

THE PAPER

The insider's guide to what's happening at the Costa Blanca



PROPERTY

Villa – Moraira

Located in the exclusive El Portet area of Moraira, this stunning 4-bedroom, 4-bathroom modern villa offers 493 m² of luxurious living space. Built in 2015, the villa features an expansive open-plan living and dining area that opens to a terrace with breathtaking Mediterranean Sea views ...



FASHION & JEWELLERY

Nº 45 at Sea

Nº 45 at Sea is a chic concept store offering a curated mix of high-end fashion and home décor. Founders Hilly and Danielle, both seasoned in the fashion industry in the Netherlands, recognized a growing demand for stylish living in Spain. Their experience helped shape a boutique that ...



HEALTH & BEAUTY

Sunyata Wellness

Sunyata Health & Wellness is a wellness center created by Dutch partners Andre and Tanja. With a background in running a care company in Holland, the couple brought their passion for health to Spain, designing a serene space that reflects their holistic philosophy ...



EVENTS

La Nit de la Llum

The "Night of Light", is one of the most enchanting Christmas events in Dénia, normally held on December 9. Thousands of candles illuminate the city's streets, creating a magical atmosphere. Shops in the town center remain open until 21h30 with special holiday discounts, ...

NOVEMBER
DECEMBER
EDITION

2024



Teulada Moraira: Finalist Among the 30 Most Beautiful Towns in the Valencian Community

Teulada Moraira has been selected as a finalist in the "Pueblo Más Bonito" (Most Beautiful Town) competition, which highlights 30 towns across the Valencian Community.

This contest celebrates not only the historic charm of these towns but also the natural beauty that surrounds them. Voting is now open via the España Turismo app and will continue until October 6.

The top four towns with the most votes will move on to a national contest, competing for the title of Spain's Most Beautiful Town.

Veronica Martínez, the local councilor for Tourism, expressed her excitement, saying, "We are thrilled that Teulada Moraira has been chosen as a finalist. We will continue to promote our town on a global scale."



Citizens and visitors are encouraged to participate in the voting and support Teulada Moraira by using the hashtag #pueblosbonitoscv2024 on social media.

Posts can also tag @espanaturismo.app and @teuladamorairatourism to help boost visibility and attract more attention to the town.

For more information, visit the Teulada Moraira Tourism Board's social media channels.

Oceana Restaurant: A Perfect Seaside Wedding Destination

Located on the beautiful Costa Blanca, Oceana Restaurant offers an idyllic wedding setting with Mediterranean views, exquisite cuisine, and a lively ambiance. Exchange vows by the sea and treat guests to a menu of fresh, locally sourced dishes, including options for every dietary need.

Oceana's chic yet relaxed vibe, live music, and tailored wedding packages make it the perfect venue for both intimate and grand celebrations. Celebrate your special day where elegance meets the sea.

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AREA GUIDE



Welcome to The Paper, by The Agency. Your Autumn 2024 Lifestyle Guide to the Costa Blanca.

We are excited to present this specially curated edition, showcasing the best of what the beautiful Costa Blanca North has to offer.

This is our second release, and the journey with The Agency has been nothing short of extraordinary. We're excited to continue sharing our passion for this remarkable region in Spain with you.

PROPERTY TRENDS

Costa Blanca Living: A Deep Dive into Property Statistics and Trends

Costa Blanca has long been known as a dream destination for those seeking the Mediterranean lifestyle. Beyond its stunning beaches, the area boasts an attractive real estate market, making it a popular choice for international buyers and locals alike.

This article explores the current living statistics in Costa Blanca, focusing on property market trends, average price increases, and the overall lifestyle appeal of the region.

Property Market Overview in Costa Blanca

Costa Blanca remains a hotspot for both local and international buyers, with property prices steadily increasing year on year. In 2024, Costa Blanca North, including towns like Javea, Denia, and Moraira, has seen an average property price increase of 5.1%. Costa Blanca South follows closely with towns like Torrevieja and Alicante showing a 4.8% rise.

These increases reflect the strong demand for properties in the region, driven by its desirable climate, rich cultural scene, and proximity to key cities like Alicante and Valencia. Notably, Javea has experienced one of the highest increases in property value, with a 5.1% rise over the past year, making it a sought-after location for luxury properties.

Town-by-Town Breakdown of Property Price Increases

In this edition, you'll discover a complete lifestyle guide filled with insights on local events, must-visit dining spots, luxury properties, and much more.

Our aim is to provide valuable information to enrich your experience of living in or exploring Costa Blanca North.

In Costa Blanca, property prices can vary greatly depending on the town. Here's a breakdown of the average property price increases for some of the key towns in the region:

increase year-on-year	
Javea:	5.1%
Denia:	4.9%
Moraira:	5.0%
Calpe:	4.8%
Altea:	4.7%

These towns have remained popular for their unique blend of luxury living, scenic coastal views, and easy access to major cities and amenities.

Growth in New Developments

Costa Blanca has also seen a surge in new developments, particularly in areas like Moraira and Benitachell. Developers have been focusing on building modern villas and apartment complexes, catering to the high demand for upscale residences. This trend is expected to continue as more international buyers flock to the area, attracted by the modern amenities and scenic landscapes.



Lifestyle Appeal of Costa Blanca

Beyond property investment, Costa Blanca offers an unmatched lifestyle. The region boasts a wide range of activities, from water sports along its pristine beaches to hiking in the nearby mountains. Towns like Altea and Calpe are famous for their arts and culture scenes, while the area's gastronomy is world-renowned, offering a mix of Mediterranean and traditional Spanish cuisine.

Costa Blanca is also a hub for expatriates, particularly from Northern Europe. Many are drawn to the area's mild winters and over 300 days of sunshine annually. This influx of international residents has contributed to a cosmopolitan atmosphere in towns like Javea and Denia.

Rental Market Trends

In addition to property sales, Costa Blanca has seen a strong rental market, particularly in tourist-heavy areas like Alicante and Torrevieja. Short-term rentals have become a profitable investment, with holiday lets commanding higher rates during peak seasons. According to the latest data, rental prices in these areas have increased by an average of 4.3% in 2024.

The demand for holiday homes has resulted in a 3.9% increase in average rental yields across the region. This makes Costa Blanca an attractive option for investors looking to capitalize on both property appreciation and rental income.

Investment Potential

Investing in Costa Blanca property offers strong returns, both for short-term rental income and long-term capital appreciation. With the region's continued popularity among international buyers and tourists, the property market is expected to maintain its upward trajectory. Furthermore, with increasing demand and limited supply of new properties, particularly in prime coastal areas, prices are likely to keep rising.

Conclusion

Costa Blanca's real estate market continues to show robust growth, making it a prime location for property investors and lifestyle seekers alike. From Javea to Denia, the region's towns offer a mix of traditional Spanish charm and modern luxury, contributing to their rising property values. With strong rental yields and a high quality of life, Costa Blanca remains one of Spain's top destinations for both living and investing.

Sources: Tinsa Research 2024, Coastal Property Report



Simplifying property payments in Spain with PropertyPay

Property transactions in Spain can be challenging with hidden fees, delays, and even payment refusals. PropertyPay, from Currencies Direct, changes that with a fast, digital payment service designed for smooth transactions for both buyers and sellers.

What is PropertyPay?

PropertyPay enables secure, direct payments between buyers and sellers without traditional banking complications. It's fully digital, free, and available to clients worldwide.

Why PropertyPay Over Traditional Methods?

Traditional payments often include costly banker's drafts, high fees, and delays. PropertyPay eliminates these by offering direct transfers without intermediaries, and payments clear only after title deeds are signed, ensuring security.

Benefits

- Zero Fees: Competitive exchange rates and no hidden charges.
- Instant Access: Sellers with Currencies Direct accounts can access funds immediately after the sale.
- Rate Locking: Options to lock in exchange rates for predictable costs.

Interested?

To learn more, contact Currencies Direct at +34 910 786 109 and mention 'My Affiliate the Agency' for a personalized consultation.

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New Tourist Law Reforms in Valencia: How Harvey Lawyers Can Help

Harvey Lawyers is a respected firm in Costa Blanca specializing in property law, guiding clients in property buying, selling, and management. They also handle disputes, criminal cases, family law, and inheritance, providing reliable legal support for residents and expatriates alike.

Overview of Valencia's New Tourist Law Reforms

The recent Decree Law 9/2024 introduces significant changes to tourist rentals in Valencia, targeting property owners renting to tourists. Harvey Lawyers can help clients navigate these reforms and ensure compliance.

Key Changes

1. 10-Day Rental Limit: Tourist rentals are capped at 10 days for each tenant, preventing long-term stays.
2. No Room Rentals: Individual room rentals in tourist properties are banned, affecting platforms like Airbnb.
3. Identification and Licensing: Each property must have a unique identifier

- and obtain a municipal suitability report to qualify for a tourist license.
4. Approval by Community of Owners: Approval is required from other owners for flats in shared buildings.
5. License Validity: Licenses last five years and require renewal.
6. Mandatory Advertising: Owners must advertise within two months of licensing, with registration details in ads.
7. No Key Boxes: Key boxes in public areas are banned; owners must personally manage guest arrivals.
8. Non-transferable Licenses: New owners must apply for their own tourist license if purchasing a licensed property.
9. Penalties and Responsibilities: Fines for non-compliance have increased, with owners accountable for violations.

Why Work with Harvey Lawyers?

Given the new regulations, Harvey Lawyers is essential for property owners seeking seamless compliance, helping clients avoid hefty fines and legal issues with tailored advice and local expertise.

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www.harveylawyers.es



Christmas Events & Festivities

December 1–January 5

Christmas Market in Alicante

Alicante's Christmas Craft Market at Paseo Federico Soto runs daily from December 1st, with stalls selling handmade gifts, decorations, and local treats. The market stays open usually until January 5th, making it perfect for both pre-Christmas and post-Christmas shopping. The market normally operates from 10:00 AM to 3:00 PM and 5:00 PM to 11:00 PM.



December 8–December 10

Altea Christmas Fair

Altea's historic old town hosts a weekend Christmas Fair featuring artisanal stalls selling handmade gifts and decorations.

The event also includes live music and workshops, offering a cozy, community-oriented holiday experience.



December 1–January 6

Benidorm Christmas Village

Benidorm's Plaza de la Navidad becomes a winter wonderland from December 1 to January 6, offering activities like ice skating, a Santa's Grotto, and fairground rides. Daily entertainment includes parades, music performances, and food stalls, creating a festive atmosphere for families.



December 3–January 7

Torrevieja Nativity Scene

The elaborate nativity scene in Torrevieja's town center is one of the largest in Costa Blanca, open from early December until January 7.

The display features beautifully crafted figurines and traditional Spanish details, attracting visitors from across the region.



December 5–January 6

Javea Christmas Lights

Benidorm's Plaza de la Navidad becomes a winter wonderland from December 1 to January 6, offering activities like ice skating, a Santa's Grotto, and fairground rides. Daily entertainment includes parades, music performances, and food stalls, creating a festive atmosphere for families.

December 17

Denia Christmas Parade

The elaborate nativity scene in Torrevieja's town center is one of the largest in Costa Blanca, open from early December until January 7.

The display features beautifully crafted figurines and traditional Spanish details, attracting visitors from across the region.



December 24

Calpe Christmas Parade

The Calpe Christmas Parade, held on Christmas Eve, is a lively event featuring festive floats, street performers, and a visit from Santa Claus. The parade winds through the town's center, spreading holiday cheer. Kids can meet Santa and participate in various activities, including workshops and storytelling sessions.



Offering a comprehensive range of services—including interior architecture, custom design, concept development, and project management—Atelier Valencia ensures a seamless process from the first consultation to the final reveal.

Founded in 2018 by Swedish American interior architect Therése M Valencia, the firm draws on her 20+ years of experience and her creative leadership to deliver luxurious and sophisticated spaces. Atelier Valencia has had the privilege of collaborating with prestigious brands and discerning clients worldwide. At the core of Atelier Valencia's philosophy is a passion for creativity, harmonized with a deep understanding of architecture, design, art, and fashion.

Each project is a personalized journey, where the client's vision is transformed into a timeless, elegant reality, reflecting their unique style and aspirations.

Explore Atelier Valencia's world of bespoke design, where innovation meets elegance, and dreams become beautifully crafted spaces.

www.ateliervalencia.com

Discover Atelier Valencia: Where Timeless Design Meets Global Luxury

Atelier Valencia is a globally recognized interior architecture and design firm, renowned for creating bespoke, high-end interiors for both private residences and commercial spaces.

Xiram Náutica: Leading the Way in the Luxury Nautical Industry

With over two decades of experience in the nautical sector, Xiram Náutica has firmly established itself in both national and international markets. Headquartered in Marina de Dénia, Alicante, with an additional office in the Marina de Las Salinas in San Pedro del Pinatar, Murcia, Xiram Náutica has become a trusted expert in the sale of boats, offering personalized guidance throughout the entire purchasing process.

Since last year, Xiram Náutica has been the exclusive importer of the renowned Italian shipyard RIO YACHTS for the Spanish market, bringing the latest models, including the standout DAYTONA and LE MANS, to local shores.

Additionally, Xiram Náutica recently expanded its offerings through a partnership with Amoyachts, the importer of Absolute Yachts. Since July, Xiram Náutica and Amoyachts have shared facilities in both Marina de Dénia and Marina de Las Salinas, enhancing their collaboration and broadening the range of luxury yachts available to their clients.



For more details

Marina de Denia Edificio D, 03700 Dénia, Alicante
+34 667 428 888

www.xiram.es




Fashion & Jewellery | Health & Beauty

Nº 45 at Sea

A Premier Costa Blanca Fashion Destination

Located in Benissa Costa, Nº 45 at Sea is a chic concept store offering a curated mix of high-end fashion and home décor. Founders Hilly and Danielle, both seasoned in the fashion industry in the Netherlands, recognized a growing demand for stylish living in Spain. Their experience helped shape a boutique that resonates with Costa Blanca’s style-conscious shoppers.

What sets Nº 45 at Sea apart is its open, welcoming atmosphere, beautifully curated collections, and friendly staff. “The atmosphere here is special, and our collections are too,” Hilly noted. “We’ve created a space where people can feel at home while discovering something unique.” The store combines industrial design with soft, inviting elements, offering a unique shopping experience for all.



Contact Information:

Avinguda de la Marina, 3, Benissa, Alicante

+34 625 64 10 59

www.no45atsea.com



Sunyata Health & Wellness

A Holistic Oasis in Moraira

Located in Moraira, Spain, Sunyata Health & Wellness is a wellness center created by Dutch partners Andre and Tanja. With a background in running a care company in Holland, the couple brought their passion for health to Spain, designing a serene space that reflects their holistic philosophy. At Sunyata, treatments focus on inner rejuvenation to promote long-lasting wellness.

A Unique Wellness Experience

Sunyata’s signature treatments include the Magnesium Experience, which addresses magnesium deficiency through foot soaks, an Andullation Vibrating Bed, and a Float Pod session. Other programs like Hammam & Himalaya and Firming & Slimming combine ancient practices with modern techniques, offering guests a rejuvenating journey in a tranquil setting.

Crafted for All Needs

Sunyata caters to a diverse clientele, from

athletes to those recovering from surgery, ensuring effective treatments for all. The space, designed with care, invites guests to experience deep relaxation and a sense of balance.

Contact Information:

Avinguda de la Marina, 3, Benissa, Alicante

+34 625 64 10 59

www.sunyatawellnessgroup.com



Estética & Belleza

Unwind and Transform at Yvonne Masaje

Discover the ultimate destination for relaxation, rejuvenation, and beauty with Yvonne Masaje, Estética & Belleza, located in the stunning Balearia Port of Denia. With over 30 years of experience in the wellness and beauty industry, Yvonne has established herself as a leading expert in therapeutic massage and beauty treatments.

Trained at the prestigious Academy of Therapeutic Massage in London, Yvonne brings knowledge and expertise to every service, ensuring that her clients experience only the best care and results. Whether you’re looking for a deep relaxation experience or a transformative beauty treatment, Yvonne’s personalized approach ensures each client’s needs are met with precision and care.

Contact Information:

Baleària Port, Moll de la Pansa, 03700 Dénia

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www.yvonneliester.com

Musa de Oro

Xabia’s Boutique Jewellery Studio

Located on Xabia Histórica’s main cobblestone street, Musa de Oro is a boutique jewellery atelier where traditional goldsmithing meets modern design. Opened in September 2023, this women-owned business, founded by two Canadian artisans, offers a gallery-style space for visitors to explore handcrafted gold and silver pieces while connecting with the artists at work. Musa de Oro has quickly gained attention for its unique, high-quality jewelry that stands out in a world of mass production.

Each piece at Musa de Oro is meticulously crafted on-site. The boutique’s layout, from handmade display stands to custom cabinetry, exudes creativity and passion. Their collections, including the Marrakesh Collection and Milla earrings, showcase minimalist yet impactful designs.

Musa de Oro provides personalized consultations and offers a gold-recycling program, turning old treasures into new custom pieces. This sustainable approach ensures that each item is not only stunning but ethically made.



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www.instagram.com/musa.de.oro

RESTAURANTS & DINING

Andrea Drago: The Culinary Genius Behind Orobianco’s Michelin Star Revival

Nestled in the heart of Calpe, Orobianco Ristorante has solidified its position as one of Spain’s finest culinary destinations, thanks to the visionary leadership of head chef Andrea Drago. Since his arrival 1.5 years ago, Andrea has transformed Orobianco into a Michelin-star restaurant, attracting food enthusiasts who eagerly return to explore its diverse and meticulously crafted menus.

Andrea’s Culinary Journey

Andrea’s path to becoming a Michelin-starred chef began in Italy, where he honed his skills in some of the country’s finest kitchens. His early experiences in Italian restaurants led him to Como, where he refined his techniques at the Mandarin Oriental Hotel’s exclusive restaurant. This foundation of high-end cuisine laid the

groundwork for his later success. Andrea’s international career took him from Italy to London, where he worked at a smaller, more intimate restaurant. Andrea’s culinary journey deepened in Barcelona, where he honed his skills under the mentorship of Paolo Casagrande at Lasarte, a restaurant distinguished by its three Michelin stars. It was Paolo who recognized Andrea’s talent and potential, subsequently appointing him as the head chef at Orobianco. This partnership allowed Andrea to infuse his Italian culinary foundation with the sophisticated influences he embraced in Barcelona. Now, as the creative force at Orobianco, Andrea leads a dedicated team of eight Italians in the kitchen. Together, they have crafted a unique Michelin-starred Italian-Mediterranean experience, offering three distinct menus that draw diners back to explore new flavors time and again.



Andrea’s Philosophy and Vision

When asked about his philosophy, Andrea emphasizes the importance of teamwork and creating memorable dining experiences. “The satisfaction of our guests is the ultimate reward,” he says. His focus on local ingredients—sourced from nearby Altea and the Costa Blanca’s coast—underlines his commitment to sustainability and quality.

Looking ahead, Andrea is committed to refining Orobianco’s menus while continuing to provide exceptional experiences for his diners. His vision for the restaurant is one of constant evolution, with each dish offering something new to delight both regular patrons and first-time visitors.

Conclusion

Under Andrea Drago’s leadership, Orobianco Ristorante has not only reclaimed its Michelin star but has also become a must-visit destination for anyone seeking an extraordinary dining adventure on the Costa Blanca. Whether enjoying the luxurious seven-course Orobianco Menu, the carefully curated 4 Moments Menu, or the seasonal delights of the Tasting Menu, diners are guaranteed an unforgettable experience crafted by one of Italy’s rising culinary stars.

Orobianco Ristorante di Calpe

Urb. Colina del Sol, 49-A, Calpe, Alicante, España
+34 96 680 66 61

www.orobianco.es



Restaurants

Discover Costa Blanca’s Michelin-Starred Gems

Costa Blanca is not just a haven for sun and sea lovers but also a paradise for culinary enthusiasts. The region boasts a variety of Michelin-starred restaurants that provide exceptional dining experiences, merging traditional Mediterranean flavors with modern innovation. Each of these restaurants offers a unique gastronomic journey, celebrating local ingredients and creative techniques.



JÁVEA

Tula

Tula, a small, intimate restaurant in Jávea, offers Mediterranean cuisine with an emphasis on simplicity and fresh ingredients. Chef Borja Susilla ensures that each dish is an ode to local flavors.



MORAIRA

MESA

Restaurant MESA Moraira is a premier dining destination in the heart of Costa Blanca, known for its impeccable fusion of modern culinary techniques and traditional Mediterranean flavors. With a commitment to excellence, MESA offers a sophisticated menu that caters to every palate.



ALICANTE

Monastrell

Chef María José San Román helms Monastrell, where local seafood and olive oil take center stage. The menu reflects the rich culinary heritage of Alicante, with an emphasis on fresh, regional ingredients.



CALPE

Audrey’s by Rafa Soler

Audrey’s offers a fresh take on Mediterranean flavors, using local ingredients to craft innovative dishes. Chef Rafa Soler’s creativity shines through his tasting menus, making it a must-visit for culinary enthusiasts.



MORAIRA

Madre Restaurant

Located in the Ritural de Terra Hotel, Madre Restaurant showcases the culinary expertise of Chef Nazario Cano. The menu is infused with traditional Mediterranean recipes enhanced by modern twists, offering guests a delightful dining experience. In an elegant setting, meals from breakfast through dinner provide a refined encounter for all who visit.



PROPERTIES FROM THE AGENCY COSTA BLANCA

Discover an exclusive collection of luxury properties along Spain’s stunning Costa Blanca, offered by The Agency Costa Blanca North. From modern architectural masterpieces in Moraira to beautifully renovated Mediterranean villas in Benissa, these homes exemplify the best of coastal living.

Each property is designed with elegance and comfort in mind, featuring breathtaking sea views, spacious interiors, and state-of-the-art amenities.

Whether you’re seeking a serene retreat or an investment in one of Spain’s most coveted locations, The Agency Costa Blanca North is here to guide you. For inquiries, contact Alistair Barton at +34 622 88 22 89 or Leonie Terbrugge at +34 622 56 82 45

theagencyre-costablancanorth.com

MORAIRA

VILLA

€2,460,000



This 4-bedroom, 4-bathroom modern villa, completed in 2023, offers 561 m² of luxurious living space in the coveted coastal town of Moraira. The open-plan design seamlessly blends indoor and outdoor living, with expansive living and dining areas that flow out to a terrace overlooking a sleek pool and landscaped gardens. The master suite features a private balcony with stunning Mediterranean views, while the villa also includes a guest suite, a versatile lower level, and a fully equipped outdoor kitchen. With a private elevator, three-car garage, and future-ready amenities like solar panel preparation and ducted air conditioning, this property is the epitome of modern luxury.

BENISSA

LUXURY MEDITERRANEAN VILLA

€2,999,000



This newly renovated 5-bedroom, 5-bathroom luxury villa is an architectural masterpiece located in the prestigious San Jaime area of Benissa. Designed by renowned Belgian interior designer Bart de Beule, this 496 m² residence offers breathtaking views of the Mediterranean Sea and the iconic Peñón de Ifach. Its exquisite features include a fully fitted kitchen with state-of-the-art appliances, a seamless indoor-outdoor living area, and a stunning solarium. The villa also boasts a mature Mediterranean garden with a barbecue area, a free-form swimming pool, and a spacious double garage. Perfect for those seeking luxury coastal living near Moraira Golf Course.

BENISSA

Villa

€1,250,000



This key-ready 4-bedroom, 4-bathroom villa offers 249 m² of modern living space with breathtaking sea views, just steps from La Fustera Beach in Benissa. Set on an 800 m² plot with security features including an alarm system and cameras, this newly built home is ready for immediate living. The open-plan living area flows seamlessly into a state-of-the-art kitchen, while the outdoor spaces include a shaded BBQ area and a beautiful pool with a lounge area. With ample parking and top-quality finishes, this villa is ideal for those seeking luxurious coastal living or a smart investment.

MORAIRA

VILLA

€3,750,000



Located in the exclusive El Portet area of Moraira, this stunning 4-bedroom, 4-bathroom modern villa offers 493 m² of luxurious living space. Built in 2015, the villa features an expansive open-plan living and dining area that opens to a terrace with breathtaking Mediterranean Sea views. The master suite includes a private en-suite and panoramic vistas, while three additional bedrooms, each with en-suite bathrooms, provide ample guest accommodations. A spa with an indoor heated pool, sauna, and gym space ensures relaxation. Just moments from Playa del Portet and the heart of Moraira, this villa is the epitome of refined coastal living.



BENISSA

Modern Luxury Villa

This 654 m² newly built villa on Benissa Costa exemplifies modern luxury, blending seamlessly with the natural landscape through organic design elements like concrete platforms and wooden pergolas.



The four-bedroom villa features en-suite bathrooms, private terraces, and a master suite with breathtaking Mediterranean views. The core living-dining area connects indoor and outdoor spaces effortlessly, complemented by a state-of-the-art kitchen with Miele appliances and oak cabinetry. Additional amenities include a games room, gym with unique pool lighting, and an infinity pool overlooking the sea. Located near pristine beaches and historic Benissa, this villa offers a serene Mediterranean lifestyle with modern elegance.

€3,450,000



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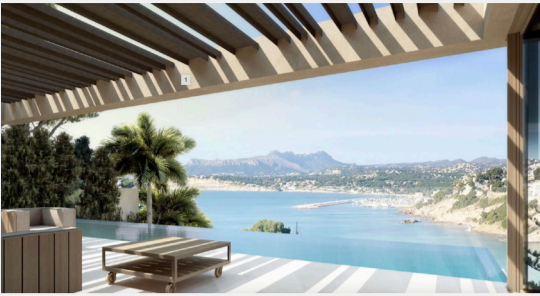
EL PORTET

LUXURIOUS VILLA

€6,500,000



This exquisite 589 m² designer villa in El Portet, Moraira, captures Mediterranean luxury with unmatched style. Featuring five en-suite bedrooms and stunning panoramic views, the villa's open-plan layout flows seamlessly across four levels, integrating indoor sophistication with expansive outdoor terraces and a lush garden. Positioned steps from Playa del Portet, the villa's amenities include a gourmet kitchen, a spacious living area with sea views, and a versatile lower floor ideal for a home cinema or spa. Just a short walk from Moraira's vibrant marina and gourmet dining, this villa offers a unique blend of exclusivity and accessibility, embodying Costa Blanca's finest lifestyle.



DENIA

MODERN VILLA WITH
PRIVATE POOL

€1,370,000



This luxurious 367 m² villa in Denia offers four spacious bedrooms, three bathrooms, and a private pool on an 800 m² plot, perfect as a family vacation retreat or permanent residence. Professionally designed, the villa features a stylish living room with a fireplace, a modern kitchen with Bosch appliances, and an expansive dining area ideal for entertaining. The second and third floors house the bedrooms, including a master suite with a dressing room and terrace access. Additional highlights include a secondary kitchen, BBQ area, gazebo, Wi-Fi, air conditioning, and parking for two cars. Conveniently located near Denia's beaches, restaurants, and ferry ports, this villa provides a blend of modern comfort and Costa Blanca's vibrant lifestyle.



VALENCIA

CONTEMPORARY APARTMENT
WITH CITY VIEWS

€1,275,000



Located in the heart of Valencia, this elegantly redesigned 287 m² apartment features three bedrooms, three bathrooms, and stunning city views. With an open-concept layout, the living, dining, and kitchen areas seamlessly integrate, allowing natural light to illuminate the minimalist architecture. High-quality finishes, modern flooring, and smart home features ensure both luxury and sustainability.

Positioned amidst Valencia's vibrant cultural and culinary scenes, this apartment offers the perfect blend of urban sophistication and convenience, making it an ideal retreat for modern city living.



Spain’s Housing Market: Prices on the Rise Amidst Shifting Demand

As Spain’s housing market prepares for a surge in demand, real estate forecasts are adjusting in anticipation of interest rate cuts. The real estate services firm Solvia has released a new report offering insights into the expected trends.

According to the study, while property sales may dip in 2024, they are projected to climb again in 2025, with prices expected to rise by around 3% in both years. The report also predicts a growth in new building permits and an increase in rental activity.

In Q2 2024, Spain’s real estate sector saw fewer transactions and new mortgage contracts, but a slight rise in property prices and a notable increase in rental costs. This pattern is set to continue through the rest of the year.

Solvia projects a decline in transactions by 4% to 5% in 2024 but expects a recovery in 2025, with property sales potentially growing by 2% to 3%.

On the mortgage front, Solvia notes that if interest rates continue to drop, the market could see a more favorable credit environment, attracting new buyers. However, the firm highlights that housing supply remains tight, which may lead to a slight reduction in new mortgage contracts by the end of the year.

This paper was produced in conjunction with Spain Life Exclusive

www.spainlifeexclusive.com

Property prices are forecasted to steadily rise, with an average increase of 3% expected in 2024 and beyond. Average prices have already surpassed €2,000 per square metre, with regions like the Balearic Islands, Guipúzcoa, and Madrid exceeding €3,000 per square metre.

Juan Ramón Prieto, Solvia's Director of Operations, points out that “the ongoing scarcity of properties, combined with consistent demand, is maintaining upward pressure on the market.” Many experts share the view that house prices will continue to rise in the months ahead. In the rental sector, Solvia forecasts an average rent increase of over 10% in 2024, driven by strong demand and a limited supply. At the end of Q3, rental prices in Spain hit €13 per square metre per month, representing a 10.2% year-on-year increase, according to idealista.

Prieto adds, “The continued rise in rental prices is a direct result of the housing shortage and high demand. Additionally, price caps in high-pressure areas are pushing property owners to shift rentals toward the tourism sector, seeking higher returns and further tightening the market.” Solvia also predicts a boost in new building permits, with a projected increase of 6% to 8% by the end of the year. Data from the Ministry of Housing and Urban Agenda (MIVAU) shows a 27% year-on-year rise in permits from January to July, with over 75,800 units approved. July alone saw more than 12,500 permits granted, the highest figure since 2008.

Source: Idealista



Why Choose The Agency: Unmatched Excellence and Reach

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