from € 227,000

NICE APARTMENTS
AT VALLE ROMANO GOLF
This is a new residential, a promotion of 115 homes of 2, 3 and 4 bedrooms, from 108m² with a contemporary design. All homes have a garage and storage room. The promotion has a few common areas composed of gardens, swimming pool, gym and multipurpose room. The spectacular penthouses have been studied to maximize the enjoyment of an extraordinary orientation and privileged panoramic views of the Costa del Sol. Located in a quiet area, just minutes from the beach, very close to the golf course Valle Romano Golf and Resort. Perfectly communicated through the AP-7 and a-7 roads. The ground floor apartments enjoy private gardens and the upper floors of large terraces. Idyllic setting, strategic implementation to take advantage of the orientation, and spectacular views that the location offers us. Do not miss the fantastic opportunity to live in one of the best areas of Estepona.

Valle Romano Golf brings together features that make it unique: design, location and for being a model of sustainability. It complies with environmental regulations and prioritised, during construction, the preservation of the maximum area of local vegetation to serve as a refuge for native fauna and flora.

The fact that it is a course for all types of players, together with the excellent level of maintenance, great facilities, a privileged geographical location (from all the holes you can see the sea) and a high degree of commitment from all the staff that form part of this project makes this course ideal to meet all the requirements for any competition and allows you to enjoy a wonderful holiday on the Costa del Sol.
1. You need a **good lawyer** who is specialised in real estate. In Spain, the investigation-duty is for the buyer. If you hire a lawyer, this duty moves to the lawyer. The only (but very important) thing the notary does in the purchase process is to confirm that buyer and seller are concluding an agreement. Pandora Homes works together with a fixed group of carefully selected lawyers, where it is possible to communicate in English at a minimum. At your first appointment with us in Spain we will, if desired, make an appointment with one of our collaborating lawyers.

2. Although you may be able to find your property independently through one of the hundreds of housing sites, it is advisable to have one reliable **estate agency**, like Pandora Homes, who can offer you a great selection of suitable properties. The agents of Pandora Homes are experienced and reliable. Our company is obliged to transfer once a quarter a ‘Certificado de Contratistas y subcontratistas’ to the Agencia Tributaria. This includes proof that there are no overdue payments and the company is financially sound.

3. Reserve about 11% on top of the purchase price at an existing house and about 13.5% on top of the purchase price of a new house. The purchase costs of an existing property consist of transfer tax and costs for attorney, notary, Land Registry and bank. When purchasing a new property, no transfer tax is payable but 10% VAT and 1.5% stamp tax. The other costs are the same as for an existing house.

4. You need an **NIE number**. Although it is not strictly necessary to have it from the outset, there will come a time when it will be necessary to pay the transfer tax and to register your property in the Land Registry. Because it can take a while to get it, it is wise to request this number as soon as possible. Your purchase Advisor can arrange this for you with a proxy for the lawyer.

5. You need a **Spanish bank account** for the payment of utility and any contribution to the Owners’ Association. You will be brought into contact with excellent Spanish banks aimed at working with foreign customers. We will introduce you to a local branch near your property.

6. In Spain, a reservation must be made for both the purchase of an existing house and a new building. This is done by depositing a certain amount (or percentage of the purchase price) in the trust (Escrow) account of your lawyer. So this remains your money at all times. Only when your lawyer has finished his inquiry into the legal side of the property and has approval from you, is this transferred to the seller/developer. Please note that a reservation amount of at least € 6.000,- is normal.

Do you have specific questions about your property, finances, mortgage, lawyer etc? Don’t hesitate to ask us!

**Office number:** +34 956 795 499
Imagine More! Conceive! Create! Go beyond what you’ve known. Beyond where you’ve been. Beyond what you ever hoped a home could be. During our journey I will help you imagine new possibilities where uninspired ideas once dwelled. I listen carefully what you are really looking for, research thoroughly, and explore unceasingly until buying or selling a home is a seamless walkway to a marvelous future. Together we reach your goal with my business experience, negotiating skill, creative marketing, and unfailing personal service. It all starts with seeing new possibilities. Envisioning new ideas. Capturing new energy. And using the unlimited power of imagination!

At Pandora Homes Real Estate & Yacht Brokerage you will find us and our team working for you with passion. As Co-Founder and Owner of this boutique Real Estate Agency I support our employees in the daily business of selling properties to our appreciated clients. Although our main business is to find the property of your dreams or a reliable investment, we are also determined to stay by your side after you have found your property under the sun. Together with my team I will help you as well to organize everything you need in the After Sales Process. Please do not hesitate to contact me directly in case of any questions. I am here to help!

We speak

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Nadine Dijkman
Owner/ Co-Founder Pandora Homes

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Eddy Dijkman
Owner/ Co-Founder Pandora Homes

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WHY YOU MIGHT CONSIDER A NEW DEVELOPMENT?

When we share properties with clients as we build our understanding of their tastes and needs, we often hear them say “wow, they need a lot of work!” or “I couldn’t live with that kitchen!” Not all customers have the desire and time to undergo extensive refurbishments to get a property to their standards. In fact, their dream is to have an easy to manage, easy to use, or easy to rent out property in Southern Spain.

“I can’t tell you how many times we work with a client on a viewing tour and they quickly realise that a new home is the way to go. We show them exactly what they asked for, within budget, ready to move into, and then they switch their approach. Fortunately we have a fully equipped back office to flexibly re-arrange viewing tours to then show them new alternatives!”

You may love Andalusian charm, or you may love modern contemporary design, fortunately we have access to both. We can cater to both tastes, and you don’t need to drop your standards! How is this possible? Many of the properties we sell that have a more Andalusian charm are bank repossessions, fully refurbished by a developer who took it over after the crisis and never been lived in. For brand new, we have both key ready, under construction, or off-plan.

Here are 10 reasons why our customers have chosen to go for a brand new development:

1. Investors want to buy at a discount to completed market value where a new build can see a 10-20% uptick in market value on completion.
2. Modern clean open kitchens that are fully equipped and under warranty.
3. Lots of facilities included like gyms, wellness areas, chillout zones, and multiple pools.
4. 10 year building warranties.
5. Eye catching designs to market to the rental market for seasonal rentals when not using.
6. Energy efficiency to ensure cooling in the summer and heating in the winter doesn’t cost the earth!
7. Flexible payment terms of typically 6000 Euros to reserve, 30% on signing a Private Purchase Contract and rest on completion.
8. The feeling of a property being truly yours as it has never been lived in.
10. Proper sound insulation to ensure you don’t hear (or disturb) your neighbours.
A VIEWING TRIP

What to expect

Is there a better way to assess if something is right for you than to experience it for yourself? We think not. This is why we’ve developed viewing trips tailored to your buying needs. These enable you to see first hand what your new location is all about from visiting beautiful properties to experiencing guided tours of surrounding areas.

We invite you to come discover stunning locations across the Costa del Sol. Book a viewing trip and we’ll hand-hold you through the entire process; from arranging your flights, meeting you at the airport, booking your stay, customising your property viewing trips and more. Let our friendly and internationally experienced team make your home or investment buying experience a breeze.

**VIEWING TRIP : DAY 1**

**FOCUS – AREAS and LIFESTYLE**

For those torn between areas, or unfamiliar with areas within their budget, the first morning is about truly understanding different locations along the Costa del Sol.

We do this by exploring by car, and taking coffees, walks on the beach and through towns. We share our knowledge about the infrastructure in the area, upcoming improvements, and the type of residents living there already.

In the afternoon, we look at some example properties matched to the client’s specific wishlist with no budget creep!

**VIEWING TRIP : DAY 2**

**FOCUS ON THE RIGHT PROPERTY**

Typically on Day 2, the client’s picture of what they really like is clear. They really like an area, they really like a property style, so its finding the best match to these exact needs. Exact needs tend to only be uncovered when seeing properties in the flesh!

This is where we focus our efforts on the right property in the right location/urbanization and the right specific unit with preferred views, amenities, and access to local offerings.

Our clients know that we have filtered down to the best fits for them, and so with the right property found, we explain the buying process. How one reserves a property to take it off the market (and fix the price), and if the client is comfortable verbally agree.

**VIEWING TRIP : DAY 3**

**SECOND VIEWING & LEGAL GUIDANCE**

Seeing a property the 2nd day solidifies the decision as well as ensuring you see it in a different light/time of day.

With the confidence to proceed, we strongly advise meeting with a good lawyer. We have a few we work with that are extremely professional and speak very well in Spanish/English at a minimum.

The lawyer will explain (again) the buying process, costs involved and how he can act to protect their interests.

Some clients are very impressed from such meetings they are comfortable with a Power of Attorney to organise getting an NIE number, and set up bank accounts, to save a further trip down.

**REFUNDING YOUR COSTS**

At Pandora Homes, we are always trying to generate value for our customers. If you do buy with us, we refund your travel costs (“based on European locations) so keep your receipts!
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