



## Newsletter September 2009

### GENERAL INFORMATION

#### **A. – DELIVERY OF HOMES.**

Our architects are preparing the last required documents and have already started the process with the Town Hall to obtain the First Occupation License. This process has been delayed due to the summer holidays of the Town Hall employees. We continue to contact our clients making appointments to help them with the different steps needed to complete.

Amongst the different steps you need to follow to purchase a house in Spain are: having a bank account in Spain; allocate the required funds; arrange a mortgage if needed; in case of needing a mortgage, check different possibilities. Please see the annexed application form for the existing facility.

We suggest that you contact your lawyer to start gathering the required paperwork to finalize this process. In case of doubt, please ask for our help. We will gladly guide you, and arrange a meeting with Cajamar if you wish to discuss further details about the existing facility.

#### **B. - EXISTING FINANCE FACILITY:**

Each property sold has an existing mortgage that has been set up for your convenience. You may contact Cajamar Bank directly to discuss conditions of the existing facility. The steps to transfer this facility to your name are very easy.

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## C. – HOME CUSTOMIZATION:

As we have been communicating the past few months we requested our clients to decide on types of chimneys, kitchen colours, lift designs, and pool surroundings. We thank everyone for answering these questions in such a speedy manner.

We remind all our clients that our technical department is at your disposal if you wish to carry out any further modifications to the homes after delivery.

## BUILDING WORK

We continue on track to deliver the first homes and the Club House this month. We are now able to show finished homes to those visiting us.

The landscaping of the first few homes and the Club House is now well underway. The gardens in homes 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 27, 28, 29, and 30 are getting the irrigation installed and will be the first ones to be planted.



The pool decking for most homes is finished. Changing the pool decking from the original wood to the sandstone has proven to be a good decision. It does not only blend better with the surroundings but it is easier to walk on and does not require any maintenance.

The decoration of the interior of the Club House is adding personality to this great building. Walls are being painted in different colours adding to its fascination. Soon we will be receiving the first pieces of furniture, light fixtures and gym equipment. The SPA facilities, wet and dry saunas, Jacuzzi, and hydro-therapy showers are in place.

Homes now have windows and doors and we are able to lock them. This allows us to start the installation of the last remaining items. Air conditioning units, electricity breakers, plug covers, switches, and most important to the homes in Benahavis Hills Country Club, the home automation system.

The home automation system will be easy to manipulate and will be controlling the water heater, certain lights in the house, the air conditioning system and the pool filtering system. Another feature of the home automation system is the sound system which is controlled independently in each room. The sound system will allow you to listen to the radio or to any device you connect to it independently in each room. This system also offers the “baby phone” feature. You can listen to a child in a bedroom while you are enjoying your dinner or even while you are cooking it. This system has been improved from the original specifications and also allows you to use it as an intercom between the different rooms in the house.



We appreciate the feedback we received from many of you with suggestions for the Concierge service. We will take into consideration all your comments.

We continue working to offer great services to all the owners in Benahavis Hills Country Club. To assure this we are searching for companies that can offer nothing but the best in services, maintenance, home cinemas, etc. If you are still interested in any extras for your house, do not hesitate in bringing your suggestion forward.

## THE INFRASTRUCTURE WORKS

With focus on delivering the first homes and the Club House this next month emphasis was given to various key matters. We will be reaching those dates with the excellent progress attained last month.

During the last few weeks the surroundings of the Club House have dramatically changed. The lower area of this great building, accessed from the roundabout, is almost completed. The last pieces of cobblestone are being laid and the landscaping was already



started. The entrance to this building will be flanked by two ancient olive trees adding seniority to this already impressive building. On the other end, we will make a small park with tall palm trees. The different levels affecting the upper entrance to the Club House are now solved and the entire area is receiving the top soil, plants, and the required irrigation.

The streets that received the concrete last month are being laid with cobblestone. Soon we will have more streets finished just like the one accessing homes 13, 18 and 19. The sidewalk on the lower road is completely finished and the one for the upper road very advanced. Asphalt, concrete, and sidewalks help reducing the amount of dust in the Complex giving it a finished look.

Another mayor task being carried out is passing the underground electricity cables along all the streets and connecting to each home. At the same time, we are also placing the cabling for the street lighting, leaving it ready just to connect the street lamps. We chose street lamps that will add character to the Complex. Lighting of streets will be done in such a way that will not take away from the magnificent views offered from each home and still assure a safe drive through the streets.



Several companies are installing the rest of the services that Benahavis Hills Country Club will be offering. Telecommunication networks, phone system, television cabling and satellite dishes that will support International networks are key matters that are also being dealt with and soon to be finish.

## BENAHAVIS HILLS WEB SITE

We continue to develop our web page trying to get more traffic through it. During the summer months response from it is quite noticeable obtaining more visits and requests through it. Our live-web-cams continue to be the most visited section.

Bring forward any suggestion you may have!

**[www.benahavishills.com](http://www.benahavishills.com)**



## SITE SAFETY

We are glad to receive your visits and have the opportunity to show progress on site on a personal guided way. Due to health and safety regulations, unaccompanied persons are not allowed on site. At this stage it is crucial for everyone involved.

**Please do not enter the site on your own.**

It is advised that you contact our team via e-mail or make an appointment by calling the office. We will be happy to accompany you safely on site.

## THE BENAHAVIS HILLS COUNTRY CLUB TEAM

With both offices based in Benahavis, one on site and the sales office in the main street, our team is focused on delivering a high quality service and product to our clients. At this last stage of the process we offer our help and guidance to ease the steps required to complete your house.

We are on hand and happy to help with any queries regarding your home at Benahavis Hills Country Club. We remind all our clients that our technical department is at your disposal if you wish to carry out any further modifications to the homes after delivery.

Check our web page for further contact details.