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PORTUGAL

LUCAS FOX, HEAD OFFICE

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www.lucasfox.com



BARCELONA

PROPERTY COLLECTION



LUCAS FOX
INTERNATIONAL PROPERTIES





Welcome to Lucas Fox International Properties

BARCELONA PROPERTY COLLECTION



“ We pride ourselves in having the best portfolio of high end properties situated in the most desirable areas of Barcelona and surroundings. ”

Since 2005 Lucas Fox Barcelona has been at the forefront of selling properties in the Catalan capital to international clients and is now the leader in luxury residential sales and long-term rentals in this fabulous city. We pride ourselves in having the best portfolio of high end properties situated in the most desirable areas of Barcelona and its surroundings. Combined with our offices in the Costa Brava, Ibiza and Mallorca, we are ideally positioned to assist clients looking for luxury property in the most sought-after locations of Spain.

Lucas Fox Barcelona currently employs more than 30 staff, including 18 sales executives, an expanding commercial & investment property division and an experienced in-house PR and marketing team, all of whom are passionate about the city we live in and its culture.

In 2013 the company unveiled a new brand image including logo, corporate identity and website, all of which has been designed to better represent Lucas Fox's core values of quality, integrity and professionalism. We have also boosted our sales

and marketing staff in all our regions, opened a Marbella office and launched the first two 'Lucas Fox Property Lounges' at our headquarters in central Barcelona and in the town of Alella on the Maresme coast, just north of the city.

The next 6 months will see the launch of our LF Luxe division and our new Residency in Spain (www.residencyinspain.com) venture with leading Spanish law firm ECIJA, plus a few more surprises.

With warm regards



Alexander Vaughan
Founding Partner
Lucas Fox International Properties

EXCEPTIONAL PROPERTIES IN EXCLUSIVE LOCATIONS

BARCELONA • COSTA BRAVA • GIRONA • IBIZA • MADRID • MALLORCA
MARBELLA • MARESME COAST • SITGES • ANDORRA • PORTUGAL

Lucas Fox is a specialist estate agency offering exceptional properties and a full range of property services to international clients. Founded in Barcelona in 2005, the company brings a fresh, innovative approach to the luxury property business and a strong reputation for reliability, integrity and in-depth knowledge.

As well as the main Barcelona office, the company also has offices in the Costa Brava, Maresme, Ibiza, Mallorca and Marbella. In 2011, the commercial & investment property division of the company was established, specialising in the sale of buildings to convert into luxury residential, touristic apartments and hotel businesses.

The Lucas Fox client base is truly international and comprises buyers from Europe, America, Russia, China, India and the Gulf States.

The company currently employs more than 60 multilingual staff whose languages include English, Spanish, Catalan, Dutch, French, German, Italian, Mandarin, Danish, Swedish, Russian and Arabic.

Lucas Fox has an active team of marketing and PR specialists and each month receives more than 70,000 unique visitors to its website from international residential and commercial real estate buyers.

The company's expertise on property-related matters, market trends and lifestyle is recognised both nationally and internationally.

Lucas Fox is an accredited Estate Agency with the Agència de l'Habitatge de Catalunya.
Registration number 3265.



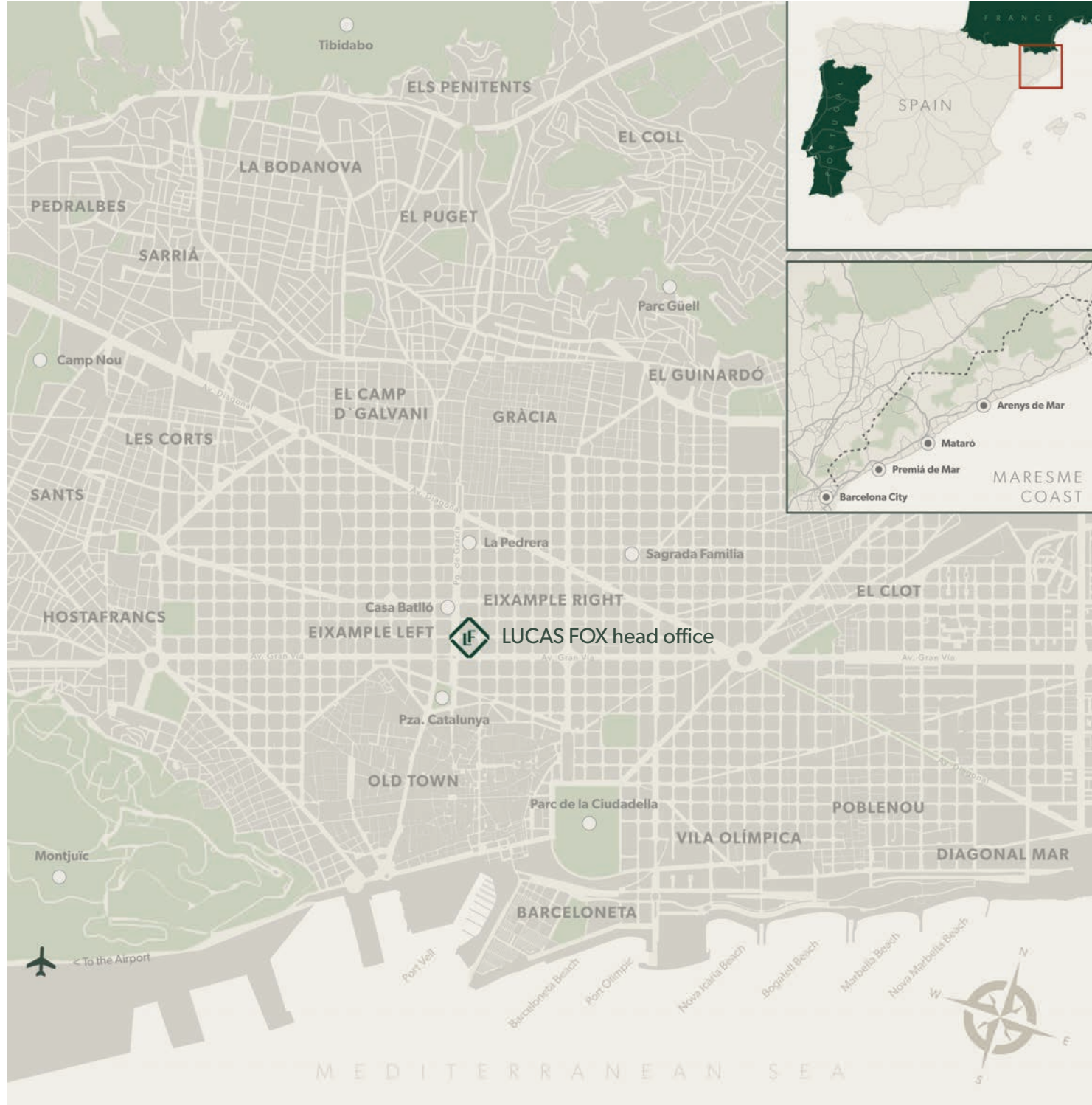
"We grew our Barcelona, Costa Brava, Ibiza and Mallorca sales offices to service demand from our clients for the best real estate in those markets and have recently established offices in Marbella and on the Maresme coast. We are very proud of the superb selection of properties that we offer and the resulting success of the offices. In 2011, we started a Commercial & Investment property team to cater for the demands of international investors looking to purchase commercial property including hotels, touristic apartments and retail outlets. Our latest venture is establishing an in-house division focusing on 'Residency in Spain', providing advice and support to non-EU investors following the changes to Spanish residency laws."

Stijn Teeuwen
Partner & co-founder

"At Lucas Fox, we have a highly professional international team that is experienced in helping our clients match their lifestyle and business requirements with the right properties from our carefully selected portfolio. Our personalized service sets us apart from the competition and helps our clients make the best use of their valuable time when searching for properties. Our business started in Barcelona and we still love introducing our clients to the unique cosmopolitan flavour of this Mediterranean city and all the pleasures it offers: great weather all year round, beautiful architecture and beaches, an exquisite shopping and restaurant scene, sophisticated nightlife and a global hub for business."

Alexander Vaughan
Partner & co-founder





PROPERTY BUYERS GUIDE

In association with Gabriel Nadal, Managing Partner of leading Spanish law firm ECIJA

What is the standard buying process and typically how long does it take from offer to completion?

Upon acceptance of a purchase offer, it is advisable for buyer and seller to sign a private pre-sale agreement, often involving the purchaser making a down-payment. This agreement reserves the property for the purchaser, giving them time to carry out due diligence on the property and to prepare the closing formalities. The transfer of the property and the payment of the balance of the price is executed in a Purchase-Sale Deed signed before the Notary usually 1 to 3 months after signature of the private agreement.

In order to purchase a property in Spain, what does a non-resident buyer need to get started?

He/she needs to have a non-resident identification number ("NIE") and will also be required to open a non-resident bank account in Spain. If the purchaser is unable to come to Spain for the signature of any of the above documents, he/she will have to grant a Power of Attorney to ensure his/her representation on signature.

What are the taxes and fees relating to acquiring property in Spain?

The acquisition of a property in Spain can be subject to any of the following taxes: Transfer tax, Value Added Tax (VAT) and Stamp Duty. Generally speaking, for the acquisition of a property from a private individual, Spanish Transfer Tax will be applied at a rate ranging between 8% and 10% of the purchase price, depending upon where the property is located. Spanish VAT will apply in most other cases.

Other fees applicable to real estate transactions are Notary fees and Land Registry Fees.

Are there any specific legal pitfalls that buyers need to be aware of?

It is always advisable to instruct a good independent lawyer to carry out the due diligence on the property. There are various issues that should be checked, including: (i) that the vendor has clear title ownership; (ii) that the property is free of charges (including mortgages), tenants and encumbrances of any kind and; (iii) that the property has the relevant license for living purposes. In addition, when buying refurbished properties, it is advisable to check that the works have been carried out in accordance with the applicable legal and planning regulations.

What are the ongoing taxes for non-resident property owners in Spain?

The ongoing taxes applicable to non-resident property owners are: Spanish non-residents Income Tax, Wealth Tax and Municipal Real Estate Tax.

Is there a capital gains liability when non-residents sell a property in Spain?

Yes. Capital gains are subject to the Spanish non-residents Income Tax at a rate of 21%. This tax liability might, in certain cases, be mitigated or even eliminated as a consequence of the application of Double Tax Treaties signed by Spain.

Is it advisable for a non-resident to complete a Will in Spain to cover their Spanish property?

This depends upon the nationality of the buyer and the applicable law in their home country. Buyers should seek specialist legal advice on this matter.

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Lázaro Rosa-Violán
Contemporain Studio

LÁZARO ROSA-VIOLÁN STUDIO

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08010 Barcelona, España
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www.lazarorosaviolan.com

LÁZARO ROSA-VIOLÁN

CONTEMPORAIN STUDIO

The Lázaro Rosa-Violán Contemporain Studio is based in Barcelona and has emerged as one of the global leaders in restaurant, hotel and retail design. Some of the world's leading restaurants have been created by the eye of Lázaro, such Boca Grande in Barcelona, Iberica in London and El Mercado in Bogotá. With 40 hotel projects under his belt, Lázaro has some exciting new projects unveiling in 2014. This year Lázaro was honored by Architectural Digest Spain as the Top Interior Designer in Europe.

You have designed numerous hotels, restaurants & shops in Barcelona & the Costa Brava, has there been one project which you are particularly proud of and why is this?

I love the Boca Grande in Barcelona. I have always enjoyed eating at restaurants around the world, but I wanted a place where I can eat in the stairwell and dance in the bathrooms. I finally have it!

What would you say is the main inspiration for your work?

My travels. Wherever I am in the world I am completely enthralled by the visuals around me, always finding ways to incorporate the details or feelings of that moment into my work.



“ I felt that Barcelona was the perfect city filled with artists and designers wanting to do something new. I love the daily life and I especially take inspiration from the light. ”

You live in the Eixample area of Barcelona, how inspiring are the everyday sights of the Catalan capital for you?

Barcelona continues to inspire me everyday. I love the pharmacies, the Gothic Quarter, Hospital St Pau, just the abundance of stimulating visuals that encompass the city.

Why did you choose Barcelona as your base?

I am Catalan, though I never lived in Catalunya as a child. But when I had to choose where to start my business, I felt that Barcelona was the perfect city filled with artists and designers wanting to do something new. I love the daily life and I especially take inspiration from the light.

You studied fine art but then chose interior design as a career, how did that come about?

It just happened one day when my brother, Ignacio who lives in Ibiza, called me about a restaurant to design in Formentera. At the time I was living in the countryside in the North of England, painting, and decided to take 3 months to work on this. Afterwards, having enjoyed the process I couldn't believe that I could make it a career...and that is how it began!

Your own 'home-studio' has been featured in numerous publications, can you sum up how you created this beautiful space and what you wanted to achieve?

I love the Barcelona Art Nouveau time period and the original space was an old printing factory from then. I love to keep the original essence of all of my spaces but incorporate my favourite pieces of art, furniture, lighting and even the music to create a new space.



FEATURED PROPERTY

GRÀCIA

A beautifully restored 19th Century villa within walking distance of Gaudí's Park Güell.

Constructed in 1897, this exceptional property has been completely renovated with the highest quality finishes. The villa boasts high ceilings, a guest apartment, parking space and a roof terrace with magnificent panoramic views over the city, mountains and sea



PRICE: **On request**

PROPERTY SIZE: 400 m²

PLOT SIZE: 1,200 m²

PROPERTY TYPE: Villa

REF: LFS4965

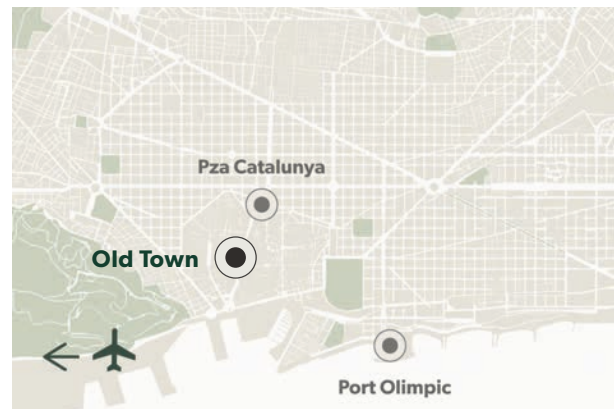


OLD TOWN

A stunning designer apartment in the heart of the Old Town, just a short walk from El Born, the marina, and the city's beaches.

This incredibly stylish apartment on the second floor of a classic building has been meticulously renovated and boasts large open spaces, a minimalist style and the highest quality finishes.

PRICE: € 995,000
PROPERTY SIZE: 160 m²
PLOT SIZE: 180 m²
PROPERTY TYPE: Apartment
REF: LFS2511





EIXAMPLE RIGHT

A magnificent top floor penthouse in the heart of Barcelona's exclusive Eixample district.

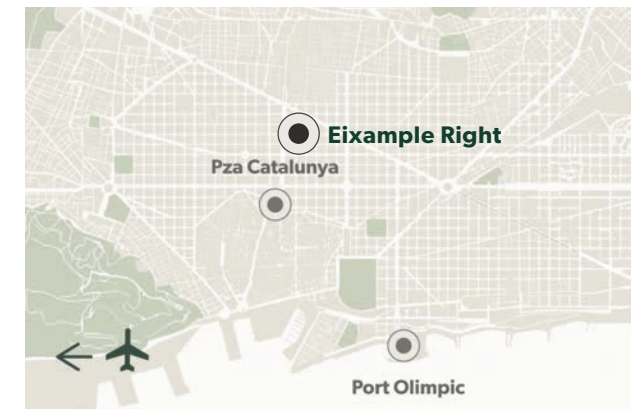
This centrally located 5-bedroom apartment is situated on the top floor of a beautiful period building. It has been exquisitely restored and boasts many original features including mosaic tile flooring and interior stained glass windows.

PRICE: € 1,095,000

PROPERTY SIZE: 215 m²

PROPERTY TYPE: Penthouse

REF: LFS4132



EIXAMPLE RIGHT

An exceptional 3-bedroom property close to one of Barcelona's most fashionable streets, Paseo de Gracia.

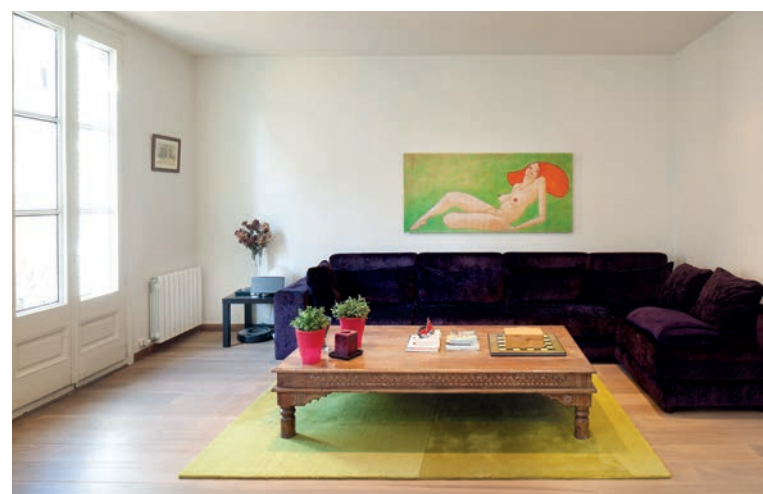
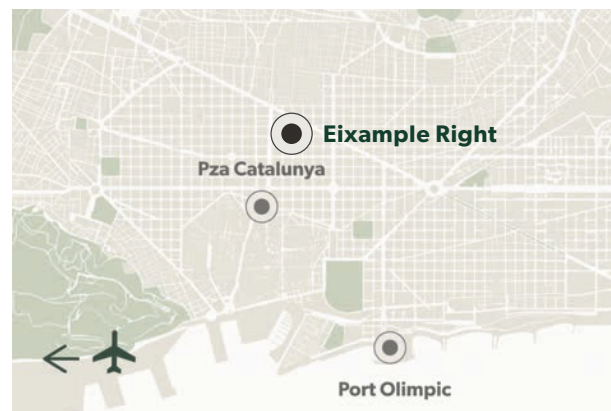
This spectacular high floor apartment is located in the desirable Eixample district and offers numerous original features such as high ceilings, wide arched entrances and stained glass windows.

PRICE: € 850,000

PROPERTY SIZE: 176 m²

PROPERTY TYPE: Apartment

REF: LFS4196





EIXAMPLE LEFT

Exceptional Barcelona penthouse close to Rambla Catalunya with private 100 m² roof terrace, plenty of light and concierge.

Situated in an impeccable Modernist building, it includes 3 bedrooms, a bright and spacious east-facing living area and 30 m² of terraces. Situated in the heart of Eixample within walking distance of design shops, excellent restaurants and most of the city's best attractions.

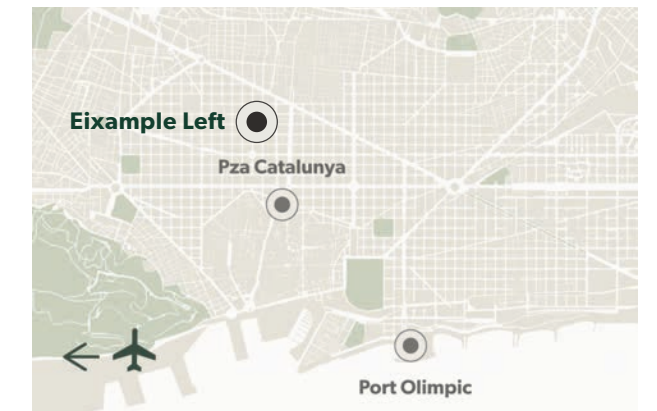
PRICE: € 1,100,000

PROPERTY SIZE: 162 m²

PLOT SIZE: 360 m²

PROPERTY TYPE: Penthouse

REF: LFS4266



EIXAMPLE LEFT

An impressive luxury property located on the exclusive Paseo de Gracia, the most prestigious street in Barcelona.

This outstanding apartment is situated in a stunning building designed by the renowned Modernist architect Enrike Sagnier Villavecchia in the 1890s. It boasts original features including mosaic tile flooring and has 3 balconies with superb views over the city.

PRICE: € 1,995,000

PROPERTY SIZE: 235 m²

PROPERTY TYPE: Apartment

REF: LFS3186





LA BONANOVA

Spectacular designer apartment in one of Barcelona's most exclusive residential complexes.

This stunning 3-bedroom apartment in Torre Vilana has access to a 400m² garden, swimming pool and tennis courts. It comprises 3 bedrooms, 4 bathrooms and 2 living areas as well as two kitchens with high end appliances.

The property has been renovated to the highest standard and with great taste. It includes 2 parking spaces, concierge and 24 hour security.

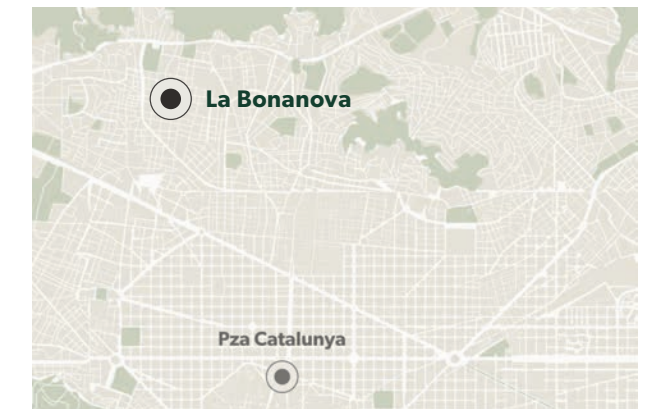
PRICE: € 3,350,000

PROPERTY SIZE: 400 m²

PLOT SIZE: 800 m²

PROPERTY TYPE: Apartment

REF: LFS4342

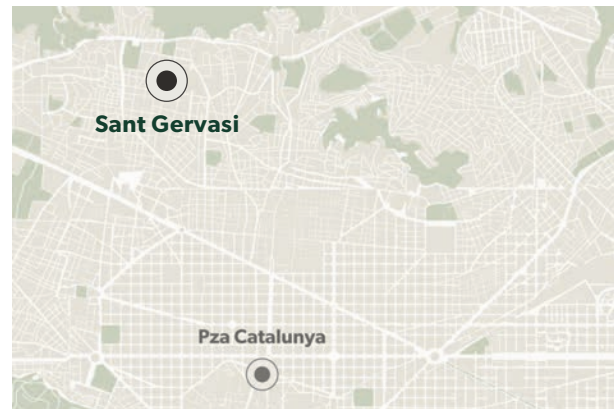


SANT GERVASI

Spectacular house for sale in one of Barcelona's most prestigious addresses, the exclusive Avenida Tibidabo, only 10 minutes from the city centre.

This outstanding property was built at the turn of the 20th Century and offers superb features throughout including beautiful stone staircases, high ceilings, stunning period features, a perfectly conserved façade, original floors and outstanding views over the city.

PRICE: **5,900,000**
PROPERTY SIZE: 850 m²
PLOT SIZE: 1,000 m²
PROPERTY TYPE: House/Villa
REF: LFS4257





PEDRALBES

A luxury 4-bedroom apartment in Barcelona's exclusive Zona Alta district.

This stunning property is located on the desirable Avenida Pedralbes close to the Lycée Français. Recently renovated, the apartment has been beautifully designed and boasts oak flooring, a home cinema and 4 parking spaces.

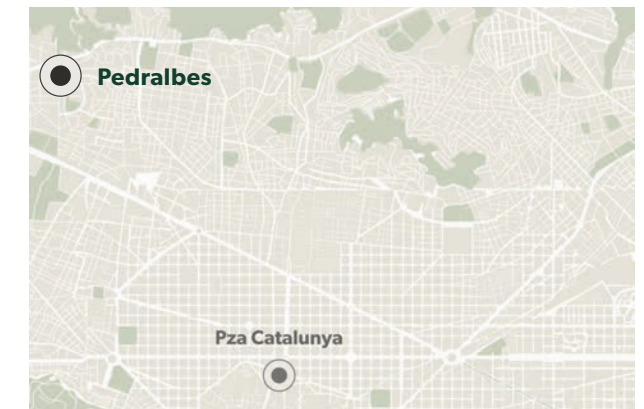
PRICE: € 1,850,000

PROPERTY SIZE: 198 m²

PLOT SIZE: 238 m²

PROPERTY TYPE: Apartment

REF: LFS4211



SUPERMARESME

A luxury villa for sale in the exclusive Supermaresme development in Sant Andreu de Lllaneres on the Maresme Coast, just north of Barcelona.

This superb property is set on a large plot of 6,000m² and boasts exceptional panoramic sea views from every room. Supermaresme is one of the most sought-after developments close to Barcelona city and offers 24 hour security and sports facilities.

PRICE: **On request**

PROPERTY SIZE: 1,500 m²

PLOT SIZE: 6,000 m²

PROPERTY TYPE: House

REF: LFS2502





SUPERMARESME

A stunning designer property in the exclusive development of Supermaresme, situated just 35 minutes from Barcelona.

This elegant and stylish house comprises 4 bedrooms and 4 bathrooms, and boasts an infinity pool, beautiful garden, terrace and fantastic barbecue area. A wonderful home ideal for anyone looking to move into an exclusive development, with quick access to two international airports and the centre of Barcelona.

PRICE: **On request**

PROPERTY SIZE: 400 m²

PLOT SIZE: 2,000 m²

PROPERTY TYPE: House

REF: LFS4320



CAN GIRONA, SITGES

Beautiful "Ibicenco" style house with stunning sea views in Can Girona, Sitges. With infinity pool, garden and roof terrace.

This outstanding spacious family house offers plenty of natural light and privacy. Situated on a large plot in the most exclusive residential area of Sitges, with round-the-clock security.

PRICE: € 1,490,000

PROPERTY SIZE: 370 m²

PLOT SIZE: 1,330 m²

PROPERTY TYPE: House/Villa

REF: LFS4038





Lucas Fox Property Lounge Barcelona

Lucas Fox Property Lounge Alella

LUCAS FOX PROPERTY LOUNGES

In 2013 Lucas Fox opened the first of its Property Lounges at the company Headquarters in central Barcelona. The second Property Lounge was opened soon after in the market town of Alella on the Maresme Coast and further Property Lounges are currently being planned for Mallorca, the Costa Brava, Sitges, Ibiza and Marbella.

"The two new Lucas Fox Property Lounges in Barcelona and Alella, on the Maresme Coast, are a new concept in property retail space which we believe reflects our company philosophy and will continue to set us apart from traditional estate agencies in the region. They are designed to be spaces where clients can drop in and meet with our staff over a drink and will enable us to provide a more one-to-one and personalized service to our clients"

Alexander Vaughan
Partner and co-founder



LUCAS FOX PROPERTIES IN OTHER AREAS

IBIZA



HOUSE / SAN JOSÉ

PRICE: € 3,500,000 | REF: LFB328



HOUSE / IBIZA TOWN

PRICE: On Request | REF: LFB538



HOUSE / SANTA EULALIA

PRICE: € 7,500,000 | REF: LFB572

COSTA BRAVA



HOUSE / AIGUABLAVA

PRICE: € 2,450,000 | REF: LFCB294



COUNTRY HOUSE / MONT-RAS

PRICE: € 3,200,000 | REF: LFCB841



FIRST LINE PROPERTY / AIGUABLAVA

PRICE: On Request | REF: LFCB781

MALLORCA



HOUSE / WEST MALLORCA

PRICE: € 1,395,000 | REF: LFMA476



APARTMENT / PALMA

PRICE: € 1,650,000 | REF: LFMA477



FIRST LINE PROPERTY / WEST MALLORCA

PRICE: € 5,500,000 | REF: LFMA495

MARBELLA



HOUSE / LOS FLAMINGOS

PRICE: € 1,750,000 | REF: LFCDS207



HOUSE / HACIENDA LAS CHAPAS

PRICE: € 2,950,000 | REF: LFCDS217



HOUSE / LOS MONTEROS

PRICE: € 3,250,000 | REF: LFCDS188

Specialized in assisting clients with the **residency process**



In 2013, the Spanish government approved a new law granting Residency Permits to non-EU citizens investing 500.000 Euros or more in Spanish real estate.

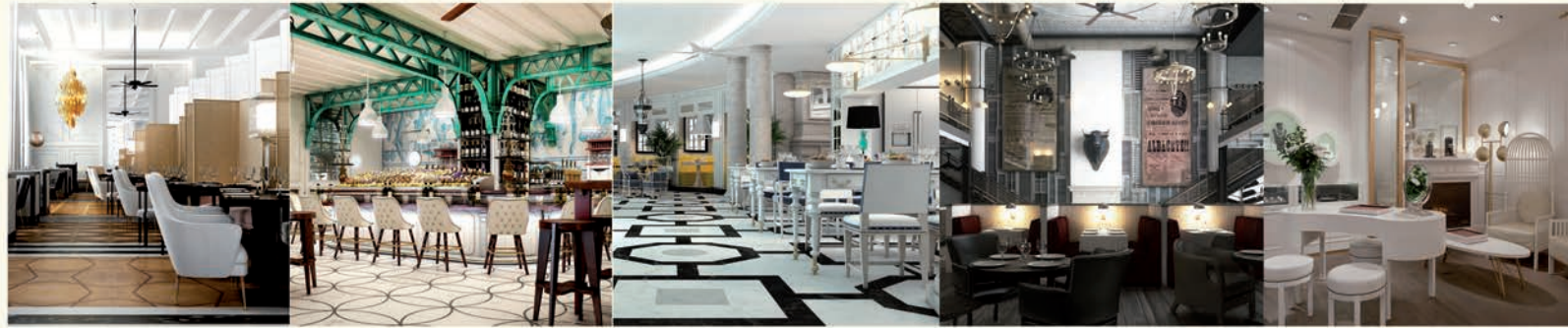
'Residency in Spain' is a Joint Venture between Lucas Fox and leading law firm ECIJA, to provide advice and support to non-EU clients who wish to benefit from the new law through investment in residential or commercial property in Spain.

This tailor-made service includes advice on:

- All elements of the new residency law
- Associated legal and immigration issues
- Tax planning in Spain
- Relocation including education and health care
- Property purchase



For more information please visit our website
www.residencyinspain.com



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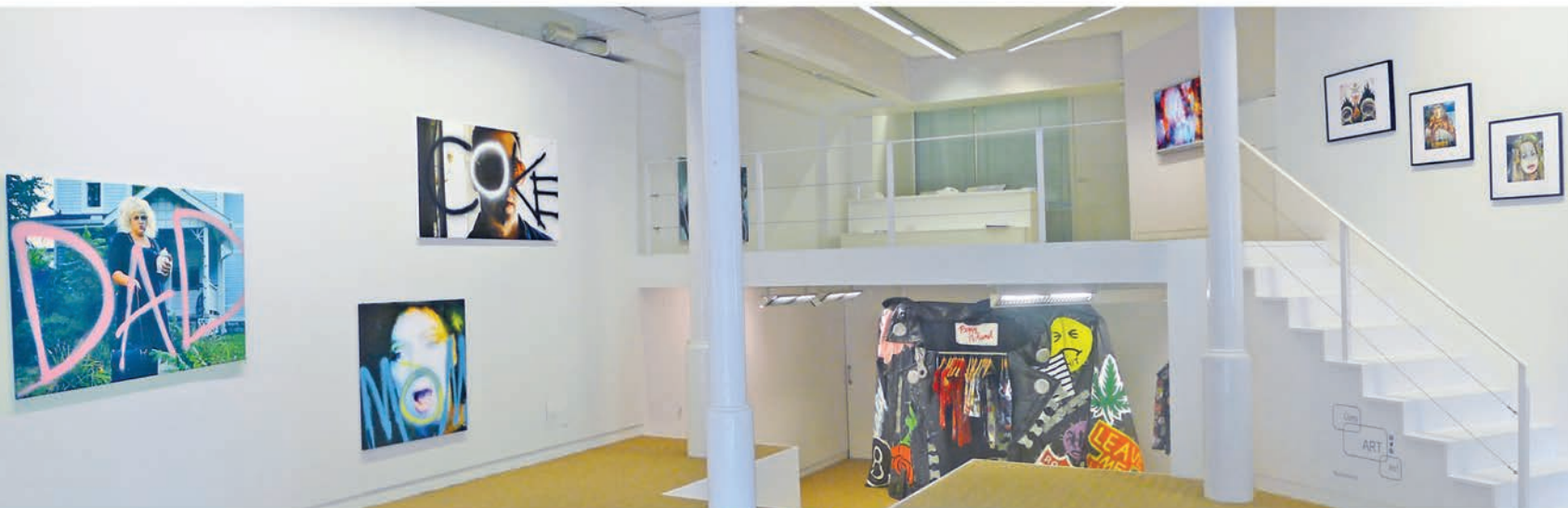
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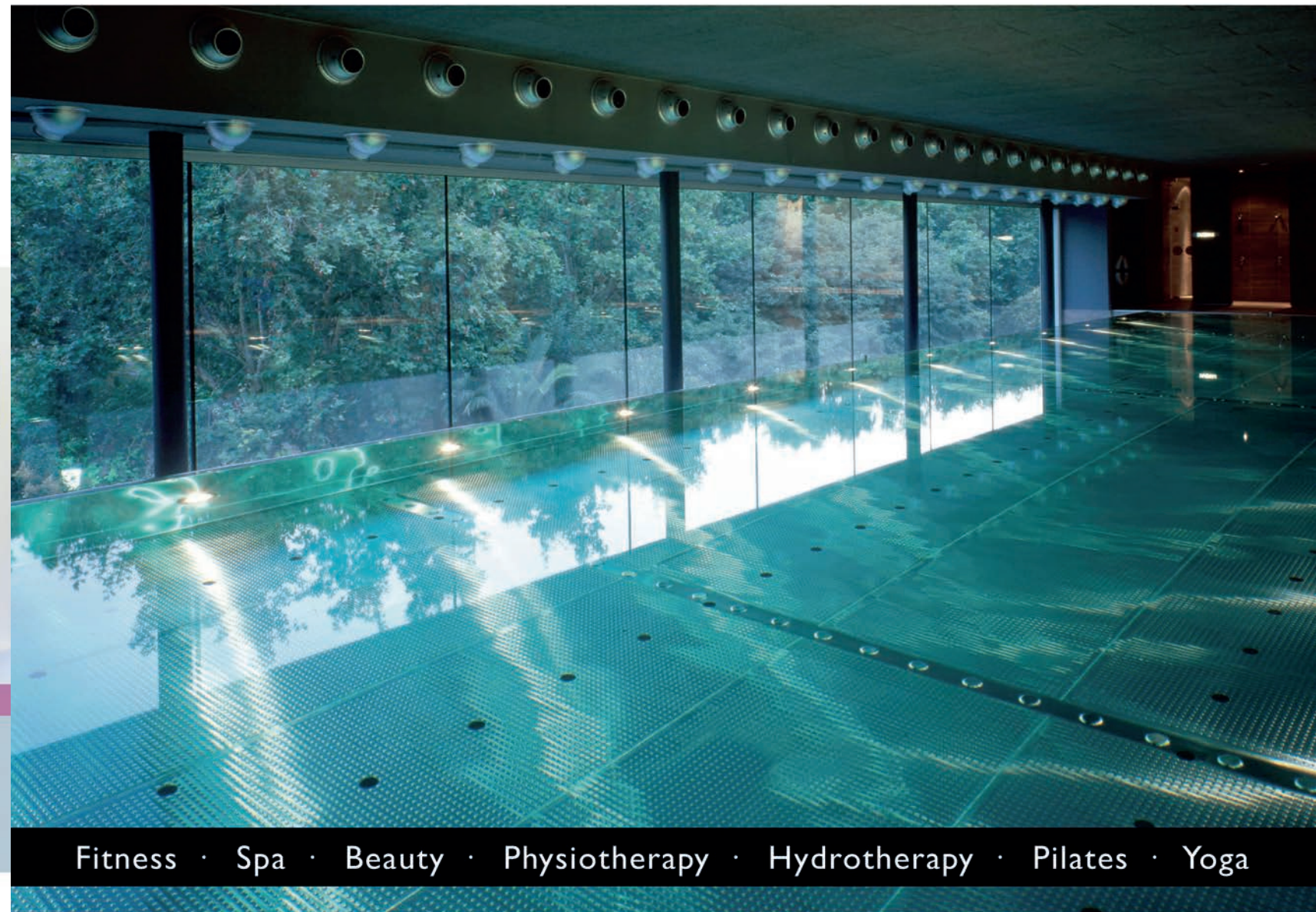
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