



Your **Dream**

Under the **Sun**



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03179 Formentera del Segura

The Area

Rojales, Benijófar and Formentera del Segura.

When it comes to buying a new property, it is often said that the most important factor is the location. But, do you know why location should be the most important consideration? It is because the condition of a house can change, but the location never will.

We are experts in the area so we are proud to share our local knowledge with you.

Rojales

Rojales is your typical Spanish village with the River Segura running through the town.

Right now it is a municipality with a strong increase in activity in sector services, but it still conserves all its old village charm.

Rojales also has the La Marquesa golf course, one of the oldest in the province.

Benijófar

Benijófar has been linked to the Segura River and it is a source of wealth for its agriculture, especially the cultivation of vegetables and fruit trees.

Benijófar is located in the south of the province of Alicante, and it is only around 8kms from the Mediterranean Sea.

Due to pleasant weather conditions, Benijófar is visited by a large number of tourists every year.

Formentera del Segura

Agriculture plays a big part in the village as it sits by the River Segura. The main products are oranges, lemons, vegetables and honey.

The nearest beaches are at Guardamar and Torrevieja but there are many more in the area.

There are two golf courses very close by at La Finca golf and La Marquesa golf and country club.



SOLTURA EXPERTS ADVICE

The first step towards a new second home is finding a property that matches your individual requirements and wishes.

At www.gruposoltura.com you can search among all our current properties. A good piece of advice is to set up our property alert service, which will keep you updated on properties that match your criteria.

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**“Congratulations!
You now own the property
of your dreams in Spain!
It’s time to kick back and relax”**



Things to do around here:

- + Roman Theatre Museum
- + Santa Barbara Castle
- + Levante Beach
- + Terra Natura Animal Park
- + Archaeological Museum Of Alicante
- + Casino
- + Salinas de Torrevieja
- + Embalse de la Pedrera
- + Aquapark
- + La Marquesa Golf



01

ROJALES MILL

The windmill is one of the most interesting architectural constructions of Rojales.



02

GOLF COURSE

Placed in a valley between mountains, it is not hard to play here as it has a design without big level differences.



03

RESIDENTIAL AREA

The existence of several residences of high quality means the area has significant populations of people from other European countries, the majority being English and German.



04

FOOD

There are a variety of restaurants including tapas bars, cafés, and pubs including English and Irish bars.

Urbanization

Benimar-Rojales Hills

Residential Benimar is located in the town of Benijófar, in the most luxurious sector of the area with the most beautiful views across to the Vega Baja valley, Alicante, Costa Blanca South. Ideally located 30 minutes from both Alicante and San Javier airports, this area enjoys a wonderful temperature all year around. The Residential also offers all the amenities one needs.



Luxury at
its finest



Luxury Properties

These are modern-style Mediterranean villas, with everything you could ask for: pools, gardens, solarium ... all with amazing views.



Best Views

All the villas are developed by amazing views that make a day at home the perfect holiday place.



Amenities

Benijófar has a good selection of tapas bars, cafés and restaurants as does the nearby urban area of Benimar.



Location

The area is located inland on the southern Costa Blanca, close to the tourist resorts of Guardamar del Segura and Torrevieja.



What our clients say about the area



Nearby

Airports, transport and sports

The area has two airports less than an hour away by car which are Alicante Airport, and Murcia Airport. There are numerous golf courses on the southern Costa Blanca and Benijófar is closest to the La Finca Golf Course and the La Marquesa Golf and Country Club.



The Area

Quiet, close to the beach and family friendly

Great and comfortable area where you can feel relaxed and just enjoy your stay, close enough to walk to the town but far enough away from the hustle and bustle to give you the peace and quiet required to enjoy a holiday. The nearest and best beaches to Benijófar are about fifteen minutes away by car.

Urbanization

La Marquesa (Golf)

La Marquesa Golf & Country Club is located in Rojales, about 50 kms from Alicante towards Cartagena. It is a large area with more than 15,000 houses around the golf course. It is also a prestigious resort for golf lovers, who are treated to perfect conditions year-round with a variety of quality facilities and an ideal climate for this amazing sport.



The Golfer's Paradise



Unique Properties

There is a wide selection of holiday homes – holiday villas, cottages, apartments and country houses.



Perfect Location

The area is very close to Rojales and Ciudad Quesada and within walking distance of various amenities such as bars, restaurants, local shops, a supermarket and, of course, the golf course with driving range.



Golfers Paradise

This is a course for both professionals and amateurs. It has a variety of lakes, bunkers without hills and wide fairways, as well as 18 holes over 5,844 m at par 72, making this a course that meets international standards.



Prestigious Resort

The spacious clubhouse offers a wide range of services. In his design, Justo Quesada emphasized a varied course and integration with the natural landscape. It is modern and luxury – just the way you like it!



What our clients say about the area



Golf Infrastructure

18 holes, opened in 1989

One of the best golf courses near Alicante. One of the best golf courses near Alicante. The course is in tip-top condition with excellent fairways and good greens! Nicely maintained. It has enough challenges to keep everyone happy. We spent such an enjoyable afternoon there.



Location

Beautiful landscape, typical Spanish

La Marquesa is a beautiful resort with a golf course set in stunning Spanish landscape. There's plenty of local bars and restaurants dotted around the place to quench your thirst and hunger on a hot day. Very close to the beach and many typical Spanish resorts around! Well worth buying a property around here.



Urbanization

Ciudad Quesada

Ciudad Quesada is located in the southern area of Rojales approximately 8kms inland from Guardamar del Segura. Alicante and Murcia airports are both 50kms away and the nearest award winning blue flag beaches are within 10 minutes drive. Basically, Quesada itself is just one small village surrounded by everything you need making it the perfect place for your family holidays. It has its own bustling high street with many good restaurants and bars, shops, medical centres and a four-star luxury hotel.



Family
Homes



Family Friendly

There are spacious villas with swimming pools or comfortable detached houses and modern apartments to choose from to meet the expectations of any family!



Prestigious Area

This is one of the top areas to live in Spain according to European ex-pats. It is loved by high class clients who appreciate beautiful design and a friendly environment mixed with a bit of Spanish culture.



International neighbourhood

This is a sought-after urbanization on the Costa Blanca South with a mixture of nationalities such as Scandinavian, Dutch, German, Spanish and English.



The Aqua Park

This is a great way for your family to chill out and have fun. There are a few types of major slides, a pool and a number of smaller ones for the little children just next to your property!



What our clients say about the area



Perfect Holiday Home

Amenities, Proximity, Safety

Quesada is a very nice place even though we don't live there but have a place on an urbanization. I wish we had discovered the area when our kids were young, instead of the rip-off package holidays we used to go on. Overall a great place to holiday especially with your family.



Ex-pat Community

Feels like home, but with sun

I am British and I live in Ciudad Quesada. We love living here – the centre of the village has a pretty main street full of lively bars and good restaurants, a Fiesta in August, a good community of all nationalities, a golf course. We are a ten minutes drive from the nearest beach. Perfect home for your retirement!



Formentera Del Segura Town

Formentera Del Segura is a typical Spanish village that, over the past few years, has evolved into a multinational town without losing its Spanish character and charm. Formentera is able to offer you amenities which are right at hand as well as being a short drive from all the attractions of the region! It is definitely a great place to live!



Living the
Spanish
Dream



Spanish Atmosphere

Feel the authentic Mediterranean spirit all year round. There is a traditional church square, a selection of bars, cafés and shops and a weekly Spanish street market.



Rio Segura River

The river runs past the village where, over the years, an island has been created, where the El Molino Natural Park is. Here, you can find the perfect place to enjoy your Sunday with its picnic tables and seasonal barbecues.



What to do

There is a walking and cycling route known as the Corredor Verde. If you are fit, you can cycle all the way from Guardamar del Segura to Orihuela and back again, about 60kms!



Perfect Location

The wonderful blue flag beaches of Guardamar are only a short drive away, a Alicante airport only 30 minutes drive and San Javier only 45 minutes.



What our clients say about the area



It has it all

Properties, People, Area

Formentera is approx 30 minutes drive from Alicante airport. It has a large supermarket in the village and is only a short journey from Rojales with about five supermarkets. There are also numerous small shops, a pharmacy, a bank/cash point and quite a few bars that also serve food.



The Sunsets

It's just another world

We have just bought a property in Formentera del Segura. We got a two-bedroom apartment and it has everything that you could possibly need. The sunsets here are fantastic. The village has plenty of bars and shops and it is only a 10-minute drive to Guardamar beach. I would definitely recommend this place to anyone who dreams about a place in Spain!



Information Property Sellers

Selling your house with Grupo Soltura is the best decision!

Our website reaches people from all over the world, and no expense has been spared to ensure maximum visibility with major search engines.

By including your property in our portfolio, your home will be professionally presented via different media to a large international audience. We are extremely active on social media. No other estate agent in the area engages with social media quite like us. We reach thousands of potential buyers across Europe via Facebook

and Instagram making sure your property will get to the person who is looking for it!

Based on your property's characteristics and on similar homes in the area, we provide you with informed advice about a proper price. With this price you can expect that your property will be sold within a reasonable period of time. We also use professional digital photography and video equipment to ensure your home is as beautifully presented online as it is in real life.

From our office in Formentera del Segura, we provide a comprehensive service for sellers, including conveyancing and legal services.

To put your property on the market, we require the following documentation:

- Copy of title deeds
- Mortgage documentation
- Copy of your last water and electricity bills
- First habitation license
- Copy of SUMA bill
- Copy of identification E.G. NIE
- Receipt for paid community fee
- Energy Performance Certificate



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**Now is the best
time to sell**”



SOLTURA PREMIUM SERVICE

We have developed a first-class website to showcase your home which generates hundreds of prospective clients every month. Our technology is top of the game being backed up with the best agents in the area. What else would you need to sell your home?

Information Property Buyers



The process for buying Spanish property is, thankfully, uncomplicated, so if you take some time to understand the order in which things happen, and you know what you will be expected to pay at the start of the process, you should avoid any unexpected surprises or expenses.

Established in 2000, Grupo Soltura has a track record of assisting home buyers of all

nationalities to find their perfect home, backed by a great local reputation that's hard to match. We offer a legal advice and full support during the whole process.

We have hundreds of selected quality properties, so take a look through our property portfolio, or contact us and let us help you find the home in Spain that suits you.

We offer in house legal services and conveyancing as one stop shop service to our clients.

Visit our complete portfolio on:

WWW.GRUPOSOLTURA.COM

Steps to follow while buying a house in Spain

- Find your dream home
- Negotiate the price
- Pay your deposit
- Appoint an advisor
- Apply for a NIE number
- Open a bank account
- Sign the title deed (notary)
- Pay the balance
- Get your keys
- Move in



Your home is where
your story begins



SOLTURA LEGAL ADVICE

There are many steps to take between the initial idea of buying a new property to finding your dream home. Our agents will guide you through the entire process – from the search itself to closing the deal.

Step by step, we explain what you should bear in mind when viewing properties, how to make an offer, what your responsibilities are as a buyer, and much more.

Our Company

Grupo Soltura

Grupo Soltura SL is an accredited real estate agent with a 17-year track record of selling real estate in the Spanish Costa Blanca to clients from all over Europe. With a multilingual sales-team and a wide variety of properties on offer, we can fulfill all wishes for all kinds of clients. With excellent legal services, we offer a full service and turn key solution for clients interested in buying a Spanish home.

Grupo Soltura SL, is a registered member of the A.P.I. (No. 992) organization in Spain. We are a valued partners of a wide variety of notaries and solicitors. We only work with the best professionals and reputable third parties, who are necessary for the process of selling and buying property. Grupo Soltura SL looks after the interests of more than 350 homeowners. We don't need thousands of houses to be able to show you the best ones. We are listing new properties on a weekly basis but are also turning down properties if they do not add

value for our buyers. Our properties are promoted in the best possible way. Homeowners are regularly informed about market changes and advised on the sale of the property. Comparisons by price per metre are done monthly and homeowners are informed about what this means for them. If you are looking to buy or sell a property in or around Rojales and Torrevejea, we are happy to advise you on how to go about it. In less than one hour you know all there is to know without any further obligations. Our professionals are available every day of the week.



The letters API stand for:

"Agentes de la Propiedad Inmobiliaria", or "Real Estate Agents" in English. Agents who carry the API stamp have received official training and have credentials that are backed by Spain's "Ministerio de Fomento"



17 YEARS OF EXPERIENCE

Darwin said it a long time ago. "They who adapt to the continuing changing environment will be the ones who survive".

Our Team

We bring experience and trust.

Founded in 2001, we have grown to a real estate agency with a sales team of more than nine specialists.

Grupo Soltura SL has been selling houses to satisfied clients from all over Europe – mainly Scandinavian countries, as well as the United Kingdom, Ireland, The Netherlands, Belgium, Germany, Switzerland, and France. Our sales team members all speak English as well as Russian, Dutch, German, French and Spanish.

Our services include property sales for resale and new builds, as well as long-term rentals and we offer legal advice to anyone buying a property in Spain.



 **370**
PROPERTIES FOR SALE

 **33%**
PROFIT LAST YEAR

 **3.835**
HAPPY CUSTOMERS



OUR OFFICE



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