



Edif Discovery, c/o Best Wishes, Box 89, Avenida Dr Meca,  
Puerto de Mazarron, 30860, Murcia, Spain  
Telephone (00 34) 646 969 455 / 00 34 600 255 250  
Email: - [info@ads-property.co.uk](mailto:info@ads-property.co.uk) Web: - [www.ads-property.co.uk](http://www.ads-property.co.uk)

## Sample Report – Large Private House

### Customers

Mr & Mrs B from West Sussex

### Customer's requirements

Minimum 3 bedrooms, 2 bathroom detached property on large plot with pool.  
Inland or coastal – to be decided!

### Four of the houses which Mr & Mrs B short-listed



On the following pages, you will find a segment of one of the reports which Mr & Mrs B received from ADS, prior to their visit to the Costa Calida

## Sample Report

### **Brief Description:**

4 Bedrooms, 2 Bathrooms, Detached Villa with Swimming Pool and Garage on a 7000 m2 Plot.

Situated in a rural setting, with views to open countryside. Double wrought iron remote control gates give access to the property. The property is alarmed and air-conditioned (hot & cold). The roof space, of approx 220 square metres, has windows and power and could easily be converted into extra living space or gym and games room. The garden is irrigated, and terraced around the pool area. The remaining land consists of figs, almonds and citrus trees.

### **Front View**



### **Location**

The market town of Fuente Alamo and the old roman port city of Cartagena are both within 15 minutes approx.

Across the road from the property is a Spanish wine merchant's depot and about 50 metres from the property is another property owned by an English family. The tiny hamlet of Las Rosas is 500 metres further on towards the main road. The village of El Palmero is less than 1 mile from the property. The beach at Portus is 15 minutes drive away and also the beaches at La Azohia, Isla Plana and Puerto de Mazarron are all within an easy drive (approx 30 minutes). The property is reached via a tarmac road from the nearby village of Cuesta Blanca on the main Cartagena to Puerto de Mazarron road (6km) Alicante Airport is approximately 1 hr, 15 minutes from here, Murcia (San Javier) Airport is less than 1 hours drive.

### **Outside – Rear of the property**

The rear of the property is accessed via a very large electric remote control double gate. The area is laid to tiles, some gravel, and concrete area with double car port. The views from the rear of the house are to the garden, where many trees are planted - Almond, Oranges, Lemons and Figs trees.

This area is irrigated; however the ground around the trees is unkempt. The entire plot is fenced.

### **Rear View**



### **Outside – Front of property**

This area is irrigated and planted with some plants and trees.

### **Outside - Side of property**

Pool 8x4 metres with terrace surround, lights in the pool and flood lights on terrace.

### **Pool**



### **Outside – Terrace**

Fully tiled with retractable veranda canopy  
Stone barbeque

### **Terrace**



### **Entrance Hall**

Very large entrance hall with hallways to bedrooms.  
Doors to Lounge, Kitchen, bedrooms and bathrooms  
Very large storage cupboards in hallway  
Security entry telephone  
Windows at side of front door – can only be seen through from the inside!

### **Entrance hall (inner section)**



**Lounge/Diner**

Lounge 21ft 9ins x 15ft 9ins

Dining room 20 ft x 9ft 3ins

**Lounge** – Air-conditioning, ceiling fan, chimney flue, TV point, Open marble staircase leading to first floor. Double patio doors to terrace and swimming pool.

**Lounge**



**Archway leading to Dining room**

TV point, good size for large dining table, windows with views of front gardens



The report continues in this style and with this element of detail....

All reports have a final section, summarising the features which are common throughout the house, as below

**Additional Information**

House fully double glazed

All windows with security grills

Satellite Dish

The property is 4 years old

Hot and cold air conditioning throughout

Alarm system

All sizes as quoted by the owner and are approximate, not measured by us.