

WARD & CO.

Condesa XXI

SAN PEDRO DEL PINATAR,
COSTA BLANCA, SPAIN





Key investment features

- Exclusive discounted prices
- Initial deposits paid
- Completion taxes and bank fees paid
- Pre approved mortgages in place
- Low rate mortgages
- Very popular tourist location
- Close to the new Corvera International Airport
- 5 minutes from beach and golf
- Freehold property.



Costa Blanca the area

The region of Alicante, bounded by the Mediterranean to the south and impressive mountains to the north, is not only known just for it's beautiful beaches, but also for its authentic and unspoiled Spanish feel.

It is precisely these natural charms and contrasts that make the autonomous community of Alicante stand out from other regions. The mild climate, very little rainfall and an average of 320 days of sunshine a year, the Alicante and Costa Blanca region is one of the world's healthiest places to live. The summer months are warm and the winters are mild.



The province of Alicante is irrigated by many rivers this makes ideal conditions for the many orchards of citrus fruit. In contrast the region also has expanses of dry, arid land where olives and vines thrive within one of the most important wine-producing regions of Spain.



The year-round weather, availability of water and popularity of the many golf courses that have sprung up throughout the region have made Alicante and the Costa Blanca one of the most popular tourist destinations in Spain.

Villamartin, Campoamor & Las Rambles are all renowned courses which regularly host major golf competitions, aside from quality golf, there is a 5 star hotel and spa facilities along with fine dining and designer shopping.

Equally accessible are the blue flag beaches of Cabo Roig where numerous sandy coves are popular with local and tourist sun worshippers. Close to the beaches are popular bars, restaurants and cafes that offer the widest variety of entertainment and fine dining imaginable.



San Pedro the town

San Pedro is a traditional Spanish town located along the popular Mediterranean coast of the Costa Blanca. With a population of around 22,000 residents the town has an established Spanish community as well as a well integrated international population.

San Pedro looks across to the peninsula of La Manga which sweeps around creating the inland sea of the Mar Menor famous for its healing and therapeutic qualities.

The Mar Menor is famous throughout Europe for its calm warm waters and draws in visitors' from far and wide looking for its renowned healing qualities to reduce arthritis and other muscular afflictions as well as families who can enjoy these shallow warm waters.





San Pedro the town



Popular with Spanish holidaymakers as well as Northern European visitors San Pedro is a regular destination for people wanting to enjoy a peaceful break away from the commercial attractions that have made Torrevieja and other Costa Blanca towns so popular. Top quality restaurants serving fresh seafood caught locally and landed in the local harbour feature prominently amongst the numerous quality bars and restaurants dotted throughout the town.



Lo Romero golf course



Thalsia Hotel & Spa

The new 5 star Thalsia Hotel and Spa is on the outskirts of town located next to the Lo Romero golf course, despite the fact the hotel is only 4 years old it has already established a fine reputation for the range of treatments available and its salt water pools. For further details visit www.thalsia.com



The new Lo Romero golf course which has stunning views across its fairways to the Mar Menor and La Manga has become extremely popular. For further details visit www.loromergolf.com

AT A GLANCE

- Private roof terraces
- Private pool & communal area
- Secure underground parking
- Quality kitchens in all apartments
- Air conditioning

The Properties

The remaining 6 apartments in a completed block of 83 apartments are all 2 bedroom, 1 bathroom properties, each has a private parking space and a separate storeroom, useful for storing beach chairs, bicycles or suitcases. Most have private roof terraces providing a convenient private area to enjoy the sun and relax as well as great views across the town of San Pedro.

All of the apartments are finished to an exceptionally high standard. The front door has an oak finish veneer and is fitted with anti lever hinges and a security lock and an entry system intercom is fitted as standard. All windows are finished in aluminium with security rollerblinds.



The apartment block itself is built in a quadrangle design which means that once you step inside the grounds of the property you are completely private away from the street. The design of the building means that from your front door you can look down onto the private pool and communal area which forms the centrepiece of the development.

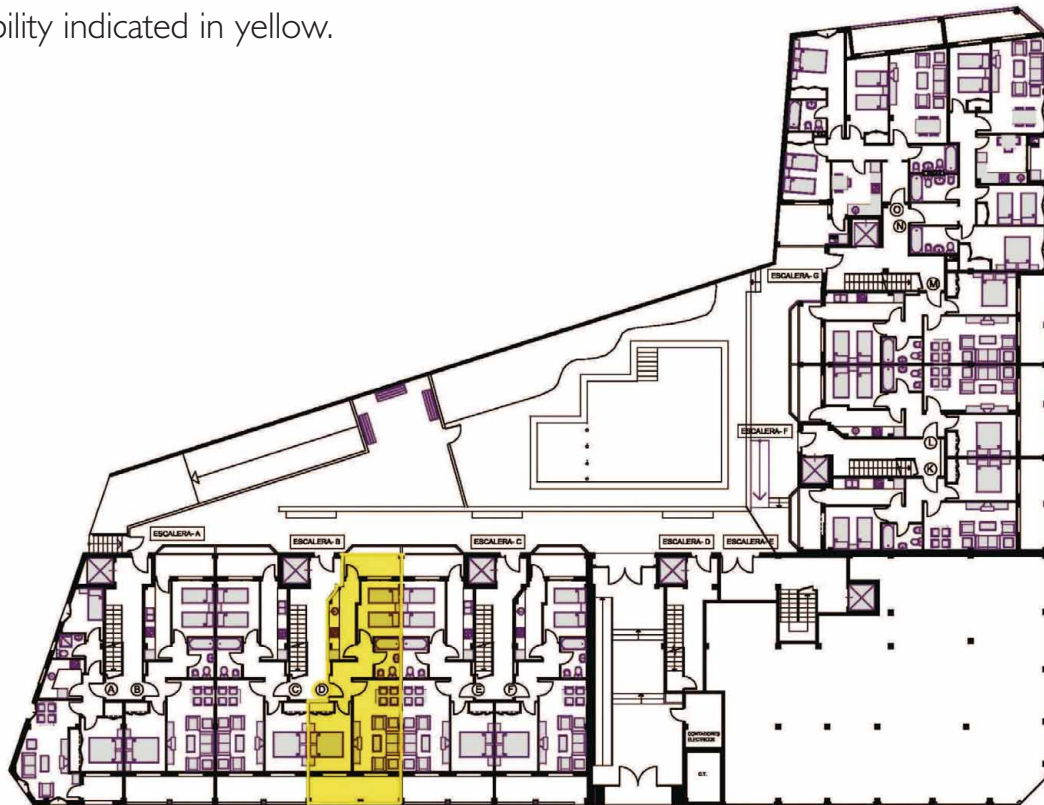
Security and peace of mind is paramount and the underground parking is accessed by electric security gates and there are lifts to each floor as well as security lighting in all communal areas.

Air conditioning is fitted in the living area and master bedroom with pre installation in the kitchen and second bedroom.

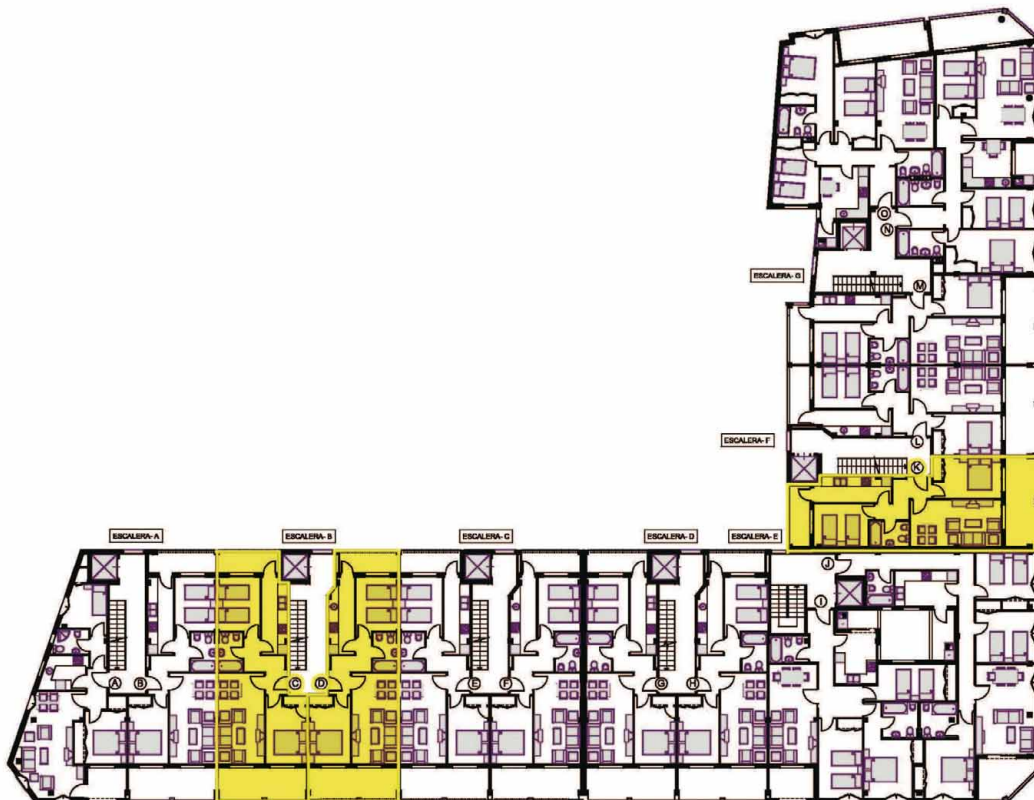
Fully fitted kitchens are equipped with water heater, oven, hob, extractor fan and a washer dryer and Italian ceramics. A communal television and radio ariel is in place and there are 3 TV points and 3 telephone points fitted throughout the property. Bedrooms have fitted wardrobes with solid wood doors. Bathrooms are fitted with Roca sanitary ware and Italian ceramics throughout.

Development Plans

Availability indicated in yellow.



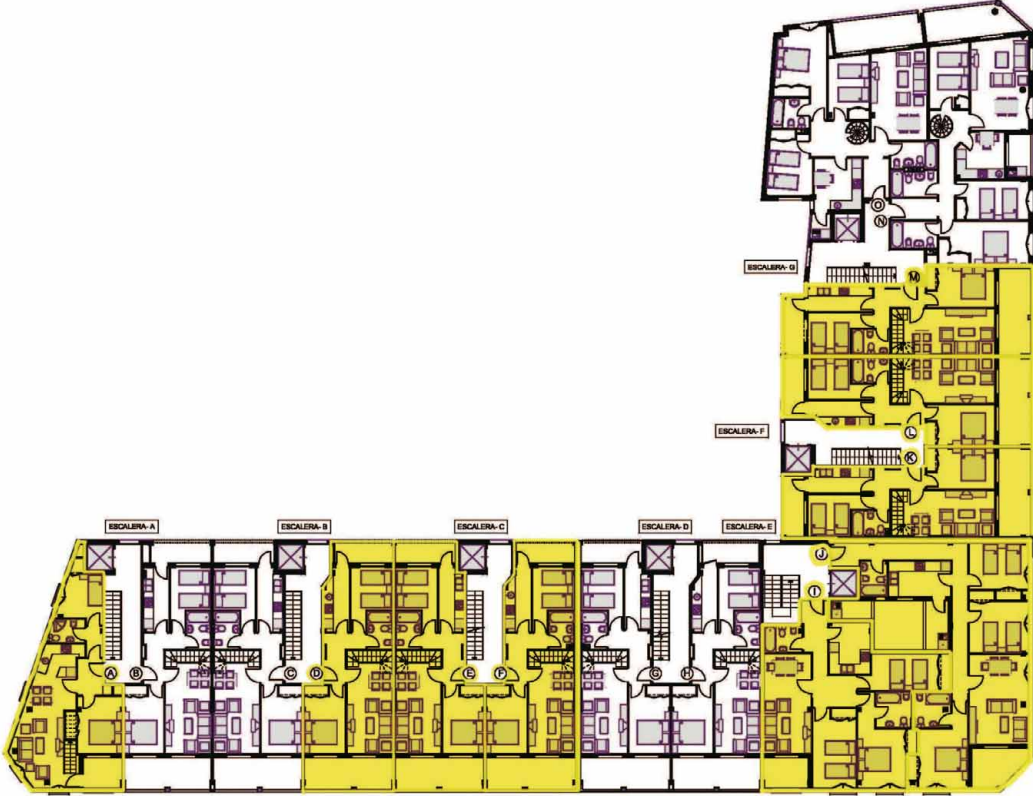
GROUND FLOOR



FIRST FLOOR

Development Plans

Availability indicated in yellow.

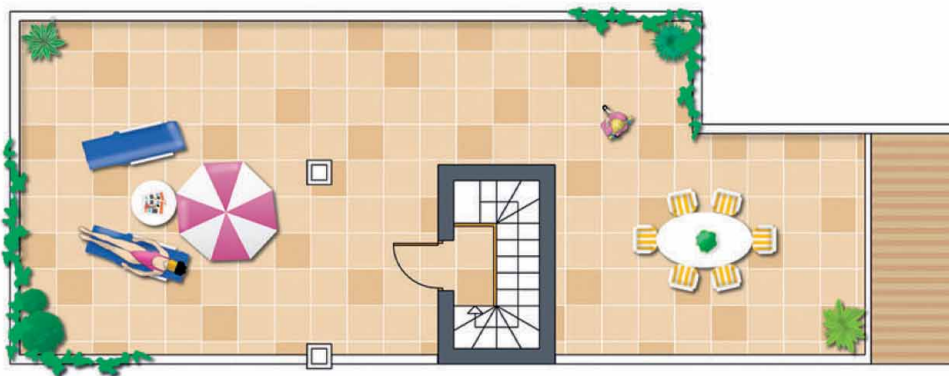


SECOND FLOOR

Sample floorplans



2 BED, 1 BATH



2 BED, 1 BATH WITH SOLARIUM

Tourist statistics



- **TOURIST STATISTICS 2008**

2008 saw the first decline in tourist numbers and tourism spend since records began. A 2.7% drop against the previous all time high in 2007 meant that visitor number totalled 99.1 million of which tourists were considered to have been 57.3 million.

- **TOURIST STATISTICS 2009**

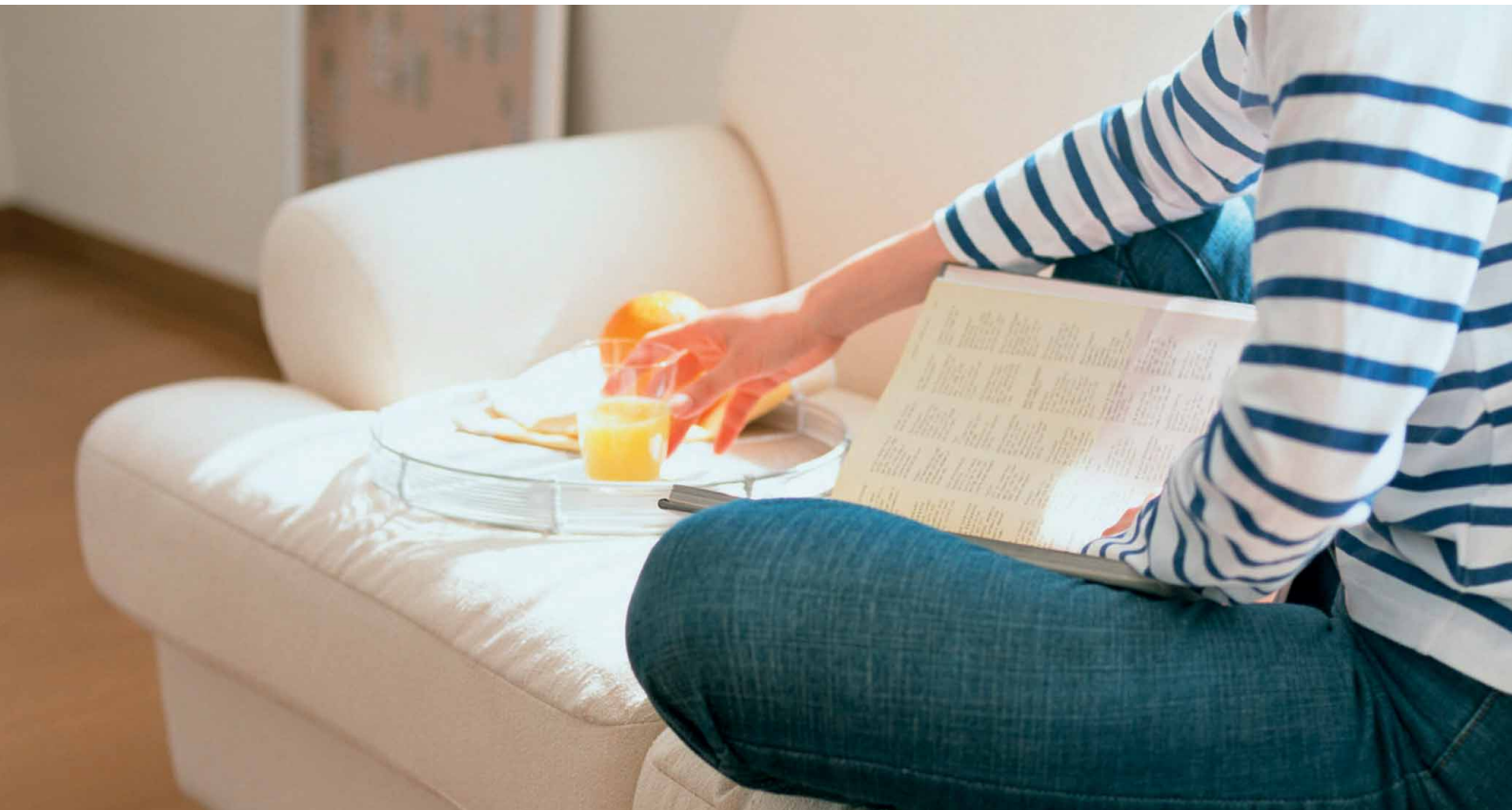
2009 saw a further reduction in numbers despite overall numbers of tourists seeming to have been down, a modest 0.9% increase in self catered accommodation has been recorded, this reinforces the results of studies indicating that the continued increase in budget airline popularity is changing holidaying trends.

- **TOURIST STATISTICS 2010**

Figures released for the first quarter show a continuation of the upward trend of visitors first seen in the fourth quarter of 2009 with an increase of 1% year on year after 18 months of decline. An increased spends of 4.1% mainly from German and UK visitors are in line with the optimistic projections for 2010.

Summary

- Instant equity of up to €40,000.00
- Discount of up to €70,000.00
- All taxes covered by developer
- Prime rental opportunity, holiday & long term
- Completed development
- Established area
- Pre approved mortgages in place
- Mortgage rate of 2.25%
- Rental & management agent appointed
- Low interest rate of 2.25% fixed for 12 months
- Cash flow positive opportunity



WARD & CO.

4 Chantry Court, Chester West Employment Park,
Chester, Cheshire, United Kingdom CHI 4QN
Telephone: +44(0)1244 220063
Email: info@wardpi.co.uk
www.wardpropertyinvestments.co.uk