



# Spanish Residence

*Spanish property specialists*



## **Property Management, Sales & Rentals Based in the heart of Murcia.**



# WELCOME...



Spanish Residence are a property sales & management company, based in Murcia, who have been successfully trading in this beautiful region for over 6 years. With all staff living locally, and of course understanding tradition, customs and legal requirements within the area, we are able to go that extra mile to make sure that your property is always in perfect order and clients will return time and time again.

The region boasts a wide selection of beautiful golf resorts with apartments and villas to rent. Also, if you are looking to rent a country house or villa in the region, our property portfolio is sure to have what you are looking for. Whatever your requirements, we have the property for you.

Spanish Residence has a friendly philosophy and we treat each and every person visiting the area to view our rental properties as we would treat our own family. We offer an impartial service and, more importantly for our customers, a "hassle free" environment. We focus a great deal of our attention on meeting all of our clients needs, and offer a full range of property services, which adds the personal touch that makes all the difference.

There are a whole range of scenarios, and we can help by offering you the peace of mind that your property is being regularly checked & looked after in your absence.

We offer a first class care and services package for property owners in the region of Murcia.

**Contact us now to discuss how we can manage, rent & maintain your property for you.**

**[www.spanishresidence.com](http://www.spanishresidence.com)**



Property Management can be a headache to sort out. It is very difficult to find a company who will give you 100%. That's where Spanish Residence Property Management in Murcia "come to the rescue " !

Unlike many other companies, we only charge a flat fee of 350€ plus IVA per annum.

We believe our clients deserve the very best we can provide, that is why we offer only one management package that is easy to understand with no hidden extras.

### **OUR MANAGEMENT AND RENTAL PACKAGE INCLUDES :**

Property Management Package..... € 350.00 per Annum

Property rental commission ..... 12%

Laundry charge € 7.50 – per person

Weekly cleaning / changeover € 50.00 - 1 bedroom

€ 60.00 - 2 bedroom

€ 70.00 - 3 bedroom

€ 85.00 - 4 bedroom

€ 95.00 - 5 bedroom



Welcome / food packs are available when combined with the "Meet & Greet" service & are priced according to your personal requirements.

"Meet & Greet" Service (office hours)..... €30.00

(Out of office hours)..... €50.00

Personal airport transfers from either Alicante or Murcia to your chosen destination (P.O.A)

Furniture packs, electrical appliances & "white goods" delivered & fully installed.

Personal shopping trips to Murcia..... from €70.00

All property maintenance / repairs, pool cleaning & decorating carried out & priced according to your requirements.

If you require a service that you don't see listed,  
please just ask!

Our philosophy is

"The answer is **Yes**, now what's the question?"



# SALES & RENTALS



- Exclusive developments
- Build “your dream home”
- Off plan property
- Key ready villas, apartments and town houses
- Large resale database
- Property sourcing service

We have a wide range of properties for sale & to rent in Murcia & the surrounding areas including coastal homes, golf course villas and apartments, commercial properties, inland & rural as well as investment opportunities.

Everyone has a different view of their “ideal property”, and the only way to find your dream home is to have a wide selection to view, and to make your own mind up as to which type of property and location suits you best. We understand that this is not an overnight decision, so we can help by locating a great place for you to stay, whilst viewing properties and areas.

We can also offer our sales clients your property to rent. We have contracts in place for “rent to buy”, where our clients can rent your property long term with a contract tying them into buying it at the end of a stated period. This gives you a rental income and a guaranteed sale at the end!

## Most Importantly

As members of the Federation of British Estate Agents & British Chamber of Commerce in Spain, we can offer you “the consumer” peace of mind and a professional service at all times.

All our staff will offer you their undivided attention for the duration of your visit. Our trips are conducted on a one to one basis, enabling us to concentrate on your personal needs, making the trip tailor made for you!

We value your feedback and will work with you to find your ideal home in the sun!

**Email:**

**[sales@spanishresidence.com](mailto:sales@spanishresidence.com)**



In our rentals department we offer you peace of mind in all aspects of the rental process of your property, even in your absence.

Should you wish to rent out your property when you are away, we can arrange for the pick up of keys for your prospective clients .

We will even make sure your property is cleaned and checked prior to their arrival and upon their departure.

We also carry out regular maintenance and security checks including inspection of all doors and shutters & making sure all services are in good working order and advise you of any potential problems.

We will advertise your property on our highly ranked website and another 10 websites and portals giving you the maximum exposure for your property each month.

Everything can be dealt with under one roof.



Here at Spanish Residence Property Management we will give you 100% every time, all the time!

Property Management packages are available on a yearly basis.

**That's what we call "peace of mind."**

We can manage your property in Murcia and offer it for rent or sale on more than 10 independent websites

Offering your investment to not only clients solely looking for a rental property for a holiday, but for somewhere to stay whilst searching to buy their own property.



**Email:**

**[rental@spanishresidence.com](mailto:rental@spanishresidence.com)**

# FAQ'S

Below we have listed some of the questions more frequently asked by some of our clients, prior to joining our property management and rental services. Should you have any other questions please feel free to ask a member of the team. Our aim is to give you 100% commitment all the time.

*Q: Do I need a Management service?*

*A: Yes, rental agencies will not rent your property unless you have a management contract.*

*Q: How many weeks per year rental can I expect?*

*A: We do not offer guaranteed rentals and this can vary for different properties and areas. We will always advise you how to get the maximum rental coverage per year.*

*Q: How do I collect my rental income?*

*A: We will deposit the money directly into your bank account.*

*Q: Does Spanish Residence Property Management take a security deposit from tenants?*

*A: Yes, always. The amount will vary depending on the property.*

*Q: Who collects the rental monies from the tenants?*

*A: A senior member of our property rental team, unless a standing order has been set up.*

*Q: Do I need house insurance?*

*A: Yes, all our rental properties must have building, contents and public liability insurance as this is required by law in Spain. We can help you obtain a competitive quotation for all.*

*Q: Where do you advertise our property?*

*A: We advertise your property on our website which is highly ranked in Google and on at least 10 other websites & portals. We also advertise in the Murcia Gazette each month.*

Any further questions or if you require more information, please contact us at [rental@spanishresidence.com](mailto:rental@spanishresidence.com)

# OTHER SERVICES



## Additional Chargeable Services

"Meet & Greet" Service  
(office hours) ..... €30. 00  
(Out of office hours) ..... €50. 00

Welcome / food packs are available when combined with the "Meet & Greet" service & are priced according to your requirements.



Personal airport transfers from either Alicante or Murcia to your chosen destination (P.O.A)

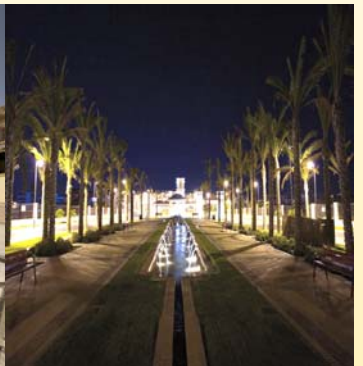
Furniture packs, electrical appliances & "white goods" delivered & fully installed.

Shopping trips to Murcia  
from ..... €70 . 00



Garden design & construction service, property maintenance & repairs, pool cleaning & decorating. All priced according to your requirements.

*All our prices are subject to I.V.A.  
currently charged at 16%*



Spanish Residence  
C/ Pino de la Murta  
2<sup>a</sup> Bajo, 30180  
Bullas, Murcia  
Tel: +44 203 2877403  
Jason: +34 608682599  
[www.spanishresidence.com](http://www.spanishresidence.com)

