



COSTA BRAVA

PROPERTY COLLECTION



LUCAS FOX
INTERNATIONAL PROPERTIES



Welcome to the Lucas Fox International Properties COSTA BRAVA PROPERTY COLLECTION



“We are passionate about property and passionate about the areas in which we operate.”

Lucas Fox has been operating in the Costa Brava since 2007 and over the course of the past 6 years has built up one of the most comprehensive portfolios of luxury residential property for sale and rent in the most exclusive areas of this beautiful stretch of Spanish coastline.

Lucas Fox covers the most desirable locations of the Costa Brava from Blanes to Begur. The company also covers the inland areas of the Costa Brava, offering some of the most outstanding country properties in the most sought-after areas of Girona province – including L’Empordà, El Gironès and El Pla de L’Estany.

At Lucas Fox we are passionate about property and passionate about the areas in which we operate. We are committed to offering the best properties in the best locations and our experienced sales team is constantly working on improving our portfolio with new high quality instructions.

We hope you enjoy our 2013 brochure. As well as presenting a selection of properties for sale, the brochure also includes interviews with our friends and clients who truly understand and share our passion for the Costa Brava.

The Costa Brava now boasts the No.1 restaurant in the world (El Cellar de Can Roca), the No.1 golf course in Spain (Stadium Course, PGA de Catalunya), world-renowned cultural attractions such as the Dalí museum in Figueres, and some of southern Europe’s most beautiful bays and beaches. Lucas Fox is proud to be operating in the area and proud to be playing its part in the promotion of the Costa Brava to an ever-growing international audience.

Whether you are a buyer or seller, Lucas Fox would be pleased to hear from you.

Warmest regards,



Tom Maidment
Partner, Costa Brava Real Estate
Lucas Fox International Properties

FEATURED PROPERTY

AIGUABLAVA

One of the Costa Brava's finest luxury seafront properties, this exclusive 7 bedroom villa is located in Aiguablava and boasts direct sea access and fabulous sea views.

The property is set in a large plot with beautiful landscaped gardens and is just a minute's walk from the nearest beach.

PRICE: **ON REQUEST**

PROPERTY SIZE: **638 m²**

PLOT SIZE: **2,400 m²**

PROPERTY TYPE: **First Line Property**

REF: **LFCB781**









"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

"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 our competition and helps our clients make the best use of their valuable time when searching for properties. Our business started in Barcelona and we are now introducing our clients to the unique opportunities for our of this Mediterranean region. It offers all the pleasures of a 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



LUCAS FOX
INTERNATIONAL PROPERTIES

PROPERTY BUYER'S GUIDE

In association with Gabriel Nadal,
Managing Partner of 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 blocks 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, Net 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.

ECIJA

Avenida Diagonal, 458, Planta 8ª
08006 Barcelona
Tel. +34 933 808 255

The logo for ECIJA, consisting of the letters 'ECIJA' in a bold, red, serif font.

FEATURED PROPERTY

PALS

One of the region's finest residential properties, this luxury 10-bedroom country mansion is located in one of the most sought-after locations of the Costa Brava - just 5 km from the nearest beach.

This unique 21 hectare luxury country estate boasts exquisite landscaped gardens, magnificent countryside views and total privacy.

PRICE: **€ 10,000,000**

PROPERTY SIZE: 2,300 m²

PLOT SIZE: 21 ha

PROPERTY TYPE: Country Estate

REF: LFCB654





FEATURED PROPERTY

FOIXÀ

A luxury country property in a prime area of the Baix Empordà with views across an historic 13th Century castle to the Medes Islands off the Costa Brava coastline.

This beautiful country house is located within walking distance of an emblematic medieval village of the Empordà and is ideally situated between Girona city and the beaches of the Costa Brava. The property boasts some of the most breathtaking views imaginable.

PRICE: **€ 1,750,000**

PROPERTY SIZE: 271 m²

PLOT SIZE: 6,529 m²

PROPERTY TYPE: Country House

REF: LFCB843







FRANCESC COBO DEL ARCO

ARCHITECT, PALAMÓS

For 12 years Francesc Cobo has run the Cobo del Arco Architectural Studio in Palamós. Francesc has designed and developed several luxury residential projects in the most exclusive areas of the Costa Brava - his principle objective always being to ensure that his properties do justice to their beautiful surroundings

Where and when was Cobo del Arco founded?

The Architectural Studio, Cobo del Arco, was founded in 1998 in Barcelona. We relocated to Palamós in the heart of the Costa Brava in 2001 in order to give a more personalised service to our clients.

How would you best describe your philosophy?

Our philosophy can be described as Modern Mediterranean Architecture: Modern, in architectural language, meaning pure forms, open spaces, the continuity between interior and exterior space and minimalist details. Mediterranean with regards to the surroundings, the relationship with the sea, the porches, the patios and the dry stone walls.

Approximately how many projects have you worked on since the company's inception and has there been a project that you have particularly enjoyed working on?

COBO DEL ARCO
Estudi d'arquitectura

Roselló 12, local
17230 Palamós, Girona
Tel. 972 60 02 31
info@estudi.com
www.cobodelarco.com





“The most attractive thing about the Costa Brava is the contrast of its landscapes, the green of the trees close to the sea, and being able to live in tranquility just one hour from Barcelona.”

In the Costa Brava we have carried out a number of projects. But the reality is that, from my point of view, quality is more important than quantity. I've enjoyed working on many projects but I will always remember a chill-out porch that we designed for a house in Aiguablava. When sitting there gazing at the sea, time stands still.

Why did you personally want to become an architect and who and what inspires you?

When I was young I saw constructions made by my father in his job as a Technical Architect, and bridges and large cranes in the port that were constructed by my grandfather. I also grew up watching the sunrise every day in Barcelona behind the silhouette of the Sagrada Familia – I think that says it all. Professionally, I have been influenced by the work of architects such as Marcel Breuer, Richard Neutra and the Spaniards Jose Luís Sert and Jose Antonio Coderch.

How would you characterise your style?

My style is characterised by the simplicity and purity of shapes and by the use of natural, warm materials. We create houses with soul.

When designing a property in the Costa Brava, what characteristics do you feel are important?

To design a property in a setting as spectacular as the Costa Brava, the property has to live up to the surrounding landscape and take full advantage of every cm² of sea view that the client has paid for. For us, it is important to manage the entire process, from design to construction, controlling the construction costs as much as possible so that the investment made by our clients is as profitable as possible.

What are you personally most attracted to about the Costa Brava?

The most attractive thing about the Costa Brava is the contrast of its landscapes, the green of the trees close to the sea, and being able to live in tranquility just one hour from Barcelona and two hours from the ski slopes of the Pyrenees. It is a privileged area.

FEATURED PROPERTY

LLAGOSTERA

A majestic luxury country property in a wonderful location just 15 km from the nearest beaches of the Costa Brava and only 20-minutes from Girona and its international airport.

Fully renovated to a high standard, this spectacular period property is set in 15 hectares of private land, boasting total privacy and enjoying far reaching views across the surrounding countryside.

PRICE: **€ 2,900,000**

PROPERTY SIZE: 1,000 m²

PLOT SIZE: 15ha

PROPERTY TYPE: Country House

REF: LFCB700





FEATURED PROPERTY

L'ARMENTERA

An extraordinary luxury property in an attractive village of the Alt Empordà, just 20 km from Figueres and 2.5 km from the sea.

This magnificent 7-bedroom property has been renovated to the highest standards and boasts a beautiful lawn garden with swimming pool and an independent summerhouse. Sold fully furnished.

PRICE: **€ 1,990,000**

PROPERTY SIZE: 1,240 m²

PLOT SIZE: 1,500 m²

PROPERTY TYPE: **Luxury Property**

REF: **LFCB538**





FEATURED PROPERTY

PLAYA DE ARO

An outstanding 4-bedroom Costa Brava villa in a sought-after residential area near the beaches of Playa de Aro and S'Agaró.

This modern-style villa is constructed on a large plot with infinity pool and panoramic sea and countryside views and offers total privacy.

PRICE: **€ 1,900,000**

PROPERTY SIZE: **400 m²**

PLOT SIZE: **2,400 m²**

PROPERTY TYPE: **Villa**

REF: **LFCB778**



4x



3x







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FEATURED PROPERTY

AIGUABLAVA

A superb luxury villa located in an exclusive residential estate in Aiguablava with private pool, lovely sea views and offering total privacy.

This contemporary-style 5-bedroom Costa Brava villa is located within walking distance to Aiguablava beach and just a short drive from the beautiful medieval town of Begur.

PRICE: **€ 2,450,000**

PROPERTY SIZE: **444 m²**

PLOT SIZE: **1,526 m²**

PROPERTY TYPE: **Villa**

REF: **LFCB294**





FEATURED PROPERTY

AIGUABLAVA

A stylish luxury seafront villa situated in one of the Costa Brava's most beautiful and exclusive bays.

This contemporary-style 5-bedroom property is located in an exclusive, private gated development in Aiguablava and boasts a seawater swimming pool and incredible views. It is one of the few properties in the Costa Brava to have direct beach access.

PRICE: **ON REQUEST**

PROPERTY SIZE: 527 m²

PLOT SIZE: 2,200 m²

PROPERTY TYPE: **First Line Property**

REF: LFCB709





FEATURED PROPERTY

MONT-RAS

A sensational luxury country estate in an unbeatable location of the Baix Emporda - just 800 m from the nearest coves of the Costa Brava.

This magnificent country property is set in 15 hectares of private land and enjoys breathtaking views across the Emporda countryside. The property is one of a select number of country estates to be located within walking distance of the sea.

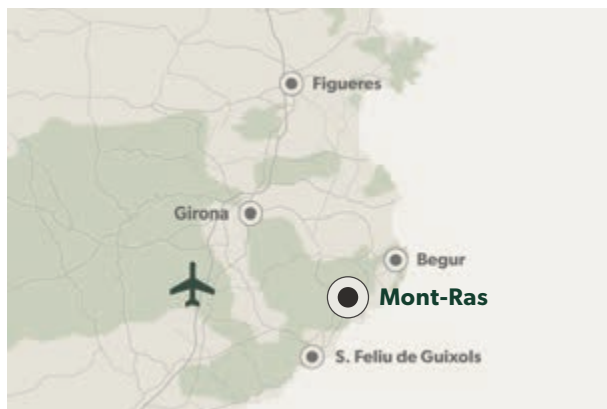
PRICE: **€ 3,200,000**

PROPERTY SIZE: 692 m²

PLOT SIZE: 15 ha

PROPERTY TYPE: Country House

REF: LFCB841







HOTEL LLAFRANCH

Passeig Cipsela, 16 - 17211 Llafranc
T. (34) 972 300 208 / F. (+34) 972 305 259
info@hllafranch.com

CARLES BISBE

HOTEL LLAFRANCH

Carles Bisbe is the owner of the Hotel Llafranch, one of the Costa Brava's most renowned establishments. In the 50s and 60s its parties were legendary and the likes of Elizabeth Taylor, Kirk Douglas and Salvador Dali once passed through its doors.

**What are the origins of the Hotel Llafranch?
How did it all begin?**

It was originally a small fisherman's hut, bought by my grandfather, Martin Bisbe. At first it was just used for weekend family gatherings. They had a cork company in Palafrugell. In the very early days of tourism and when the cork business began to decline, my grandfather's three sons, Mario, Manolo and José (my father) decided to convert the hut into a small bar. People would come for a few beers, a few sangrías, but nothing more. As time went on they opened a kitchen and started offering tapas. It all developed very slowly, until the tourist boom started in the 1960s. It was then that they began making good money and chose to start up a bigger restaurant with a few hotel rooms. Gradually, it became what you see here today, the Hotel Llafranch.

**The legendary parties that took place in the summer
attracted stars from the world of film, music and art.
How did the Hotel Llafranch become such an attraction
for the rich and famous?**

The chief architect of all this was my uncle Manolo. My uncle was a unique individual - a close friend of Salvador Dalí and many well known people from Spain and the world over. He was renowned for his parties. Flamenco was his passion having spent some time in Andalucía. People would

“ When visitors arrive in the Costa Brava, we give them our affection, then we give them love and then passion. Passion in the sense that they enjoy what we have here. It’s ours but it’s theirs too. ”

come here to eat, drink and watch him dance. Remember, in those days there was no internet or social media so people found out about it through word of mouth. My uncle had real charisma, he treated people well and the shows he put on attracted some big international stars. Kirk Douglas, Sofia Loren, Elizabeth Taylor, Rock Hudson, Johnny Holiday and Yul Brynner all came to the hotel, as did some important artists, including Salvador Dalí, who would dine at the hotel at least once a month. This gave the hotel a lot of kudos. Spanish stars such as Lola Flores, La Chunga and Carmen Amaya were also regulars. It was Carmen Amaya who made the biggest impact on the place when she named my uncle “the Gypsy of the Costa Brava”. They were such close friends. My uncle named her “Queen, Mother, and Saint.” For me, that says it all.

What was it that brought the Hollywood stars to the Costa Brava and how did they know about the hotel?

Many films were shot in the Costa Brava - in Tossa de Mar, in Blanes, and even a few Spanish films here in Llafranc. The famous movie “The lighthouse at the edge of the world” brought Kirk Douglas, Yul Brynner and Ava Gardner to the area and this had a lot of influence. It was the place to come. Everyone had heard of my uncle Manolo. They knew that he would spontaneously organise a party or a Flamenco show so people would come here expecting a great time.

What are your personal memories of the famous parties and what are your memories in general of growing up in this beautiful corner of the Costa Brava?

I was born in 1960 and was very young when tourism started in the area but I grew up within the walls of this magnificent hotel. I was lucky enough to live with my father and two uncles, and from each one of them I learnt a lot. From my uncle Manolo, I learned how to organise a party. I have so many memories. I clearly remember the “after-hours” they used to have. I can still picture when I was 7 or 8 years old. I would get up at around 9am to go for a swim in the sea and on several occasions I would come across my uncle dancing on a table in the bar with a group of friends playing guitar, surrounded by 5 or 6 empty bottles of Tio Pepe,

Fino or Sherry. It was here that “after hours” was invented! Before I was 18 he would take me to all the famous nightspots in Playa de Aro. He would always sit at the bar and drink Rosé wine with ice. It’s unthinkable that a discotheque should have Rosé wine – they stocked it specifically for my uncle. He was a one-off.

Thanks to the Cocktail Rambo shows, the atmosphere and spirit of the hotel and its famous parties live on to the present day. For anyone who hasn’t seen it, how would you describe a typical Cocktail Rambo show?

I carry the spirit of my uncle Manolo within me. Of all the family, he is the one I’m the most similar to. It was Manolo who inspired me to continue putting on the shows. He said “The only one mad enough in the family to continue with my madness is you.” And that’s how it was. It all began nearly 25 years ago. I started off mixing cocktails dressed as Rambo here on the terrace opening bottles of Cava with a large Rambo-style hunting knife. I christened it “Cocktail Rambo”. In the beginning it would attract around 40-50 people but it became increasingly popular as the media started taking an interest. For the last 4 years I’ve had to perform the show on the beach because we’ve run out of space on the terrace. According to the police, there were 8000 people last year. I put on a performance with explosions, special effects, lots of music, beautiful women, handsome men and Samba dancing. It’s an important date in the calendar and it’s a sign of my respect for my uncle. I hope it continues for many years to come.

In your opinion what three words best describe the Costa Brava?

Affection, love and passion.

These are the three words that we should pass on to the visitors that come here. When they arrive, we give them our affection, then we give them love, and then passion. Passion in the sense that they enjoy what we have here. It’s ours but it’s theirs too.

FEATURED PROPERTY

LLORET DE MAR

An exceptional modern-design Costa Brava villa near Lloret de Mar, boasting fabulous sea views.

This standout 4-bedroom villa offers panoramic sea views, a lovely landscaped garden with private swimming-pool and is just a 3-minute drive to the beach of Cala Canyelles in Lloret de Mar.

PRICE: **€ 1,900,000**

PROPERTY SIZE: **408 m²**

PLOT SIZE: **851 m²**

PROPERTY TYPE: **Villa**

REF: **LFCB780**



4x



4x





FEATURED PROPERTY

CALDES DE MALAVELLA

A standout designer villa to buy on the exclusive PGA de Catalunya golf resort, Spain's premier residential golf estate.

This exquisite luxury 4-bedroom property has been finished to the highest standards and is located on the first line to the 9th fairway of the Tour Course.

PRICE: **€ 2,300,000**

PROPERTY SIZE: 455 m²

PLOT SIZE: 2,333 m²

PROPERTY TYPE: Golf Property

REF: LFCB575





FEATURED PROPERTY

AIGUABLAVA

An impressive luxury villa in an upmarket residential area close to the town of Begur with views over the bay of Aiguablava.

This 7-bedroom property with private pool is located on a hillside plot commanding unbeatable panoramic views of the Costa Brava coastline.

PRICE: **€ 2,850,000**

PROPERTY SIZE: **580 m²**

PLOT SIZE: **1,500 m²**

PROPERTY TYPE: **Villa**

REF: **LFCB691**





LUCAS FOX PROPERTIES IN OTHER AREAS

MARESME COAST



HOUSE VILLA

PRICE: **On Request** | REF: LFS2502

LOCATION: Supermaesme



CASTLE / PALACE

PRICE: **On Request** | REF: LFS4960

LOCATION: Sant Vicenç de Montalt



HOUSE / VILLA

PRICE: **On Request** | REF: LFS4320

LOCATION: Supermaesme

BARCELONA



APARTMENT

PRICE: **€ 1,850,000** | REF: LFS4211

LOCATION: Zona Alta, Pedralbes



APARTMENT

PRICE: **€ 995,000** | REF: LFS2511

LOCATION: Old Town, Gòtico



APARTMENT

PRICE: **€ 850,000** | REF: LFS4196

LOCATION: Eixample, Right



APARTMENT

PRICE: **€ 1,995,000** | REF: LFS3186

LOCATION: Eixample, Left



PENTHOUSE

PRICE: **€ 1,095,000** | REF: LFS4132

LOCATION: Eixample, Right



PENTHOUSE

PRICE: **€ 1,100,000** | REF: LFS4266

LOCATION: Eixample, Left

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

ResidencyInSpain
by Lucas Fox

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



CONTACT

Calle Mallorca 260, Atico
08008 Barcelona

Telephone: + 34 93 215 59 89

Fax: + 34 93 487 28 76

E-mail: yolanda.lobao@bcn.auren.es

Website: www.auren.com

Other Spanish Offices:

A Coruña, Alicante, Bilbao, Las Palmas de Gran Canaria, Madrid, Málaga, Murcia, Palma de Mallorca, Sevilla, Vigo, Zaragoza

Contact Partner:

Yolanda Lobao (LL.M.): Head of **AUREN'S** International Legal Department

Spanish Lawyer and Solicitor of England & Wales

Barcelona Bar Association (ICAB) Delegate for London

AREAS OF EXPERTISE

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AUREN is a leading Spanish firm in advanced professional services including legal advice, auditing, and consulting.

AUREN provides legal support and advice relating to all issues connected with the **purchase and sale of real estate assets in Spain**. Amongst the specialist services offered by **AUREN** include; estate planning, construction, financing vehicles, leases, purchase or sale structuring, international tax advice and planning, and wills and inheritance.

Our team of international experts can provide advice in Catalan, English, French, German, Spanish and Russian.

AUREN has offices in the main Spanish cities as well as in Germany, Argentina, Portugal, Mexico, Chile and Uruguay.

AUREN is recommended in the Legal 500 in Tax and Labour Law.



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Pau Claris, 108. Principal. 08009 Barcelona, Spain · CIF: B64125438

T (+34) 933 562 989 · F (+34) 933 562 989 · E info@lucasfox.com

www.lucasfox.com