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3rd Quarter 2025

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Essential Documents Every Driver in Spain Must Carry

The 3 Essential Documents Every Driver in Spain Must Carry

Whether you're doing the school run in Marbella or heading to the beach in Benidorm, Spanish law is clear: you must have three specific documents in your car at all times.

Missing even one can result in fines or your vehicle being towed.

Required Car Documents in Spain

Make sure you have the following valid and original (or certified copy) documents in your vehicle:

- Driving Licence (Permiso de Conducir)
 - o Proof that you're legally allowed to drive.
- Vehicle Registration Certificate (Permiso de Circulación)
 - o Confirms your car is registered and road-legal.
- ITV Certificate or ITV Card (Tarjeta ITV)
 - o Shows your vehicle has passed the technical inspection and is roadworthy.

Note: Photocopies are not accepted unless officially certified.

Rental Cars Are No Exception

Even if you're renting a car, these same documents must be present in the vehicle. Always check the glovebox before driving off.

Going Digital? Use the miDGT App

- The miDGT app allows you to carry your driving licence and vehicle registration digitally.
- These are legally valid in Spain.
- Be aware: if your phone dies or you can't log in, you're out of luck.

Lost or Damaged Documents?

Act quickly to replace them. If stolen, report to the police to prevent misuse.

To replace:

Vehicle Registration Certificate (Permiso de Circulación)

- Apply online or in person via the DGT.
- First, check your vehicle status with the free "Informe Reducido" tool on the DGT website.
- Costs:
 - Free for updates like a name change.
 - €20.81 for major updates (e.g. change of ownership).
 - €8.67 for minor changes.

ITV Certificate (Tarjeta ITV)

- If registered before May 2016: visit an authorised ITV station.
- If registered after May 2016 and you have an eITV: apply via the DGT.
- Fee: €8.67

Final Reminder

These three documents (or their digital versions) are non-negotiable:

- Licence
- Registration
- ITV Certificate

Failing to carry them could lead to fines, delays, or your car being impounded.

Stay legal, stay prepared, and enjoy the drive.



English Phrase

How are you?

Nice to meet you.

Can you help me, please?

I don't understand.

Can you speak more slowly?

What does this mean?

Frase en inglés

¿Cómo estás?

Mucho gusto. / Encantado de conocerte.

¿Puedes ayudarme, por favor?

No entiendo.

¿Puedes hablar más despacio?

¿Qué significa esto?

Alicante to New York a Step Closer

We're excited to share promising news for international travellers and property owners at Alenda Golf — a direct air link between Alicante and New York is one step closer to becoming a reality.

High-Level Talks in the U.S.

Carlos Mazón, President of the Generalitat Valenciana, recently met with Scott Jordan, General Director of Sales at DELTA Airlines, during an official visit to New York. Their discussions focused on restoring a direct transatlantic flight route connecting the Valencian Community and the United States.

Why It Matters for Our Region

President Mazón emphasised the growing demand from American visitors and highlighted what makes our region truly attractive:

- Exceptional gastronomy and Mediterranean lifestyle
- A strong offering in sports tourism, especially golf
- Rich cultural heritage
- High-quality health and wellness tourism
- Increasing popularity of cruise travel along the coast

DELTA Shows Strong Interest

DELTA Airlines is said to be closely watching tourism trends in our region. With steady growth in international visitor numbers and an emphasis on high-value, experience-driven tourism, the airline is reportedly encouraged by the potential of this direct connection.

Looking Ahead

While no official announcement has been made yet, the tone of the meeting suggests that an agreement may be on the horizon.

A direct Alicante–New York flight would be a game-changer for:

- Holidaymakers
- Second-home owners
- Investors
- Golf enthusiasts from both sides of the



Atlantic

As always, we'll keep you updated on this exciting development. For property owners and visitors to Alenda Golf, increased international connectivity is yet another reason to love where you live — or invest.

Alicante-Nueva York, Cada Vez Más Cerca...

Translated
Al Española

¡Nos complace compartir una noticia muy prometedora para los viajeros internacionales y propietarios de viviendas en Alenda Golf: un enlace aéreo directo entre Alicante y Nueva York está cada vez más cerca de convertirse en realidad!

Reuniones de Alto Nivel en EE.UU.

Carlos Mazón, presidente de la Generalitat Valenciana, se reunió recientemente con Scott Jordan, director general de ventas de DELTA Airlines, durante una visita oficial a Nueva York. En el encuentro, abordaron la posibilidad de restablecer un vuelo transatlántico directo que conecte la Comunidad Valenciana con Estados Unidos.

¿Por Qué Es Importante Para Nuestra Región?

El presidente Mazón destacó la creciente demanda por parte de los visitantes estadounidenses y señaló los principales atractivos de nuestra región:

- Una gastronomía excepcional y el estilo de vida mediterráneo
- Una sólida oferta en turismo deportivo, especialmente el golf
- Un rico patrimonio cultural
- Turismo de salud y bienestar de alta calidad
- La creciente popularidad de los cruceros por nuestra costa

DELTA Muestra Gran Interés

DELTA Airlines está siguiendo de cerca las tendencias turísticas en nuestra región. Con un crecimiento constante en el número de visitantes internacionales y una apuesta por un turismo de calidad, basado en experiencias, la aerolínea se muestra muy alentada por el potencial de esta conexión directa.

Mirando al Futuro

Aunque todavía no se ha realizado un anuncio oficial, el tono de la reunión sugiere que un acuerdo podría estar próximo. Un vuelo directo Alicante-Nueva York supondría un cambio muy positivo para:

- Turistas
- Propietarios de segundas residencias
- Inversores
- Aficionados al golf de ambos lados del Atlántico



Como siempre, os mantendremos informados sobre esta emocionante evolución. Para los propietarios y visitantes de Alenda Golf, una mayor conectividad internacional es una razón más para amar el lugar donde vives — o inviertes.



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Legal Fees Paid By Alenda Golf

At Alenda Golf Property, we understand how crucial it is to make your property purchase smooth and stress-free. That's why, when you purchase a **NEW BUILD** property on Alenda Golf through us, we'll cover all your purchasing legal fees—helping you save money, reduce stress, and secure your dream home.

What's Included:

- Full legal representation throughout the buying process, provided by our trusted and fully qualified Spanish lawyer.
- Handling all necessary paperwork, ensuring an efficient and secure process.
- Detailed explanations of the payment process and timings.
- Ongoing legal advice and support throughout your purchase journey.
- Complete transparency—no hidden costs.

Comprehensive Support Throughout Your Purchase

When you buy a **NEW BUILD** property through Alenda Golf Property, we go beyond the sale. We keep you updated with regular construction progress reports, so you're informed at every stage of the building process. By allowing Alenda Golf Property to manage the entire purchase process—including using our recognised legal partner—you'll also benefit from having your legal fees for the purchase fully covered. Enjoy peace of mind knowing we've got everything taken care of for you.

Why Choose Alenda Golf Property? With Alenda Golf Property, you'll benefit from:

- Over 20 years of experience living at Alenda Golf.
- 12 years of specialised real estate expertise in the area.
- Bilingual communication support whenever needed.
- Expert guidance at every stage of your property purchase — from helping you select the perfect home to managing the entire buying process.
- Our exclusive offer to cover all your legal fees, saving you thousands of euros and making your new home at Alenda Golf even more affordable.

Contact Us Today

Are you ready to discover the stunning **NEW BUILD** homes available at Alenda Golf? Get in touch with us today, and together, we'll turn your dream home into a reality.

This offer is available for a limited time. Terms and conditions do apply.

To take full advantage of our exclusive offer, we need to act as your representatives right from the beginning. Our commission from the sale allows us to handle all the legal aspects on your behalf—saving you money and ensuring a smooth process.

Contact us first, and we'll guide you through every step of the journey!

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PROPERTY

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abogado
de compra
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- 2 Baños & En Suite
- Amplio salón
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- Piscina de Urbanización
- Garaje
- Grandes jardines
- Solárium
- Calefacción

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los gastos legales de compra
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Gastos Legales Pagados por Alenda Golf...

En Alenda Golf Property, entendemos lo importante que es hacer que la compra de tu propiedad sea un proceso fluido y libre de estrés. Por eso, cuando compras una propiedad de obra nueva en Alenda Golf a través de nosotros, cubrimos todos los gastos legales de tu compra, ayudándote a ahorrar dinero, reducir el estrés y asegurar la casa de tus sueños.

¿Qué incluye?

- Representación legal completa durante todo el proceso de compra, proporcionada por nuestro abogado español de confianza y totalmente cualificado.
- Gestión de toda la documentación necesaria, asegurando un proceso eficiente y seguro.
- Explicaciones detalladas sobre el proceso de pago y los plazos.
- Asesoramiento legal continuo y apoyo durante toda tu experiencia de compra.
- Transparencia total—sin costes ocultos.

Apoyo integral durante todo el proceso de compra

Cuando compras una propiedad de obra nueva a través de Alenda Golf Property, vamos más allá de la venta. Te mantenemos informado con reportes regulares del progreso de la construcción, para que conozcas cada etapa del proceso. Al permitir que Alenda Golf Property gestione todo el proceso de compra, incluyendo el uso de nuestro socio legal reconocido, también disfrutarás de la cobertura total de tus gastos legales. Relájate con la tranquilidad de saber que nos ocupamos de todo por ti.

¿Por qué elegir Alenda Golf Property?

Con Alenda Golf Property, disfrutarás de:

- Más de 20 años de experiencia viviendo en Alenda Golf.
- 12 años de experiencia especializada en bienes raíces en la zona.
- Soporte bilingüe siempre que lo necesites.
- Asesoramiento experto en cada etapa de la compra de tu propiedad: desde ayudarte a elegir la casa perfecta hasta gestionar todo el proceso de compra.
- Nuestra oferta exclusiva para cubrir todos tus gastos legales, ahorrándote miles de euros y haciendo que tu nuevo hogar en Alenda Golf sea aún más asequible.

Contáctanos hoy mismo

¿Estás listo para descubrir las impresionantes viviendas de obra nueva disponibles en Alenda Golf? Ponte en contacto con nosotros hoy mismo y juntos haremos realidad la casa de tus sueños. Esta oferta está disponible por tiempo limitado. Aplican términos y condiciones.

Spain Issues Warning About Scam Calls – How to Stay Protected

Spain's National Police are warning residents about a rise in scam calls and advising the public to take simple steps to stay safe.

What's Happening:

- Scam calls, especially those from unknown numbers, are on the rise in Spain.
- These often involve voice phishing (vishing), where fraudsters pretend to be from trusted institutions to obtain personal or financial information.

How to Protect Yourself:

- Silence unknown numbers: Most smartphones now offer a feature that silences calls from unknown numbers. You won't be disturbed, but the call will appear in your log and voicemail.
- Use call detection apps: These can identify and label suspicious calls as spam or sales, and in some cases, block them automatically.
- Enable call filtering: Many devices have built-in settings to filter or block suspicious numbers once set up.
- Look for verified callers: Some phone apps now show a verification badge for trusted businesses, helping you distinguish between real and scam calls.

Why It Matters:

- Cybercrime is becoming more sophisticated, and even brief conversations with scammers can lead to identity theft or financial loss.
- Taking just a few minutes to adjust your settings or install a protective app can provide greater peace of mind.

Stay informed and vigilant to avoid becoming the next victim.

Spain Cracks Down on Budget Airlines Over Hidden Fees

Spain is tightening the screws on budget airlines, hitting Wizzair and Transavia with legal action for what it calls "illegal" fees—following a €179 million fine slapped on Ryanair, EasyJet, Norwegian, Volotea, and Vueling in late 2024.

Spanish Consumer Affairs Minister Pablo Bustinduy accused the carriers of charging for basic services like cabin bags, seating families together, and printing boarding passes. Speaking in Brussels, he warned more penalties could follow: "Any company using these abusive tactics will be treated the same."

The EU's top consumer watchdog, BEUC, has now escalated the matter to the European Commission, filing a formal complaint against all seven airlines. As Spain pushes for tougher enforcement, the airlines claim the fines are excessive.

For residents and visitors near Alenda Golf and across Spain, this marks a major move to protect consumer rights in the skies.

España emite una advertencia sobre llamadas fraudulentas – Cómo protegerse

La Policía Nacional de España ha alertado a los ciudadanos sobre el aumento de las llamadas fraudulentas y recomienda tomar medidas sencillas para mantenerse a salvo.

Qué está ocurriendo:

- Las llamadas sospechosas, especialmente de números desconocidos, están aumentando en todo el país.
- Muchas de ellas están relacionadas con el vishing (suplantación de identidad por voz), donde los estafadores se hacen pasar por entidades de confianza para obtener datos personales o bancarios.

Cómo protegerte:

- Silenciar llamadas desconocidas: La mayoría de los smartphones permiten activar una función que silencia automáticamente las llamadas de números no guardados. La llamada no sonará, pero quedará registrada y llegará al buzón de voz.
- Usar apps de detección de llamadas: Estas aplicaciones identifican y etiquetan números sospechosos como spam o ventas, e incluso pueden bloquearlos automáticamente.
- Activar el filtrado de llamadas: Muchos dispositivos incluyen opciones para filtrar o bloquear llamadas sospechosas de forma automática.
- Buscar llamadas verificadas: Algunas aplicaciones telefónicas muestran una insignia de verificación junto al número de empresas legítimas, lo que ayuda a distinguir entre una llamada real y una estafa.

Por qué es importante:

- La ciberdelincuencia es cada vez más sofisticada, y una simple conversación con un estafador puede derivar en robo de identidad o pérdida de dinero.
- Tomarte unos minutos para ajustar la configuración de tu móvil o instalar una app de seguridad puede darte mucha tranquilidad.

Mantente informado y alerta para no convertirte en la próxima víctima.



Cigarette Prices Rise in Spain

Smokers in Spain should be aware of price changes coming into effect from Saturday, April 6, following an official update published in the Boletín Oficial del Estado (BOE).

Key Points:

- Cigarette prices have increased across mainland Spain and the Balearic Islands.
- This is part of a continuing trend to align with EU pricing standards, though Spain still has some of the lowest tobacco prices in Europe.
- The changes apply to standard cigarettes, slim versions, rolling tobacco, and pipe tobacco.
- Cigars and pipe blends are also affected by the update.
- The increase falls under Spain's tobacco regulation law (Law 13/1998), which governs pricing and tax policies.

What This Means:

- Smokers who buy regularly will feel the impact of these steady price rises.
- Although still cheaper than many other European countries, the gap is closing.
- With EU public health policies pushing for reduced tobacco consumption, further increases are likely.

Noticias de última hora... ..



Suben los precios de los cigarrillos en España

Los fumadores en España deben estar atentos a los cambios de precios que entraron en vigor el sábado 6 de abril, según una actualización oficial publicada en el Boletín Oficial del Estado (BOE).

Puntos clave:

- Los precios de los cigarrillos han subido en toda la península y en las Islas Baleares.
- Esta medida forma parte de una tendencia continua para alinearse con los estándares de precios de la Unión Europea, aunque España sigue teniendo uno de los precios de tabaco más bajos de Europa.
- Los cambios afectan a los cigarrillos estándar, versiones slim, tabaco de liar y tabaco de pipa.
- Los puros y las mezclas para pipa también se ven afectados por esta actualización.
- El aumento está regulado por la Ley del Tabaco en España (Ley 13/1998), que establece las políticas fiscales y de precios.

¿Qué significa esto?

- Los fumadores habituales notarán el impacto de estas subidas de precio constantes.
- Aunque el tabaco en España sigue siendo más barato que en muchos otros países europeos, la diferencia se está reduciendo.
- Las políticas de salud pública de la UE que buscan reducir el consumo de tabaco indican que probablemente se producirán nuevas subidas en el futuro.

Free Drivers License Renewals for Over 70 in Spain

**BREAKING
NEWS**

Free Licence Renewals for Drivers Over 70 in Spain

- Who benefits: Drivers aged 70 and older in Spain can now renew their licences for free.
- What changed: The DGT (Spain's traffic authority) has removed the €24.58 renewal fee for seniors.
- Why it matters: This move helps older drivers, especially those on tight budgets or who rely on their car for daily life, by reducing expenses.

How it works:

- No extra steps: Once you turn 70, the renewal fee is automatically waived—no special request needed.
- Still required:
 - Renew your licence like everyone else.
 - Ensure documents are updated.
 - Submit a recent photo.
 - Pass a medical exam to prove you're fit to drive.
- Renewal options: You can renew online or in person at a local traffic office.
- Important notes:
 - Health check: If you fail the medical exam or don't have the certificate, your renewal won't be processed.
 - Paperwork: Missing or outdated documents (like photos or personal info) can delay the process.
 - Safety first: The DGT will still deny renewal if they believe you're unfit to drive, even if the renewal is free.

Why the change?:

- This initiative aims to support seniors' mobility, especially in rural areas where public transport is limited. It helps them remain independent and safe on the road.



Pequeños Anuncios Gratuitos...

Translated
Ai Española

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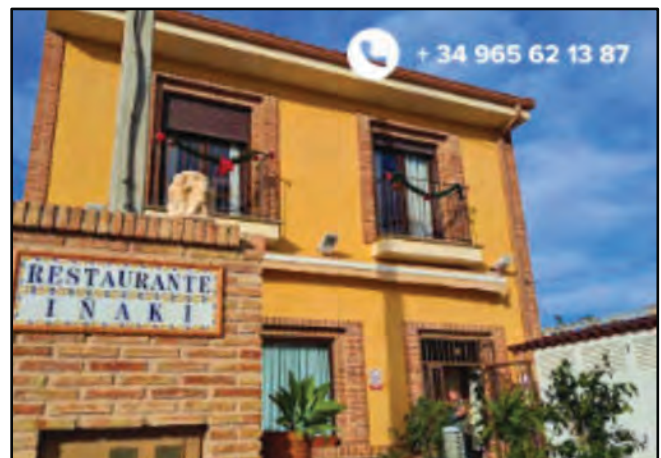
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**FOR SALE
EN VENTA**

Frontline Golf Villa ... 650,000€

725 Sq Mtr Plot | 6 Double Bedrooms | Fully Fitted Kitchen
Foot Print Sized Basement | Spacious Casita & Barbecue
Chill Out Area | Large Patios | Pool 10 x 5 mtrs | Fruit Trees | Basement
Cinema, Pool and Play Area | Security Cameras

Exceptional Large Villa

SPACIOUS 6 DOUBLE BEDROOMS | 4 BATHROOMS + 1 EN SUITE | LARGE LOUNGE & FIRE PLACE | MODERN LUXURY KITCHEN DINER |
LARGE POOL 10 X 5 | MATURE GARDENS & FRUIT TREES | LARGE COVERED PATIOS | BALCONIES WITH VIEWS TO GOLF COURSE |
COVERED OFF STREET PARKING | VIEWS OVER 9TH FAIRWAY | SHORT WALK TO CLUB HOUSE & GROCERY SUPERMARKET | CABLE &
INTERNET | BARBEQUE AREA | TV SATELLITE DISH | AIR CONDITIONING & CENTRAL HEATING | 3 EXTRA LARGE STORAGE ROOMS |
BASEMENT, CINEMA, GAMES AND PLAY AREA | LARGE ALFRESCO DINING CASITA | CLOSE TO PRIVATE SCHOOL & CLUB HOUSE

Positioned on a generous 750 m² plot, this expansive frontline golf villa offers uninterrupted views across the 9th hole of Alenda Golf and toward the majestic Sierra de Las Águilas mountains. As one of the largest plots in the area, this residence is ideal for families seeking space, style, and a seamless indoor-outdoor lifestyle.

The villa features 6 spacious bedrooms, including one with an en-suite bathroom, and there are three additional full-sized family bathrooms. One ground-floor bedroom can easily double as a home office or study, perfect for today's flexible living needs.

At the heart of the home, a fully equipped kitchen with premium appliances invites gourmet cooking, with easy access to the outdoor dining patio or charming garden casita chill out area —ideal for hosting BBQs and relaxed alfresco meals. The bright and airy lounge offers a central space for everyday living.

A true highlight of this villa is the extensive basement, which has been transformed into an entertainment haven. It includes two additional bedrooms, a full bathroom, two large storage cupboards, and a spacious cinema lounge, American pool table area, and games zone—a dream setup for family fun or entertaining guests.

Outdoors, a private 10 x 5 metre swimming pool is surrounded by meticulously landscaped gardens with fruit trees, palms, and lush foliage, providing a serene space to relax or play.

Families will love the close proximity to Magno International School, a well-regarded multilingual private educational institution.

And when it's time to explore, you're just:

15 minutes to Alicante Airport

10 minutes to both Alicante city and Elche

15 minutes to the Blue Flag beaches of San Juan & Santa Pola

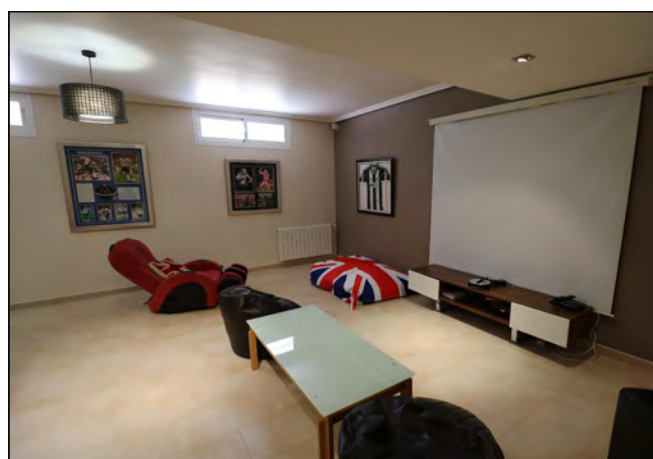
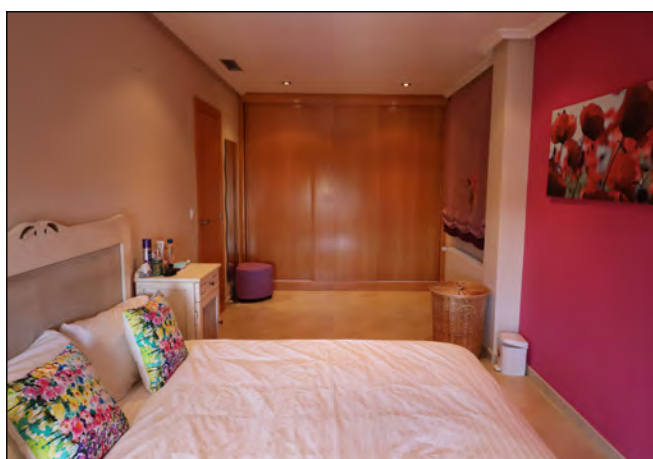
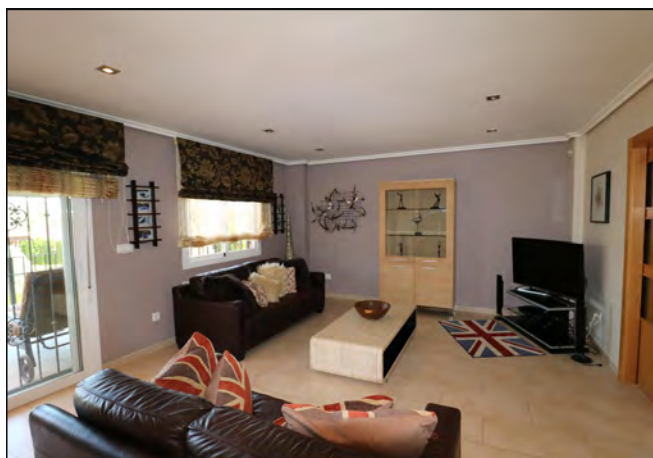


Video's Here!

[¡Video aquí!](#)



**FOR SALE
EN VENTA**



Frontline Golf Villa ... 650,000€

Translated
Ai Española

Parcela de 725 m² | 6 habitaciones dobles | Cocina totalmente equipada | Sótano de gran tamaño | Casita espaciosa con zona de barbacoa y chill out | Patios amplios | Piscina de 10 x 5 m | Árboles frutales | Cine, piscina y zona de juegos en el sótano | Cámaras de seguridad

Villa Grande Excepcional

Espaciosas 6 habitaciones dobles | 4 baños + 1 en suite | Amplio salón con chimenea | Moderna cocina-comedor de lujo | Gran piscina de 3 x 1,5 m | Jardines maduros y árboles frutales | Amplios patios cubiertos | Balcones con vistas al campo de golf | Aparcamiento cubierto en la calle | Vistas al hoyo 9 | A pocos pasos de la casa club y el supermercado | Televisión por cable e internet | Zona de barbacoa | Antena parabólica | Aire acondicionado y calefacción central | 3 trasteros extra grandes | Sótano, cine, zona de juegos y juegos | Gran casita con comedor al aire libre | Cerca de un colegio privado y la casa club

Ubicada en una generosa parcela de 750 m², esta amplia villa en primera línea de golf ofrece vistas panorámicas al hoyo 9 de Alenda Golf y a la majestuosa Sierra de Las Águilas. Al ser una de las parcelas más grandes de la zona, esta residencia es ideal para familias que buscan espacio, estilo y un estilo de vida que combina a la perfección interior y exterior.

La villa cuenta con 6 amplios dormitorios, uno de ellos con baño en suite, y tres baños familiares completos adicionales. Un dormitorio en la planta baja puede utilizarse fácilmente como despacho o estudio, perfecto para las necesidades de la vida moderna.

En el corazón de la casa, una cocina totalmente equipada con electrodomésticos de alta gama invita a la cocina gourmet, con fácil acceso al patio comedor exterior o a la encantadora zona de relax de la casita del jardín, ideal para organizar barbacoas y comidas relajadas al aire libre. El luminoso y espacioso salón ofrece un espacio central para el día a día.

Un verdadero punto fuerte de esta villa es el amplio sótano, transformado en un auténtico paraíso de ocio. Incluye dos dormitorios adicionales, un baño completo, dos amplios armarios y una espaciosa sala de cine, zona de billar americano y zona de juegos: un lugar ideal para divertirse en familia o recibir invitados.

En el exterior, una piscina privada de 10 x 5 metros está rodeada de jardines meticulosamente cuidados con árboles frutales, palmeras y exuberante vegetación, ofreciendo un espacio sereno para relajarse o jugar.

A las familias les encantará la proximidad a Magno International School, una prestigiosa institución educativa privada multilingüe.

Video's Here!

[¡Video aquí!](#)

Ten Most Basic Rules to Know for Playing Golf

Knowing these basic rules not only keeps the game fair and honest, but also helps you steer clear of any awkward penalties or even disqualification during tournaments.

Plus, being clued up on the essentials means you'll feel much more confident playing alongside others—no need to worry about making embarrassing mistakes in front of your mates!

And if you ever find yourself unsure about a particular situation, just have a quick look at the official USGA or [R&A Rulebook](#) — they're always handy for settling any tricky questions.

Ten Most Basic Rules to Know

1. Carry No More Than 14 Clubs

You are only allowed a maximum of 14 clubs in your bag during a round. Exceeding this limit results in penalties or disqualification.

2. Play the Ball as It Lies

You must play the ball from where it comes to rest, without moving or improving its position, unless the rules specifically allow relief.

3. Tee Off Behind the Markers

When starting a hole, your ball must be teed up behind the tee markers and within two club lengths behind them. Playing from in front of the markers incurs a penalty.

4. Be on Time for Your Tee Time

Arrive at your starting tee on time. Being late can result in penalties or even disqualification from the tournament.

5. Know and Follow Out of Bounds and Penalty Area Rules

If your ball goes out of bounds or into a penalty area (such as water hazards), you must take the appropriate penalty and follow relief procedures, usually replaying from the original spot or taking a drop with a penalty stroke.

6. Identify and Play Your Own Ball

Always make sure to play your own ball. Mark it for identification. Playing a wrong ball can lead to penalties or disqualification.

7. Three-Minute Ball Search Limit

You have only three minutes to search for a lost ball. If not found within that time, the ball is considered lost, and you must take a penalty and play another ball.

8. Complete the Hole Properly

A hole is complete only when your ball is holed (comes to rest in the cup). Always finish each hole before moving on.

9. Play in the Correct Order

In stroke play, the player with the lowest score on the previous hole tees off first. During play, the player farthest from the hole hits next. In match play, honors go to the previous hole's winner.

10. Apply Penalties and Call Them on Yourself

Golf is largely self-regulated. You are responsible for knowing and applying the rules, including calling penalties on yourself when necessary.

Common Mistakes When Teeing Up Behind Markers

1. Teeing Up in Front of the Markers

- The most frequent error is placing the ball even slightly in front of the tee markers, outside the defined teeing area. Many golfers focus on finding a good spot and lose track of the markers, sometimes teeing up a foot or more ahead without realising it.

2. Misunderstanding the Teeing Area Boundaries

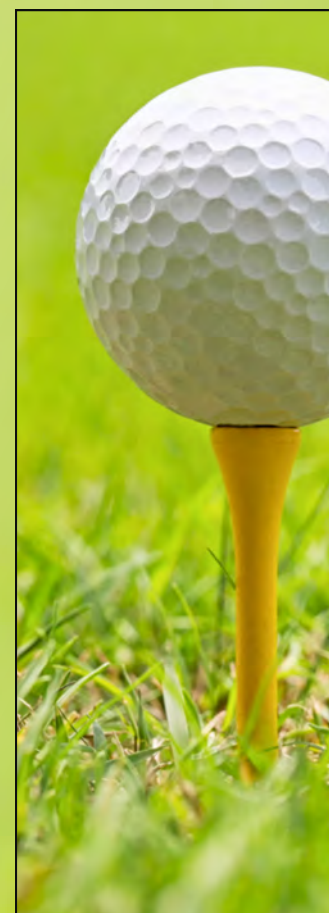
- Golfers often assume the entire mown area or tee box is fair game. In reality, the teeing area is a rectangle defined by the front and outer edges of the markers and extends two club lengths back. Only the ball needs to be within this area—your feet can be outside it.

3. Not Using the Full Width or Depth of the Teeing Area

- Some players don't realise they can tee up anywhere within the full width and two club-length depth of the teeing area, which could help them find a better lie or angle for their shot.

4. Standing Inside but Ball Outside the Teeing Area

- The rules require only the ball to be inside the area, but some golfers mistakenly think both their feet and the ball must be within the markers.





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En Alenda Golf Property, entendemos lo importante que es hacer que la compra de tu propiedad sea un proceso fluido y libre de estrés. Por eso, cuando compras una propiedad de obra nueva en Alenda Golf a través de nosotros, cubrimos todos los gastos legales de tu compra, ayudándote a ahorrar dinero, reducir el estrés y asegurar la casa de tus sueños.

Pagamos sus honorarios legales de abogado de compra ¡Llámenos!

¿Qué incluye?

- Representación legal completa durante todo el proceso de compra, proporcionada por nuestro abogado español de confianza y totalmente cualificado.
- Gestión de toda la documentación necesaria, asegurando un proceso eficiente y seguro.
- Explicaciones detalladas sobre el proceso de pago y los plazos.
- Asesoramiento legal continuo y apoyo durante toda tu experiencia de compra.
- Transparencia total—sin costes ocultos.

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Cuando compras una propiedad de obra nueva a través de Alenda Golf Property, vamos más allá de la venta. Te mantenemos informado con reportes regulares del progreso de la construcción, para que conozcas cada etapa del proceso. Al permitir que Alenda Golf Property gestione todo el proceso de compra, incluyendo el uso de nuestro socio legal reconocido, también disfrutarás de la cobertura total de tus gastos legales. Relájate con la tranquilidad de saber que nos ocupamos de todo por ti.

¿Por qué elegir Alenda Golf Property?

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- 12 años de experiencia especializada en bienes raíces en la zona.
- Soporte bilingüe siempre que lo necesites.
- Asesoramiento experto en cada etapa de la compra de tu propiedad: desde ayudarte a elegir la casa perfecta hasta gestionar todo el proceso de compra.
- Nuestra oferta exclusiva para cubrir todos tus gastos legales, ahorrándote miles de euros y haciendo que tu nuevo hogar en Alenda Golf sea aún más asequible.

Contáctanos hoy mismo

¿Estás listo para descubrir las impresionantes viviendas de obra nueva disponibles en Alenda Golf? Ponte en contacto con nosotros hoy mismo y juntos haremos realidad la casa de tus sueños.

Esta oferta está disponible por tiempo limitado. Aplican términos y condiciones.

New Build Legal Fees Paid By Alenda Golf

At Alenda Golf Property, we understand how crucial it is to make your property purchase smooth and stress-free. That's why, when you purchase a **NEW BUILD** property on Alenda Golf through us, we'll cover all your purchasing legal fees—helping you save money, reduce stress, and secure your dream home.

What's Included:

- Full legal representation throughout the buying process, provided by our trusted and fully qualified Spanish lawyer.
- Handling all necessary paperwork, ensuring an efficient and secure process.
- Detailed explanations of the payment process and timings.
- Ongoing legal advice and support throughout your purchase journey.
- Complete transparency—no hidden costs.

Comprehensive Support Throughout Your Purchase

When you buy a **NEW BUILD** property through Alenda Golf Property, we go beyond the sale. We keep you updated with regular construction progress reports, so you're informed at every stage of the building process. By allowing Alenda Golf Property to manage the entire purchase process—including using our recognised legal partner—you'll also benefit from having your legal fees for the purchase fully covered. Enjoy peace of mind knowing we've got everything taken care of for you.

Why Choose Alenda Golf Property? With Alenda Golf Property, you'll benefit from:

- Over 20 years of experience living at Alenda Golf.
- 12 years of specialised real estate expertise in the area.
- Bilingual communication support whenever needed.
- Expert guidance at every stage of your property purchase — from helping you select the perfect home to managing the entire buying process.
- Our exclusive offer to cover all your legal fees, saving you thousands of euros and making your new home at Alenda Golf even more affordable.

Contact Us Today

Are you ready to discover the stunning **NEW BUILD** homes available at Alenda Golf? Get in touch with us today, and together, we'll turn your dream home into a reality.

This offer is available for a limited time. Terms and conditions do apply.

To take full advantage of our exclusive offer, we need to act as your representatives right from the beginning. Our commission from the sale allows us to handle all the legal aspects on your behalf—saving you money and ensuring a smooth process.

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El Truco de Cocina para Ahuyentar las Moscas en España

Translated
Al Española

¿Las moscas te están volviendo loco en el calor español?

Hay una solución sencilla y natural que muchos británicos están utilizando, ¡y ya la tienes en tu cocina!

A medida que suben las temperaturas en toda España, desde Málaga hasta Madrid, las moscas también se hacen presentes. Están rondando tus comidas, aterrizando en tus bebidas y arruinando tu tranquilidad en el patio.

Pero en lugar de recurrir a productos químicos agresivos, muchos expatriados están optando por un enfoque más natural: las hojas de laurel.

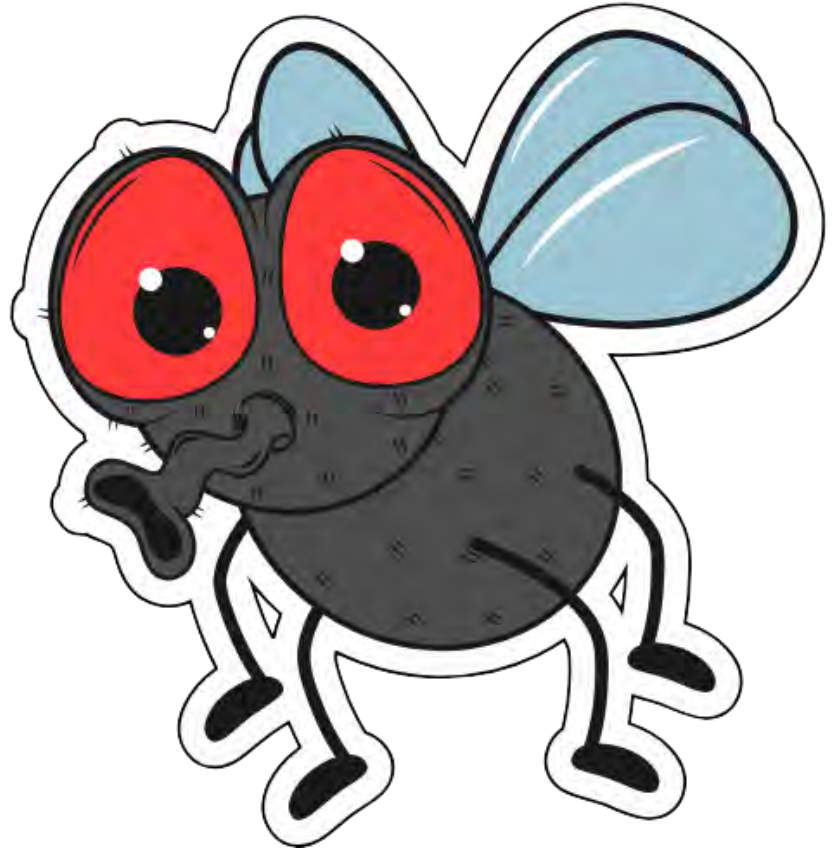
Estas hojas, que suelen usarse en la cocina, en realidad son un potente repelente de insectos. Las hojas de laurel liberan aceites naturales como el cineol y el eugenol, que resultan desagradables para las moscas (¡y hasta para las hormigas!), manteniéndolas alejadas de tu hogar.

¿Cómo usarlas?

- Coloca hojas de laurel enteras cerca de ventanas y puertas para evitar que entren moscas
- Coloca hojas de laurel en tu despensa o armarios para mantener alejados a los insectos
- Rompe o hierva las hojas para liberar un aroma más intenso
- Para un toque decorativo, mezcla hojas de laurel con clavos de olor y limón para crear un repelente de insectos natural y elegante

Bonus: Las hojas de laurel no solo huelen maravillosamente y lucen elegantes, sino que también ofrecen una forma segura y libre de productos químicos para mantener a raya a los insectos.

Económicas, efectivas y naturales, ¡las hojas de laurel son el truco definitivo para tener un hogar libre de moscas este verano!



The Clever Kitchen Trick Brits Are Using to Keep Flies Away in Spain

Struggling with flies in the Spanish heat?

There's a simple, all-natural solution that many Brits are turning to – and it's already in your kitchen.

As temperatures rise across Spain, from Malaga to Madrid, the flies are making their presence known.

They're circling your meals, diving into your drinks, and disrupting your outdoor relaxation.

But instead of relying on harsh chemicals, many expats are embracing a more natural approach: bay leaves.

These unassuming leaves, often used in cooking, are actually a powerful insect repellent.

Bay leaves release natural oils like cineol and eugenol, which are unpleasant for flies (and even ants), making them steer clear of your space.

Here's how to use them:

- Place whole bay leaves near windows and doors to deter flies from entering
- Line your pantry or cupboards with bay leaves to keep insects at bay
- Crumble or boil them to release a stronger scent
- For a stylish touch, mix bay leaves with cloves and lemon for an attractive, natural insect repellent

Bonus: Not only do bay leaves smell lovely and look chic, but they also provide a safe, chemical-free way to keep pests away.

Affordable, effective, and natural – bay leaves are the ultimate summer hack for a fly-free home.

Full English just £4.50

**BREAKING
NEWS**

A British man holidaying in Tenerife has sparked a wave of online reactions after posting his amazement at the price of a full English breakfast.

On the plate: two rashers of bacon, two sausages, toast, grilled tomato, and two fried eggs – all under the warm Canarian sun.

And all for just €4.60, which means less than a pint back home in the UK. "It's mad," he said in his video, according to [The Mirror](#).



Spain's 2025 Pedestrian Crackdown

Fines Up to €500 for Rule-Breakers

Spanish authorities are tightening pedestrian safety laws, with new penalties aimed at reducing accidents caused by careless foot traffic. The Dirección General de Tráfico (DGT) is shifting focus from just drivers to also hold pedestrians accountable for unsafe behaviour.

What's Changing?

- Pedestrians can now be fined up to €500 for breaking traffic laws.
- The DGT aims to reduce risks caused by:
 - Jaywalking
 - Ignoring pedestrian signals
 - Walking while distracted (e.g., using phones)
 - Crossing highways or dual carriageways

Texting While Walking? That's €200

- Using a phone while crossing the road is now considered a safety risk.
- Ignoring traffic signals or a traffic officer while distracted can result in €200 fines.
- Entering a motorway or dual carriageway on foot could lead to an €80 fine.

Jaywalking Costs More Now

- Not using designated crossings like zebra crossings = €80 fine.
- Crossing during a red pedestrian signal is also penalised.
- In case of an accident, pedestrians may now share liability, changing the long-standing bias that blamed drivers by default.

Refuse a Drug/Alcohol Test? That's €500

- Pedestrians involved in road incidents who refuse a sobriety test could be fined up to €500, the same as drivers.

The DGT's Message: Safety is Everyone's Job

- Pedestrian behaviour impacts overall road safety.
- The law applies whether you're behind the wheel or on foot.

Stay Safe, Stay Legal – DGT Tips:

- Use zebra crossings correctly.
- Avoid using phones while crossing.
- Always follow pedestrian lights and traffic signals.
- Never walk on highways or fast roads.
- Stay alert – roads are shared spaces.

These regulations are part of Spain's Real Decreto 1428/2003, which outlines traffic rules for both drivers and pedestrians. The goal is simple: reduce accidents and improve shared responsibility on Spanish roads.

What's Happening in Central Spain?

A new map highlighting Spain's population distribution has gone viral, drawing attention to a surprising pattern in the country's geography. Here's what we know:

- **The "Empty Doughnut" Theory:**

- Spain's population is largely concentrated around the coastal edges and major cities, with the central region mostly uninhabited.
- Coastal cities like Barcelona, Valencia, and Málaga, along with Madrid, hold the majority of Spain's population.
- The central area, known as "La España vacía" (Empty Spain), is sparsely populated, with some areas having just 8 people per square kilometre.

- **Key Facts:**

- 90% of Spaniards live outside the central interior.
- Only 30% of Spain's land is home to most of the population.
- Despite its vast size, the centre of Spain remains one of the most depopulated regions in Europe.

- **Can Central Spain Be Revived?**

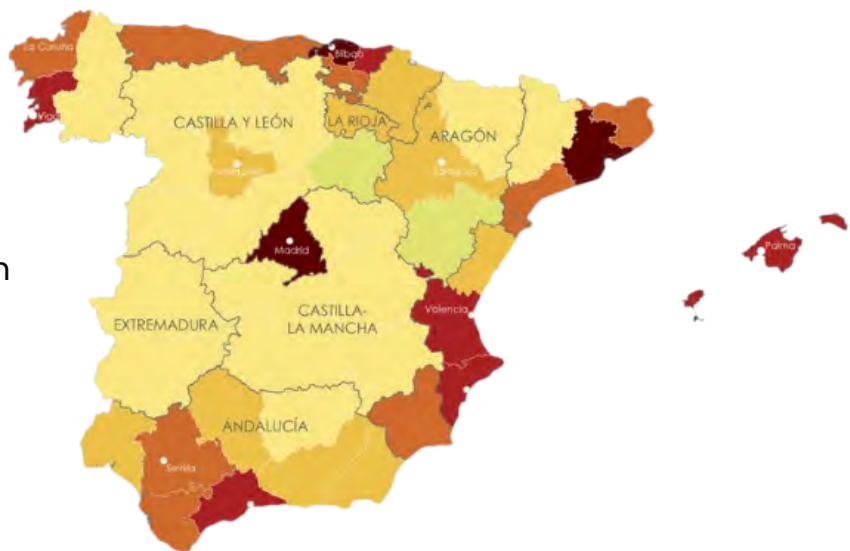
- There have been efforts to revitalise rural areas, such as Almadrones, a small village offering generous incentives for newcomers.
- The village offers €1,000–€1,600 per month, free food, rent-free housing, and remote work opportunities to attract residents.

- **The Bigger Picture:**

- While cities thrive, Spain's rural heartland faces ongoing decline, leaving the question: can these quiet regions be brought back to life?

The map has raised important questions about the future of Spain's quieter interior and its potential for renewal.

The map showcasing Spain's "Empty Doughnut" theory highlights the country's uneven population, with most people living along the coast and in major cities, leaving the central interior largely uninhabited.



Your Friendly Local Supermarket – Dicost



The Dicost supermarket has just about everything you could need, including a wide selection of popular European brands and speciality items.

Owned and managed by the incredibly friendly and customer-focused Adrian and Alain, this local gem offers a truly personal shopping experience. You'll be hard-pressed to find better service anywhere.

Adrian and Alain are passionate supporters of Elche Football Club. Sadly, the team is currently in Spain's second division – so why not show them a little support as well?

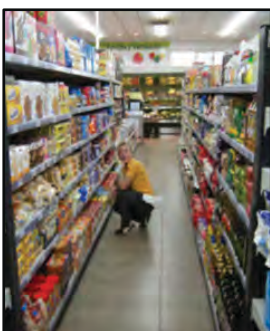
If they don't stock what you're looking for, just ask – they'll do their utmost to get it in for you.

They also offer a convenient delivery service to Alenda Golf, and their bread – freshly baked throughout the day – is hands down the best in the area.

The fresh fruit, salads, and vegetables are all excellent quality and very reasonably priced – perfect for healthy meals and snacks.

You'll also find a large chilled and frozen section stocked with all your everyday essentials. Don't forget to browse the wine and beer section – there's a great variety to choose from.

And if you're a fan of a good steak, be sure to try their fillet – it's well worth it!



El supermercado Dicost tiene prácticamente todo lo que puedas necesitar, incluyendo una amplia selección de marcas europeas populares y productos especiales.

Propiedad y gestión de los increíblemente amables y orientados al cliente Adrian y Alain, esta joya local ofrece una experiencia de compra verdaderamente personal. Te costará encontrar un mejor servicio en otro lugar.

Adrian y Alain son apasionados seguidores del Elche Club de Fútbol. Lamentablemente, el equipo está actualmente en la segunda división de España – así que, ¿por qué no mostrarles también un poco de apoyo?

Si no tienen lo que estás buscando, solo tienes que pedirlo – harán todo lo posible por conseguirlo para ti.

También ofrecen un cómodo servicio de entrega a Alenda Golf, y su pan – recién horneado durante todo el día – es, sin duda, el mejor de la zona.

Las frutas frescas, ensaladas y verduras son de excelente calidad y tienen precios muy razonables – perfectos para comidas y tentempiés saludables.

También encontrarás una gran sección de productos refrigerados y congelados con todos los productos básicos del día a día. No olvides echar un vistazo a la sección de vinos y cervezas – hay una gran variedad para elegir.

Y si eres amante de un buen filete, no dejes de probar su solomillo – ¡realmente vale la pena!

	New Opening Hours	
Open Hours		Horario de Atención
Monday - Friday	8 am - 3 pm / 4 pm - 9pm	Lunes a viernes
Saturday	8 am - 3 pm / 5 pm - 9pm	Sábado
Sunday	8 am - 2-30 pm	Domingo



Protege Tu Piel Este Verano

Translated
Ai Española

Descubre la verdad detrás de los mitos más comunes

Mito: No necesitas protector solar en interiores.

Realidad: Incluso cuando estás dentro de casa, ciertos rayos UV pueden alcanzar tu piel a través de las ventanas del coche, la oficina o el hogar. Los estudios han demostrado que aunque los parabrisas bloquean la mayoría de los rayos UVA, las ventanas laterales ofrecen mucha menos protección. Esto podría explicar por qué se observa más daño solar en el lado del rostro más cercano a la ventana al conducir.

Mito: Un bronceado ligero es saludable.

Realidad: Muchas personas creen que un bronceado leve protege contra futuras quemaduras solares, pero en realidad cualquier bronceado es una señal de daño en la piel. Con el tiempo, este daño puede acumularse y aumentar el riesgo de padecer problemas cutáneos más serios.

Mito: El protector solar resistente al agua no se quita.

Realidad: Ningún protector solar es completamente impermeable. Incluso los etiquetados como resistentes al agua pierden efectividad al nadar o sudar. Para mantener la protección, es importante secarse y volver a aplicar el producto con regularidad, especialmente después de actividades acuáticas o cada dos horas si estás al aire libre.

Mito: Todos los protectores solares funcionan igual.

Realidad: No todos los productos de protección solar ofrecen el mismo nivel de defensa. Su efectividad varía según los ingredientes y el factor de protección solar (FPS). Para una cobertura adecuada, elige una fórmula de amplio espectro con un FPS de al menos 30 que contenga ingredientes eficaces contra los rayos UVA y UVB.

Mito: Estar en la sombra te protege completamente del sol.

Realidad: Aunque estar bajo un árbol, una sombrilla o un toldo puede reducir la exposición directa al sol, no elimina el riesgo. Los rayos UV pueden reflejarse en superficies como la arena, el agua o el pavimento, lo que significa que tu piel sigue estando expuesta. Usar protector solar sigue siendo esencial, incluso en la sombra.

Protect Your Skin This Summer

Know the Truth Behind Common Myths

Myth: Sunscreen isn't necessary indoors.

Reality: Even when you're inside, certain UV rays can still reach your skin through windows in your car, home, or office. Research has shown that while windshields tend to block most UVA rays, side windows offer significantly less protection. This may explain why more sun damage is often seen on the side of the face closest to the window while driving.

Myth: A light tan means your skin is healthy.

Reality: Many believe a slight tan offers protection against future sunburns, but the truth is that any tan is a sign of skin damage. Over time, this damage can build up and increase the chances of developing more serious skin issues.

Myth: Waterproof sunscreen doesn't wash off.

Reality: No sunscreen is completely waterproof. Even those labeled as water-resistant will lose effectiveness after swimming or sweating. To stay protected, it's important to dry off and reapply regularly — especially after water activities or every couple of hours when outdoors.

Myth: All sunscreens work the same way.

Reality: Not all sun protection products are equally effective. The level of protection can vary depending on the ingredients and SPF rating. For solid coverage, choose a broad-spectrum formula with at least SPF 30 that includes ingredients known to block both UVA and UVB rays.

Myth: Sitting in the shade means you don't need sunscreen.

Reality: Shade does help reduce direct sun exposure, but it doesn't eliminate risk. UV rays can reflect off surfaces like sand, water, and concrete — meaning your skin can still be exposed. Wearing sunscreen is still essential, even under an umbrella or tree.

**JUST
WEAR
SUNSCREEN**

PROTECT YOURSELF

Want to Live to 100?

Spain Might Be the Key — Not Superfoods

Spain is expected to top global life expectancy charts by 2030 — and it's not due to superfoods or high-tech medicine.

According to longevity expert [Dan Buettner](#), the Spanish lifestyle holds key secrets to healthy aging.

Why Spain Stands Out

- **Long Life Expectancy**

- As of 2022:
 - ♣ Men: 80.4 years
 - ♣ Women: 85.7 years
- Projected for 2035:
 - ♣ Men: 83.2 years
 - ♣ Women: 87.7 years
- Spaniards also enjoy more healthy years, not just long ones.



Longevity Secrets from Spain

1. **Strong Social Bonds**
 - Community life is active and vibrant.
 - Daily gatherings in cafés and plazas reduce loneliness — a major health risk elsewhere.
2. **Walkable Urban Design**
 - Cities like Seville encourage walking and interaction.
 - Car-free zones and preserved historic streets promote daily movement.
3. **Traditional Mediterranean Diet**
 - Staples include olive oil, fresh vegetables, and quality bread.
 - A nourishing, time-tested way of eating.
4. **Cultural Unity & Celebrations**
 - Events like Semana Santa bring people together in powerful, shared experiences.
 - Regular communal gatherings reinforce belonging and emotional health.

Spain: A Future Blue Zone?

Though not yet officially a “Blue Zone,” Spain mirrors the lifestyles of long-lived communities in places like Okinawa and Sardinia. If trends continue, it may soon join that elite group — and lead the world in longevity.

Spain's new bar curfew sparks backlash from UK tourists

British holidaymakers are kicking off after Alicante introduced new curfews to tackle rowdy behaviour. Bars must now close by 12.30am on weekdays and 1am on weekends and holiday eves. Nightclubs shut by 1am midweek, 3am on weekends.

Some Brits say they won't return, but others admit: "With the way some Brits act abroad, it's no surprise. Imagine that happening every night in Brighton or Blackpool!"

Spanish Property Prices Set to Rise 9% by 2026

Singular Bank forecasts Spanish house prices will rise nearly 9% between 2025 and 2026, driven by lower interest rates, strong population growth, and rising household incomes.

The bank expects disposable income to grow by 5.5% in 2025 and 4.5% in 2026, with household income rising faster than inflation. Improved affordability and credit access, thanks to an expected Euribor low of 2% in summer 2025, will also boost demand.

Mortgage strain eased to 34.4% in 2024, close to the long-term average, indicating stable affordability. Sale and rental prices are expected to rise by 5% in 2025 and 3.5% in 2026.

9%

Los precios de la vivienda en España aumentarán un 9 % para 2026

Singular Bank prevé que los precios de la vivienda en España subirán casi un 9 % entre 2025 y 2026, impulsados por tipos de interés más bajos, un sólido crecimiento de la población y un aumento de las rentas familiares.

El banco espera que la renta disponible crezca un 5,5 % en 2025 y un 4,5 % en 2026, con ingresos familiares aumentando más rápido que la inflación. Una mejor accesibilidad económica y acceso al crédito, gracias a un Euríbor que se situará en torno al 2 % en el verano de 2025, también estimularán la demanda.

La presión hipotecaria se redujo al 34,4 % en 2024, cerca de la media histórica, lo que indica una estabilidad en la capacidad de pago. Se espera que los precios de venta y alquiler suban un 5 % en 2025 y un 3,5 % en 2026.

How to Spot Surprise Electricity Charges – And What You Can Do About It

Worried about unexpected fees on your energy bill? Here's how to stay informed and what steps to take if you think you're being overcharged:

Check your latest bill carefully

Look out for any unfamiliar charges, especially those listed as:

- Servicios de Ajuste del Sistema
- SSAA
- Costes Regulados

Review your tariff

Even if you're on a fixed-rate contract, these regulated surcharges might still apply. It's worth comparing options—particularly if your contract is ending soon.

Don't skip the small print

Before renewing or switching energy providers, read the terms closely.

Many suppliers include clauses that allow them to add extra charges at short notice.

Take action quickly

If you spot an unexpected fee, get in touch with your provider straight away.

Stay alert to future changes

Some suppliers are openly increasing rates from June or July.

Others are introducing new charges more subtly—so keep an eye on your monthly statements.

Heads up for households in Spain:

Electricity bills are expected to rise this summer, not just due to seasonal demand, but also because of national grid improvements and new government-imposed fees following April's blackout. Even fixed-rate customers may notice higher costs—so it's wise to double-check your latest bill (factura).



Bank Scam Alert in Spain

Bank Scam Alert in Spain: What to Do if You Get a Suspicious Text

Spain's Guardia Civil has issued a warning about a surge in 'smishing' scams – fake bank messages sent by text to steal your personal details.

What is 'Smishing'?

A scam where criminals send fake texts pretending to be your bank.

These messages urge you to click a link and enter sensitive information like login details or card numbers.

The goal: to access your bank account and steal your money.

How It Works

The message may claim:

- Your account is frozen.
- You need to verify or update your details urgently.
- It often looks genuine to create panic or catch you when distracted.
- Even a small number of people falling for it means big profits for scammers.

Guardia Civil's Key Advice

- Be cautious with unexpected texts, especially those demanding urgent action.
- Banks will never ask for personal details via SMS – if they do, it's a scam.

What To Do If You Receive a Suspicious Bank Text in Spain

Follow this checklist:

- Don't click on links in unexpected texts.
- Never share personal or banking info via SMS.
- If the message feels urgent or threatening – stop and double-check.
- Contact your bank directly using official channels.

Final Tip

Smishing isn't just a problem in Spain – it's a global issue.

If you get a dodgy-looking message about your bank account, remember: pause, think, delete.



Let's Keep Alenda Clean:

5 Reasons to Control Where Your Pets Go

There's nothing quite like a peaceful stroll around Alenda Golf – the fresh air, the views, the sense of wellbeing. But lately, more walkers and joggers have been dodging something less pleasant... dog and cat mess on the pavements and paths.

We love our furry friends here at Alenda, but it's time for a gentle reminder: please don't let your pets foul the streets where people are walking, strolling or jogging.

With all the open campo surrounding the golf course, there's no excuse not to head there instead.

5 Reasons Here's why it matters:

1. It's a health hazard

Pet waste carries bacteria and parasites that can be harmful to children, adults and other animals. Let's keep the community safe.

2. It ruins the experience

Nothing breaks the mood of a relaxing walk like stepping in something nasty. It's unpleasant for residents, visitors, and tourists alike.



3. It damages our reputation

Alenda is a beautiful place to live and visit – let's not spoil it with something so easily avoided. Clean paths help us all enjoy the area more.

4. It's avoidable

With acres of natural space nearby, there's no reason not to take your dog to the campo. There, they can run, sniff, and do their business in peace.

5. It's about respect

Respect for your neighbours, the community, and the environment. Picking up after your pet is a simple but powerful act of consideration.

Let's all do our bit to keep Alenda beautiful – and our shoes clean.

Mantengamos Alenda Limpio:

5 Razones para Controlar Dónde Hacen Sus Necesidades tus Mascotas

No hay nada como un paseo tranquilo por Alenda Golf: el aire fresco, las vistas y esa sensación de bienestar. Pero últimamente, cada vez más personas que caminan o hacen ejercicio se encuentran esquivando algo bastante desagradable... excrementos de perros y gatos en las aceras y senderos.

Amamos a nuestras mascotas en Alenda, pero es hora de recordar algo importante: por favor, no dejes que tus animales ensucien las calles por donde la gente va caminando, paseando o haciendo footing.

Con todo el campo abierto que rodea el campo de golf, no hay excusa para no llevarlos allí.

Aquí te dejamos 5 buenas razones:

1. Es un riesgo para la salud

Los excrementos de mascotas contienen bacterias y parásitos que pueden ser perjudiciales para niños, adultos y otros animales. Cuidemos la salud de todos.

2. Arruina la experiencia

Nada estropea más un paseo relajante que pisar algo asqueroso. Es desagradable tanto para residentes como para visitantes y turistas.

3. Daña nuestra imagen

Alenda es un lugar hermoso para vivir y visitar. No lo arruinemos con algo tan fácil de evitar. Las calles limpias nos benefician a todos.

4. Es totalmente evitable

Con hectáreas de campo natural cerca, no hay motivo para no llevar a tu perro allí. Podrán correr, olfatear y hacer sus necesidades libremente.

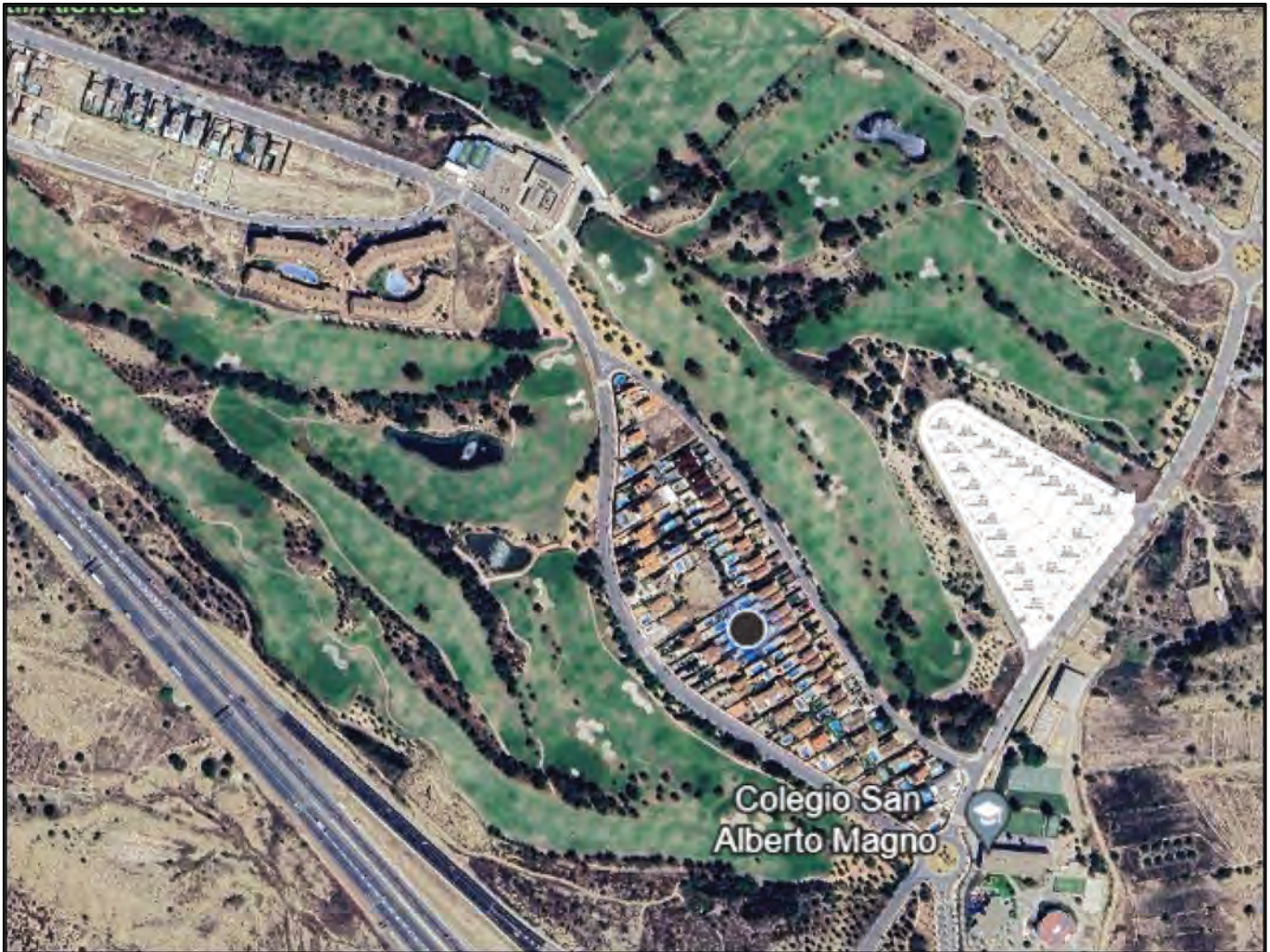
5. Es una cuestión de respeto

Respeto por tus vecinos, por la comunidad y por el entorno. Recoger los excrementos de tu mascota es un gesto sencillo pero muy valioso.

Contribuyamos todos a mantener Alenda bonito... ¡y nuestros zapatos limpios!



Building Plots For Sale



Great Location with Clear Views over the Golf Course Towards the Mountains

Discover a world where your dream of golf-front living merges seamlessly with the opportunity for an exceptional investment.

Nestled in the heart of the picturesque Alicante region, Alenda Golf presents an exclusive chance to own a piece of paradise on frontline golf land.

This isn't just any land; it's your canvas to create a home that embodies your aspirations, life style, and love for space.

Plot prices of this elite community start from just €95,000 plus IVA, extending up to €175,000 plus IVA for the most expansive plot.

Plots range from 603.03 m² to 1028.96 m², and are advantageously placed between the 7th and 8th fairways, ensuring every homeowner enjoys uninterrupted views of the lush fairways and the majestic Sierra de Las Aguilas mountains.

[Read More Here!](#)

Land Plot Number	Calle	Reserved	Size Sq Mtrs	Price with IVA
42.4	Hoyo 8 (Alto)	Reservada		
42.5	Hoyo 8 (Alto)	Reservada		
42.6	Hoyo 8 (Alto)	Reservada		
42.7	Hoyo 8 (Alto)	Reservada		
42.8	Hoyo 8 (Alto)	Reservada		
42.9	Hoyo 8 (Alto)	Reservada		
42.1	Hoyo 8 (Alto)	Reservada		
42.11	Hoyo 8 - Esq. Avd. Mediterráneo	Reservada		
42.12	Avd. Mediterráneo	For Sale	83,451	151,250,00 €
42.13	Avd. Mediterráneo	Reservada		
42.14	Avd. Mediterráneo	Reservada		
42.16	Hoyo 7	Reservada		
4,217	Hoyo 7	For Sale	102,896	175,450,00 €
42.18	Hoyo 7	For Sale	93,470	169,400,00 €
42.19	Hoyo 7	For Sale	84,041	163,350,00 €
42.2	Hoyo 7	For Sale	74,634	157,300,00 €
42.21	Hoyo 7	For Sale	65,186	151,250,00 €
42.22	Hoyo 7	For Sale	60,390	151,250,00 €
42.23	Hoyo 7	Reservada		



Excelente Ubicación Con Vistas Claras Sobre El Campo de Golf Hacia Las Montañas

Descubre un mundo donde tu sueño de vivir frente a un campo de golf se fusiona a la perfección con la oportunidad de realizar una inversión excepcional.

Anidado en el corazón de la pintoresca región de Alicante, Alenda Golf presenta una oportunidad exclusiva de poseer un pedazo de paraíso en terrenos de primera línea de golf.

Este no es simplemente cualquier terreno; es tu lienzo para crear un hogar que encarne tus aspiraciones, estilo de vida y amor por el espacio.

Los precios de los terrenos de esta comunidad de élite comienzan desde solo €95,000 más IVA, extendiéndose hasta €175,000 más IVA para la parcela más grande.

Las parcelas varían de 603.03 m² a 1028.96 m² y están ventajosamente ubicadas entre los hoyos 7 y 8, asegurando que cada propietario disfrute de vistas ininterrumpidas de las exuberantes calles y las majestuosas montañas de la Sierra de Las Aguilas.

Local Healthcare Location & Telephone

CENTRO DE SALUD, C/ Agost,52 ,Tel.
966908050

FARMACIA JESÚS JUANA ROA, C/ Castro
Richart,12, Tel. 965620034

FARMACIA JAVIER LLOPICO, C/ Vinalopó
2B, 1, Tel. 965621754

FARMACIA-ORTOPEDIA CHARO AYELA,
C/ Hermanos Kennedy, 3, Tel.
965620364



**BREAKING
NEWS**

Translated
Al Española

Alerta de estafa bancaria en España: qué hacer si recibes un mensaje sospechoso

La Guardia Civil de España ha emitido una advertencia sobre un aumento de las estafas de "smishing": mensajes falsos de bancos enviados por SMS para robar tus datos personales

¿Qué es el 'Smishing'?

Una estafa en la que los delincuentes envían mensajes de texto falsos haciéndose pasar por tu banco.

Estos mensajes te instan a hacer clic en un enlace e introducir información sensible como datos de acceso o números de tarjeta.

El objetivo: acceder a tu cuenta bancaria y robar tu dinero.

Cómo funciona

El mensaje puede afirmar:

- Que tu cuenta está bloqueada.
- Que necesitas verificar o actualizar tus datos urgentemente.
- Suele parecer auténtico para generar pánico o pillarte desprevenido.
- Aunque pocas personas caigan, los estafadores obtienen grandes beneficios.

Consejos clave de la Guardia Civil

- Ten cuidado con mensajes inesperados, especialmente si exigen una acción urgente.
- Los bancos nunca piden datos personales por SMS – si lo hacen, es una estafa.

Qué hacer si recibes un mensaje bancario sospechoso en España

Sigue esta lista:

- No hagas clic en enlaces en mensajes inesperados.
- Nunca compartas información personal o bancaria por SMS.
- Si el mensaje parece urgente o amenazante – detente y verifica.
- Contacta con tu banco directamente usando canales oficiales.

Consejo final

El smishing no es solo un problema en España – es un problema global.

Si recibes un mensaje sospechoso sobre tu cuenta bancaria, recuerda: detente, piensa, elimina.



Clients Comments

Translated
Ai Española

Nieves Romero – Client

Expresamos nuestro agradecimiento por todo el tiempo y esfuerzos durante todo el proceso. Plena confianza en Gloria, por su impecable mediación. Detallista, resolutiva y diligente. Emocionados y felices en nuestro hogar. Qué importante es poner Corazón al trabajar.

¡Gran equipo y mejores personas, Gloria & Jorge!

We express our gratitude for all the time and efforts during the whole process. Full confidence in Gloria, for her impeccable mediation. Detailed, decisive and diligent. Excited and happy in our home.

How important it is to put heart into your work.

New Build Home Sales Soar – Golf Living on the Rise!

New build home sales in Spain jumped by 21.6% in 2024 – way ahead of older property sales, which rose just 6.4%. In sunny spots like Andalusia and the Valencian Community, the numbers were even better – up over 30%!

Buyers are loving the healthy lifestyle golf communities offer – peaceful surroundings, green views, fitness, fresh air, and friendly clubhouse vibes.

Whether you're a golfer or not, it's easy to see the appeal!

"Golf course properties provide an exceptional lifestyle experience, whether you're buying a second home or a primary residence.

They uniquely serene feeling of living surrounded by so much greenery means these homes are highly prized – hence strong demand from buyers here within Spain and from overseas." ... Taylor Wimpey España team

Apartamento en alquiler en Alenda Golf

¡Apartamento en primera línea de golf en alquiler en Alenda Golf!

Datos del Registro ESFCTU000003013000842133000000000000000000VT-513291-A2



Disfruta de impresionantes vistas al hoyo 10 desde este precioso apartamento en Alenda Golf.

- 2 dormitorios amplios – 1 con baño ensuite
- 2 baños completos
- Terraza con vistas al campo de golf
- Ubicación ideal para amantes del golf

¡Contáctanos ahora para concertar tu visita!



+34 600 011 000 | alendagolfapartament@gmail.com



Las Ventas de Viviendas de Obra Nueva se Disparan – ¡Vivir en un Campo de Golf Está de Moda!

Las ventas de viviendas de obra nueva en España aumentaron un 21,6% en 2024, muy por delante de las ventas de viviendas de segunda mano, que subieron solo un 6,4%. En lugares soleados como Andalucía y la Comunidad Valenciana, los números fueron aún mejores – ¡superando el 30%!

A los compradores les encanta el estilo de vida saludable que ofrecen las comunidades en campos de golf: entornos tranquilos, vistas verdes, aire fresco, ejercicio y el ambiente acogedor del club social.

¡Y no hace falta ser golfista para disfrutarlo!

“Las propiedades en campos de golf ofrecen una experiencia de vida excepcional, tanto si se trata de una segunda residencia como de la vivienda principal.

La sensación única de serenidad al vivir rodeado de tanta naturaleza hace que estas casas sean muy valoradas – de ahí la fuerte demanda, tanto por parte de compradores nacionales como internacionales.”

– Equipo de Taylor Wimpey España

Rental Apartment Alenda Golf

Frontline Golf Apartment for Rent at Alenda Golf!

Datos del Registro ESFCTU0000030130008421330000000000000000VT-513291-A2



Enjoy stunning views over the 10th fairway from this beautiful apartment at Alenda Golf.

- 2 Spacious Bedrooms – 1 Ensuite
- 2 Bathrooms
- Terrace overlooking the golf course
- Ideal location for golfers

Contact the owners to arrange your viewing!

+34 600011000 | alendagolfapartment@gmail.com



MAGNO International School

CAMBRIDGE & A LEVELS
FUTURE-READY EDUCATION STARTS HERE



We Evolve. We Innovate. We Prepare for the Future.

At MAGNO International School, we're proud to announce two groundbreaking programmes for 2025–2026:

Cambridge International Education (CIE)



• Dreaming Big, Acting Boldly:

We're taking the next step toward global education by applying to become a Cambridge International School for Infant and Primary stages.

• Approval Visit:

The Cambridge team will conduct an inspection on 25 June, a pivotal milestone in our journey.

• Why Cambridge?

- A curriculum recognised in 160+ countries, opening doors to top universities Worldwide.
- Emphasis on critical thinking, creativity, and problem-solving—skills for jobs that don't even exist yet.
- Fluency in English as a global language of leadership and collaboration.

A-Levels Hybrid Programme (Year 12)

Launching in September 2025, this innovative model blends online rigor with personalized on-campus support, offering:

- Global recognition for university access (UK, Europe, USA, and beyond).
- Flexibility + mentorship through our partnership with the UK's National Extension College (NEC).
- Spanish university pathways with direct entry via A-Levels.

UNLOCKING POTENTIAL – MAGNO'S 2025-2026 VISION

A Global Passport for Every Student

Cambridge International Education at MAGNO means:

- No Borders, Only Horizons:

A curriculum designed to connect students with peers across continents, fostering cultural agility and global citizenship.

- Proven Excellence:

Cambridge qualifications are synonymous with academic rigor, trusted by universities and employers worldwide.



A-Levels: The Hybrid Advantage

- Tailored for Success:

- Students choose 4 subjects (2 compulsory, 2 elective) with weekly online classes, independent study, and MAGNO-led enrichment (PE, Extended Essay, PSHE).

- University Ready:

- Spain: Direct access via UNED (up to 10/14 points; PCE exams optional for higher scores).
- Abroad: Competitive edge for top-tier institutions like Oxford, Harvard, or ETH Zurich.

Student Profile:

- **Bilingual Mastery:** English proficiency (B2-C1)
- **Mentorship:** Dedicated advisors guide each student's academic and personal growth.
- **Community:** Blended learning doesn't mean isolation — students remain integral to MAGNO's vibrant culture.

Recogida de Enseres

Recogida gratuita de muebles y electrodomésticos

¿Tienes muebles o electrodomésticos para desechar?

Ofrecemos un servicio de recogida cómodo y rápido, ¡absolutamente gratis!

Contacta con nosotros vía WhatsApp o llama con tu dirección: 654 897 984

Disponible de lunes a viernes de 09:00 a 14:00 horas.

Nota: El incumplimiento de las ordenanzas municipales puede dar lugar a multas que oscilan entre 600 € y 30.000 €, según la infracción.
Ayuntamiento de Monforte del Cid



Collection of Old Belongings

Free Furniture and Appliance Pickup

Do you have furniture or appliances to dispose of?

We offer a convenient and fast pickup service, absolutely free!

Contact us via WhatsApp or call with your address: 654 897 984

Available Monday to Friday, 09:00 to 14:00.

Note:
Non-compliance with municipal ordinances can result in fines ranging from €600 to €30,000, depending on the violation.

Monforte del Cid Town Hall



Teléfonos de Interés

Servicios Públicos



Farmacia Jesús Juana Roa, C/Castro Richart,12, Tel.

965620034 Farmacia Javier Llopico, C/Vinalopó 2b, 1, Tel. 965621754

Farmacia-Ortopedia Charo Ayela, C/ Hermanos Kennedy, 3, Tel.

965620364 – Centro De Salud, C/ Agost,52 , Tel. 966908050

Correos Y Telégrafos, Avda. De Aspe, 17 Bajo, Tel. 965620285

Coop. Agrícola, Camino Agozador, 2, D. Manuel Ramón Fernández, Tel. 965620281

Comunidad De Regantes, Avda. De Alicante, 123, D. Carlos Ibarra, Tel. 965620330 C.P.

Jorge Juan, Enrique Santos, S/N, Tel. 965 620 130

Colegio S.Alberto Magno, Avda. De Levante, 10, Tel. 965625200

IES Monforte, Avda. Miguel Candela, S/N, Tel. 96 6908125 / 96 5621492 Campo Golf

Alenda, Avda. Del Mediterráneo, 52, Tel. 965620521

Campo Golf Font Del Llop, Ctra. Alicante-Aspe Cv 847 Km 3,5, Tel. 966126767

Ayuntamiento

Policía Local, Plaza De España, 3, Tel.

965620239/609903189 Oficina Guardia Civil, Plaza

De San Pascual, Tel. 966195756 Casa Consistorial,

Plaza De España, 1, Tel. 965620025/6 Oficina De

Turismo, Plaza De España, 1, Tel. 965626417 Museo

Íbero, Plaza Bonifacio Amorós,10, Tel. 966186345 Servicios

Sociales, C/ Joan Miró, 13 Bajo, Tel. 965621828 Biblioteca, C/Juan De La Torre, 8,

Tel. 966195733 Fpa Monforte, C/ Joan Miró, 13, Tel. 966195780

Club 3ª Edad, Avda. De Alicante, 43, Tel. 965620787

Hotel De Asociaciones, C/ Colombia S/N, 965620043 Escuela

Infantil, C/ Vicente Blasco Ibáñez, 2, Tel. 965621443 Televisión

Monforte, C/ Ramón Y Cajal, 9 1º, Tel. 965626422

Pabellón Municipal, Ronda Maestro Rodrigo, S/N Tel. 966195757

Polideportivo, Avda. Jaime I, S/N, Tel. 965621266

Campo De Fútbol, C/ Eusebio Sempere, S/N, Tel. 966180215

Centro De Información Juvenil, C/ Colombia S/N, Tel. 965621190

Zona Acampada Orito, Subida Vehículos Hacia Cueva, Tel. 965620025/6

Casa De La Música, C/ Guillén Gras, 6, Tel. 965620710/678623547

Alenda Golf Property Specialists... Client Comments

Translated
Al Española

Desde nuestra primera consulta sobre la propiedad en Alenda Golf Estate, mostrándonos Elche, acompañándonos al banco y a la cita final en el Notario, ¡Gloria nos ha asesorado y apoyado en cada paso del camino! ¡Ha ido mucho más allá de su deber y su profesionalismo y eficiencia nos han dejado impresionados!

Además, lo que realmente apreciamos fue el conocimiento de Gloria sobre la zona, su atención al detalle y su evidente pasión por lo que hace. ¡Tratar con Gloria ha sido un verdadero placer, todo el proceso de compra ha transcurrido increíblemente bien y su paciencia con nuestras muchas preguntas es simplemente notable! Simplemente no podríamos haberlo hecho sin Gloria y la recomendamos encarecidamente. ¡Nuestro sincero agradecimiento, Gloria!

From our initial enquiry regarding property at Alenda Golf Estate, to showing us around Elche, to accompanying us to the bank & final appointment at the Notary, Gloria has advised & supported us every step of the way !

She has gone way beyond her call of duty & her professionalism & efficiency has blown us away ! Also, what we very much appreciated was Gloria's knowledge of the area, her attention to detail & her obvious passion for what she does ! Gloria's been an absolute pleasure to deal with, the whole buying process has gone incredibly smoothly & her patience with our many questions is short of remarkable ! We simply couldn't have done it without Gloria & highly recommend her ! Our sincere thanks Gloria !

**¿QUIERE VENDER SU PROPIEDAD?
WANT TO SELL YOUR PROPERTY?**

**ALENDA GOLF PROPERTY
FOR SALE
649 649 018
SE VENDE**



WWW.ALENDAGOLFPROPERTY.COM

**ALENDA GOLF
PROPERTY SPECIALISTS**

**LLÁMANOS 649 649 018
CALL US 649 649 018**

Alenda Golf School ...



The Alenda Golf National School has an excellent practice area with 25 driving range stations and areas where you can practice all levels of short and medium game.

There is a large putting area where you can practice chipping and putting, There is also a 9 hole practise golf course with holes across the lake which can be challenging.

It has an audiovisual room equipped with the very latest technology (computer swing analysis), where the theory classes are held.

All our teachers are qualified and endorsed by the Royal Spanish Golf Federation.

Alenda Golf offers a range of courses for individuals and groups, with beginners' and advanced classes to meet our students' requirements.

Classes	Members	Non-Members
1 Person 1 Hour	35€	40€
2 Persons 1 Hour	47.50€	60€
10 Classess / 1 Person / 1 hour	315€	360€
10 Classes / 2 Persons / 1 hour	427.50€	540e

Alenda Golf



Book here!

www.alendagolf.com | + 34 965 62 05 21

The modern clubhouse features a fully equipped gym with fitness classes, a fantastic restaurant offering a menu del día, à la carte options, and tapas, along with a wellstocked

pro shop. The changing rooms are clean and offer towels for convenience. Enjoy stunning views of Alicante, the sea, and the nearby mountains where eagles soar.

Located at the foot of the Sierra de las Águilas mountains, Alenda Golf Club offers a delightful 18-hole course with a challenging par 72. Suitable for all skill levels, it requires strategic use of every club in your bag.

The undulating greens demand precise putting, with regular flag changes testing your ability to read slopes and pace.

Designed by Roland Favrat and opened in 1999, the course is well laid out with short distances between tees and greens. The first nine holes have wide fairways, focusing on accuracy over power, while the back nine demands greater concentration on its technical layout.

The club also offers a spacious driving range, bunker, pitch & putt area, and a short game practice zone. The illuminated range is open until 10:00 pm. The modern clubhouse includes a gym, a restaurant offering a menu del día, à la carte, and tapas, plus a well-stocked pro shop. Enjoy views of Alicante, the sea, and the mountains where eagles soar.

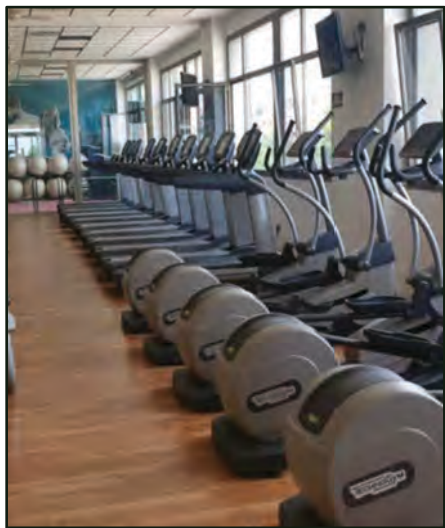
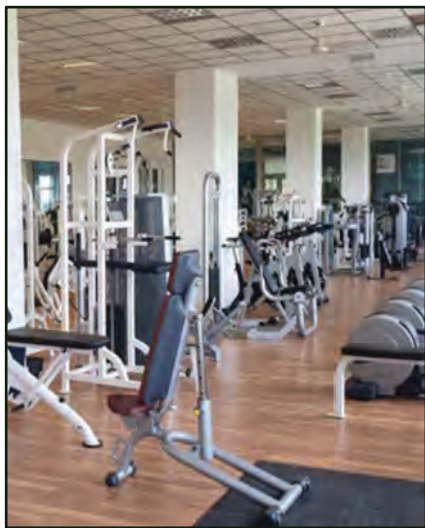


Gimnasio Alenda Golf



	Apertura	Cierre
De Lunes a Viernes	8:00	21:15
Sábados - Domingos - Festivos	8:00	14:00

Hora	Lunes	Martes	Miercoles	Jueves	Vienes
9.30 - 10.30	Ciclo Indoor Virtual	Ciclo Indoor Virtual	Ciclo Indoor Virtual	Ciclo Indoor Virtual	Ciclo Indoor Virtual
18.00 - 18.30	Aeropump	HIT High Intensity Interval Training	Aeropump	HIT High Intensity Interval Training	
18.30 - 19.00	Abdominales	TRX	Abdominales	TRX	
19.00 - 20.00	Ciclo Indoor	Strength Mobility	Ciclo Indoor	Strength Mobility	Ciclo Indoor
20.00 - 21.00		Ciclo Indoor		Ciclo Indoor	



The Best Daily Walking Routine ...

A Well-Structured Walking Routine for Improved Health and Mobility

A regular walking routine can greatly enhance health and mobility for older adults.

This comprehensive plan incorporates warm-up exercises, interval training, steady-state walking, and a cool-down period to maximise benefits while reducing the risk of injury.

Warm-Up: Preparing Your Body (5-10 Minutes)

A proper warm-up readies your body for exercise and helps prevent injuries:

- Start with a gentle 3-minute stroll, swinging your arms naturally.
- Perform dynamic stretches such as leg swings, toe taps, and hip circles to improve flexibility and range of motion.
- Take deep breaths, inhaling through your nose and exhaling through your mouth, to regulate your breathing and prepare your cardiovascular system.

Main Workout

Interval Walk (20 Minutes)

Interval walking alternates between brisk and moderate paces to boost cardiovascular fitness and endurance:

- Minutes 0-4: Walk at a moderate, conversational pace.
- Minutes 4-5: Increase to a brisk pace to raise your heart rate.
- Minutes 5-8: Return to a moderate pace.

Repeat this pattern for the remainder of the 20 minutes, alternating 1 minute of brisk walking with 3 minutes at a moderate pace.

Steady-State Walk (20-30 Minutes)

Maintain a steady, moderate-intensity pace to build endurance. Aim for a pace where you can hold a conversation but feel slightly breathless.

- If 20 minutes feels challenging, start there and gradually increase to 30 minutes as your fitness improves.

Cool-Down (5-10 Minutes)

A proper cool-down prevents stiffness and gradually returns your heart rate to normal:

- **Reduce your pace to a slow, relaxed walk for 3 minutes.**
- **Perform static stretches**, holding each for 15-20 seconds per side. Focus on:
 - Calf stretches
 - Hamstring stretches
 - Side bends

Why This Routine Works

This balanced approach to walking combines cardiovascular exercise with recovery periods, making it ideal for older adults.

The **interval segments** strengthen the heart, while the **steady-state portion** builds endurance.

Regular walking helps to:

- Maintain mobility
- Support weight management
- Improve mental clarity
- Boost overall well-being



Tips for Success

- **Wear supportive and comfortable walking shoes** to protect your feet.
- **Stay hydrated** by bringing water, particularly on longer walks.
- **Listen to your body** and adjust the intensity if you experience pain or discomfort.
- **Add variety** by exploring new routes or incorporating light weights to increase intensity.

How Often Should You Walk?

To build a consistent habit, aim to follow this routine **2-5 times per week**. Regular walking can significantly enhance overall health and fitness.

Remember, walking is more than just exercise—it's a **pathway to better health, improved mobility, and a positive mindset**. By sticking to this routine, you can strengthen your body, boost endurance, and enjoy the many benefits of staying active in your later years.

Start at Dicost Supermarket

Walking is a simple, accessible way to enhance your health and support weight loss. So, lace up your walking shoes, head to Alenda Golf's beautiful walking routes, and start reaping the many benefits today!

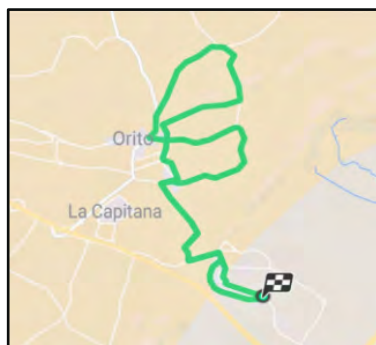
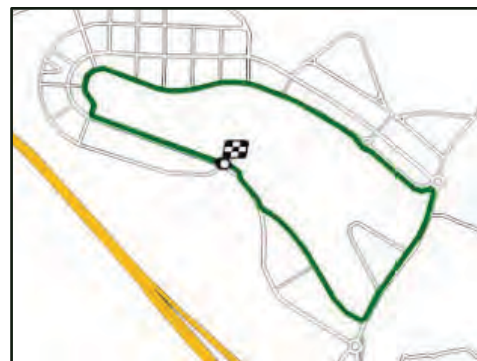


Outside Course Route

Walk 5.5 km/h
Distance 4.45 km
Target Time 48.32mins

Hug the Course Route

Walk 6.0 km/h
Distance 3.00 km
Target Time 30.00mins



Passed & Round Orito

Walk 5.6 km/h
Distance 11.74 km
Target Time

Up & Over

Walk 5.5 km/h
Distance 6.42 km
Target Time



Dealing with Disruptive Neighbours

How to Handle Noisy Neighbours – A Calm and Practical Guide

Warmer weather invites more outdoor living, alfresco dining, and late-night gatherings. While this brings joy, it can also lead to occasional noise disturbances.

Whether it's music, barking dogs, or late parties, neighbourly noise is a common issue in many communities. Here's a straightforward guide to help manage it peacefully.

Step 1: Is It a One-Off or a Regular Issue?

- **Temporary vs. Recurring Noise:** Occasional noise from celebrations, renovations, or guests is often part of community life. Continuous disruption, however, may need addressing.
- **Put Yourself in Their Shoes:** Everyone enjoys socialising now and then—consider if the noise is unreasonable before reacting.

Step 2: Start with a Friendly Conversation

- **Talk First:** A calm, polite chat is often the best first step. Many people aren't aware their noise carries.
- **Stay Calm if They React Badly:** Avoid confrontation. Make a note of the conversation in case the issue continues.

Step 3: Involve Community Support

- **Check with Other Neighbours:** See if others are also affected—there's strength in numbers.
- **Speak to the Community Manager or Building President:** They may help mediate or address the issue formally.
- **If They Rent:** You can also contact the landlord if the problem persists.

Step 4: Know Your Rights

- **Quiet Hours:** Most areas have quiet time rules, commonly between 10pm and 8am.
- **Contact Local Authorities:** If the noise exceeds legal limits, local police can assess and, if needed, take action.
- **Document Everything:** Keep notes, recordings, or videos as evidence.

Step 5: Further Steps if Needed

- **Mediation Services:** Many local councils offer free mediation to resolve neighbour disputes.
- **Formal Complaints:** You can submit a written complaint to your local authority if mediation fails.
- **Legal Action:** This should be a last resort and used only for serious, ongoing problems.

Other Common Neighbour Disputes

- Shared Spaces: Rooftop use, rubbish in communal areas, or misuse of facilities.
- Community Fees: Non-payment by neighbours.

For most issues, a friendly conversation is still the best starting point.

Final Thoughts

Noise and neighbour disputes can happen anywhere, especially during summer months when we all enjoy the outdoors more.

Stay patient, communicate calmly, and use community or legal channels if needed.

Your right to a peaceful home is important—and most people are happy to work things out when approached the right way.



**BREAKING
NEWS**

Translated
Al Española

Electric scooters under the spotlight

Zooming around on a scooter? The rules just got tighter. You'll need to be 16 or over, wear a proper helmet, and stick to the road—pavements are out.

Many cities now require your scooter to be officially registered. Anyone caught flouting the rules could face a nasty fine.

Patinetes eléctricos bajo el foco

¿Te desplazas en patinete? Las normas se han endurecido. Debes tener 16 años o más, usar un casco adecuado y circular por la calzada—las aceras están prohibidas.

Muchas ciudades ahora exigen que tu patinete esté oficialmente registrado. Cualquiera que infrinja las normas podría enfrentarse a una multa considerable.



Cómo Manejar Vecinos Ruidososling

Una Guía Práctica y Tranquila

El buen tiempo invita a disfrutar más del exterior, cenar al aire libre y celebrar reuniones nocturnas. Aunque esto aporta alegría, también puede generar molestias ocasionales por ruido.

Ya sea música, perros ladrando o fiestas hasta tarde, el ruido vecinal es un problema común en muchas comunidades. Aquí tienes una guía sencilla para gestionarlo de forma pacífica.

Paso 1: ¿Es un Caso Aislado o un Problema Frecuente?

- **Ruido Temporal vs. Recurrente:** El ruido ocasional por celebraciones, reformas o visitas suele formar parte de la vida comunitaria. Sin embargo, las molestias continuas pueden requerir atención.
- **Ponte en su Lugar:** Todos disfrutamos socializar de vez en cuando. Antes de reaccionar, valora si el ruido es realmente excesivo.

Paso 2: Empieza con una Conversación Amistosa

- **Habla Primero:** Una charla tranquila y educada suele ser el mejor primer paso. Muchas personas no se dan cuenta de que su ruido molesta.
- **Mantén la Calma si Reaccionan Mal:** Evita el conflicto. Anota la conversación por si el problema continúa.

Paso 3: Involucra al Apoyo Comunitario

- **Consulta con Otros Vecinos:** Averigua si otros también están afectados—la unión hace la fuerza.
- **Habla con el Administrador o Presidente de la Comunidad:** Ellos pueden mediar o abordar el problema formalmente.
- **Si Son Inquilinos:** También puedes contactar con el propietario si el problema persiste.

Paso 4: Conoce Tus Derechos

- **Horas de Silencio:** La mayoría de las zonas tienen normas de descanso, comúnmente entre las 22:00 y las 08:00.
- **Contacta con las Autoridades Locales:** Si el ruido supera los límites legales, la policía local puede intervenir.
- **Documenta Todo:** Guarda notas, grabaciones o vídeos como prueba.

Paso 5: Pasos Adicionales si es Necesario

- **Servicios de Mediación:** Muchos ayuntamientos ofrecen mediación gratuita para resolver disputas vecinales.
- **Reclamaciones Formales:** Puedes presentar una queja por escrito si la mediación no funciona.

- Acción Legal: Debe ser el último recurso, solo para casos graves y persistentes.

Otros Conflictos Vecinales Comunes

- Zonas Comunes: Uso del tejado, basura en áreas compartidas o mal uso de instalaciones.
- Cuotas Comunitarias: Vecinos que no pagan su parte correspondiente.

Para la mayoría de los problemas, una conversación amistosa sigue siendo el mejor comienzo.

Reflexión Final

Los ruidos y conflictos con vecinos pueden surgir en cualquier parte, especialmente en verano, cuando todos disfrutamos más del aire libre.

Mantén la paciencia, comunica con calma y usa los canales comunitarios o legales si es necesario.

Tu derecho a un hogar tranquilo es importante—y la mayoría de las personas están dispuestas a cooperar si se les aborda de forma adecuada.



¿Quieres que lo convierta en un PDF o adaptarlo para algún público en particular?

**BREAKING
NEWS**

Translated
Ai Española

A new traffic rule in Spain?

Creating space for emergencies

Ever wondered what to do when traffic grinds to a halt on the motorway? Now it's the law to make a central "emergency corridor".

If you're on the left, edge left. Everyone else, move right. Leave that middle lane clear for police, ambulances, and fire engines—especially handy during summer getaways when traffic jams are all too common.

Creando espacio para emergencias

¿Alguna vez te has preguntado qué hacer cuando el tráfico se detiene en la autopista?

Ahora es ley crear un "corredor de emergencia" central. Si estás en el carril izquierdo, muévete hacia la izquierda. Todos los demás, hacia la derecha. Deja ese carril del medio libre para la policía, ambulancias y camiones de bomberos, especialmente útil durante las escapadas de verano, cuando los atascos son muy comunes.

Alenda Golf Property - More about how we do what we do ...



With over 18 years of experience assisting clients in purchasing their dream homes, Alenda Golf Property stands out in eliminating the common uncertainties and headaches that come with buying a property.

Whether you're looking for an investment, a holiday home, or a primary residence, we ensure your new home meets all your needs and expectations.

We guide you through the essential legal procedures to complete your buying or selling process, including registering your new property and transferring utilities. Alenda Golf Property makes the entire process straightforward and secure.

Moreover, we offer financial solutions, including opening bank accounts and introducing you to banks that match your financial needs, mortgage brokers, and mortgage intermediaries.

If you need to transfer currencies for a purchase or sale, we can connect you with leaders in the foreign exchange market, offering favourable and competitive exchange rates for significant savings.

Our additional client support includes assistance with NIE applications and translation services. We don't just sell properties; we accompany you throughout the entire process. Our goal is to provide an unparalleled, comprehensive, and superior level of service.

You can see what our customers say on our Alenda Golf Property website.

Should you need to purchase furniture, curtains, decor, or install lighting, we can provide you with a list of professional providers.

If you are out of the country, our Project Management Service ensures that all works are completed to your satisfaction.

As dual citizens bilingual in both English and Spanish, we understand the cultures and expectations of both British and Spanish clients.

With previous experience in the City of London, including a role as a Personal Assistant to the Managing Director of Investment Banking at Morgan Stanley, we bring considerable expertise in the Spanish real estate market. This positions us uniquely to help our clients navigate any linguistic and legal challenges they may encounter in Spain.

A Secure and Simple Process.



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¡Más sobre cómo hacemos lo que hacemos!



Con más de 18 años de experiencia ayudando a clientes a comprar la casa de sus sueños, Alenda Golf Property se destaca por eliminar las incertidumbres y dolores de cabeza comunes que vienen con la compra de una propiedad.

Ya sea que esté buscando una inversión, una casa de vacaciones o una residencia principal, nos aseguramos de que su nuevo hogar cumpla con todas sus necesidades y expectativas.

Lo guiamos a través de los procedimientos legales esenciales para completar su proceso de compra o venta, incluyendo el registro de su nueva propiedad y la transferencia de servicios públicos. Alenda Golf Property hace que todo el proceso sea sencillo y seguro.

Además, ofrecemos soluciones financieras, incluyendo la apertura de cuentas bancarias y la presentación a bancos que se ajusten a sus necesidades financieras, así como a corredores e intermediarios hipotecarios.

Si necesita transferir divisas para una compra o venta, podemos conectarlo con líderes en el mercado de cambio de divisas, ofreciendo tipos de cambio favorables y competitivos para ahorros significativos.

Nuestro soporte adicional al cliente incluye asistencia con aplicaciones de NIE y servicios de traducción. No solo vendemos propiedades; lo acompañamos durante todo el proceso. Nuestro objetivo es proporcionar un nivel de servicio incomparable, integral y superior. Puede ver lo que dicen nuestros clientes en nuestro sitio web de Alenda Golf Property.

Si necesita comprar muebles, cortinas, decoración o instalar iluminación, podemos proporcionarle una lista de proveedores profesionales. Si está fuera del país, nuestro Servicio de Gestión de Proyectos asegura que todos los trabajos se completen a su satisfacción.

Como ciudadanos duales bilingües en inglés y español, entendemos las culturas y expectativas tanto de los clientes británicos como españoles.

Con experiencia previa en la City de Londres, incluyendo un rol como Asistente Personal del Director General de Banca de Inversión en Morgan Stanley, aportamos una considerable experiencia en el mercado inmobiliario español. Esto nos posiciona de manera única para ayudar a nuestros clientes a navegar cualquier desafío lingüístico y legal que puedan encontrar en España.

Un Proceso Seguro y Sencillo.



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Alicante and Málaga: key hubs for international buyers

With 42% of property transactions carried out by foreign buyers, totalling 21,751, Alicante firmly leads the rankings. The Costa Blanca remains the top choice for those in search of a second home in the sun. Málaga follows closely, also registering strong demand, with 10,261 transactions and 29% of sales involving international purchasers.

Alicante y Málaga: centros clave para compradores internacionales

Con el 42% de las transacciones inmobiliarias realizadas por compradores extranjeros, sumando un total de 21.751, Alicante lidera firmemente las clasificaciones. La Costa Blanca sigue siendo la opción principal para quienes buscan una segunda residencia al sol. Málaga le sigue de cerca, registrando también una fuerte demanda, con 10.261 transacciones y el 29% de las ventas realizadas por compradores internacionales

Spain's Digital ID

Spaniards can now carry their identity card right in their pocket — and no, we don't mean their wallet. The brand new 'MiDNI' app lets citizens load their official National Identity Document (DNI) onto their smartphones, turning the humble mobile into a high-security ID vault.

El DNI digital de España

Los españoles ahora pueden llevar su tarjeta de identidad directamente en el bolsillo — y no, no nos referimos a la cartera. La nueva aplicación 'MiDNI' permite a los ciudadanos cargar su Documento Nacional de Identidad (DNI) oficial en sus teléfonos inteligentes, convirtiendo el sencillo móvil en una bóveda de identificación de alta seguridad.

Banks Merge

The Spanish government has given the green light to the proposed merger between BBVA and Banco Sabadell, but has imposed strict conditions that may threaten the deal's financial feasibility. As a result, both banks will be required to continue operating separately for a minimum of three more years.

Los bancos se fusionan

El gobierno español ha aprobado la propuesta de fusión entre BBVA y Banco Sabadell, pero ha impuesto condiciones estrictas que podrían poner en riesgo la viabilidad financiera del acuerdo. Como consecuencia, ambos bancos deberán seguir operando de forma independiente durante al menos tres años más.

ALEND A GOLF LIFE FREE MAGAZINE
Magazine Sponsored by Alenda Golf Property

The Rising Demand for Homes with Pools in Spain

As the temperatures soar, a swimming pool has become more than just a luxury for many Spaniards – it's an essential retreat from the heat.

This highly sought-after feature is reshaping the real estate market, symbolising both exclusivity and comfort.

Homes with pools are seeing increased demand and higher value, particularly during the sunny months when a cool, relaxing space is invaluable.

Here are the key points:

- **A Pool as a Key Feature:** The presence of a swimming pool is becoming a significant factor in property value and desirability, particularly when the weather heats up.
- **Limited Availability:** Only 24% of homes currently for sale in Spain come with a pool. Despite this, the demand for pool-equipped properties is rapidly increasing.
- **Rising Prices:** This growing demand has caused property prices to rise by 10% in the first quarter of 2024 for homes with pools.
- **The Pool Factor:** Due to the combination of limited supply and rising demand, properties with pools are selling for around 55% more on average compared to those without.

However, the price difference varies across different regions of Spain, largely depending on the local availability of pool-equipped homes.

This trend indicates that homes with pools are becoming a more valuable asset in Spain's real estate market.



Short-Term Rental Laws in Spain: What You Need to Know

If you're planning to rent out your property for short-term stays in Spain, it's essential to be aware of the legal requirements. Short-term rentals typically last for days or weeks, but not usually beyond three months.

Here are some key points to consider:

- **National, Regional, and Community Rules:** There are regulations at multiple levels, including national, regional, and even within the community or building where the property is located. Each level may have specific rules to follow.
- **New Legislation Starting 2 January 2025:** Spain is introducing new laws to regulate short-term rentals. The aim is to create a central platform that will track and manage rental activities.
- **Registration Requirement:** In the past, popular tourist areas like Andalusia and Valencia required property owners to register their rentals. Now, this requirement applies to some property owners nationwide. Starting 1 July 2025, you'll need to register your property with the authorities (Ventanilla Única) and obtain a unique registration number.
 - Without this number, you won't be able to list your property on platforms such as Airbnb or Booking.com.
 - Inspections and fines will be enforced for non-compliance.
- **Note on Online Platforms:** This system specifically affects properties listed on online platforms where direct booking and payment take place. If you don't use these platforms, registration may not be necessary – though this is causing some confusion.
- **New Rules for Apartment Blocks (from 3 April 2025):** If you own an apartment in a building, you'll need approval from 60% of other residents before you can offer it as a short-term rental.
 - This regulation aims to address concerns in cities like Madrid and Barcelona, where locals often deal with issues like noise from transient holiday guests.
 - Rentals that have already completed the necessary paperwork before 3 April 2024 won't be affected, but buyers should be cautious and consider avoiding properties where this may be an issue.

Tax and Costs to Consider

Once you confirm your property is eligible for short-term rentals, be aware of the following financial aspects:

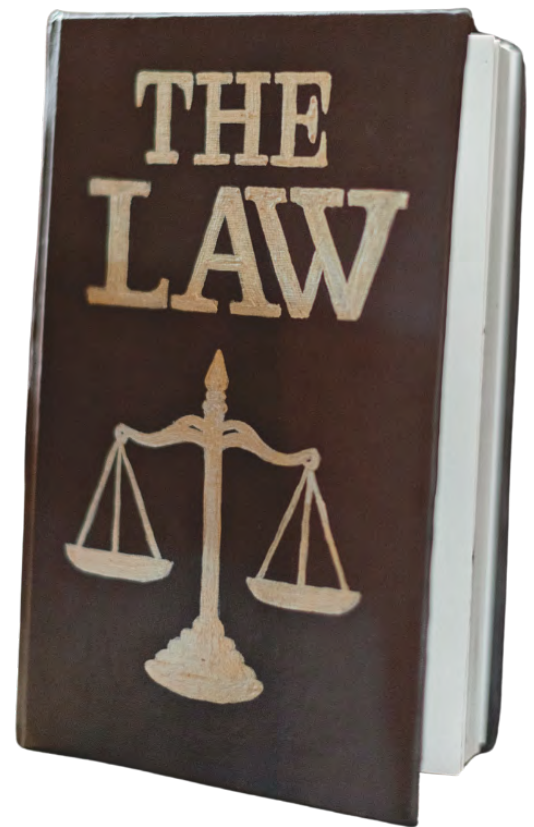
- **Taxes:**
 - Rental income is taxable, and there may also be local tourist taxes.
 - Non-EU citizens pay a flat rate of 24% on gross rental income, with no deductions allowed. EU citizens may be subject to different rates depending on residency status.

- **Management Costs:**

- o Community Fees: These are typically charged for maintenance of common areas in residential buildings.
- o Annual Taxes: Be prepared for property taxes and other annual obligations.
- o Insurance: Expect higher insurance premiums for rental properties.
- o Agency Fees: If you're using a property management company, there will be agency fees.
- o Upkeep: Short-term rentals experience higher wear and tear, so maintenance costs may be higher.

- **Investment Considerations:**

- o If you're purchasing a property as an investment, you'll want to maximise bookings. Location and property features like a shared pool will be key factors to consider.
- o For holiday homes, the main priority may be personal enjoyment rather than rental return, but you'll still need to ensure you have someone local to manage any emergencies.



- **Marketing and Advertising Costs:**

Listing your property on rental portals or running ads comes at a cost, so make sure you budget for this.

Positive Market Trends

- Rental Rates: The good news for owners is that rental prices, especially along the coast, have risen by 6-7% compared to last year. Since 2020, rates have increased by 40%, according to Grupo Tecnitasa.

While this is beneficial for property owners, it may make things more expensive for holidaymakers.

Planning to Buy a Property in Spain?

Before purchasing a property for short-term rental purposes, it's crucial to be informed.

Make sure to read up on the legal process, tax implications, and what to expect.

Contact Alenda Golf Property for expert help, guidance and practical advice to help you navigate this journey.

Alenda Golf Property at + 34 649 649 018 or email us at info@alendagolfproperty.com find property here www.alendagolfproperty.com

Alenda Golf Property - Our Client Commitment



- We guarantee exclusive photographic representation of your property, ensuring no mixing with images of other listings.
- We engage professional services to capture high resolution photographs of your property, ensuring premium presentation.
- Additionally, we will create and distribute a digital video showcasing your property, enhancing its online presence.
- We will design and produce a downloadable brochure for your property, providing potential buyers with detailed information.
- We collaborate closely with our clients to ensure all marketed content is accurate and portrays the property in the best light.
- Our commitment is to represent our clients' interests to the fullest extent, leveraging the best of our professional expertise.
- We will add your property to our magazine, "Alenda Golf Life" see it [HERE!](#)
- We will add your property free to "IDEALISTA"
- With 20 years of residency, we offer unparalleled local knowledge and experience, adding value to our service.
- We actively engage with local communities and authorities, such as Juntas and the Police, to support and foster positive relationships.
- We ensure that all property viewings are conducted with a representative accompanying potential buyers, guaranteeing a professional experience.
- Alenda Golf Property is an ethical and experienced local entity dedicated to diligently facilitating property transactions.
- Following each viewing, we provide comprehensive feedback, keeping you informed throughout the process.
- We will communicate all offers received, ensuring you have the necessary information to make informed decisions.
- We will help you through the legal and selling process to ensure you are properly represented.
- We conduct due diligence on potential buyers' financial backgrounds to the best of our ability, aiming to secure credible transactions.
- Your property will be listed on "[Costa Blanca Golf Property](#)" at no additional charge, providing extensive market exposure.

Nuestro Compromiso Con El Cliente



- Garantizamos una representación fotográfica exclusiva de su propiedad, asegurando que no se mezcle con imágenes de otras ofertas.
- Contratamos servicios profesionales para capturar fotografías de alta resolución de su propiedad, asegurando una presentación premium.
- Además, crearemos y distribuiremos un video digital mostrando su propiedad, mejorando su presencia en línea.
- Diseñaremos y produciremos un folleto descargable para su propiedad, proporcionando a los posibles compradores información detallada.
- Colaboramos estrechamente con nuestros clientes para asegurar que todo el contenido comercializado sea preciso y retrate la propiedad de la mejor manera.
- Nuestro compromiso es representar los intereses de nuestros clientes al máximo, aprovechando nuestra experiencia profesional.
- Añadiremos su propiedad a nuestra revista, "Alenda Golf Life"; ¡véalo [AQUÍ!](#)
- Añadiremos su propiedad gratuitamente a "IDEALISTA". Con 20 años de residencia, ofrecemos un conocimiento y experiencia local sin igual, agregando valor a nuestro servicio.
- Nos involucramos activamente con las comunidades y autoridades locales, como Juntas y la Policía, para apoyar y fomentar relaciones positivas.
- Nos aseguramos de que todas las visitas a la propiedad se realicen con un representante acompañando a los posibles compradores, garantizando una experiencia profesional.
- Nuestra firma es una entidad local ética y experimentada dedicada a facilitar diligentemente las transacciones inmobiliarias.
- Después de cada visita, proporcionamos una retroalimentación completa, manteniéndolo informado a lo largo del proceso.
- Comunicaremos todas las ofertas recibidas, asegurando que tenga la información necesaria para tomar decisiones informadas.
- Le ayudaremos a través del proceso legal y de venta para asegurarse de que esté debidamente representado.
- Realizamos la debida diligencia sobre los antecedentes financieros de los posibles compradores lo mejor que podemos, con el objetivo de asegurar transacciones creíbles.
- Su propiedad se enumerará en "[Costa Blanca Golf Property](#)" sin ningún cargo adicional, proporcionando una amplia exposición en el mercado.

Alenda Golf Life / FREE Magazine

Disclaime

Disclaimer

The Alenda Golf Life FREE Magazine is here to help with general questions and provide updates on our properties, local news, and life around Alenda Golf.

While we do our best to ensure everything is accurate and useful, some details may change or not be fully up to date.

For any important matters, or before making decisions, we recommend speaking directly with a member of our team or seeking advice from a qualified legal professional.

By reading this magazine, you accept that Alenda Golf Property cannot be held responsible for any decisions made based on the information provided.

Descargo de responsabilidad

La revista GRATUITA Alenda Golf Life está aquí para ayudar con preguntas generales y proporcionar actualizaciones sobre nuestras propiedades, noticias locales y la vida en torno a Alenda Golf.

Aunque hacemos todo lo posible para garantizar que la información sea precisa y útil, algunos detalles pueden cambiar o no estar completamente actualizados. Para asuntos importantes o antes de tomar decisiones, recomendamos hablar directamente con un miembro de nuestro equipo o buscar el consejo de un profesional legal calificado.

Al leer esta revista, usted acepta que Alenda Golf Property no puede ser responsable por las decisiones tomadas basándose en la información proporcionada.

