

PROPERTY PANEL

Marbella Golf Resort

Located within the Marbella Golf Resort, which boasts an 18-hole course designed by Dave Thomas, as well as an on-site equestrian centre, restaurant and future five-star hotel, a 4,000-square-metre plot is available for private villa construction with a permitted build volume of 11 per cent (excluding basements and terraces). Infrastructure and services are already in place. The plot price is approximately €653,000. For further information contact Carrington Estates on +34 952 810 868, www.carrington-estates.com.



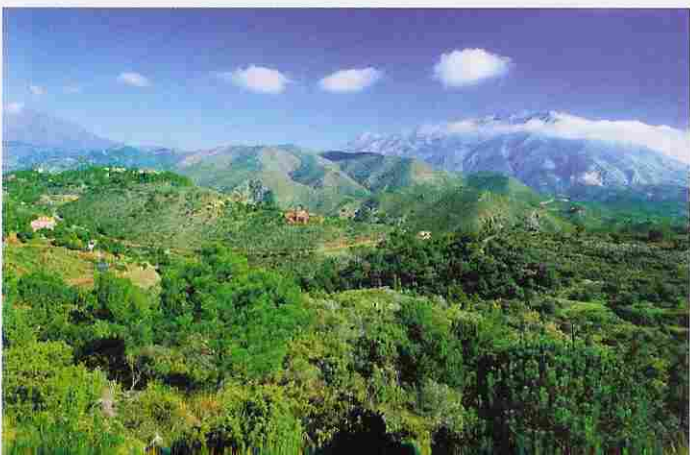
Monte Mayor Golf & Country Club

Located within Monte Mayor Golf & Country Club's gated community – comprising a spectacular 18-hole course, driving range, spa and fitness centre – there are various plots with sea, golf or mountain views available for private villa construction starting from £200,000 for a 3,000-square-metre plot. For further information contact Carrington Estates on +34 952 810 868 or www.carrington-estates.com.



El Madroñal

Set in a quiet location on the rural country estate of El Madroñal close to Marbella, a south-facing plot with sea and mountain views with a permitted build volume of 881 square metres is priced at approximately €551,000. For further information contact Carrington Estates on +34 952 810 868 or www.carrington-estates.com



HOUSE-PRICE rises of 20 per cent in 2004 alone are putting the dream of buying a home in Spain beyond the reach of some Brits. According to the Spanish notaries' body (*Consejo General del Notariado*), in November 2004, the average price of an apartment was €113,000, up from €100,000 in January 2004. "However, bear in mind that these prices are the average for the whole of Spain and, therefore, average prices on the coast where foreigners tend to buy will be around 20 per cent higher," says Mark Stucklin of Spanish Property Insight.

There is another way, however, to own your dream place in the sun – if you don't mind getting your hands dirty, and have a certain amount of entrepreneurialism, good organisational skills, patience, resolve and some available cash – build it yourself.

On the Costa Blanca, Oyster-IPC has 10,000-square-metre plots for sale in a semi-rural area approximately a 45-minute drive inland from Alicante. "Including plot price, a 200-square-metre three-bedroom, three-bathroom villa with pool can be built for as little as €210,000," says director Greg Fairclough. "A resale property of similar proportion in a comparable location could cost as much as €320,000."

Elsewhere, on the Costa del Sol, Oyster-IPC, which provides an all-round service that includes land procurement, and design-and-build on behalf of its clients, has plots of land for sale with sea, golf and/or mountain views priced at €72,000 for 1,000 square metres in Benahavis, ten kilometres inland of the luxury marina of Puerto Banús.

It is a short drive from the millionaire yachtsman's playground to the rolling hills of Monte Mayor Golf & Country Club, but a world away in terms of atmosphere. "Monte Mayor is such a peaceful place," says Tim Errington, 45, who has recently bought a one-acre plot overlooking a fairway on which he plans to build a 500-square-metre house for himself, his wife, Vanessa, and two-year-old twins Henry and Sophia to live in.

"I decided to self-build because you get exactly what you want and it's special to build something for your family to live in," says Errington. "Additionally, it will be a good investment; a similar size property to buy would cost double what this will cost to build, including taxes, architect's and project manager's fees."

Peter Wilkey, a director of Johnson & Wilkey Asociados and a

