



INSIDER GUIDE

COSTA BLANCA SOUTH EDITION



Contents

Welcome	3
Torrevieja	4
The Orihuela Costa	5
Punta Prima • Los Altos • La Florida	6
Playa Flamenca • La Zenia • Cabo Roig	7
Villamartín • Los Dolses • San Miguel de Salinas	8
Campoamor • Mil Palmeras	9
Torre de la Horadada • Pilar de la Horadada • Pinar de Campoverde	10
We made the move	11
Between Torrevieja and Alicante	12
Algorfa • Los Montesinos • Quesada • Benijófar • Rojales	12
Guardamar • La Marina • Santa Pola • Gran Alacant	13





Welcome

The southern part of the Costa Blanca is home to one of the most developed and foreigner-friendly stretches of coastline anywhere in Spain.

Running south from Alicante for around 75 kilometres, it ends at the regional border with Murcia, where the famous Mar Menor lagoon begins.

The provincial capital Alicante is a charming coastal city, but most visitors landing at its airport, which is one of Spain's best connected to the UK and wider Europe, head south to one of the Blue Flag beach resorts or friendly communities a few minutes inland.

The coastline immediately south of Alicante is home to a selection of quieter, less developed beach resorts, while the area 5-10 minutes' inland just north of Torrevieja has established expat communities.

By far the busiest and most developed stretch is Orihuela Costa, a string of resorts and communities that follows the coastline and N-332 south from the city of Torrevieja. The AP-7 also passes through too, making the rest of the Costa Blanca and Murcia easily accessible. Alicante Airport is around 40 minutes' drive and Murcia International Airport 45 minutes from most communities there.

Read on for more...





Torrevieja

The cradle of the southern Costa Blanca, where the region's boom in foreign-owned property began. A former fishing town transformed today into a friendly coastal city, it offers an abundance of seafront complexes and urban communities, a wonderful seafront promenade, aquaparks, hospitals, plenty of bars and restaurants, and great shopping, including the La Habanaras shopping complex and regular markets. Not forgetting its famous salt lakes, today noted more for their health benefits, but which historically have been a valuable financial asset for the region. All this is complemented by its balmy micro-climate.

Torrevieja's 14-kilometre coastline is a pleasant mix of different-sized urban beaches and coves, with urbanisations fanning out from the seafront, and also includes a port and modern leisure marina. La Mata, on the northern edge, is the longest and least developed beach, which contrasts to the busier and more central beaches of Los Locos and El Cura beach, fringed by restaurants, bars and shops. Los Naúfragos and Acequión beaches next to the port in the south are also popular.



Ideal for buyers in search of a metropolitan coastal lifestyle where they can rub shoulders with the local Spanish population, the abundance of apartment and townhouse complexes in Torrevieja means prices are very competitive. A budget of €70,000-€100,000 offers a good choice of one to two-bedroom resale apartments, while larger, newer apartments are from around €180,000. Well located resale townhouses start from around €150,000.

Drive time to Alicante Airport around 35 minutes and around 50 minutes to Murcia International Airport.



The Orihuela Costa

The adjoining urbanisations and seafront resorts that form Orihuela Costa make up one of Spain's most popular areas for British and other foreign nationals to own a home. All types of property and budgets are on offer here, including apartments, duplexes, quads, townhouses and villas.

Bursting with English-speaking amenities, lively strips with restaurants and night spots, all types of leisure activities, expat clubs, great shopping – including the landmark La Zenia Boulevard shopping centre, and a coastal path running most of its length, Orihuela Costa is a true year-round destination geared towards expats and second homeowners. There are five golf courses here, namely at Las Colinas, Campoamor, Las Ramblas, Villamartín and Lo Romero, most being just 10 minutes' drive apart. From north to south, here's a more detailed look at where to buy here.



When choosing property, remember that being a short drive from the seafront makes prices lower. The coastal side of the N-332 is the most developed and liveliest area, while communities on the other side and even beyond the AP-7 tend to be quieter and less busy.

Punta Prima • Los Altos • La Florida

Less than 10 minutes south from Torrevieja along the N-332, or a glorious 35-minute stroll along the seafront, takes you to the beach resort of Punta Prima. It's known for its white sandy beach, seafront promenade – which follows the coast as far as Cabo Roig, and its sea-view restaurants. Off the strip, the extensive amenities include a shopping centre, supermarket and fast-food outlets and there is also a go-kart track. Unsurprisingly, front-line apartments are especially sought-after.

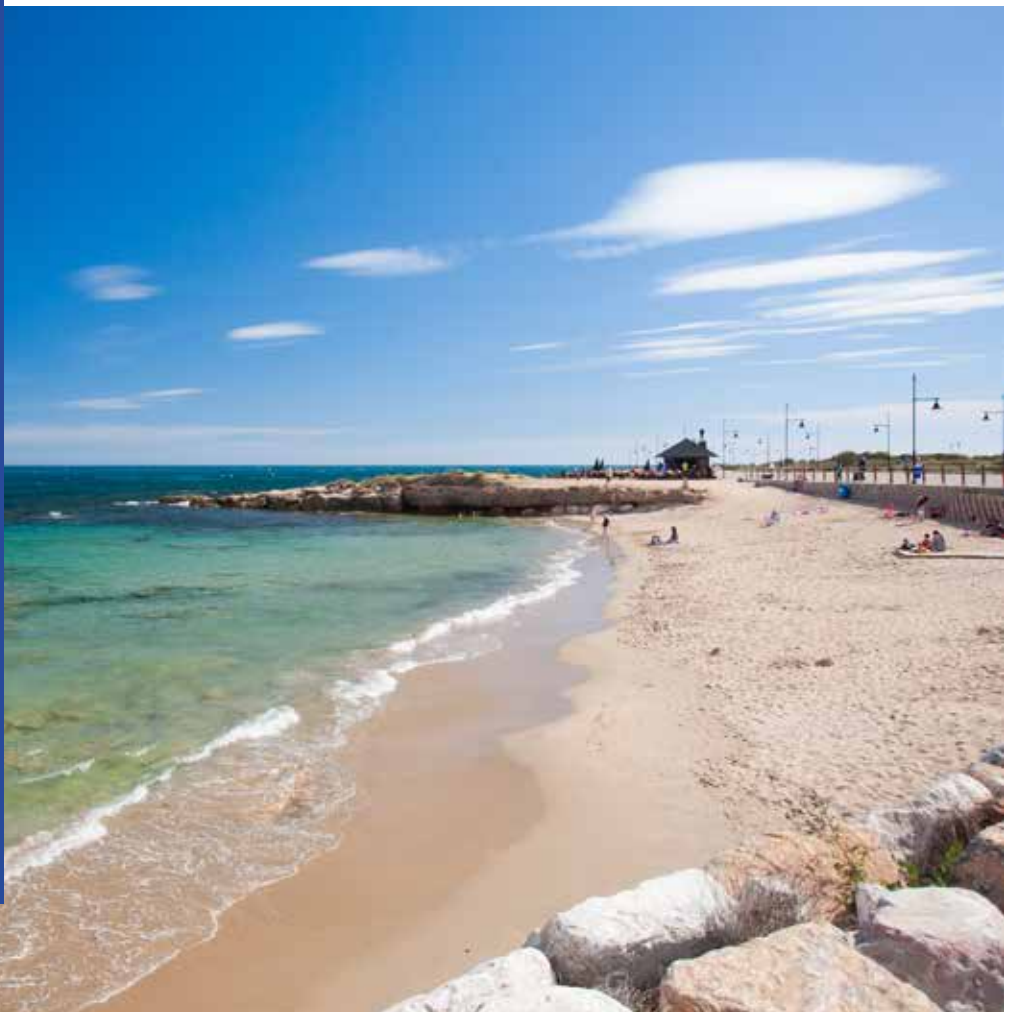
Just across the N-332 and away from Punta Prima's seafront is the residential urbanisation of Los Altos, classed as a suburb of Torrevieja. Another popular urbanisation, located between Los Altos and the AP-7 motorway is La Florida, with its popular Emerald Isle Leisure complex and commercial area for shopping.

Budget from €100,000 for a good choice of resale two-bed apartments within walking distance of Punta Prima's beach, from €180,000 for new-build. In Los Altos and La Florida, typical two-bedroom resale apartments are from €85,000 and townhouses from €110,000.



"I've been living about 20 years in La Florida, and it's a fabulous place to be. There are expats of all nationalities here, and a large choice of restaurants and bars open all year round. One of the most famous is the Abbey Tavern, a typical Irish bar with lovely gardens and a great place to go and socialise while listening to live music. It's a flat area, so good for walking or cycling to the lovely blue flag beaches in Playa Flamenca."

Wim Arnold, Sales
HomeEspaña





“Living in Cabo Roig is great - I’m in the middle of everything! I can walk to the new Commercial Centre where there’s a variety of great restaurants and cocktail bars, and I’m just a short drive to the fabulous La Zenia boulevard. I also have great access to the canal which is great for bike rides down to Murcia.”

Jade Legge, *Valuations*
HomeEspaña

Playa Flamenca • La Zenia • Cabo Roig

Five minutes down the coast is the large resort of Playa Flamenca. Located in the heart of Orihuela Costa, it merges with La Zenia to form one of the best served areas in terms of amenities. Its coastline includes sheltered beaches, coves and cliffs, with restaurants and bars dotted along it. There is also a large seafront commercial centre two minutes’ walk from its main beach. Playa Flamenca’s school, large sports complex and large weekly market (Saturday) are worth noting.

With a popular Blue Flag beach of its own, La Zenia is equally brimming with amenities, the



most noteworthy being the landmark La Zenia Boulevard shopping mall, located a couple of minutes off the seafront between the N-332 and AP-7 and complete with international brands and leisure attractions. The edge of La Zenia leads into Cabo Roig, a resort formed around a rocky headland where a scenic path (leading to La Zenia) links its two popular beaches. These are El Capitán beach on the northern side and the main La Caleta beach on the southern side where there is also a small marina, popular for fishing trips. Cabo Roig has its own collection of restaurants, bars and supermarkets. and is also where the main Orihuela Health Centre is located.

In this area, prices for typical resale apartments start from €85,000, typical townhouses from €130,000 and €220,000 for a resale detached villa. Typical new apartments are €180,000 upwards and new villas €350,000 upwards.



“I love Playa Flamenca because it’s busy all year around, I can walk in any direction and find a good selection of restaurants and cafés, and they are all open throughout Winter. There are lots of places to walk my dog - it only takes me 20 minutes to walk to the beach, and 10 minutes to the Zenia Boulevard Shopping Mall! There’s a sports centre, gym, basketball and tennis courts. Playa Flamenca is very central and you can easily reach Punta Prima, Villamartin and La Zenia by foot.”

Chris Root, *Client Relations*
HomeEspaña



Villamartín • Los Dolses • San Miguel de Salinas

Five minutes’ drive from the seafront at Cabo Roig and La Zenia is the established community of Villamartín, made up of a collection of urbanisations and a long-time favourite with expats. At its centre is the championship Villamartín golf course, while a lively social hub is Villamartín Plaza, where crowds gather to enjoy the choice of international bars and restaurants, not to mention the live music events. Another busy shopping spot is the La Fuente commercial centre. With its year-round population, Villamartín has a good mix of apartments from €79,000, and townhouses from €100,000.

Between Villamartín and La Zenia is Los Dolses, a smaller urbanisation built around its own commercial centre. A short walk over the AP-7 takes you to the La Zenia Boulevard mall and on to the beach at La Zenia. Apartments here start from €120,000, and villas from €230,000.

Just inland from the coast, between Torrevieja and Villamartin, San Miguel de Salinas is a small Costa Blanca town with beautiful salt lakes in one direction, and countryside filled with olive and citrus groves in the other. San Miguel has schools (nursery, primary and secondary, an outstanding international school, and several adult language schools), a library, plenty of places to eat and drink, banks, and a Wednesday street market. New-build villas are popular here, from €250,000.





Campoamor • Mil Palmeras

Continuing south along the coast from Cabo Roig takes you to the beach resort of Dehesa de Campoamor. This is a smaller resort based around three Blue Flag beaches and marina. Five minutes inland is the Real Club de Campoamor championship golf course, surrounded by an upmarket urbanisation, often referred to simply as Campoamor. Apartments here start from €120,000, and villas from €250,000. Also in this area is the Las Colinas Golf and Country Club, which includes luxury fairway homes set within a protected country estate.

Mil Palmeras is the next hub along the coast, another low-rise, family resort where things are noticeably calmer and less developed than 10 minutes up the coast. Apartments here start from around €100,000. Besides its beach, highlights are its large plaza and palm-tree-lined streets.



Torre de la Horadada • Pilar de la Horadada • Pinar de Campoverde

Orihuela Costa's most southerly beach resort, Torre de la Horadada is the coastal part of the old whitewashed town of Pilar de la Horadada, with both offering a more traditional option to the expat-focused communities 10 minutes up the coast.

Torre de la Horadada, which has a marina and sandy beach nestled below its historical watchtower. It has two plazas, but more amenities are to available at its Pueblo Latino urbanisation. Alicante and Murcia International airports are 50-55 minutes' and 35 minutes' drive respectively, while the famous Mar Menor lagoon and its beaches are 10 minutes away over the regional border in Murcia.

New-build near the beach is popular in Torre, with new apartments from around €160,000 upwards, or new townhouses from around €220,000. Smaller budgets could look at resale properties in Pueblo Latino.

Ten minutes' drive inland from Pilar takes you to the small town of Pinar de Campoverde, located in a picturesque position surrounded by pine woods and citrus groves. It has grown from a traditional agricultural village into a residential hot spot for expats who prefer more tranquil surroundings without being far from the coast. Townhouses start from around €120,000 with larger detached villas with pools from €200,000.

"Torre de la Horadada is my favourite location, because of the attractive coastline for a relaxing seafront stroll. There are three fantastic plazas - the main plaza with a clifftop terrace offering great views of the marina; an international plaza with a large selection of restaurants; and a traditional Spanish plaza, Pueblo Latino, with a number of cafe bars and traditional ice cream parlours."

Jamie Percival, Sales
HomeEspaña





A Permanent Move to the Orihuela Costa

After two decades of enjoying a second home in Torrevieja, Brian and Ann Clarke, retired NHS health professionals from Yorkshire, moved to the Costa Blanca permanently in 2020.

"We started coming to the Costa Blanca 30 years ago, staying in Torrevieja, so we know our way around!" said Brian. "We'd thought about moving permanently for years. About 18 months ago we decided it was time."

Brian continues: *"We were at home in the UK when we spotted our house for sale online. We knew exactly where it was and liked the look of everything about it. The property's advertised price was €148,500, but we agreed on €145,000."*

The Clarkes' new home is on the La Ciñuelica urbanisation near Punta Prima. The ground-floor includes a living/dining area, separate kitchen, two bedrooms and large shower room. Stairs lead to the first floor with the third bedroom, separate family bathroom and large terrace. *"It's beautifully decorated throughout - like a show home!"* said Brian *"We have access to two communal pools and we're one of few properties that overlooks one of them."*

The Clarkes won't be short of things to do.

"We've played petanca here for years, we love it," enthused Brian. *"There are lots of leagues up and down the coast and we get to play at least three times a week. On Wednesday nights we go to a dinner club, where a group of us meet up at a chosen restaurant. We also like visiting La Fuente commercial centre in Villamartin, where we enjoy a drink and meal."*

Enjoying the great outdoors



Fitness fans Traci and Paul Vine, from Eastbourne in the UK, love the outdoorsy way of life that comes with their Orihuela Costa holiday home. The couple, who have two children aged 18 and 24, bought their townhouse in Villamartin at the end of 2019, and use it for holidays now, but are planning a permanent move in 2023.

Their story starts in July 2019. *"We went out with HomeEspaña to view four or five properties we'd selected from the website,"* recounted Traci. *"Our agent Natasha slipped in an extra one that she called her wildcard, and we loved it. We were flying home the next day so asked to view it again. Natasha met us there, we made an offer and it was accepted!"*

The family were already familiar with the Orihuela Costa area, as Paul's parents live in Playa Flamenca, and reaching the Costa Blanca is easy for them all, thanks to regular flights from Gatwick to Alicante. *"We are fitness bunnies and both have bikes in Spain,"* enthused Traci. *"We love being close to the canal pathway, as it runs for miles and is great for cycling. And we absolutely love running along the costal path which runs from Punta Prima to Campoamor."*

Highlights of the Vines' three-bedroom, two-bathroom townhouse are its huge rooftop terrace and its small private pool. It also has access to a communal pool, while bars and restaurants are only 30 minutes' walk away.

Between Torrevieja and Alicante

Algorfa • Los Montesinos • Quesada • Benijófar • Rojales

A quiet, rural option set amongst citrus groves and a short drive inland from the coast is the village of Algorfa, featuring an enticing array of local bars and restaurants. Algorfa is convenient for its proximity to the five-star La Finca Golf Resort, located one kilometre away from the village and with its own residential communities offering homes by the fairways.

Nearby Los Montesinos, ideally located in the countryside tucked behind Torrevieja's salt lakes, but still just ten minutes from the city itself, has become a favourite with relocating expats who prefer a more traditional community. Resale apartments here start from €80,000, townhouses from €100,000 and there new detached villas from €250,000.

A few kilometres inland from the coast and overlooking the salt lakes at Torrevieja is the purpose-built town of Ciudad Quesada, made up of a collection of urbanisations. Growing fast and spreading towards the coast, new communities including El Raso, San Bruno and Lo Pepín, are becoming hot spots for British and Scandinavian owners in particular. All types of English and international amenities are on offer there, including a new water park.

Foreign interest has spread to the smaller neighbouring towns of Benijófar and Rojales (with the Segura river running through it), both within walking distance of each other and boasting pretty plazas and enough amenities for year-round living, including medical centres, banks, parks and English-speaking bars and restaurants. Between them is the popular Benimar urbanisation. Highlights of the area are the weekly markets, especially the one in nearby Almoradí.

Being a 10-15-minute drive from the coast makes the Quesada area more affordable. Quesada has plenty of resale properties, with lots of choice between €100,000 and €150,000 for a terraced bungalow or townhouse, while compact detached villas start from around €150,000 and larger two-storeys from €200,000.



Guardamar • La Marina • Santa Pola • Gran Alacant

Small and family-friendly Guardamar is located near the mouth of the Segura river, where you'll find its Las Dunas marina. A shady park links the marina with the resort, which is known for its colourful fiestas. The unspoilt beach there runs either side of the river mouth, much of it fringed by sand dunes covered with pine and eucalyptus trees, giving the area an unspoilt natural feel.

Within the town, small low-rise apartments and bungalows located first, second or third-line from the beach, lined with a choice of restaurants, are especially popular. Resale two-bedroom apartments start from around €95,000 and bungalows from €150,000, while new villas are upwards of €260,000. Guardamar boasts a friendly centre, popular market and laid-back Spanish feel, but is only 15 minutes from the bright lights of Torrevieja.



La Marina is a small, low-key coastal village with access to a 17-kilometre stretch of Blue Flag beaches and dunes. Its main street has a selection of shops, bars, banks and restaurants, while on the inland side of the N-332 is the large La Marina urbanisation, with its own amenities. Villas are especially popular here, with resales priced from around €250,000 for a three-bedroom, two-bathroom two-storey property with private pool, or €400,000 for a similar modern new property.

Just north of La Marina is the former fishing village of Santa Pola, a family resort favoured mainly by Spaniards. It still has a busy port and leisure marina, but its main attraction are its golden beaches. Being close to Alicante and with a working population, it is a true year-round destination. The closest point on the Spanish mainland to the day-trip-destination Tabarca island, Santa Pola also has its own protected salt lakes.

One of the closest residential areas to Alicante Airport, being just 10 minutes away, Gran Alacant is a relatively new area. Close to the unspoilt Blue Flag Carabassí beach, which includes dunes and a wooden promenade, it includes a collection of peaceful urbanisations and large shopping centre with lively plaza, bars and restaurants.



Selling homes in Spain

Since 2002



Playa Flamenca | €127,500
2-bed apartment



La Zenia | €135,000
2 bed townhouse



Los Dolses | €134,995
2 bedroom apartment



Villamartin | €169,995
3 bedroom villa



Cabo Roig | €240,000
2 bedroom villa



Pilar de la Horadada | €283,000
3 bedroom villa

HomeEspaña has helped more than 4,000 customers find a home on the Costa Blanca over the last 19 years. We have properties ranging from one-bed beachside apartments to luxury country fincas. We'll be with you every step of the way. Finding your dream home, guiding you through the process, and ensuring a smooth, safe purchase.

Welcome to Spain!

Prices and availability correct at time of publication, but prices change and properties sell fast, so please check the website for up-to-date information.



HomeEspaña
Real Estate | Inmobiliaria

Showrooms in: **La Zenia** | **Los Dolses** | **Denia** | **Benidoleig** | **Valencia**

Call: (+34) 966 761 545 • info@homeespana.com • www.homeespana.com