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Publisher: Great Enterprises s.l.

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## PREFACE

Thank you for purchasing the RB MASTERCLASS.

This info/note book is an addition to the nine videos of the RB Masterclass called,

**“What Real Estate Agents In Spain might NOT Tell you.”**

Please go to chapter 9 of the video index in this book where you will see how to obtain access to the videos.

Enjoy!

## INDEX

*You will find notes, tips & anecdotes throughout the book. These relate to the Spanish way of building and are to illustrate why things are done the way they are done.*

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Index of each video chapter with the missing answers.

# **Chapter 1: The common but often forgotten issues...**

1. Airports (nearby / noise )
2. Highway (noise / pollution)
3. Industry (smell / pollution)
4. Public transport (nearby / operating)
5. Shops & restaurants (nearby / open all year)
- 6. Schools (nearby / quality / how many years)**

A real estate agent might tell you that e.g. an international school is only 30 minutes by bus. Which is correct. But how long will it take you to get to the bus stop? Let's say 10 minutes. It will be very likely that your kids never get to play with their friends from school after school or at the weekend as those friends might live in the opposite direction which may also take 40 minutes to get to the school.

**NOTE:** Take in account that ports in Spain are rather expensive. If you plan to dock your boat in a cheaper **public** port you most likely will be put on a waiting list of 2-3 years and in some ports yachts sailing under a foreign flag are not accepted in public ports.

## Chapter 2: The NOT so common issues...

1. All legal right (illegal buildings)
2. Or illegal (illegal urbanisations)
3. Power lines (health issues)
4. Garbage tip (smell)
5. Water treatment plant (smell)
6. Motorcross track (nearby / noise)
7. South-facing (cold)
8. **Spanish ports. (is there a spot for you?)**

If you are planning to buy a property nearby to a port or put your yacht there, it is advisable to check first if there is a spot for you as it may not always be the case, especially in summer months.

9. Gotta fria / barranco (look for signs)
10. Quality neighbourhood (how can you tell)

**NOTE:** Spanish people often like to do things traditionally. This also applies to a builder, who has most likely never been to school and use the same items in every project. This is simply because he doesn't know any different. Don't be surprised if you see the same toilets and basins etc. everywhere with the brand ROCA. Everything will be done in the same way that has it has been over the years e.g. tiling without joints, windows that only open inwards, rejas instead of security glass etc. (more about these subjects in the Masterclass handbook regarding renovating).

## Chapter 3: What's in a name?

1. Finca (is it a house or is land or both?)
2. Sea view (so many different views)
3. Sunny (soleada) (how long does the sun be there)
4. **Primera calidad (the difference)**

In Spain an often used phrase is; "*es de primera calidad*".

It is supposed to mean best quality but don't be surprised if a Real Estate Agent uses the phrase whilst pointing out the bathroom shown in the left image.

5. Uralite (a brand name for asbestos)
6. Climalit (a brand name for double glazing)
7. Types of land (MOST COMMON TERMS):
  - Campo (country side, Field)
  - Urbanización (housing development)
  - Parcela (plot)
  - Terreno / tierra rustico(a) o finca
  - Agricola (agricultural land)

8. Types of dwellings (MOST COMMON TERMS):
  - Casa de campo (farm house)
  - Casa rural (country home)
  - Villa / chalet
  - Finca (farm house of farm land)
  - Adosada (terrace house)
  - Apartamento / piso
  - Edificio (building)
  - Ático (penthouse)

AND OTHER TERMS:

- Suelo (floor or land)
- Local (commercial outlet / shop)Plaza de garage (parking spot)
- Vivienda (living space)

- Casa (house)
- Dúplex (duplex)

**NOTE:** In Spain there are so called barrancos ( a barranco = a ravine or gorge). These barrancos were often, over many years, created by rainfall. Strangely enough was it been allowed for years to build houses in these barrancos. Of course that is no problem if there is no, or little rain but if there is a downpour like a ' gotta-fria' it has caused complete houses and pools to be washed away.

**NOTE:** The soil in Spain is generally a mixture of rock and clay. The clay becomes hard when it gets dry. But after rain it becomes soft. The result; the foundation of a house no longer rests on a stable subsurface with all its consequences.

**NOTE:** An installation of an elevator or swimming pool will also mean a rise in the monthly community costs.