

Simplify your Spanish purchase

FROM THE INITIAL CONTACT THROUGH TO SIGNING THE DEED AT THE PUBLIC NOTARY, ADS ARE ON HAND TO GUIDE YOU THROUGH THE PROCESS AND SIMPLIFY THE WELL-KNOWN SPANISH BUREAUCRACY.

The well respected and privately owned independent property locating business based in the beautiful unspoilt Mazarrón Bay area of the Costa Calida; established since 2003. The business has been going from strength to strength in recent years and no wonder; as it would appear that they have tapped a niche in the market supplying a much-needed individually tailored property locating service to their clients. Maura Dunne from ADS explained to us that she and her husband Pat set up the business as a result of the many frustrations they encountered when they first tried to buy property in Spain. The business concept is to offer a personal tailor made service to clients that make the buying process an interesting and exciting project for clients. ADS will arrange all the paperwork for you, and provide English speaking Spanish legal experts in order to protect your interests and act on your behalf.



Donna Pursey her husband Kevin and two girls Stormy & Clemmie from Herefordshire talk to us about their experience with ADS.

'In May 2006 my life long dream of owning a property in Spain became a reality. The dream makers were Maura and Pat Dunne of ADS the family run property locators.

Being the wife of a very busy farmer I faced the prospect of having to go through the property purchase ordeal on my own. However, from the first conversation I had with Maura it became clear that this would not be the case. The first challenge for Maura was the fact that I was completely computer illiterate and had no means of communication other than by telephone and letter (remember the good old days!).

This hurdle did not phase Maura in the slightest and with her endless patience, posting and telephone calls came up trumps with a beautiful apartment that ticked all the boxes. Beachfront, 2 bedrooms, 2 bathrooms, balcony with

breathtaking views, pool and even an underground secure parking space and storage room.

Next came the viewing trip. I arrived at Murcia on the evening flight from Bristol, alone, apprehensive, feeling a bit like a rabbit caught in the glare of a car's headlights. Only to be greeted by Maura with her cheeky grin and her "come on girl, you and me are going places!" attitude, I immediately relaxed and began to enjoy the experience.

During the trip I never once felt pressured and Maura made sure I had plenty of time alone to think things through and at the same time she made sure that I had lots of opportunities to ask questions. Her belief being that no matter how silly a question seemed, if it was important to me; it was important to her.

After deciding to go ahead with the purchase Maura sprang into action again, going to the police station with me to get my N.I.E number, going to the notary with me, explaining what was happening at every stage. All this a very daunting prospect for anyone on their own; let alone a scared little farmer's wife from Herefordshire! With Maura at my side everything went smoothly, in fact, such was the confidence that Maura instilled in me, that I'm more than prepared to do the whole thing again as soon as possible. (Or as soon as my husband will let me, farmers!)

All this service was of no cost to me; ADS get their commission from the agents or builders selling the property NOT the purchaser.

Then came the furniture purchasing, organizing the lighting, making shelves, insurance, finding cleaning staff etc. etc. YES! You've guessed it; Maura sprang into action again, overseeing deliveries, conversing with shop staff in her beautifully fluent Spanish (another BIG bonus to having Maura on board any property purchase you may be thinking of making), she even rang round to get me the best deal for my air-con.

Maura is still helping me today, one year on, and regularly receives S.O.S emails from me for information for my guests, meeting with my solicitor on my behalf, paying staff for me, keeping an eye out for any activities that may be of interest



Above and left: Stunning views and stunning sunsets!



Above and right: The Costa Calida boasts beautiful scenery



Above left: Spring flowers and almond blossom
Above right: Stormy and Clemmie play in the pool

to my guests, dealing with electric and water contracts, the list is endless and so is my gratitude to Maura and Pat for guiding me onto the path of property purchase success and with that came rental success.

By following Maura's initial advice of "location, location, location" I have had much interest in the rental of my property for holiday letting. With its ideal spot by a beautiful safe, sandy beach, yet, within easy level walking of shops, bars and traditional Spanish restaurants situated in the beautiful unspoilt area of Puerto de Mazarrón on the stunning Costa Calida, it is an ideal holiday property for families, golfing parties, hiking, riding, water sport enthusiasts and the good old fashioned beach holiday with guaranteed sun!

The only hurdle I faced with my property purchase in the beginning was the negativity of some family members. Like so many of us, they too had read some of the horror stories and felt nervous for me. My husband and his family offered me great support and all the friends who were nervous at the beginning now congratulate me on my wonderful success and are all digging out their passports, buckets and spades for their trips to my little piece of paradise.

In this life there are always doubting Thomases, but my advise is have faith in yourself, do your homework before you leave the UK, get independent legal advice, find yourself a "Maura", (although I think they broke the mould after they made her!) And don't over stretch yourself financially. You don't want to have to be chasing every booking to pay the mortgage at the end of the month.

Summing up, take your time, read every book on the subject you can lay your hands on, find yourself a "Maura", get independent legal advice, have faith in yourself, be realistic about price/ location etc and take no heed of the doubting Thomases, remember, we all have wings but some of us don't know why!

For more information on the apartment and to view my little piece of paradise visit www.holidaylettings.co.uk/17073 or for more information about the services that Maura and Pat at ADS can offer you visit www.ads-property.co.uk or email Maura at: info@ads-property.co.uk

If you have been inspired by Donna's story, then you too can contact Pat & Maura at ADS. Just remember that ADS will offer the initial service from first contact to signing at the notary at no cost to you. After you've purchased your new property and if you require their project management services, or any further help just ask, they will be glad to help!

**Specialist
Independent
Property
Locators**




**Mazarrón Bay
Costa Calida, Spain**

- ➔ **Is it your dream to buy a property in Spain, but haven't got the time to make several trips in search of your dream home?**
- ➔ **Let us help you find your dream home in paradise AT NO COST TO YOU**
- ➔ **Each search is individually tailored to your criteria**
- ➔ **We are here to do the legwork for you "Live your dream" Contact us today!**

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