

WARD & CO.

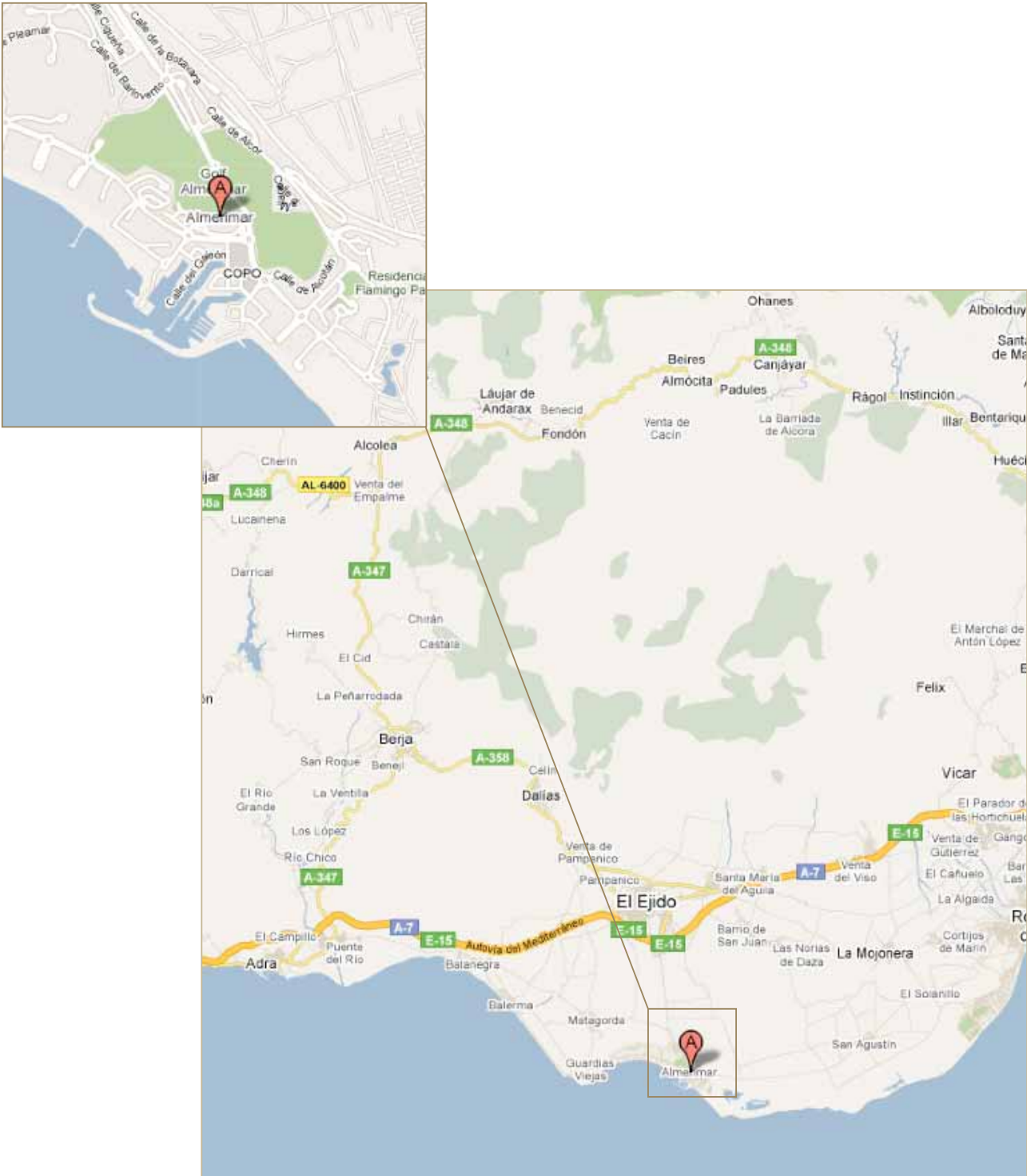
# Alta Entinas

ALMERIMAR, SPAIN





# Development location





## Key investment features

- Exclusive purchase & funding options
- Pre-approved bank funding (subject to status)
- Over €15,000 of taxes and completion expenses included
- Sea views for all apartments
- Established tourist destination
- 500 metres from sandy beaches
- 90 minute drive to the Sierra Nevada ski resorts
- 9 & 18 hole golf course within walking distance
- Scuba & snorkelling locally
- Magnificent 1,100 berth marina a short walk away
- Close to Almeria airport



## Almerimar the area

Almerimar is half an hour's drive from Almeria airport, which is said to be the driest place in Europe. The resort is one of the fastest-developing areas on the coast with 13km of wide, sandy beaches, crystal clear waters and a sports port with a 1,100-berth marina. Around the marina you'll find great bars, shops and restaurants.

Tourism is increasing year on year. European visitors in particular enjoy the relatively unspoilt coastline and the stunning mountain scenery, while the close proximity to the Sierra Nevada ski resorts and a choice of local golf courses combine to give the area a vibrant 10 month tourist season.

It's a great spot for sports enthusiasts, especially of the water-loving variety. Snorkelling and scuba diving are excellent here, and it's also a popular haunt for those who like their fishing, sailing and windsurfing. There are also good facilities for tennis players, horse-riders and golfers of all abilities, and skiers can find themselves enjoying the slopes of the Sierra Nevada in less than 90 minutes.

## local tourist attractions

- **TROGLODYTE VILLAGES**

There are many troglodyte villages worth visiting. The inhabitants of these villages live in houses that are literally dug into the mountains. The village of Santé Fe de Modujar is especially recommended.

- **MINI HOLLYWOOD**

A Wild West town boasting shows, cowboys, restaurants, a museum, a children's playground and even a zoo.

- **WATER PARK**

Lots of flumes, a children's slide and swimming pool, wave machine, kamikaze ride, restaurants, a pleasantly shaded picnic area and much more.

- **TEXAS HOLLYWOOD**

This film studio and theme park provided the original location for Sergio Leone's famous Western, 'A Fist Full of Dollars'. Besides emulating their favourite gunslingers, visitors can also enjoy live performances and a bar and restaurant.

- **CABO DE GATA NATURAL PARK**

One of the most extensive and ecologically important nature reserves in the whole of the Western Mediterranean, the park is a designated UNESCO Biosphere Reserve and is well worth visiting.

- **ASTRONOMICAL CENTRE**

In Gergal, Sierra de los Filabres, the astronomical centre boasts one of Europe's most powerful telescopes, which enables star-gazers to take maximum advantage of the perennially clear skies.



## The marina

The marina is situated between Punta de los Baños and Punta de las Entinas, within the bay of Las Entinas and five miles west of the Punta Sabinal lighthouse. Modern and well equipped, it provides an ideal base for sailing enthusiasts of all ages.

Position: 36°41'.9N 02°47'.8W

### FACILITIES

- Petrol/diesel
- Showers
- Drinking water
- Used oil collection
- Hard standing
- 1,100 berths
- 24 hour surveillance
- Toilets
- Electricity
- Refuse collection
- Hoisting tower
- Min. draught: 2.5m Max. 5.5m





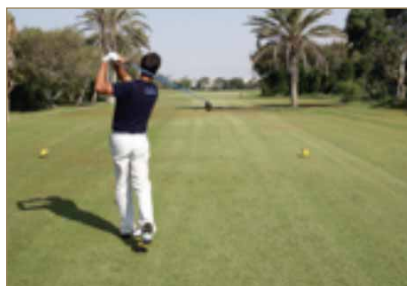
## Golf Almerimar

Golf Almerimar is a flat course with broad fairways and wide, well maintained greens. Designed by Gary Player and Ron Kirby, it opened in 1976 and is located 40 minutes from the Almeria airport. In 2005, work began on the improvement and enlargement of the site, resulting in both a 9 hole and an 18 hole course.

Golf Almerimar has a remarkable beauty that owes much to a proliferation of palm trees and lakes. The lush vegetation affords a pleasant oasis-style feel to a round while the tree lined fairways, water hazards and large, fast greens make for thoroughly enjoyable and challenging play. The 100 metre 'over the lake' shot to reach the par 3 hole 12 is a particular test of nerve.

The 18 and 9 hole courses re-opened in December 2007 after a wholesale refurbishment programme that had lasted two years. Improvements now include a new irrigation system, a new lake on the first hole, improved fairways and tees, and the replacement and enlargement of greens. Moreover, many bunkers have been renewed and some have been extended, bunkers have been added to holes 5 and 7 and some tees have been elevated. All holes have been extended and the practice facilities have been enhanced.

The golf course now consists of the restored 18 holes (Almerimar 1) from the original design and 9 extra holes (Almerimar 3) for shorter rounds. Almerimar 2 combines parts of both Almerimar 1 and 3.





ALTA ENTINAS

PARQUE NATURAL

GOLF

GOLF

GOLF

# The development

Alta Entinas is the largest and most prestigious development in Almerimar. Ideally situated beside beautiful, natural-form swimming pools and a host of sporting facilities that include football pitches, tennis courts and a 27-hole golf course, this gated development is a true 5 star resort.

With a children's play area and 24 hour security, Alta Entinas is a safe and engaging development for holiday makers of all

ages. The complex is built on 5 storeys around a series of attractive public spaces and it's located immediately beside a beautiful natural park. Likewise, it's only a short stroll to the sandy, blue flag beaches of Almerimar or to the buzz and the many attractions of the 1,100 berth marina so, whatever your preference, it really couldn't be better located.



Gated development with 24 hour security

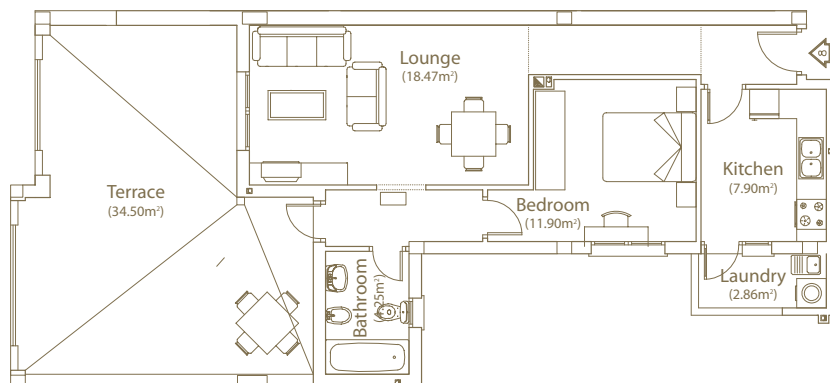
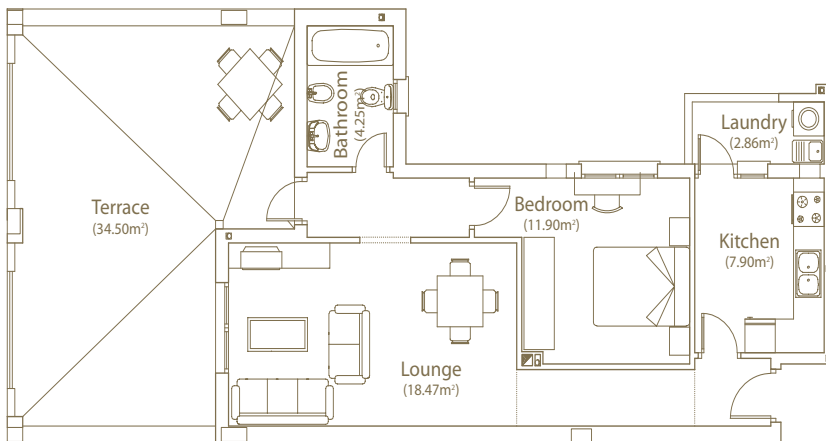
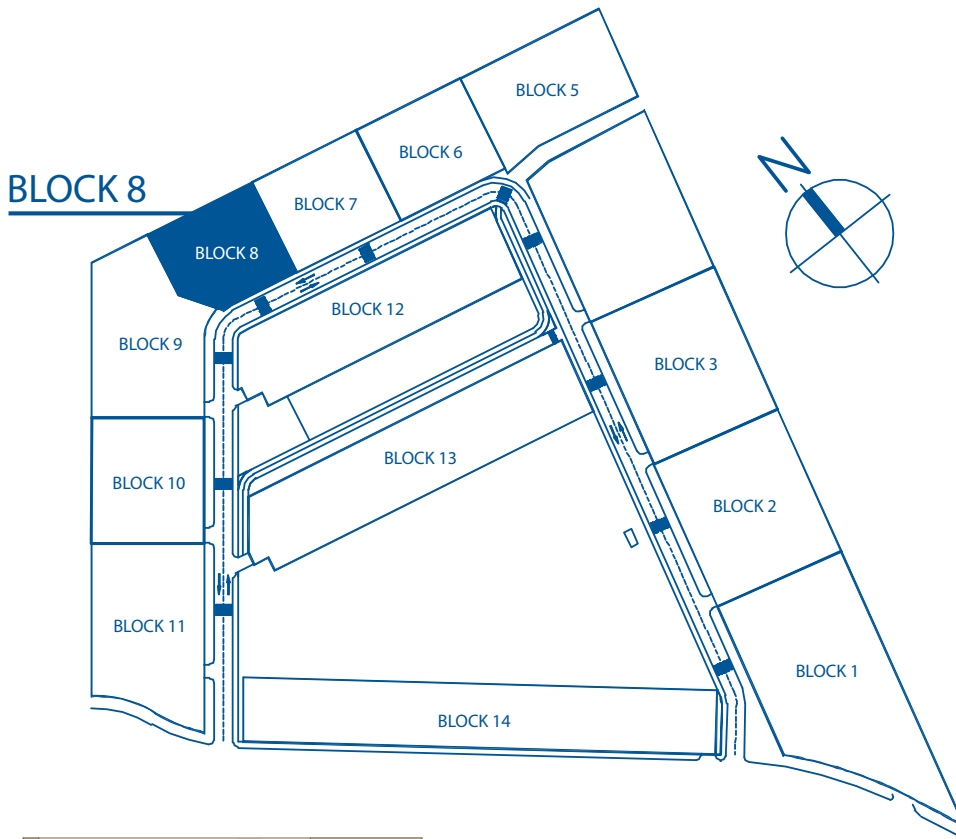


Immaculately kept grounds



1,100 berth marina

# Sample floorplans



# The properties

These fantastic one-bedroom, one-bathroom apartments are available with a choice of floor areas ranging from just under 60 square metres to nearly 80 square metres. Well appointed and tastefully designed, all the properties benefit from generous sized balconies and attractive views of the sea, the pool complex or the beautiful natural parkland.



## KEY FEATURES AT A GLANCE

- Good sized bedrooms
- Spacious lounge
- Quality kitchens in all apartments
- View from the terrace



# Tourist statistics



2009 saw a 6% drop in overall visitor numbers to Spain but self-catered accommodation bookings actually rose by a modest 1% during the same period, highlighting the positive impact that low cost carriers have had on tourist behaviour.

The first three quarters of 2010 showed a slight increase in visitors to Spain, with an average 2% increase in volume. However, despite a promising start, the year's overall spending was down. The trend towards self-catering holidays continued, with reports suggesting an increase in overall booking numbers as visitors looked for flexible, competitively priced accommodation.

Although it's too early for accurate predictions, indicators suggest that these same trends will prevail in 2011, with visitors migrating from catered to self-catered accommodation and taking advantage of early booking discounts on low cost carriers.

More generally, Spain remains one of the world's most popular tourist destinations and with the recent completion of several important infrastructure projects and the imminent opening of new international airports and tourist attractions, the country is supremely well placed to consolidate its position as a favourite location for prudent property investors.

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