

DEVELOPMENT SUMMARY



DEVELOPMENT: La Flor de Ponoig

TYPES: Townhouses

SITUATION: Inland rural

BEDROOMS: 2 and 3

PRICES: 2-bed townhouses from 255,180 euros (approx. £175.986)
3-bed townhouses from 293,284 euros (approx. £202.265)

GARAGES/PARKING: Private covered parking space within each plot.

EXTRAS: Private front and back gardens with roof terrace.

TOTAL UNITS: 155

COMPLETION: Winter 2007 approx

DESCRIPTION



- Situated inland between the mountains and the beach this complex comprises townhouses and semi-detached villas laid out in blocks of 4, 5 and 6 units.
- The central units are **townhouses** built over two floors with 2 bedrooms and 3 bathrooms. They have front and rear gardens and a roof terrace with ample space for optional extras like a jacuzzi or BBQ. The built area of the townhouses is from 125m².
- The corner ones are **semi-detached villas** built over two floors with 3 bedrooms and 3 bathrooms. They have surrounding gardens (front, rear and side) and roof terraces with a “pergola” (covered space). The built area of the semi-detached villas are from 150m².
- All units surround the central gardens and swimming pools. They will blend beautifully with the natural landscape and comprise the most luxury features. The roof terraces are ideal for enjoying the superb sea and landscape views.
- The development also comprises:
 - ▶ Air-conditioning in every property, with satellite and cable TV available.
 - ▶ On site concierge service.
 - ▶ Impressive open, green spaces, communal gardens flanked with pine trees and vegetation.
 - ▶ Large, communal swimming pools.

LOCATION



- “Flor de Ponoig” development is in Polop de la Marina in the Costa Blanca North. It is a short drive to the village centre and easy reach to supermarkets, restaurants, local health services and amenities.
- Set inland in a backdrop of rural beauty, including *Puig Campana*, the highest peak in the Valencian region, and approx 5km to the fine, sandy beach of *Playa de Levante*, this development is in the perfect location for a peaceful and healthy lifestyle.
- Just 20 minutes from Alicante airport, and easy access to the Malaga-Barcelona motorway (A7).
- A short drive to three top golf courses, two of which have been designed by Jack Nicklaus, and within easy access to two theme parks “*Terra Mitica*” and “*Terra Natura*” (*nature park*).
- Excellent connections to the authentic, picturesque villages of “real” Spain - Altea and Calpe, and less than 4 km to the shopping complex *La Marina*- the biggest one in the region.
- Residents will be in the unique position to relax amidst rural beauty, enjoy the nearby beaches, make use of the golf courses and various water sports at their disposal, and be close to all amenities and entertainments.

EXAMPLES OF PROPERTY LAYOUTS



2 bed townhouses



3 bed townhouses

SITE PLAN



View of plot looking towards Polop de la Marina village



Left: The “Leon Dormido” mountain (Sleeping Lion) – a stunning backdrop to the region.

Right: Infrastructure already in place- private road bordering the

HOW TO GET THERE



COSTA BLANCA NORTH

The Costa Blanca North area is one of the best connected Costas to the UK and Ireland, with more than 30 flights from London to Alicante or Valencia per day.

Car rental companies are available in all nearby towns and airports. From Alicante you have access by train to Madrid, Bilbao and Barcelona.

BY ROAD

The international airports of Alicante and Valencia are both only 30 minutes from the development.

Follow the A7 motorway towards Valencia then take the exit for Polop de la Marina..

FLIGHTS

There are daily flights to **Alicante** with the following airlines:

www.easyjet.com : From Liverpool, Luton, Newcastle, Stansted, Gatwick, Bristol and East Midlands.

www.flymonarch.com: From London Luton or Gatwick and Manchester.

www.britanniadirect.com: From Luton, Birmingham, Manchester and Stansted.

www.mytravellite.com: From Birmingham.

www.bmibaby.com: From Cardiff and Manchester.

www.aerlingus.com: From Cork and Dublin.

www.airscotland.com: From Edinburgh and Glasgow.

www.flybe.com: From Exeter and Southampton.

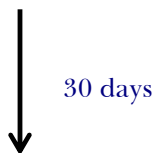
www.excelairways.com: From Gatwick and Manchester.

www.flybmi.com: From Heathrow.



Payment Structure: La Flor de Ponoig

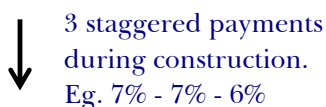
RESERVATION DEPOSIT: £1,000 (VAT INCLUDED) NON REFUNDABLE
METHOD OF PAYMENT: CASH, BANK TRANSFER OR CHEQUE.



PURCHASE CONTRACT : 10% + VAT (Less Previous Payments)
METHOD OF PAYMENT: BANK TRANSFER OR CHEQUE.



STAGGERED PAYMENTS: 20% + VAT (During construction period)
METHOD OF PAYMENT: DIRECT DEBIT FROM YOUR ACCOUNT



ESCRITURA (COMPLETION): 70% + VAT
METHOD OF PAYMENT: CASH or PRE-ARRANGED MORTGAGE AVAILABLE

Bank details

SPAIN

BANK 2090
OFFICE 2430
D.C 25
ACC. 0041025749
SWIFT CAAMES2A
IBAN ES23 2090 2430 2500 4102 5749

CAJA AHORROS DEL MEDITERRANEO (CAM)

C/ Benito Perez Galdos Nr, 35
46600 – Alzira – (Valencia)
SPAIN

UK

SORT CODE 60 92 70
ACCOUNT NR 03959 001
SWIFT BSAB GB 2L
IBAN GB09 BSAB 6092 7003 9590 01

BANCO SABADELL

Sabadell House ,
120 Pall Mall, London SW1Y 5EA
UK

CHEQUES PAYABLE TO: Construcciones Blauverd S.L.

* All the payments carry a full Bank Guarantee.