

A better approach to buying and developing property in Madrid

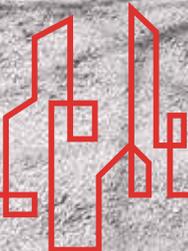


LARQUIA

Property Services Limited



Modernisation and interior design for a luxury apartment in the historic centre of Madrid.



How Larquia can help

Are you looking to acquire an upmarket second home in Madrid? Or do you need business premises in the city? Perhaps you've heard about the real estate investment opportunities Spain, and Madrid in particular, have to offer at the moment. If so, Larquia can help you.

What we do

We act exclusively for the buyer, protecting their interests. We are not associated with any particular real estate agent so we have no obligation to market or sell their properties. Our service is completely impartial. If you're a buyer, we can find you the right property and we guide you throughout the whole process.

The majority of Madrid's properties with the best potential are in up-and-coming areas of the city, or need renovation. We have 20 years of experience in the real estate market in Spain and can manage development projects of all sizes from start to finish, taking the strain so you don't have to. Our objective is to provide you with a service that maximises the potential of your investment and enhances your asset.

Why Madrid is the city for you

It's hard to forget Spain's recent property crash, but things are changing. Transactions are back up to pre-crisis levels, prices are increasing, and rental yields are looking healthy.

Away from the holiday resorts, Madrid is doing particularly well. It's one of six 'gateway' cities in Europe, defined by property advisers CBRE as hubs for global investors and residents. These gateway cities have attracted nearly half of all non-European property investment into Europe in recent years. Madrid has seen new levels of urban regeneration as a result.

Madrid is a world-class, cosmopolitan, thriving capital city. It is the hub of Spain's economy, with excellent flight connections to the rest of Europe and beyond. Whether you're looking for a second home, or to set up in business, Madrid offers excellent value and we believe property in this city will always be in demand.

The Golden Visa – an answer to Brexit uncertainty?

Spain launched its Golden Visa programme in 2013. It gives you residency rights in the country if you make an investment of at least €500,000 in one or more real estate transactions. You can renew the visa every two years. After five years, you can get permanent residency, and, after ten years, citizenship. At no point do you actually have to live in Spain.

The Golden Visa used to be of most interest to non-EU citizens. But since the Brexit referendum, many more UK citizens are likely to take it up. We can help you through the application process.

The services we offer

Property buying

We expedite the buying of residential or commercial property, making the process as easy as possible. We find the property, negotiate the best possible price and terms with the seller, guide you through the administrative and legal processes, and oversee any building work or development the property might need. We will:

- provide a detailed questionnaire so we know exactly what you want us to look for;
- draw on our in-depth knowledge of Madrid and use our contacts in the market to find the locations and properties that match your needs. We can even find properties that are for sale privately and not listed with estate agents;
- visit these properties on your behalf, and then put together a shortlist, setting out exactly what work might need to be done, what legal requirements need to be met and what regulations to follow;
- accompany you on visits, and translate for you if necessary;
- negotiate with the seller, go through the conditions and inclusions, and verify documents;
- help you appoint suitable professional advisers, like a solicitor, a notary, a surveyor and a tax adviser. We'll also go through all the associated and extra costs involved with you;
- advise you on how best to maintain and increase the property's value.

Property development

Our construction arm manages renovation and development projects, and even new builds. Working with trusted architects and building firms, we've taken on several construction projects right from the design and planning stage through to completion. We also deal with all the permits and licences you need to get. We will:

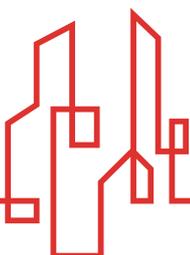
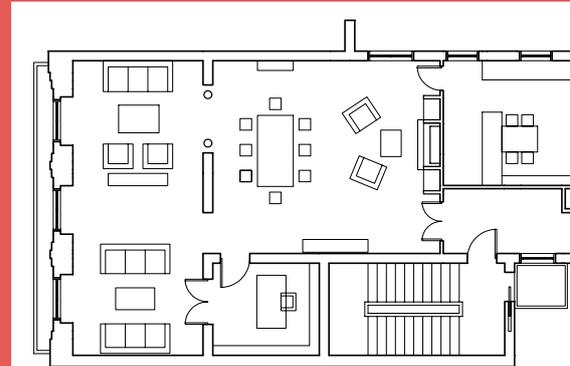
- agree all specifications with you;
- appoint and manage the relevant consultants and contractors;
- arrange the necessary drawings and surveys;
- programme the project stages and building works;
- prepare cost plans at each project stage and monitor cash flow;
- supervise the quality of materials and workmanship;
- visit the site and report to you regularly, sending photos of the progress.

Financial services

If you do a property transaction in Spain, you will need a Spanish bank account – almost all bills and taxes are paid by direct debit. We can arrange this for you, and pick the right insurance policies too.

If you require a mortgage or other finance from a Spanish lender to cover the purchase or development costs, we can assist you with any negotiations.

Complete renovation of apartments and the external facade of the building.







Why you should come to us

We work just for you

We have good relationships with Madrid's more than 1,000 real estate agents, but we avoid any conflicts of interest. Once you sign a contract with us, we agree to act in your best interests. Our service is completely independent, confidential, and reliable. High ethical standards are crucial to us.

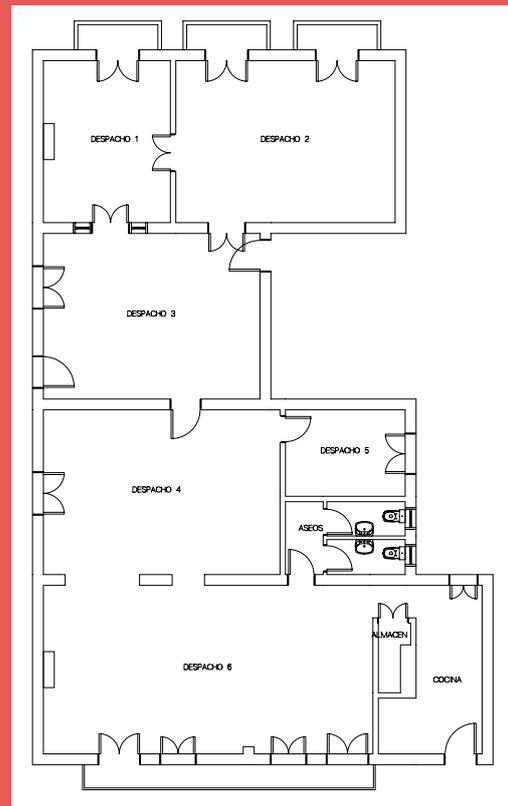
We make things easy

We will scour Spain for the perfect property for you. We have the skills and language abilities to navigate the 'idiosyncrasies' of the Spanish property market, making your experience stress-free.

We have offices in London and Madrid, providing a bilingual service. We can give you up-to-date information on locations, amenities, and life in Spain in general.

We make financial sense

We can save our clients money by using teams of trusted and reliable professionals, and solve any issues that may arise. Every transaction we take on has to make financial sense for our clients - they are our best publicity.



Conversion of residential property to office space.

Who our clients are

Our clients include:

- buyers and investors of private and commercial properties who need a reliable, professional partner with the knowledge, experience and local networks to find the best properties at the best price;
- buyers or investors looking to maximise what they can get for their money;
- investors looking to diversify their portfolio by investing outside the UK;
- buyers with time restrictions who are looking for a property with certain specifications and location.
- Buyers and investors who do not have the language or skills to search and negotiate;
- buyers and investors seeking to enjoy the benefits of being a Spanish resident and a member of the European Union;
- investors seeking an all-inclusive service, from land acquisition to turnkey service.

What to do next

If you are looking to venture into the Spanish property market, we would welcome the chance to hear about your property needs, or to just explore some options with you. So do get in touch.

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