

# TITAN PROPERTIES



## Company Overview and Introduction to Costa de la Luz

**Established, Dedicated and Professional**

# Company Overview

- Titan Properties was founded in 2004 after extensive research across every Spanish Costa. A detailed business plan convinced the founders that Costa de Luz, and in particular the western province of Huelva, had tremendous investment potential
- Fully registered Spanish corporate SL (Ltd) established in 2005
- Office located in El Rompido, Costa de la Luz, Spain
- Office open Tues-Sun
- The sales/rental team is available 7 days a week and during public holidays to assist in all our clients needs
- Available through the website, email, office numbers or mobile
- Specialists in:
  - Property Sales
  - Property Rentals
  - Property Management



# Company Service Offering

## SALES

- Residential property sales focused on tourism
  - Full Aftersales client support
  - Legal, financial and building support

## HOLIDAY LETS

- Rentals focusing on Spanish clients during summer and International clients during golf season and out of season

## PROPERTY MANAGEMENT

- Full Property Management and Maintenance services

*We have the largest portfolio of property on the coastline*



# Titan Holiday Lets

- Titan manages a full range of accommodation for rental in El Rompido and Nuevo Portil
- Over 30 properties are managed and rented by Titan
- Golf and beach properties
- Very attractive low season rental prices
  - Low season is from September to June
  - 1 bed apartments from €250/week
  - 3 bed townhouses from €500/week
  - 5 bed villas from €600/week



# Titan Services for Holiday Lets

- Titan offers a full range of services to ensure clients staying in our managed properties are well looked after and make the most out of their holiday, including:
  - Meet and Greet services
  - Multi lingual (English, Spanish, French, German)
  - Airport pick up
  - Welcome hampers
  - Cleaning and laundry
  - Babysitting
  - Local Tourism Services and Bookings
    - Golf
    - Sailing
    - Restaurants
    - Excursions
    - Car rental



# Sales Investment Examples

- Costa Esuri is a significant residential property development located on the southern border of Spain and Portugal
- Developer went into administration in 2008
- Repossessed by various banks
- 100% mortgage financing available
- Estimated annual rental: €5-10k
- Price negotiable if multiple units purchased
- 2 bed apartments available from banks or Fadesa from €56,000
  - Constructed build: 127m<sup>2</sup>
  - Utilised build: 91m<sup>2</sup>
  - Terrace: 20m<sup>2</sup>
- **€440/m<sup>2</sup> not including terraces/outdoor space**

## Costa Esuri

### Project Overview

Based in Ayamonte on the Spanish / Portuguese border, Costa Esuri encompasses apartments, terraced houses and undeveloped plots with permission for villa projects.

Costa Esuri is surrounded by exceptional natural beauty. Unspoilt sandy beaches are just 5km away and the mouth of the scenic Guadiana River runs alongside the western boundary of the development. All only 35 minutes drive from Faro Airport and 60 minutes from Seville Airport.



### Development highlights

- The largest and fastest selling new golf development in Spain
- Two championship golf courses designed by Jose Carrizo
- Three luxury hotels, one five star and two four star
- Seven commercial centres, one with plans for a supermarket, cinema, bowling alley, retail shops, bars and restaurants
- Sports complex, education facilities, health and social services
- Green zones for countryside walking and horse trekking



- 2 bedroom apartments from **160,646€**
- 2 bedroom townhouses from **194,400€**
- 3 bedroom townhouses from **204,400€**

Variable completion dates from already complete to September 2008 depending on each development.

# Sales Investment Examples

- Mirador del Rompido is an attractive apartment development in El Rompido
- 11 units repossessed by CajaSur bank
- 100% mortgage financing available
- Estimated annual rental: €5-10k
- Price negotiable if multiple units purchased
- 2 bed apartments available from CajaSur bank from €89,000
  - Built surface: 84m<sup>2</sup>
  - Usable surface: 72m<sup>2</sup>
  - Terrace: 22m<sup>2</sup>
- **€1,054/m<sup>2</sup> not including terrace**

**MIRAMAR** **EL ROMPIDO**

DESDE **75.000€**

Ultimos Apartamentos

2 habitaciones  
1 baño + 1 aseo  
Amplio salón comedor  
83 m<sup>2</sup> construidos  
Plaza de garaje



Last Apartments

2 bedrooms  
1 bathroom + 1 toilet  
Large living / dining room  
83 m<sup>2</sup> built  
Parking space

Tel: +34 959 399 962  
info@titan-properties.com  
www.titan-properties.com

TITAN PROPERTIES

# Client Testimonials

- We believe that attentive and dedicated client service is one of our most valuable assets
- Since the launch of Titan Properties we have never received a single client complaint
- We often receive non prompted highly positive Client Testimonials



*"I was thoroughly impressed with the investment research study that Titan put together, which I found on their website. It confirmed to me the professionalism of the company" Andy Barton, Founder of Recruitment Zone*

*"A business colleague recommended me to Titan, a team of totally dedicated property professionals and it was a pleasure to deal with them" Les Brookes, Managing Partner of Oliver Wight*

*"Titan were the first to respond to my enquiry and provided me with quality information that encouraged me to visit and buy in Costa de la Luz" Bill Bowden, Founder of Expofrieght Logistics*

*"Titan's knowledge of the area is endless and I am looking forward to doing more business with them in the future" John Gibson, Sangobeg property development*

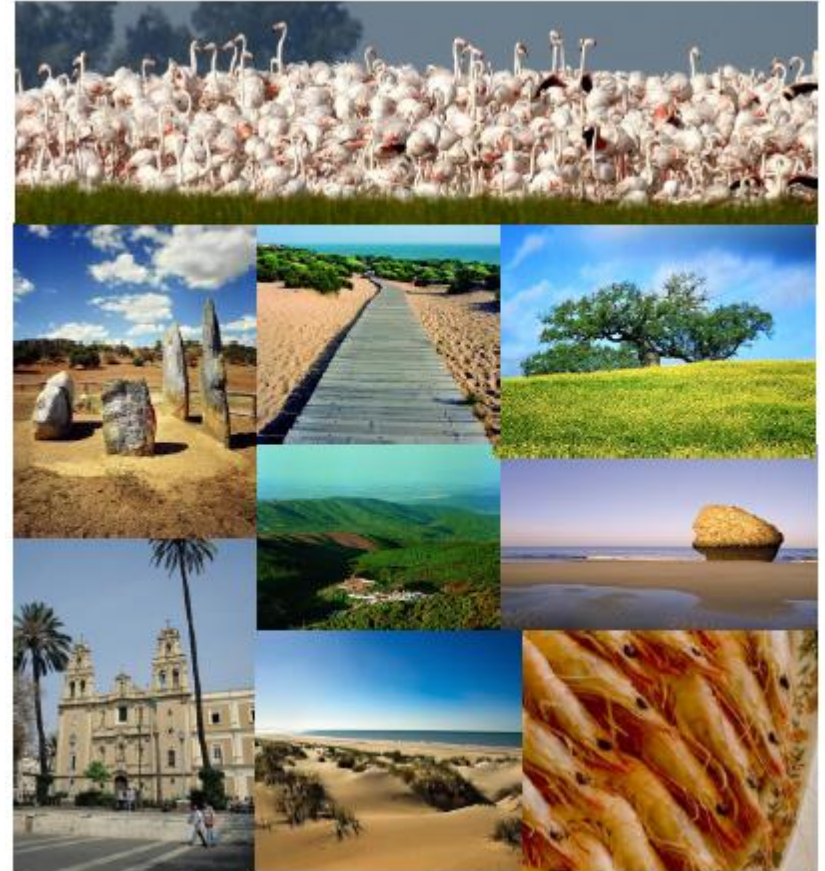
*"We heard horror stories of being chucked in the back of a mini van with 10 other couples, but the service that Titan showed us was so personalised. We were showed more than just houses - we experienced Real Spain. We have been back four times to watch the building progress of our new villa and it is now almost complete. We are so looking forward to moving in and Titan is going to help us with additional building work and furnishing of the house" Elizabeth Worsnop*

*"Titan listened and guided us through the entire purchase process" Major Jonathan Thorn*



# Costa de la Luz overview

- Costa de la Luz is the western part of Andalucía's coastline and borders both the Atlantic and the Mediterranean. The Andalucía tourist site describes these 417 km of coastline as 'beautiful golden sands and small seaside towns devoted to national tourism.' The coast has been guarded from over development by local municipalities, conscious of protecting the local seafood industry.
- The Costa de la Luz occupies the significant stretch of Atlantic coastline between Portugal and the Gibraltar Straits. The historical majesty of Seville and Huelva are within striking distance of the coast. It is also famous for the port of Cadiz and the sherry region of Jerez. The white sandy beaches are often secluded and the area has a traditional ambiance.
- The people of the Costa de la Luz are proud of their quiet life and intend to keep it that way. The surrounding area offers residents a huge array of activities and is regarded as a cultural hotspot within Spain.



# Overview of the province of Huelva



- Size of province: 10,148km<sup>2</sup>
- Population: 443,000
- Main city: Huelva
- 79 municipalities
- Least built up of Spain's coastal provinces
- Length of coastline: 122 km
- Less than 13% of the coastline occupied by urban development
- Huelva to Seville: 85km
- Huelva to Portuguese border: 55km

# Huelva activities

- The playas de Huelva (the beaches of Huelva) are made up of 15 long stretching golden sand beaches broken up by national parks and small fishing villages devoted to national tourism.
- Huelva has 10 existing golf courses, several are championship standard
- 3 deep harbour marina's to support super yachts are currently up and working between El Portil and El Rompido.
- The small family-owned seaside restaurants offer what is considered the best seafood cuisine in Spain.
- The south-facing beaches are formed in a cove shape, and well protected from the Atlantic winds (Las Ventas), although the area is popular for wind and kite surfing.
- As a measure of new demand between Punta Umbria and El Rompido during 2003 there were 300 hotel beds. Today there are over 4,700.
- Further inland the Sierra de Huelva is the land of Jamon, Manzanilla and magical undulating forested mountains. Small white villages are dotted around with ancient crafts such as ceramics and wood carving.
- East of Matalascañas is the Doñana national park – the largest in Europe along with the largest congregation of bird wildlife. One can take jeep or bicycle safaris to tour the national park.



# Accessibility

- **The Costa de Huelva is arguably the best connected Spanish costa, although few would know this**
- **The new high speed train, connecting Huelva with the AVE terminal in Seville & Madrid is now under construction, with extension plans to Lisbon**
- **The airports at Seville and Faro provide easy access to Huelva's coastline via the E1/A49 motorway**



## Seville

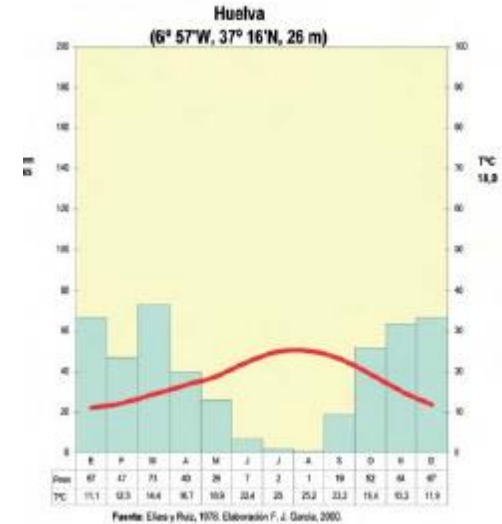
- Passenger traffic into Seville has shot up by 99% since 2003, with 4.5 million passengers flying into Seville during 2007
- Currently London and Paris have the most number of flights to Seville
- Under 60 minutes from the coastline

## Faro

- Faro is the second most popular airport in Portugal after Lisbon
- 2006 passengers 5.1 million up 6% from 2003, all 26 UK international airports have regular flights into Faro
- 8 new flight routes from new UK airports to Faro were launched during 2007
- Faro is 59km to Spanish border

# All year round good weather

- Summer temperatures are more pleasant than in other costas due to the Atlantic's cooler breeze. The province of Huelva has one of the most temperate weather systems in Spain.
- With over 300 days of sunshine and an average year round temperature of 18.1 degrees, Costa de la Luz is the perfect microclimate for an active holiday.
- The average sea temperature is 17 degrees despite being part of the Atlantic Ocean.



Let your money **WORK** while you **RELAX**...

Over 3000 hours of sunshine each year!

# World-class Golf facilities



- The region of Huelva is the **fastest growing golf tourist destination** within Andalucía
- There are 10 golf courses, several of which are championship level
- The average price per round of golf is **50% cheaper** versus Costa del Sol or Algarve

	Course	Holes	Par	Course length	Open date	Designer	Green fee
1	Isla Canela	18	72	6,248	1993	Juan Catarineu	62
2	Costa Esuri I, East	36	72	7,229	2005/06	Jose Canales	85/65
3	Costa Esuri II, West	36	72	6,900	2008	Jose Canales	85/65
4	Islantilla	27	72	5,697	1992	Enrique Canales & Luis Recasens	57
5	El Rompido - Sur	18	72	5,834	2003	Alvador Arana	50
6	El Molinillo	18	72	6,780	2007	Alvador Arana	50
7	Nuevo Portil	18	71	6,605	2001	Alfonso Vidaor	45
8	Corta Atalaya	9	68	4,730	1982	Alberto Rodríguez & Augusto Martínez	6
9	Club de Golf Bellavista	18	69	5,688	1916	Luis Recasens	35
10	Dunas de Donana	18	72	6,136	2002	Fernando Menaya	50

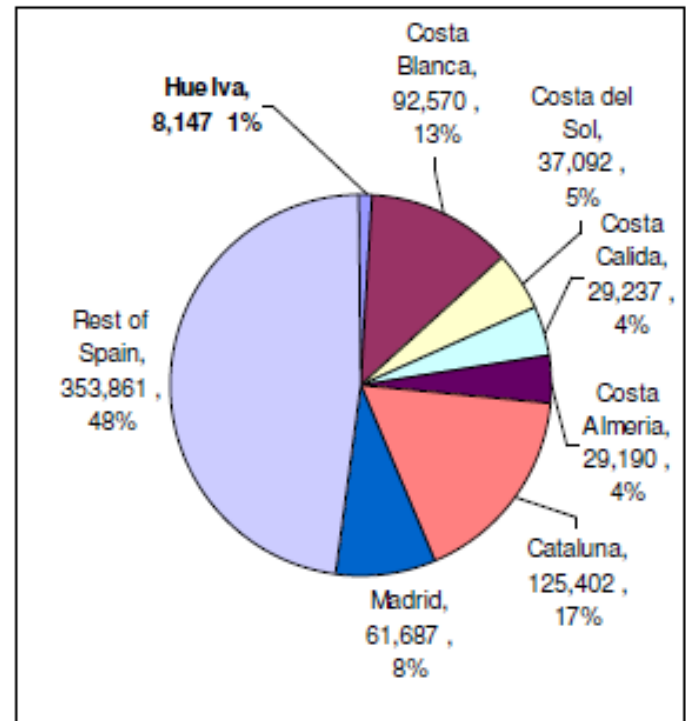
# Spoils of the Atlantic – Playas de Huelva

- The beaches along the Huelva coast are truly breathtaking, often backed by long sand dunes and dense national forests of pine trees. They are all fine grain golden sand beaches
- Pretty and quaint seaside fishing villages, populated by family run restaurants with exquisite seafood cuisine
- 15 beaches of which 8 are Blue Flag quality
- Water sports offered at all beaches
- 5 Marinas
- 1 commercial port at Huelva
- 8 yacht clubs
- 5 fishing ports
- 6 scuba diving & underwater sites
- 6 recommended sites for windsurfing and kite surfing



# Oversupply across Spain not an issue in Huelva

- 63% of the province of Huelva is protected land
- New build restrictions include
  - Maximum build height of 3 storeys
  - Less than 12% build allowance
  - Coastal law limit of 100 metre from beach
- The province of Huelva accounted for under 1% of total new construction in Spain
- Geographically Huelva accounts for over 2% of Spain's surface area
- Costa Blanca a similar stretch of coastline built more than 9 times as much as Costa de la Luz



Source: Ministerio de Vivienda, Junta de Andalucia



# Titan Properties Contact Details

## **Titan Properties Office**

*Avenida Playas de Cartaya 6A*

*El Rompido*

*Cartaya*

*Huelva 21459*

*Spain*

Tel: +34 959 399 982

Email: [info@titan-properties.com](mailto:info@titan-properties.com)

[www.titan-properties.com](http://www.titan-properties.com)