

ALENDA GOLF LIFE

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January | February 2024



Magazine Sponsered by Alenda Golf Property

Bienvenida ...

Bienvenido a Alenda Golf Life, una Revista diseñada para informar a los Residentes, Visitantes y Propietarios sobre lo bueno que es vivir, jugar o visitar Alenda Golf.

He vivido en Alenda Golf durante 18 años, desde que la Casa Club estaba detrás de la gasolinera y tenía acceso limitado al campo de golf.

Ahora, 18 años después, tenemos una Casa Club espectacular y moderna, vistas hermosas sobre el campo hacia el mar, 18 hoyos excepcionales de un desafiante Campeonato de Europa de Golf, una zona amplia de Prácticas, un Campo de Prácticas de 25 puestos y un Bar Restaurante que ofrece una variedad de Tapas deliciosas y Comidas con amplia selección.

Alenda Golf Property ha estado activamente involucrado ayudando a sus clientes - sea Propietarios o Compradores en Alenda Golf durante los últimos 18 años.

Alenda Golf Property es una Consultora Inmobiliaria, independiente y especializada únicamente en Alenda Golf.

Somos capaces de demostrar 18 años de experiencia y durante este período hemos desarrollado y formado una gran red de contactos - como especialistas de Oficios Locales, el Sector Legal, Abogados, Gestores, Notarios, Arquitectos Técnicos y Bancos... por ejemplo, y tenemos buenas comunicaciones con las varias Comunidades dentro de Alenda Golf y colaboraciones con el Ayuntamiento y la Policía Local.

Estamos totalmente comprometidos a ofrecer un servicio abierto y honesto a los clientes que deseen comprar o vender una propiedad en Alenda Golf... ante todo - vamos a ser vecinos si deciden vivir o comprar en Alenda Golf.

También creemos que los vendedores deben obtener un valor de mercado honesto por su inmuebles y los compradores deben obtener un rendimiento bueno para su inversión.

Alenda Golf Property - Nada mas Sencillo y Seguro Gracias y Saludos,

Gloria Cornelius



Alenda Golf Property
info@alendagolfproperty.com
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Welcome ...

Welcome to Alenda Golf Life, a Magazine designed to inform Residents, Visitors and Owners how good it is to Live, Play or Visit Alenda Golf.

I have lived at Alenda Golf for 18 years, since the Clubhouse was behind the petrol station and had limited access to the golf course.

Now, 18 years later, we have a spectacular modern Clubhouse, beautiful views over the course towards the sea, 18 exceptional holes of challenging European Championship Golf, a large Practice area, a 25 hole Driving Range and a Bar Restaurant offering a variety of delicious Tapas and a wide selection of meals.

Alenda Golf Property has been actively involved in helping its clients - both Owners and Buyers at Alenda Golf for the past 18 years.

Alenda Golf Property is an Independent Property Consultancy specialising solely in Alenda Golf.

We are able to demonstrate 18 years of experience, and during this period we have developed and built a large network of contacts of specialists in Local Trades, the Legal Sector, Lawyers, Accountants, Notaries, Technical Architects and Banks, and we have good communications within the various Communities of Alenda Golf and collaborations with the Town Hall and Local Police.

We are totally committed to offering an open and honest service to clients wishing to buy or sell a property in Alenda Golf ... after all, we will be neighbours if you decide to live or buy in Alenda Golf.

We also believe that Property Owners should get an honest market value for their property and Buyers get a good return on their investment.

Alenda Golf Property - A Secure and Simple Process Gracias y Saludos,

Gloria Cornelius



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Alenda Golf is Growing and Prices are increasing, buy now!

Space to Breathe, Space to Live, Space to Play

Exciting Developments at Alenda Golf:

A Growing Residential Community on the Horizon

Right at this very moment, the Alenda Golf community is undergoing a remarkable transformation. Alenda Golf is in the process of expanding by introducing three expansive residential areas for luxurious villas, which are located at the lower portion of the golf course, adjacent to the 7th and 8th holes.

While the exact count of plots remains undisclosed, it's safe to assume that there are over 40 of them in this new development phase.

Additionally, an independent local builder is hard at work crafting larger-than-average 3-bedroom townhouses towards the upper end of the golf course. These townhouses are currently available for purchase and will be ready for occupancy soon. They are aptly named "Sunrise Views" due to the breathtaking vistas they offer overlooking the lush greens of the golf course.

This is a truly exhilarating time for both our existing residents and those considering making Alenda Golf their new home. The expansion of our community promises to bring even more charm and elegance to our already picturesque surroundings.

One of Alenda Golf's greatest assets is its strategic location. Situated just 15 minutes away from the airport, it offers convenient accessibility for international visitors. The charming city of Elche is a mere 10-minute drive, while the vibrant attractions of Alicante are only a short 15-minute journey by car.

If you've been contemplating a move to Alenda Golf, now is the perfect time to make that decision. Take advantage of this opportunity before property prices begin to rise. Join us in this exciting phase of growth and be part of our thriving community here at Alenda Golf.

We can't wait to welcome you!



Interested in purchasing your dream property at Alenda Golf?

Contact Gloria Cornelius Alenda Golf Property at 649 649 018 or email info@alendagolfpropert.com today to start your journey towards a lifestyle where you have

"Space to Breathe, Space to Live & Space to Play"



Town Houses



Plots of Land



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Páginas de anuncios pequeñas...

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Holiday Marked on Calendar.

In 2024, Spain will observe 12 national holidays, with nine celebrated across the entire country. This mirrors the previous year's schedule, but with a twist – some holidays will create longer weekends.

National Holidays

- New Year's Day on January 1
- Epiphany on January 6,
- Good Friday on March 29,
- Labour Day on May 1,
- Assumption of the Virgin on August 15,
- Spanish National Holiday on October 12,
- All Saints' Day on November 1,
- Spanish Constitution Day on December 6,
- Nativity of the Lord on December 25.



Extended Weekends And Regional Variations

En 2024, España observará 12 días festivos nacionales, con nueve celebrados en todo el país. Esto refleja el calendario del año anterior, pero con una novedad: algunos festivos crearán fines de semana largos.

Días Festivos Nacionales



Each autonomous community in Spain also has the discretion to shift some public holidays. This year, Catalonia and the Valencian Community have added a recoverable paid holiday. Workers can enjoy this extra day off but must compensate for the lost working hours.

- Año Nuevo el 1 de enero
- Epifanía el 6 de enero
- Viernes Santo el 29 de marzo
- Día del Trabajo el 1 de mayo
- Asunción de la Virgen el 15 de agosto
- Fiesta Nacional de España el 12 de octubre
- Todos los Santos el 1 de noviembre
- Día de la Constitución Española el 6 de diciembre
- Natividad del Señor el 25 de diciembre

Cada comunidad autónoma en España también tiene la discreción de cambiar algunos días festivos. Este año, Cataluña y la Comunidad Valenciana han añadido un día festivo pagado recuperable. Los trabajadores pueden disfrutar de este día libre adicional, pero deben compensar las horas de trabajo perdidas.

Teléfonos de Interés Servicios Públicos



VIDEO

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

Monforte Del Cid



Gimnasio Alenda Golf



De Lunes a Viernes
Sábados - Domingos - Festivos

Apertura	Cierre
8:00	21:15
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		Ciclo Indoor		Ciclo Indoor
20.00 - 21.00	Cross Training	Ciclo Indoor	Cross Training	Ciclo Indoor	Abdominales



Alicante Wine in Global Top 10

Alicante Wine Shines in Global Top 10

In an exciting development for wine enthusiasts, an Alicante wine has secured a coveted spot in the prestigious US publication, Wine Spectator's list of the Top 10 best-value wines of 2023.

Tarima Hill 2020, crafted by the renowned Bodegas Volver in Pinoso, proudly occupies the eighth position on this esteemed list. The ranking celebrates the notion that exceptional wines need not come with exorbitant price tags.

This exquisite red wine, predominantly composed of the Monastrell grape variety, has garnered an impressive score of 91 out of 100 points.

Notably, Tarima Hill 2020 stands as the sole representative from Spain to make its mark in the global Top 10 Values list.

In a world where fine wines are often associated with premium prices, Tarima Hill 2020 serves as a compelling reminder that remarkable quality can still be accessible to wine



Holiday Rental



Loft independiente en Alenda Golf, Con baño, dormitorio, y amplia terraza en Planta Baja y en Planta Alta se encuentra el Salón, zona de lectura, comedor y cocina . Si te gusta la naturaleza, Golf, Senderismo, Bicicleta, etc. Cerca de Alicante, Elche, Playas, Aeropuerto.

En una ubicación privilegiada, con unas vistas geniales al campo de Golf y a la Bahía de Alicante, en una vivienda singular de nueva construcción , con jardín.

Estancia mínima 2 días.

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80€ noche / 50€ limpieza estancia

¿Es propietario de una propiedad en Alenda Golf que alquila? Publicítelo aquí es GRATIS contacto info@alendagolfproperty.com

Do you own a property at Alenda Golf that you rent out? Advertise it here its FREE contact info@alendagolfproperty.com

TEC Corner

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In today's world, it's no secret that Wi-Fi networks are incredibly popular. When you search for Wi-Fi networks in your home, you often come across more options than just your own. If your Wi-Fi network struggles to reach all corners of your property or if it's slower than you'd like, consider these tips to enhance its coverage and speed:

Contact your internet provider and request them to increase the Wi-Fi transmission power to its maximum. Some providers set the power to medium by default, so having it at the highest level can improve your network's reach.

Simultaneously, ask your provider to change the Wi-Fi broadcast channel to the least congested one available in your area. There are 12 Wi-Fi channels, and sometimes multiple networks on the same channel can lead to performance issues and reduced coverage.

Position your router as high as possible within your space and aim for a central location. Avoid placing it near insulating materials like wood, which can hinder Wi-Fi signals.

Regularly change your Wi-Fi password. Some individuals may attempt to access your network not to steal your connection, but to use it for free, which can slow down your internet speed.

Holiday Rental



Modern and spacious house for rent during holiday seasons. The house is a 2 floors terrace house situated in centre of Alenda Golf, providing best facility for golf lovers and not limited to, easy to reach Alicante within less than 15 minutes, as well a great communal facilities such as 2 pools, one for children's and one for adults.

It self the house provides you with 3 bright and big bedrooms (double-rooms), a spacious living room as well full equipped kitchen, 3 bathrooms (one service bathroom and 2 main bathrooms), a spacious terrasse as well one balcony to enjoy the weather while relaxing 'home'. Call + 453 1230954 | melissa_anaa@yahoo.com

Furthermore, the house is fully furnished with a touch of Danish design, comfortable and modern furniture's from BoConcept to leverage the cozy'ness of your stay in Spain-Alenda.



Simply Spanish Wine connects international residents in Spain with an amazing selection of Spanish wines.

Our carefully curated list of wines gives wine lovers in Spain access to affordable, high-quality wines produced by small to medium-sized vineyards across the country.

We also offer articles, videos and more, to help give our followers a better understanding of Spanish wine, so they can make more informed choices about which wines to buy and enjoy.

WINE OF THE MONTH

Solarce Blanco

"A fresh and bright Chardonnay blend with a touch of oak."

Producer: Casa la Rad

Region: DOCa Rioja | **Vintage:** 2019 | **ABV:** 13.5%

Grapes: Chardonnay, Malvasía, Viura

Casa la Rad is a relatively new vineyard and only released its first wines onto the market in 2017. Under the watchful eye of winemaker Marta Gallego, the winery is taking a research-driven approach to their winemaking, experimenting with different soils, altitudes and blends to extract the maximum expression of fruit and terroir.

Solarce Blanco is made from Chardonnay grapes blended with Viura and Malvasia.

Although not a local grape, Chardonnay adapts well to a good number of Spain's wine growing regions. In cooler climates it's usually associated with melon, apple or grapefruit flavours, while the warmer you get it can take on more tropical fruit notes of peach, mango, pineapple or lime.

Solarce Blanco is an attractive and bright straw yellow colour with green hues. It has a subtle and elegant nose with a touch of minerality resulting in a combination of aromas of white flowers and fruit like pears thanks to its ageing on its fine lees.

This is a refreshing wine with a great body and well-balanced acidity.

support@simplyspanishwine.com



SAN ALBERTO MAGNO



San Alberto Magno es un Colegio bilingüe, de carácter internacional, que se centra en un Proyecto Educativo moderno e innovador, que atiende a las demandas de una sociedad actual y que prepara a sus alumnos con un enfoque integral y holístico, comprometido con la excelencia educativa y mediante unos valores muy claros y definidos, con un cuidado especial por su desarrollo emocional, para que estén suficientemente preparados y puedan elegir libremente lo que quieran ser en el futuro.

San Alberto Magno is a bilingual, international school that focuses on a modern and innovative Educational Project, which meets the demands of today's society and prepares its students with a comprehensive and holistic approach, committed to educational excellence. and through very clear and defined values, with special care for their emotional development, so that they are sufficiently prepared and can freely choose what they want to be in the future.

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- **BACCALAUREATE**



gonzalosoutofisio@gmail.com | + 34 695318501

Av. Aguilera 49 - Alicante 03001

Holiday Rental



New semi-detached townhouse with 2 bedrooms and communal swimming pool, equipped with air conditioning and private parking space.

Just 100 meters from the golf course.

Price €140 per night.

Avenida del Mediterraneo
Alenda Golf
Monforte del Cid
03670 Alicante
Spain
Email: didier.minda@gmail.com
Telephone: 688 790 444

¿Es propietario de una propiedad en Alenda Golf que alquila? Publicítelo aquí es GRATIS contacto info@alendagolfproperty.com
Do you own a property at Alenda Golf that you rent out? Advertise it here its FREE contact info@alendagolfproperty.com

Frontline Villa 4 Bedrooms 3 Bathrooms (1 En Suite)

This frontline golf villa is in an ideal location, close to the clubhouse and private school with views over the golf course towards the mountains.

Reference: TSAG

395,000€



Great Family Home For Sale

3 Floor Townhouse | 3 Bedrooms | 2.5 Bathrooms | Basement Leads to Pool | Back Garden | Fully Fitted Kitchen | Beautifully Furnished

Reference: KTAG

195,000€



Alenda Golf Property Page ...

What our clients say ...

"I have recently sold my villa on Alenda Golf complex using the local sales agent 'Alenda Golf Properties'.

They took control from the start, giving me a valuation more realistic than other agents, setting up promotion and advertising, bringing in interested viewers and ultimately the buyer. They organised all necessary paperwork and contractual requirements and it took less than four weeks from agreeing a sale to completion.

I put the property on the market in January this year, a sale was agreed in July and the sale completed in August.

Thanks to Alenda Golf Properties for a job well done." **Les Monks**



Immaculate Town House | 3 Bedrooms 2.5 Bathrooms (1 En Suite)

Sold Fully Furnished with High Quality Furniture. In excellent condition no decoration required. Glass Curtains, Garden and Private Parking

220,000€

Reference: KADLA



Frontline Golf Apartment | 2 Bedrooms 2 Bathrooms (1 En Suite)

This frontline golf apartment is in an ideal location, close to the clubhouse and private school with views over the golf course towards the mountains

130,000€

Reference: GELL

"Empezamos las negociaciones antes del verano, que sabíamos que iba a ser complicado. Pero han sido todas facilidades por parte de Gloria y aún siendo algo difícil por ser los vendedores de otro país, todo ha sido muy fluido y cómodo gracias a ella, y finalmente ya puedo disfrutar del ansiado piso. Si volviese a comprar, no dudaría en contactar con ellos."

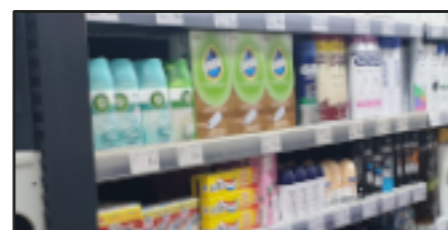
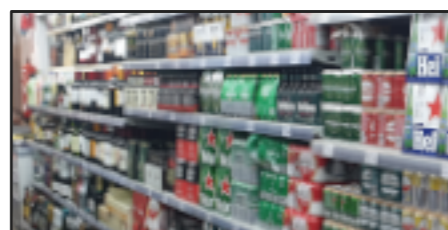
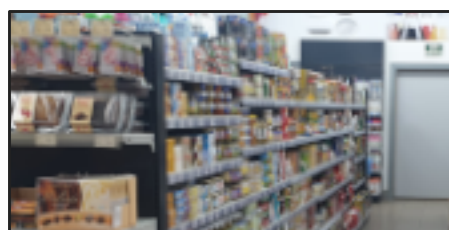
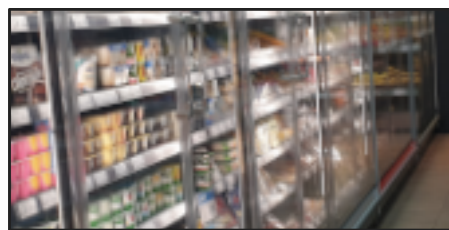
Hugo Pastor

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Due to the volume of business Mortgages Direct process on the Costa Blanca North area, they are able to offer their clients bespoke mortgage solutions with exclusive rates and conditions. Whether you are buying an investment property, holiday home, or main residence, you will benefit from their level of expertise as an accredited Real Estate Loan Assessor by the Bank of Spain. Since the recent legislation of new mortgage rules and regulations, now more than ever, Mortgage Direct can ensure that as a foreign buyer, you achieve the best financial product for your particular needs and requirements.



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Spanish Food	English Translation	Spanish Food	English Translation
Paella	Spanish Rice Dish	Chorizo	Spicy Sausage
Tortilla Española	Spanish Omelette	Jamón Serrano	Serrano Ham
Gazpacho	Cold Tomato Soup	Manchego Cheese	Manchego Cheese
Empanadas	Stuffed Pastries	Albóndigas	Meatballs
Patatas Bravas	Fried Potatoes	Bacalao	Salted Codfish
Flan	Caramel Custard	Turrón	Nougat
Tortilla de Patatas	Potato Omelette	Gambas al Ajillo	Garlic Shrimp
Fabada Asturiana	Asturian Bean Stew	Calamares a la Romana	Fried Squid Rings
Pimientos de Padrón	Padrón Peppers	Tostas con Tomate	Tomato Toasts
Croquetas	Croquettes	Pulpo a la Gallega	Galician Style Octopus
Ensaladilla Rusa	Russian Salad	Pastrami	Pastrami
Fideuá	Noodle Paella	Piquillos	Piquillo Peppers

Prime Frontline Golf Building Plot for Sale 120,000€



Posición central con vistas claras de los hoyos 10 y 11 hacia las montañas y Elche.

Central Position with Clear Views over the 10th & 11th Holes Towards the Mountains &

Esta magníficamente situada parcela edificable, que ocupa una posición privilegiada en primera línea del Alenda Golf, abarca 706 metros cuadrados en una ubicación codiciada, presumiendo de vistas panorámicas a lo largo de las calles 10 y 11 del campo de golf de Alenda, con las montañas y Elche proporcionando un telón de fondo pintoresco.

Enclavada en el corazón de Alenda Golf, la parcela goza de una ubicación conveniente, a un tiro de piedra de la casa club, del supermercado Dicost y de una prestigiosa escuela privada.

Cuenta con todos los permisos de planificación necesarios, y la zona se caracteriza por una selección de viviendas de nueva construcción adyacentes al campo de golf de Alenda.

El entorno es tranquilo y sereno, ofreciendo un retiro pacífico, y aún así se encuentra a poca distancia de animados y bulliciosos pueblos y ciudades españoles. Elche está a

This excellently situated building plot, occupying a frontline position at Alenda Golf, spans 706 square meters in a coveted location, boasting panoramic views across the 10th and 11th fairways of the Alenda Golf course, with the mountains and Elche forming a picturesque backdrop.

Nestled at the heart of Alenda Golf, the plot is conveniently located a stone's throw away from the clubhouse, the Dicost supermarket, and a reputable private school.

It comes with full planning consent, and the area is characterised by a selection of new-build homes adjacent to the Alenda Golf course.

The setting is tranquil and serene, offering a peaceful retreat, yet it remains within



Alenda Golf



**BOOK
HERE!**



The Alenda Golf course was designed and built by Roland Favrat with the maximum respect for the original lay of the land and the estate's natural vegetation, avoiding any aggressive movements of earth during the construction process.

The golf course was completed in October 1999. It covers 49 hectares of land, 18 holes, par 72 and 6,257 metres length, as well as an excellent practice area.



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.

Tel: +34 965 620 521 Email: cadymaster@alendagolf.com

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

Saint Pascual ... some facts

Saint Pascual Baylon, also known as San Pascual Baylón in Spanish, is a well-known Catholic saint in Spain. He was born on May 24, 1540, in Torrehermosa, a town in the province of Zaragoza, Spain, and he died on May 17, 1592, in the town of Villarreal (also known as Vila-real) in the province of Castellón, Spain.

Saint Pascual Baylon is particularly venerated for his deep spirituality, piety, and his connection to the Eucharist.



Here are some key points of interest concerning Saint Pascual Baylon:

Early Life and Vocation: Pascual Baylon was born into a poor shepherd family. He worked as a shepherd in his youth and later became a Franciscan lay brother. His humble and devout nature made him a beloved figure among both the religious community and the local people.

Devotion to the Eucharist: Saint Pascual Baylon is especially known for his deep devotion to the Holy Eucharist. He spent long hours in prayer before the Blessed Sacrament and is often depicted in religious art holding a monstrance.

Miracles: He is credited with numerous miracles throughout his life, including miraculous feedings of the poor and healing the sick. These miracles contributed to his reputation as a saintly figure.

Canonization: Pascual Baylon was canonized as a saint by Pope Alexander VIII in 1690. His feast day is celebrated on May 17th.

Orito, Spain: The town of Orito, located in the province of Alicante, Spain, is home to the Sanctuary of Saint Pascual Baylon (Santuario de San Pascual Baylón). This sanctuary is a significant pilgrimage site for those who venerate the saint. The sanctuary contains a chapel dedicated to him and houses relics and artifacts associated with his life.

Patron Saint: Saint Pascual Baylon is the patron saint of Eucharistic congresses, Eucharistic associations, and the town of Villarreal in Spain.

His life and devotion to the Eucharist have made Saint Pascual Baylon an important figure in Spanish Catholicism, and his legacy continues to be celebrated by many in Spain and beyond.

Outstanding Investment ...

**3 Floor Townhouse | 3 Bedrooms | 2.5 Bathrooms
Basement Leads to Garden & Pool Area**

195,000€

Prime Investment Opportunity at Alenda Golf

Situated amidst the tranquil mountains, this three-storey townhouse at Alenda Golf is a gem for investors eyeing the Airbnb or holiday letting market. Its strategic location, combined with top-tier amenities, ensures a consistent demand from visitors year-round.

The property boasts three luxurious bedrooms, including a master with an ensuite, a modern kitchen, and a spacious lounge that opens to a balcony overlooking the pool. The basement, elegantly decorated, leads to a garden with direct pool access.

Alenda Golf offers a range of amenities: an Olympic gym, a tapas bar with golf course views, a restaurant, and a supermarket.

Located just 10 minutes from Alicante and 15 minutes from its international airport, with four other golf courses within 30 minutes, it's an ideal spot for golf enthusiasts.

Seize this opportunity to invest in a property that blends luxury with promising returns.

The Alenda Golf Course

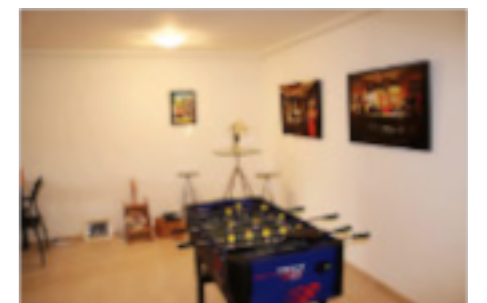
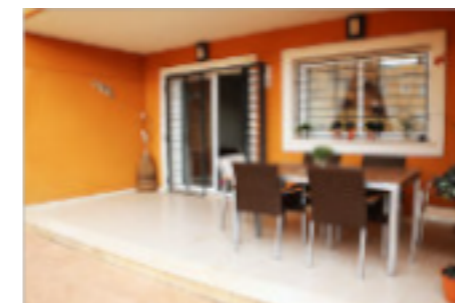
Alenda Golf offers 18 holes of championship golf designed and built by Roland Favrat.

The golf course was completed in October 1999 and covers 49 hectares of land, 18 holes, par 72 and 6,257 metres in length, as well as an excellent 9 hole practice area.

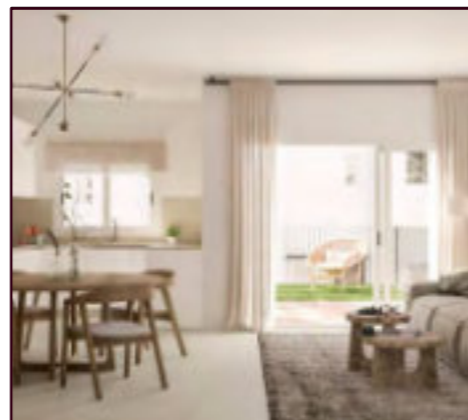
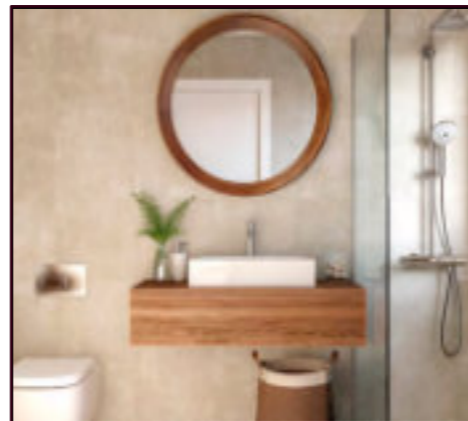
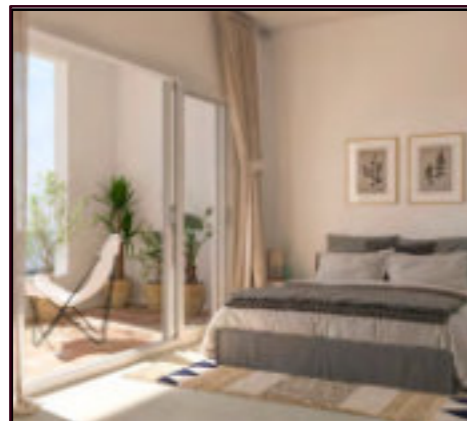
The Golf School is guided by the Golf Federation of the Valencian Community.

Alenda Golf has been used as a European Tour Qualifying School and many Senior Spanish Championships have been held here.

A perfect and complete Golf Rental Opportunity, call Gloria on + 34 649 649



Sunrise Views... Alenda Golf

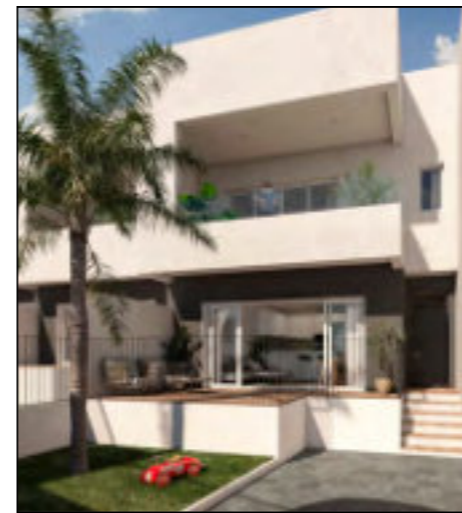


Sunrise Views se encuentra ubicada en un entorno tranquilo en las inmediaciones de Alenda Golf Course. Las viviendas cuentan con aerotermia completa, sistema de renovable que aprovecha la energía ambiental exterior.

DESDE / FROM 280,000€

Sunrise Views is located in peaceful surroundings at Alenda Golf Course in Monforte. The houses are provided with a complete aerothermal energy system for heating, air conditioning, and domestic hot water, a renewable energy system that takes advantage of external environmental energy.

For more information please call Gloria on + 34 649 649 018 or info@alendagolfproperty.com



Viviendos Tipo 1 | Houses Type 1

Enjoy a spacious duplex house with 3 bedrooms, 2 bathrooms, 1 guest toilet, a large front garden, and a roof solarium.

Type 1 properties have a garage space inside the individual plot, next to the garden.

Disfruta de una amplia vivienda en dúplex de 3 dormitorios, 2 baños, 1 aseo, amplio jardín delantero y zona solarium en azotea.

Las viviendas tipo 1 cuentan con una plaza de garaje en el interior de la parcela individual, junto al jardín

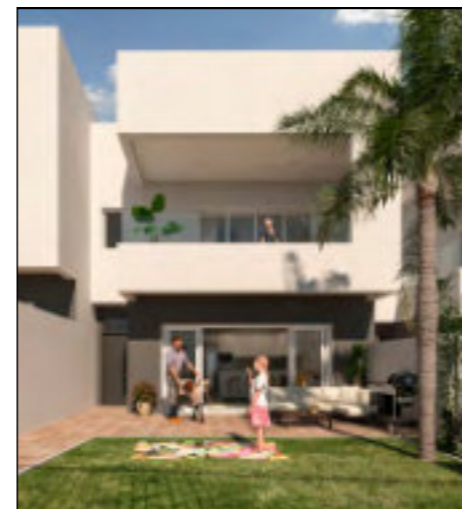


Viviendos Tipo 1G | Houses Type 1G

Enjoy a spacious duplex house with 3 bedrooms, 2 bathrooms, 1 guest toilet, a large front garden, and a solarium on the roof.

Type 1 properties have a garage space inside the individual plot, next to the garden.

Disfruta de una amplia vivienda en dúplex de 3 dormitorios, 2 baños, 1 aseo, amplio jardín delantero y zona solarium en azotea. Las viviendas tipo 1 cuentan con una plaza de garaje en el interior de la parcela individual, junto al jardín.



Viviendos Tipo 2 | Houses Type 2

Enjoy a spacious duplex house with 3 bedrooms, 3 bathrooms, two of them en suite, a basement, a large front garden, and a solarium on the roof.

One parking space on the private street within the urbanization.

Disfruta de una amplia vivienda en dúplex de 3 dormitorios, dos de ellos en suite, 3 baños, un sótano, amplio jardín delantero y zona solarium en azotea.

Plaza de parking en calle interior común.



Viviendos Tipo 2E | Houses Type 2E

Enjoy a spacious corner duplex house with 3 bedrooms, 3 bathrooms, two of them en suite, a basement, a large front garden and a solarium on the roof.

Type 2E properties, as they are situated on corner plots, benefit of a large garden with a parking space on the individual plot.

Disfruta de una amplia vivienda en dúplex de esquina de 3 dormitorios, dos de ellos en suite, 3 baños, un sótano, amplio jardín delantero y zona solarium en azotea.

Las viviendas tipo 2E, al tratarse de parcelas de esquina, disfrutan de amplias zonas ajardinadas con garaje en el interior de la parcela individual.

Elche's Sport Department

A Hole-in-One Collaboration with Golf Federation



Elche's Sport Department: A Hole-in-One Collaboration with Golf Federation

Golf is often considered a sport of elegance and precision, and now, the city of Elche is stepping onto the green with a remarkable collaboration between Elche's Department of Sports and the Golf Federation of the Valencian Community. This partnership promises to usher in a new era of golfing enthusiasm, enriching the sporting landscape, and introducing a younger generation to the charms of golf.

Teeing Off the Collaboration | An Exciting Partnership

In a significant move, Elche's Department of Sports and the Golf Federation of the Valencian Community have inked a collaboration deal. This agreement marks a significant step toward fostering and popularizing golf and its various facets in Elche.

Coordinating Sporting Efforts

The joint commitment involves coordinating efforts to organize competitions and other sports events under the Federation's umbrella. This will not only enhance the competitiveness of local golfers but also provide a platform for showcasing their talent.

A Swing at Comprehensive Training

Additionally, the collaboration includes rolling out a comprehensive training program for golf. This will ensure that aspiring golfers receive top-notch coaching and support, making Elche a hub for golf development.

Driving Golf into Schools | Targeted Campaigns for the Youth

The collaboration's impact will extend to schools through targeted campaigns, ensuring that the younger generation is introduced to the charms of golf. This initiative aims to spark interest early, nurturing potential future golf stars.

A Hole-in-One for the Community | Sporting Extravaganzas

The initiative also includes the organization of sporting events, meetings, and conferences, all aimed at boosting awareness and engagement in golf. Elche is set to become a hub for golfing events, attracting enthusiasts from all around.

From Youth to Adults

The ultimate goal is to enrich the sporting landscape of the city and encourage people of all ages to participate actively in various golf-related activities. This includes initiatives targeting both the youth, promoting golf as a fun starting point, and adults, emphasizing grassroots and amateur levels.

Uniting Through Golf

Lastly, the agreement encompasses the arrangement of gatherings, seminars, and conferences in Elche, focusing on sports activities associated with the Golf Federation of the Valencian Community. These events will bring the community together, fostering a sense of unity and camaraderie through golf.

Electric Scooter... new rules

As of January 22, 2022, Spain has introduced new regulations for electric scooters, aimed at improving safety and quality standards.

This article explores these changes and their impact.

Certification Requirement

From January 22, 2022, electric scooters in Spain must be certified to operate legally on streets. Scooters sold before this date have until January 22, 2027, to obtain certification.

Key Certification Criteria

Speed and Brakes: Certified scooters must have a speed indicator and two brakes.

Electric Motor Power: Electric scooters, known as Personal Mobility Vehicles (PMVs), are electric-powered, with speeds ranging from 6 to 25 km/h.

Speed Control: Scooters stop at 25 km/h and include an anti-tampering system to prevent speed modifications.

Visibility and Safety: Scooters must have speed and battery level indicators, reflectors, and distinct brake lights.

Additional Specifications for Service Scooters

Service scooters require:

Turn Signals and Mirrors: Front and rear turn signals and rear-view mirrors.

Reversing Assistance and Acoustic Warning: Acoustic warning and reversing assistance.

Stability Measures: Side or center stand for stability and specific tire specifications for better traction.

Road Usage and Compliance

Scooters are not allowed on crossroads, highways, interurban roads, urban tunnels, or city pavements.

Riders must obey traffic regulations.

Identifying Certified Scooters

Look for a unique, permanent factory marking with essential information.

Spain's new electric scooter regulations prioritize safety, vehicle standards, and traffic rule adherence.



Quieres vender tu propiedad?

¿Por qué elegir Propiedades de Alenda Golf?

Durante más de 18 años, no sólo hemos residido en el corazón de Alenda Golf, sino que también nos hemos dedicado por completo a su floreciente sector inmobiliario. Nuestra larga experiencia nos ha permitido cultivar un profundo entendimiento, establecer sólidas alianzas y obtener insights incomparables de la comunidad de Alenda Golf.

A lo largo de este viaje, hemos tenido el privilegio de asesorar a numerosos clientes en sus esfuerzos tanto de compra como de venta.

Hoy, muchos de ellos no son sólo nuestros clientes, sino también nuestros vecinos, queridos amigos y socios de confianza que siguen confiando en nosotros con sus propiedades, especialmente cuando residen en el extranjero. Ya sea que estés buscando vender tu propiedad o esperas encontrar la casa de tus sueños en Alenda Golf, estamos aquí para guiarte expertamente a través del proceso. Llama a Gloria +34 649 649 018

- Tomaremos fotografías profesionales de alta resolución de su propiedad.
- También realizaremos y produciremos un video digital para publicar en la página de su propiedad.
- Crearemos un folleto que los posibles compradores pueden descargar.
- Trabajaremos con nuestros clientes para asegurarnos de que el contenido promocionado sea correcto.
- Siempre representaremos a nuestros clientes con la mejor capacidad posible.
- Hemos vivido aquí durante 18 años, por lo que podemos demostrar experiencia local.
- Trabajamos activamente y apoyamos a nivel local con las Juntas y la Policía.
- Siempre acompañaremos a los posibles compradores cuando visiten su propiedad.
- Somos un negocio local ético y experimentado que trabaja arduamente para vender propiedades.
- Le informaremos después de cada visita de un posible cliente.
- Le comunicaremos todas las ofertas, para que esté informado y pueda tomar decisiones adecuadas.
- Investigaremos la situación financiera del comprador lo mejor que podamos.
- Publicaremos su propiedad en la revista Alenda Golf Live.
- Publicaremos su propiedad en Google, Facebook, LinkedIn, YouTube.
- Publicaremos su propiedad en el Portal Idealista.
- Añadiremos su propiedad a Costa Blanca Golf Property.



SOLD/ VENDIDO

Want to sell your property?

Why Choose Alenda Golf Properties to Sell Your Property?

For over 18 years, we've not only resided within the heart of Alenda Golf but have also dedicated ourselves to its thriving real estate sector. Our tenure has enabled us to cultivate a profound understanding, establish solid partnerships, and gain unparalleled insights into the Alenda Golf community.

Throughout this journey, we've had the privilege of guiding numerous clients in both their buying and selling endeavours. Today, many of them are not just our clients but our neighbours, cherished friends, and trusted partners who continue to entrust us with their properties, especially when residing abroad.

Whether you're looking to sell your property or hoping to find your dream home in Alenda Golf, we're here to expertly navigate you through the process.

Call Gloria Cornelius + 34 649 649 018

- We will take professional high-resolution photographs of your property
- We will also take and produce a digital video to post on your property page
- We will produce a brochure that potential buyers can download
- We will work with our clients to make sure marketed content is correct
- We will always represent our clients to the best of our ability
- We have lived here for 18 years so we can demonstrate local experience
- We actively work with and support locally with Juntas & Police
- We will always accompany potential buyers when viewing your property
- We are an ethical and experienced local business working hard to sell property
- We will report back to you after every potential client visit
- We will pass on all offers, so you are aware and able to make informed decisions
- We will investigate the buyer's financial situation as best we can
- We will post your property in the Alenda Golf Live magazine
- We will post your property on Google, Facebook, LinkedIn, YouTube
- We will post your property on the Idealista Portal
- We will add your property to www.CostaBlancaGolfProperty.com



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Alenda Golf Property Page ...

With over 18 years experience in helping clients buying their dream homes, Alenda Golf Property has a unique position in eliminating the usual uncertainties and headaches associated with buying a property, whether it be an investment, a holiday home, or your main residence.

We make sure that your new home fulfills all your needs and expectations. We will assist you throughout the essential legal procedures to complete your buying or selling process including taking care of the registration of your new property and the transfer of utilities.

Alenda Golf Property makes the process straightforward and secure.

In addition, we can offer financial solutions; The opening of Bank Accounts; Introductions to Banks that can be adapted to your financial needs; Mortgage Brokers and Mortgage Intermediaries.

We can also introduce you to Leaders in the Foreign Exchange market - who offer great savings with favorable and competitive exchange rates - if you have to transfer currencies for a Purchase or in the case of a Sale and convert the Euro back to your usual currency.

Additional client support include assistance with NIE applications and Translation Services.

We not only sell - we accompany you throughout the whole process... Our goal is to provide an unparalleled, comprehensive, and superior level of service... See what our customers say on our Alenda Golf Property website.

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

If you are out of the country, we can ensure the works are completed through our Project Management Service.

Being a dual citizen and bilingual in both English and Spanish, we understand both British and Spanish cultures and their respective expectations.

Having previously worked in the City of London with Morgan Stanley as Personal Assistant to the Managing Director Investment Banking, and their Stock Exchange.

Combining my considerable experience in the Spanish real estate market, we are in a unique position to help our clients overcome any linguistic and legal challenges they may encounter in Spain.

Alenda Golf Property - A Secure and Simple Process.



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