

PPI Investment Chronicle

Although we have all been aware of the change in market on the Costa de Sol and in particular the Marbella area, selective investment opportunities still exist. We are now looking at specific emerging areas on the Costa de Sol, where returns are high in both off plan developments and the purchase of land. We believe strongly in two specific areas; the area around Jerez (Sherry country) and East of Malaga. Jerez and surrounding area offers excellent investment opportunities for the ever increasing inland investor with a number of untapped 'pueblo Blanco's' ripe for investment. Jerez International Airport now offers daily flights from London courtesy of Ryanair. The east of Malaga offers inland off plan developments at very accessible prices for the growing low income investor market. Both regions will see returns in excess of what can be achieved on the coast today. Coupled with this we will continue to inform you of specific "deals" that come up from time to time.

1. Spain has seen the property market double in the last 4 years, with coastal regions and major cities being most prominent in this trend. Leaving the Costa de Sol aside, two new emerging coastlines are now starting to enjoy this boom; the **Costa de Almeria** and **Costa de la Luz**.

2. The property market in the major cities of Spain is enjoying a healthy growth due to a strong economy, low interest rates and growing local demand for housing. Madrid, Barcelona, Seville, Valencia, and Alicante (the 4 major cities) have become centres of growth for both commerce and tourism. The need for hotel rooms has increased and the city councils have a need to fulfil this demand. Out of this has grown "Apartamentos Turisticos". These are hotels that are permitted to sell the rooms as freehold properties and offer a guaranteed return to buyer, for the use of those rooms. Both the promoter and buyer gain from this situation. As many investors buy property for rental purposes, these rental guaranteed projects offer a perfect solution to the investor. We are currently investigating 2 of these projects in Madrid and Alicante.

3. With a growing demand, both domestic and international, for inland Spanish country homes, we are now specialising in and around Seville, the capital of Andalucia and also Cordoba, the historic capital. These areas offer superb countryside and a variety of beautiful, often historical, country homes and plots. With new airlines offering services to Seville in the coming year, the opportunities for the UK buyer will be ever more interesting. Our team has specialised knowledge and understanding of this region which will allow us to offer a personalised service.

4. The UK still offers above average returns to the discerning investor. Attention to detail and a certain amount of due diligence is required to eak out the investment gems that invariably are buried under the vast amounts of propaganda around today.

5. The international market will be another focus of our attention. We have identified Dubai, Cyprus and Florida as major areas of growth and interest and are currently identifying some exciting new opportunities.

Premier Property Investments have sourced investment oportunities in all of the above sectors and carried out 'due diligence' to our satisfaction. To benefit from some or all of our research and to find out if your email address is worth up to €3,000. Contact us at newsletter@ppinvest.co.uk