

Costa de la Luz Distressed Spanish Property



Local expert property Titan Properties has recently published its first ‘Distressed Sales List’ highlighting the most keenly priced properties in the western Costa de la Luz, namely Huelva province.

According to Spanish Government figures, price per square metre in Huelva rose a healthy 7.1% between 2007 and 2008, whilst Málaga could only report a scanty 1.5% price rise. But whilst the global recession and devalued pound etch deeper into the property landscape, there are more and more vendors highly motivated to sell. Good news for buyers motivated to get a foothold on Spain’s least developed and most affordable southern Costa.

Andrew Benitz, Director of Titan Properties, observes, “Undoubtedly the heavily developed Costas are floundering the most in these turbulent times, but western Costa de la Luz is finally succumbing to the bargain bug. Thanks to our longevity in the local marketplace, gaining the respect of the resident population, we have amassed quite a list of keenly priced properties which should take the sting out of the poor exchange rate. Discounts of 30 to 40%, previously unheard of, are now achievable. How long this climate will last is anyone’s guess, but the green shoots of growth are surely around the corner. No one’s managed to knock Spain off the number one spot yet for a holiday home, so the advice is to act now.”

A ‘Distressed Sales List’ is something of a moving target. By definition there is an urgent need to sell so the properties rarely stay on the market long due to their vastly reduced price. The following properties were available at time of writing, but please contact Titan Properties directly for latest opportunities.

TH4032, Townhouse, Los Enebras, El Rompido, Costa de la Luz

Was 349,800 euros, now 299,000 euros – 50,800 euro reduction (almost 15%)

Spacious three bedroom two bathroom corner townhouse within just 100 metres of El Rompido's stunning stretch of wide sandy beach. The bedrooms and balconies all offer sea views. The kitchen is fully fitted with the bonus of a separate utility room whilst the living area has an open fireplace. In addition to a very generous 200m² private garden, the townhouse also has access to a freeform communal swimming pool manicured grounds and a tennis court. Local shops, bars and restaurants – seafood being a speciality – are within a five minute stroll.

TH4035, Townhouse, Punta Coral, El Rompido, Costa de la Luz

Was 300,000 euros, now 240,000 euros – 60,000 euro reduction (20%)

Brand new townhouse within the gated development of Punta Coral. The property has access to a communal lake-style swimming pool, landscaped gardens, paddle tennis court and underground parking. There are three bedrooms upstairs with built-in wardrobes (the master is en suite) whilst two of them have sunny balconies. There is an additional family bathroom on this floor with an extra shower room downstairs. A fully fitted kitchen and living room with patio doors leading to the terrace with small private garden complete the picture.

V4017, Villa, Nuevo Portil, Costa de la Luz

Was 630,000 euros, now 475,000 euros – 155,000 euro reduction (almost 25%)

Luxuriously appointed four bedroom villa overlooking Nuevo Portil's 18-hole golf course and within just five minutes' walk of both the Clubhouse and golden sand beaches. The property is centrally heated, the master suite has a large private terrace whilst outdoor space includes an enclosed courtyard ideal for al-fresco dining and a 12m by 6m swimming pool. Sold as seen to include furniture.

Apartment, Las Marismas, Isla Canela, Costa de la Luz

Was 151,000 euros, now 99,000 euros – 52,000 euro reduction (almost 35%)

Golf-front one bedroom apartment which benefits from a fully fitted kitchen, double glazing, community satellite television, hot and cold air-conditioning and aluminium security shutter-blinds in the lounge and bedroom. Communal facilities include several swimming pools set in landscaped gardens plus padel tennis courts, underground parking and round-the-clock security – the beach is less than 15 minutes' walk. Covering 1,760 hectares with 7km of wide sandy beach, Isla Canela has an 18-hole golf course with challenging drives across the meandering streams, a 231-berth marina expected to extend to 800, restaurants, bars, shops and every conceivable outdoor sporting activity from football to bowling. The town of Ayamonte on the Portuguese / Spanish border is just 4km away.