



COUNTRY PROPERTY IN SPAIN
YOUR DREAM WE MAKE IT HAPPEN

DOSSIER

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ABOUT THE PROJECT

COUNTRY PROPERTY IN SPAIN



We are willing to take you through this exciting journey in order to purchase your country property where you can build your sustainable country home in Spain. We have developed this dossier to list all the services we offer and the necessary steps you will have to take to achieve your goal.

Since 2008 we have been helping our customers find that magic spot on which their dream house can be realized.

Our aim is to make your path smoother throughout the whole process – from acquiring the land through to construction, guiding you through all the necessary legal and statutory requirements.

We can help you search for the best property according to your specific criteria. We can help deal with the local authorities, the local architect, the builder and in choosing materials and finishes. We are happy to work with you no matter how small or big your project is - what really matters is that we make it a success.

You can choose the level of assistance required from us - you decide the budget, and we make sure that your dream comes true.

Living in Matarrana, Spain, is an excellent option for those who are looking for a change. With great weather, blue skies, amazing nature and friendly people, this area fulfills many people's dreams. The untouched pocket of idyllic Matarrana seems far removed from anywhere however it is easily accessible from several airports, with a great road network.

You are the protagonist of your own story, and we will help you to plan it, and make it happen.

Sustainable country houses, self sufficient villas, surrounded by nature in the beautiful and unique region of Matarrana is what we specialize in. If you already have a property and would like to develop this, we would be very happy to help you realize your dream.

Set out your wish list, and we will do our best to fulfill this.

The Country Property Team

THE RIGHT PROPERTY

Why should you use Country Property to buy your dream piece of land?

We are part of the community. We live here and therefore have an interest in our neighborhood and in the success and prosperity of the region. We also have the confidence of the local people. We have direct contact with owners and we make sure that deals are 100% legal and proper for both them and for you as the buyer. We believe strongly in our business, in doing things correctly and are genuinely willing to secure best deals on both sides of the negotiation. The best deal is where both sides are happy and get what they want.

The importance of choosing the right property

We understand that choosing the right property is the first and arguably the most important step to be taken in any project. We will listen carefully to your needs and specific requirements and we will show you the best properties tailored to you and your budget.

Legal properties ready to sell

We always have all the property documentation ready and prepared to sell the property legally.

The importance of the location

We know the area very well, every single magic corner of the region. There is an enchanting spot for each of you. Matarraña has some fabulous properties and land just waiting for you to discover.

Contributing to the local economy

You will be able to contribute to the development and sustainability of the area. Buying a property in Matarraña and building here will give you the chance to be part of the community. We are passionate about the surroundings and are excited to bring in new people to share in the economic growth of this hidden gem of a region.



BUILDING PROJECTS STAGES



STAGE 1

FIND THE IDEAL PROPERTY

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Site visits

If you have found several properties that you think could match your criteria, let's look at them together.

Do you already have a property?

Let's meet to discuss the possibilities.

Plot finder service

Take a look at our web site and check the properties on sale and email us any questions you might have about the property, legal issues and procedures.

Share with us your dream project We will work with you to design your future home matching your life style and design/style preferences. We will discuss the location and orientation.

House designing & budget We will go through the costs so that you will have a detailed budget. All decisions will be made in advance of construction start, we guarantee to stay within the agreed budget.

Finishes We will show you some of our completed projects, meet some of our customers that are already living in the area so that you can see the finished product we can offer you.

We will check with the local authorities in regards to planning regulations, to ensure that your project is feasible on the land that you would like to purchase. Our team is involved from the first step, and together we find the most cost effective solutions that will give you your country home.

STAGE 2

THE DESIGN CONCEPT

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STAGE 3

OUR LOYALTY TO YOU

Making it happen

The whole Country Property Team, will do our utmost to make your dream home a reality. Making sure your ideas and lifestyle are carefully reflected in the design that matches your budget.

The vision takes shape

Manel, our architect, will ensure that your thoughts and ideas are considered when producing the initial set of drawings for the authorities. This is the 'Proyecto Basico' in the Spanish legal system. This will in turn be approved by the College of Architects and then used to apply for the building license.

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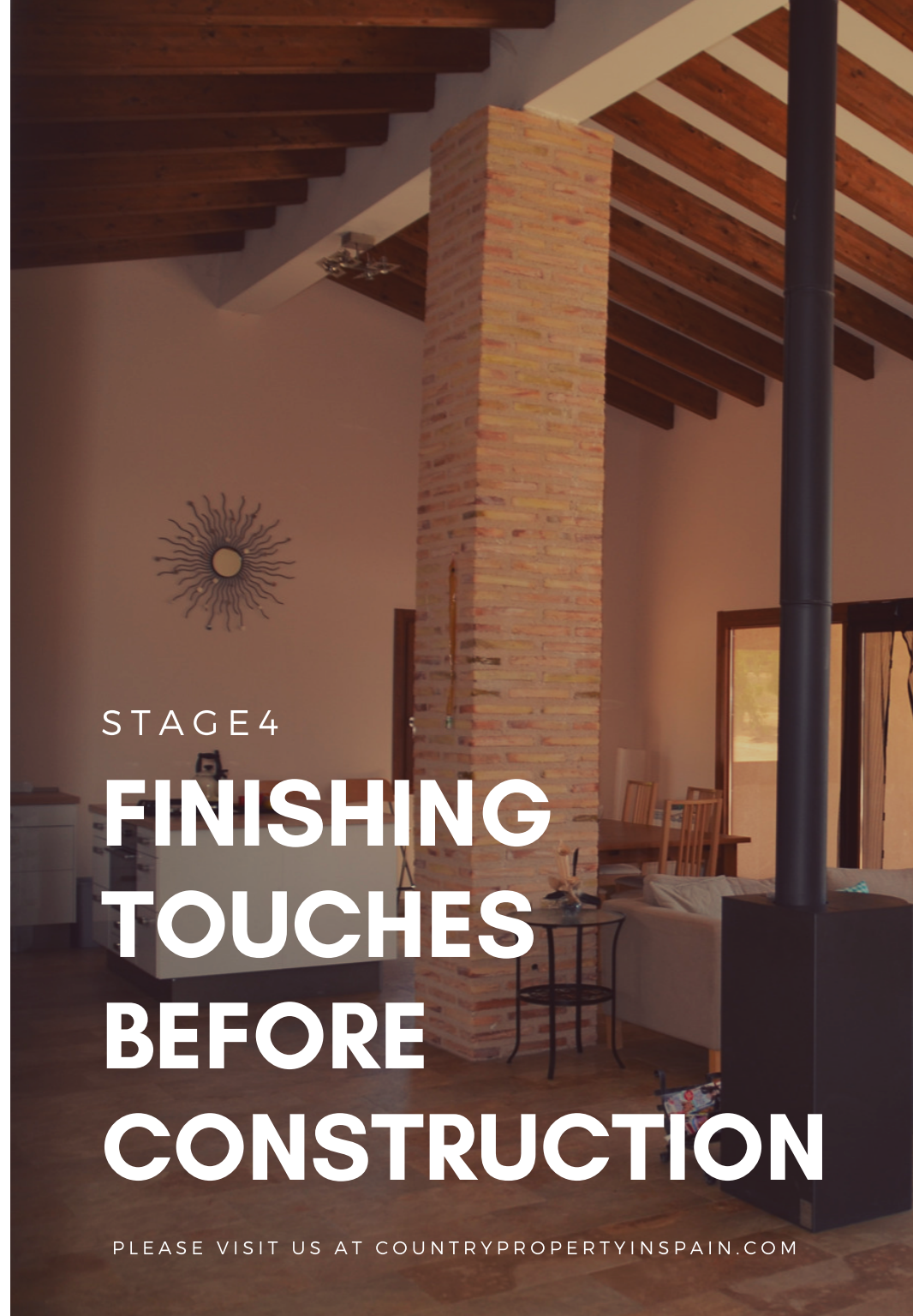
Bureaucracy

Our project manager David will deal with the bureaucracy and paperwork. We produce the detailed specification and bill of quantities that forms the 'Proyecto de Ejecucion' in the Spanish legal system. We obtain the Building License, an approval from Local Authority.

STAGE 4

FINISHING TOUCHES BEFORE CONSTRUCTION

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STAGE 5

CONSTRUCTION

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Building Team

Our Building Team with Mr. Mo ensures that the project complies to the agreed design and budget. There will be no extra cost once the building process has started.

Site Operations

We build your new home with careful attention to all details and energy efficiency. Most of the houses are supplied with alternative systems such as a well for water and solar panels for electricity. We are committed to sustainable building procedures. We follow all legal obligations with regards to building regulations, health and safety and waste disposal.

We keep in touch during the construction process

If you are not living in Spain we will send you continuous updates such as photographs and videos on a regular basis so that you can follow the construction process. We will take care of everything so that you can carry on with your day to day routine. Once the house is built, we will hand over the keys to you.

Completion

Once you have your finished, we can also assist with the maintenance and housekeeping of your property so that it is always ready for you when you come to stay.

MEET THE TEAM



David Suárez

Project manager
The "perfecto" man

He deals with Project Management

Initial meeting in the town hall between the Mayor and the client

Manages the design process from the initial stages in collaboration with the architect

Ensures building license is obtained.

Visits to the property with the following professionals:

- **CHE, Confederación Hidrográfica del Ebro**, to obtain the permission for the septic tank and borehole.
- **INAGA**, Medio Ambiente, getting the project authorization to build the house
- **Técnicos del Ayuntamiento**, Before starting construction, the Town Hall technicians visit the property.

David informs the authorities about the exact location of the house.

Provides guidance on selection of appropriate building materials and systems

Communication and coordination between the client and the rest of the team

Ensures that the initial client idea, design, strategy and budget is maintained

Coordination of the following professionals: Architect, Builder, Site Engineer, Administration.



Sandra Salvado

Office Administration

She will follow up any client related matters

She is the first point of contact for the client

Community manager (updating the information and keeping you informed of al the latest news in regard on legalities and opportunities as well as the up date of the Country property team daily work)

I privately do follow up of the projects to inform you

Blogger, I write the post on Country Property blog

Customer service: I am your first contact. I answer all your question prior your visits. As well as I organise

David's and Manel's agenda with yours

I update the legal information on our web site.



Manel García

The architect

The team artist

Topographical study of the land
Architectural design
Structural design
Soil and geological study
Environmental design, including provision of water and waste solutions
Project delivery
Calculations of bills of quantities to establish construction costs
Obtaining statutory approvals, including building permits
Technical and economic follow-up of the building
Registration of property in the Spanish property register



Josep M. Descarrega

Site Engineer

Always ready to help !!!

The contract with the Site Engineer begins when building works commence.
This service is obligatory and consists of the following:

- The verification of the correct execution of the building
- Verify and certificate the materials that are going to be used during construction
- Help the builder to resolve any possible difficulties that may appear during construction.
- Certify the necessary documentation to be enable the house to be registered in the Spanish Property Register
- Deal with design changes during construction

The costs of this service are included within the architectural fee
If applicable, provides the necessary documentation to obtain the licenses for building barns and swimming pools.



Juanito

The water diviner

He has the special touch !!!

He can advise where water is located as well as the likely depth, pressure and quantity.
He can advise on where to plant new fruit and olive trees as well as vines. He has horticultural experience.
He has an extensive knowledge of the local terrain and landscape and can advise on building location.



Josep M^a Mo

Builder Manager

He makes sure that the build complies to the design and budget that has been approved by the owner as well as the Country Property Project Manager, David and architect Manel.
He manages the construction team
He manages the landscape and prepares the site for construction.

FEATURED PROPERTIES

A nighttime photograph of a modern country house with a large swimming pool. The house is illuminated from within, showing a bright interior. The pool is lit up, and several lounge chairs are visible on the patio. The surrounding landscape is dark, with some trees visible on the left.

MAS DEL CABALLERO

Stunning country house in Cretas. Mr & Mrs Knight are now the owners of a beautiful, charming house surrounded by nature. The house is available to for holiday rentals.



VALL DE LA ROVIRA

Craig Rankine and his family are from Scotland. They met Country Property and our team back in 2009. In 2011 we gave them the keys to their country sustainable country house in Arens de Lledó, Matarraña, Aragon, Spain

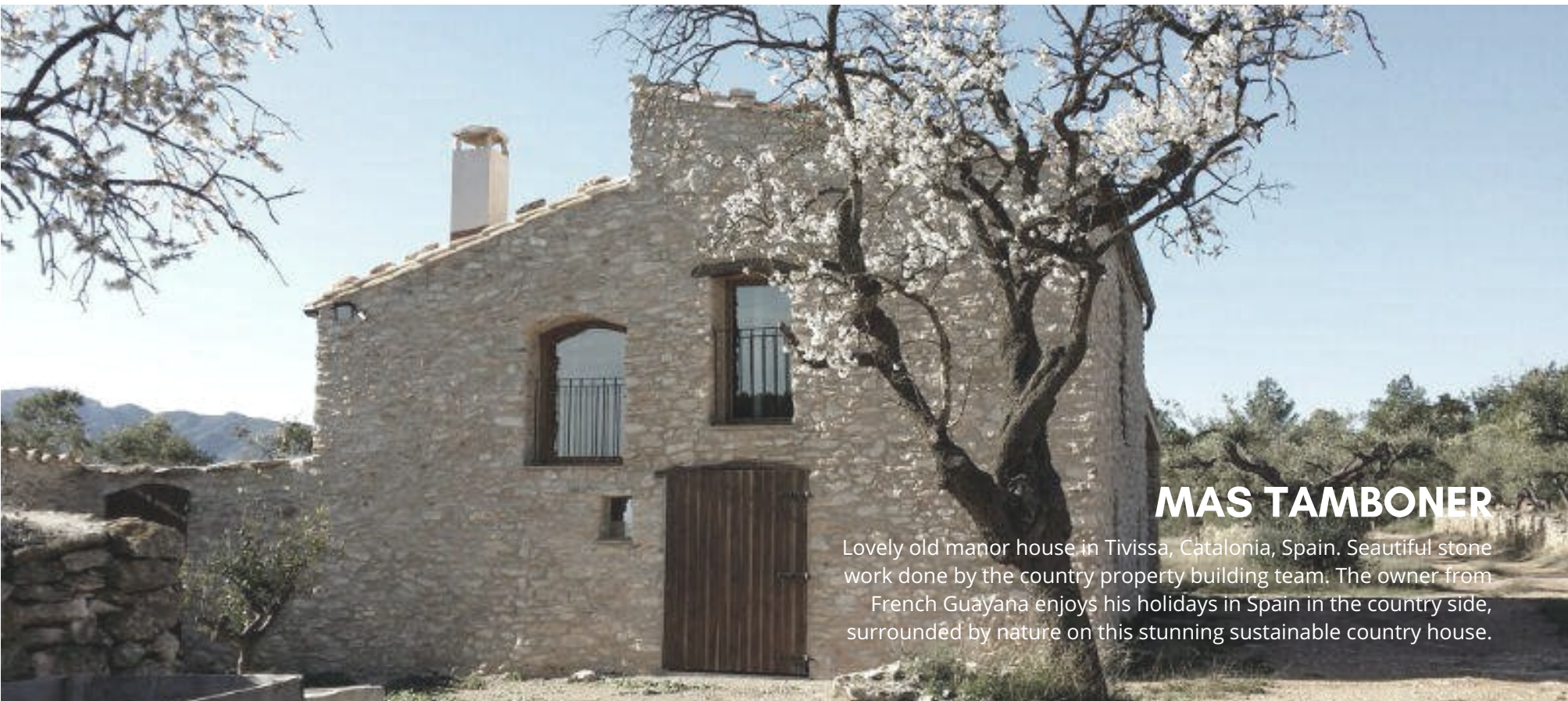




NUESTRA POSADA IN LLEDÓ

Hans and Loes came to Matarraña in 2009. They came with the aim to build their dreamed B&B. Their lovely house in Lledó, it's open now to customers that are willing to live a great experience.





MAS TAMBONER

Lovely old manor house in Tivissa, Catalonia, Spain. Beautiful stone work done by the country property building team. The owner from French Guayana enjoys his holidays in Spain in the country side, surrounded by nature on this stunning sustainable country house.



TESTIMONIALS

COUNTRY PROPERTY IN SPAIN



Aidan & Helen Ruf from England

Whilst researching the property and land for sale we discovered "Country Property in Spain" and returned in June when we first met David. I think it's fair to say at this point that as two individuals who are slightly cynical of estate agents and their ilk – (Aidan builds and renovates property in the UK and I am an ex-police-officer) David seemed almost 'too good to be true' with his openness, honesty and razor sharp mind. It didn't take long however, after numerous chats – whilst he drilled down into exactly what we wanted – that we realised that he was going to prove to be the magic ingredient we needed to realise our dream.

aidan@ruffs.org



Jan Fjorvang from Norway

I contacted several Real Estate Agents in Spain – and I visited many places and saw many properties. Country Properties however gave me the feeling that they would be there all the way – and make sure that my project would come true. I met David and Sandra the first time in 2009 – and we looked at several options, big and smaller estates, until I settled for the property I finally bought the same year. In 2010 the architect Manel had planned my first house and we started building with Antonio as supervisor. A year later the house was finished and we started planning the next house together with Manel – the outbuilding or almacén. In 2013 the builder, Josep, started building and finished about a year later according to plan.

j-fjord@online.no



Samantha Montgomery from England living in Sudan

The Country Property team are special for the fact that they truly listen to what their customers are asking for, both in terms of property and information. Nothing is too much trouble, be it taking you to look at materials or helping to arrange accommodation while you are hunting for your plot. You will get the home you desire, with great attention to detail and have fun along the way. The whole process of working to bring my ideas to fruition with such generous, interested people has been an absolute pleasure and I am greatly looking forward to the next stages.

samantha.montgomery@kicsnet.org

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GET IN TOUCH

To know more about how to legally proceed in Spain to legally develop you dream project, you can visit our website
www.countrypropertyinspain.com



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