)	N° Bedrooms	N° Baths	N° WC	Constructed Area (m2)	Net Area (m2)	Covered Terrace (m2) 100%	Open Terrace (m2) 100%	Public Sales Price	Precio		
												Discount €	Discount %	
1	B-1	57	14,5	2	1	1	62,7	49,2	12,1	16,4	154.500,0 €	108.150 €	46.350 €	30
2	B-7	63	11,5	2	1	1	62,2	49,2	11,8	10,7	155.500,0 €	108.850 €	46.650 €	30
3	B-8	64	14,0	2	1	1	62,7	49,2	11,8	10,7	155.500,0 €	108.850 €	46.650 €	30
4	B-9	65	11,6	2	1	1	60,9	49,2	10,8	10,7	155.500,0 €	108.850 €	46.650 €	30
5	B-10	66	11,4	2	1	1	60,9	49,2	10,8	10,7	155.500,0 €	108.850 €	46.650 €	30
6	B-11	67	15,2	2	1	1	62,7	49,2	10,8	10,7	160.800,0 €	112.560 €	48.240 €	30
7	1°-1	68	10,8	2	1	1	62,7	49,2	12,1	0,0	157.800,0 €	110.460 €	47.340 €	30
8	1°-2	69	13,0	1	1		51,5	39,8	12,3	0,0	117.800,0 €	82.460 €	35.340 €	30
9	1°-3	70	13,0	3	1	1	83,9	74,4	16,6	0,0	175.800,0 €	123.060 €	52.740 €	30
10	1°-4	71	15,2	2	1	1	60,9	49,2	12,1	0,0	156.800,0 €	109.760 €	47.040 €	30
11	1°-5	72	12,8	3	1	1	83,9	74,4	16,9	0,0	179.800,0 €	125.860 €	53.940 €	30
12	1°-7	74	12,5	2	1	1	62,2	49,2	11,8	0,0	158.800,0 €	111.160 €	47.640 €	30
13	1°-8	75	11,2	2	1	1	62,7	49,2	11,8	0,0	158.800,0 €	111.160 €	47.640 €	30
14	1°-9	76	11,2	2	1	1	60,9	49,2	10,8	0,0	158.800,0 €	111.160 €	47.640 €	30
15	1°-10	77	11,4	2	1	1	60,9	49,2	10,8	0,0	158.800,0 €	111.160 €	47.640 €	30
16	1°-11	78	11,1	2	1	1	62,7	49,2	10,8	0,0	164.800,0 €	115.360 €	49.440 €	30
17	2°-1	79	11,0	2	1	1	62,7	49,2	12,1	0,0	164.800,0 €	115.360 €	49.440 €	30
18	2°-3	81	13,3	3	1	1	83,9	74,4	16,6	0,0	181.800,0 €	127.260 €	54.540 €	30
19	2°-4	82	15,3	2	1	1	60,9	49,2	12,1	0,0	163.800,0 €	114.660 €	49.140 €	30
20	2°-5	83	12,9	3	1	1	83,9	74,4	16,9	0,0	185.800,0 €	130.060 €	55.740 €	30
21	2°-6	84	15,3	1	1		51,5	39,8	12,4	0,0	123.800,0 €	86.660 €	37.140 €	30
22	2°-7	85	13,1	2	1	1	62,2	49,2	11,8	0,0	165.800,0 €	116.060 €	49.740 €	30
23	2°-8	86	15,6	2	1	1	62,7	49,2	11,8	0,0	165.800,0 €	116.060 €	49.740 €	30
24	2°-9	87	14,1	2	1	1	60,9	49,2	10,8	0,0	165.800,0 €	116.060 €	49.740 €	30
25	2°-10	88	12,9	2	1	1	60,9	49,2	10,8	0,0	165.800,0 €	116.060 €	49.740 €	30
26	2°-11	89	12,9	2	1	1	62,7	49,2	10,8	0,0	170.800,0 €	119.560 €	51.240 €	30
27	A-1	90	12,9	2	1	1	62,7	49,2	12,1	27,3	179.800,0 €	125.860 €	53.940 €	30
28	A-4	93	12,9	2	1	1	60,9	49,2	12,1	30,4	178.800,0 €	125.160 €	53.640 €	30
29	A-6	95	12,8	1	1		51,5	39,8	12,4	30,7	136.300,0 €	95.410 €	40.890 €	30



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31/03/2009

#### BLOCK II

Nº	Unit	Garage Nº	Garage Area (m2)	Nº Bedrooms	Nº Baths	Nº WC	Constructed Area (m2)	Net Area (m2)	Covered Terrace (m2)	Open Terrace (m2)	Public Sales Price	Precio		Discount %
												100%	100%	
1	B-1	1	13,0	2	1	1	62,7	49,2	7,7	12,0	156.100,0 €	109.270 €	46.830 €	30
2	B-3	3	12,7	2	1	1	60,9	49,2	7,7	12,0	154.500,0 €	108.150 €	46.350 €	30
3	B-4	4	15,1	2	1	1	62,7	49,2	7,7	12,0	154.500,0 €	108.150 €	46.350 €	30
4	B-5	5	12,7	2	1	1	62,7	49,2	7,7	12,0	154.500,0 €	108.150 €	46.350 €	30
5	B-7	7	12,7	3	1	1	83,9	74,4	16,5	10,6	171.500,0 €	120.050 €	51.450 €	30
6	B-8	8	15,1	2	1	1	60,9	49,2	11,9	0,0	158.000,0 €	110.600 €	47.400 €	30
7	B-9	9	12,4	3	1	1	83,9	74,4	16,5	15,3	173.500,0 €	121.450 €	52.050 €	30
8	B-11	11	13,2	2	1	1	62,7	49,2	12,0	7,5	155.500,0 €	108.850 €	46.650 €	30
9	B-12	12	13,0	2	1	1	62,7	49,2	12,0	7,5	155.500,0 €	108.850 €	46.650 €	30
10	B-13	13	12,2	2	1	1	60,9	49,2	11,8	7,3	155.500,0 €	108.850 €	46.650 €	30
11	1º-1	15	17,4	2	1	1	62,7	49,2	7,7	0,0	160.300,0 €	112.210 €	48.090 €	30
12	1º-2	16	18,0	2	1	1	60,9	49,2	7,7	0,0	158.800,0 €	111.160 €	47.640 €	30
13	1º-3	17	15,1	2	1	1	60,9	49,2	7,7	0,0	158.800,0 €	111.160 €	47.640 €	30
14	1º-4	18	18,2	2	1	1	62,7	49,2	7,7	0,0	158.800,0 €	111.160 €	47.640 €	30
15	1º-5	19	9,9	2	1	1	62,7	49,2	7,7	0,0	158.800,0 €	111.160 €	47.640 €	30
16	1º-7	21	13,3	3	1	1	83,9	74,4	16,5	0,0	175.800,0 €	123.060 €	52.740 €	30
17	1º-8	22	11,2	2	1	1	60,9	49,2	11,9	0,0	160.800,0 €	112.560 €	48.240 €	30
18	1º-11	25	13,3	2	1	1	62,7	49,2	12,0	0,0	159.800,0 €	111.860 €	47.940 €	30
19	1º-14	28	11,4	2	1	1	62,7	49,2	11,9	0,0	169.800,0 €	118.860 €	50.940 €	30
20	2º-1	29	11,4	2	1	1	62,7	49,2	7,7	0,0	160.300,0 €	112.210 €	48.090 €	30
21	2º-2	30	13,0	2	1	1	60,9	49,2	7,7	0,0	160.800,0 €	112.560 €	48.240 €	30
22	2º-3	31	11,2	2	1	1	60,9	49,2	7,7	0,0	160.800,0 €	112.560 €	48.240 €	30
23	2º-4	32	13,3	2	1	1	62,7	49,2	7,7	0,0	160.800,0 €	112.560 €	48.240 €	30
24	2º-5	33	11,2	2	1	1	62,7	49,2	7,7	0,0	160.800,0 €	112.560 €	48.240 €	30
25	2º-6	34	13,3	1	1		51,5	39,8	12,5	0,0	123.800,0 €	86.660 €	37.140 €	30
26	2º-7	35	11,2	3	1	1	83,9	74,4	16,5	0,0	184.800,0 €	129.360 €	55.440 €	30
27	2º-8	36	13,3	2	1	1	60,9	49,2	11,9	0,0	162.800,0 €	113.960 €	48.840 €	30
28	2º-9	37	13,3	3	1	1	83,9	74,4	16,5	0,0	184.800,0 €	129.360 €	55.440 €	30
29	2º-10	38	15,4	1	1		51,5	39,8	12,3	0,0	123.800,0 €	86.660 €	37.140 €	30
30	2º-11	39	13,0	2	1	1	62,7	49,2	12,0	0,0	166.800,0 €	116.760 €	50.040 €	30
31	2º-13	41	13,0	2	1	1	60,9	49,2	11,8	0,0	170.800,0 €	119.560 €	51.240 €	30
32	2º-14	42	15,4	2	1	1	62,7	49,2	11,9	0,0	175.800,0 €	123.060 €	52.740 €	30
33	A-1	43	13,0	2	1	1	62,7	49,2	7,7	61,6	179.500,0 €	125.650 €	53.850 €	30
34	A-2	44	15,4	2	1	1	60,9	49,2	7,7	26,8	175.800,0 €	123.060 €	52.740 €	30
35	A-3	45	13,4	2	1	1	60,9	49,2	7,7	26,8	175.800,0 €	123.060 €	52.740 €	30
36	A-4	46	13,4	2	1	1	62,7	49,2	7,7	26,8	175.800,0 €	123.060 €	52.740 €	30
37	A-5	47	13,0	2	1	1	62,7	49,2	7,7	26,8	175.800,0 €	123.060 €	52.740 €	30
38	A-7	49	17,7	3	1	1	83,9	74,4	16,5	52,4	197.800,0 €	138.460 €	59.340 €	30
39	A-8	50	13,2	2	1	1	60,9	49,2	11,9	30,1	177.800,0 €	124.460 €	53.340 €	30
40	A-11	53	12,5	2	1	1	62,2	49,2	12,0	27,1	181.800,0 €	127.260 €	54.540 €	30
41	A-12	54	9,9	2	1	1	62,7	49,2	12,0	27,1	183.000,0 €	128.100 €	54.900 €	30
42	A-13	55	10,3	2	1	1	60,9	49,2	11,8	27,6	183.000,0 €	128.100 €	54.900 €	30
43	A-14	56	11,0	2	1	1	62,7	49,2	11,9	62,2	188.000,0 €	131.600 €	56.400 €	30