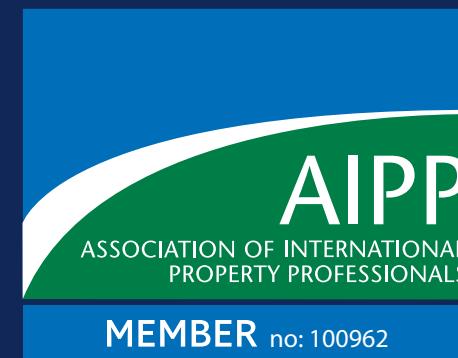




SELL YOUR PROPERTY



Why us?

Choosing the right real estate agent to sell your property is a big decision. As an independent local agent, Javea Home Finders is your best option. Our team of experts will provide a professional and knowledgeable service specifically tailored to you.

We aim to deliver honest and transparent communication from the initial valuation, through the sales process and to completion at notary. Our proactive team is passionate about people and properties, promising you the best real estate service in Jávea.



Who are we?

Jo Ivory - Director / Owner

Having lived in Jávea for over 20 years and worked in the real estate industry for 15 of those, Jo has extensive knowledge about sales, rentals, and investments. As an expert, she can advise our clients about costs and taxes involved in property transactions. She is known for her straightforward talking and guides her staff likewise.



Amber Gray - Sales Manager

Living in Jávea since childhood, Amber knows the area and market inside and out. She presents each property to qualified buyers and uses her negotiation training to achieve the best price and outcome for our vendors. Her strong communication skills ensures every sale progresses smoothly from viewings, price negotiations, to reservation and completion.



Jessica Hall - Property Valuer

Having grown up in Jávea and attending both Spanish and international schools, Jessica has an in-depth knowledge of the local area and property values. She is known for her attention to detail, continually monitoring the property market and recent sales in Jávea. Analysing all the available data and providing you with an accurate, detailed and informed property valuation.



Oscar Aliano - Marketing Expert

A British citizen, who relocated to Spain during his childhood, Oscar is responsible for marketing our property listings. Using the latest equipment in video, drone and photography to highlight every property's unique features. This approach guarantees that your property is exposed to the widest audience both locally and internationally.



Freya Mathews - Admin

Raised in Jávea, she has a bond with the area and a deep grasp of its community. After completing a graphic design course in Madrid, she brings creativity and meticulousness to her work. Freya manages vital behind the scenes tasks, from listings to client communications, keeping operations smooth with her eye for detail and passion for property.

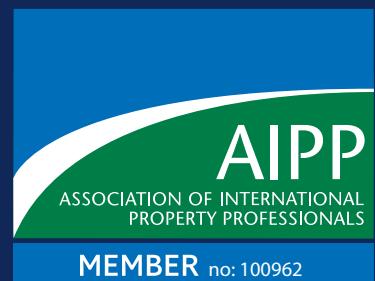




We're Fully Licenced and Registered

With so many agents in the area, some with offices and some working from home, selecting an agent that is officially registered and licenced is essential.

As well as being a fully licenced and insured agent, Javea Home Finders has been established since 2006. With an office in the Arenal and being a legally registered company in Spain, giving our clients the assurance required to entrust the sale of their property.



Being an API (Agente de la Propiedad Inmobiliaria) registered agent means we have attained qualifications specific for Spanish Estate Agents. We have been comprehensively trained to value and sell properties in accordance with the laws of Spain.

Registration with the Valencian Community Registry for Estate Agents reflects our commitment to professionalism, a key requirement in this field. It guarantees our clients top-quality service, backed by our dedication to high standards and ethical values.

As an AIPP agent, Javea Home Finders abides by a strict code of conduct and commits to uphold professional values and standards, which is why we have always worked with honesty, integrity and reliability, along with communicating in a transparent manner.

Valuing Your Property

At Javea Home Finders, we understand that every property is unique, and so is its value. That is why our expert valuer, Jessica, provides a thorough and accurate appraisal that goes far beyond simple comparisons.

Jessica assesses your property using a combination of carefully selected factors that reflect its true market value. She considers:

- The distinctive features that make your property stand out.
- Official government data tailored specifically to the Jávea property market.
- Our exclusive in house database built over many years.
- A detailed comparison with similar properties currently on the market or recently sold in the area.

With extensive experience in the local market, Jessica offers a precise and insightful analysis based on real data and deep local knowledge.



A Complete Overview of Our Services

During the in person valuation, Jessica will also explain the full marketing strategy we use at Javea Home Finders. This includes how we advertise your property, the listing process once you give us your authorisation, and how we manage viewings and provide clear feedback.

She explains in detail the entire sales process, tailored to the unique circumstances of each property. Jessica will also advise on the legal requirements for selling your property in Spain, including all necessary documentation, costs and applicable taxes.

Our Valuation Tool

After years of research and data analysis, we have developed a highly accurate valuation tool that allows property owners to receive an instant estimate of their home's worth.

This online tool has been created specifically for the **Jávea** property market, using verified data from actual sales and a wide range of property attributes that influence value, including:

- Build and Plot Size
- Location within Jávea
- Condition and Unique Features
- Proximity to Amenities, Beaches and Schools
- Current Market Demand

We currently provide instant online valuations for:

Villas



Apartments



Community



Please note that if your property is in a nearby town or is a traditional townhouse, we recommend contacting us to arrange an in person valuation.



How the Online Valuation Works

1. Begin your valuation online.
2. Make sure you know the square meters of the property and the plot, terrace or balcony.
3. Enter the property address and your contact details.
4. Answer a few questions about your property.
5. Your valuation will be sent directly to your email.

**START
NOW**



Marketing Your Property

Photography and Videography

Our in-house visual storyteller, Oscar begins with a comprehensive photoshoot of your home, capturing every room in high resolution to showcase layout, décor and its unique features. He then uses our drone for sweeping aerial images, orientation and property surroundings, showing your property's best aspects. He produces a full video tour that combines interior footage with cinematic drone sequences, including stabilised walk throughs and exterior shots. This gives buyers an immersive overview before they even step through the door.



Floor Plans, Staging and Descriptions

Freya measures your property's interior and creates clear, accurate floor plans that show dimensions, scale and the relationship between rooms. She stages your home for the photography and crafts a bespoke narrative that brings it to life on screen. When describing your property she draws on her keen eye for detail and highlights the elements that set your property apart. Such as handcrafted kitchen cabinetry, original Mediterranean stonework, beamed ceilings, domotic smart home systems, walk-in wardrobes, private swimming pools, sunny terraces, parking and orientation, every highlight is captured simply and precisely to attract the right potential buyers.

Direct Marketing to Qualified Buyers

We directly market your property details to potential buyers from our client database of over 15,000 contacts. Selecting active buyers whose budgets and property preferences match yours. We use multiple contact medias - telephone, email, social media and WhatsApp. Every recipient is screened for financial readiness and genuine interest, which ensures we receive interactions from serious purchasers who are ready to view and buy your property.

Social Media Promotion

Our social media strategy combines paid advertising and organic content across Facebook, Instagram, TikTok, YouTube and LinkedIn. We use geo targeted ads and lookalike audiences to reach local and international buyers. Short reels and stories that sit alongside longer walk through videos, marketing carousels, as well as local interest posts and market updates. Each post includes clear captions and calls to action, and we track performance to ensure your property is in front of the correct audience. Our Social Media followers have increased by 400% in the last 2 years.

Online Showcase

Our online presence includes our own websites alongside the top international property portals and paid Google advertising. We have three websites - JaveaHomeFinders.com, and specialised websites JHFApartments.com and LuxuryJavea.com. Where we have detailed written descriptions, full photo galleries, floor plans and videos. We also advertise on several international portals including Kyero, Idealista, A Place in the Sun and ThinkSpain. Our dedicated Google Ads campaign runs continuously, targeting purchase related searches from potential clients around the world.

Shopfront Exposure

We are the only agent in Jávea with fifteen high-definition screens in our Arenal shopfront, continuously displaying your property's photos and video tour. This prime beach front presence attracts buyers that are here in Jávea and ready to buy.

We will advertise your property on these portals and social media:



Selling Your Property

Our Sales Manager Amber will visit your property to familiarise herself with its best features, prior to bringing clients. This means she can describe your home as accurately as possible to potential buyers by email, on the phone, in our office and during viewings. We'll also offer straightforward presentation tips so the property shows at its best to potential clients.

Buyer Vetting

Before anyone steps through the door, we qualify enquiries by discussing requirements, timescales and finances. This ensures that the people who visit your home are serious and ready to buy.

Viewings and Feedback

When a viewing is requested, we give you prior notice and agree a suitable time. If we hold keys, we always let you know when a viewing is taking place. All viewings are accompanied by our team and after every viewing you'll receive honest feedback, so you remain fully informed throughout the process.

Skilled Negotiation

When a buyer is interested, there is usually a period of negotiation. Amber has industry training in negotiation techniques and experience of several strategies to help both sides reach a satisfactory sale price. We handle multiple offers transparently and keep you updated at each step.



Agreeing a Sale and Reservation

Once an offer is accepted, we prepare a reservation contract to be signed by both parties and the reservation fee is paid. The property is then taken off the market while the buyers' and the vendors' conveyancers carry out legal checks prior to the 10% deposit and the final completion at notary. Javea Home Finders acts as an intermediary, coordinating documents, answering questions and resolving issues quickly. We keep you informed at all times.



Conveyancing and Paperwork

We liaise with both parties' conveyancers and help gather the usual documentation. This typically includes passport and NIE, the title deed (escritura), energy performance certificate, second habitation licence where applicable, the latest IBI receipt and utility bills, community fee certificate or receipt if relevant, and an inventory of inclusions where agreed. We also coordinate access for surveys, bank valuations or further inspections as needed.

Completion at The Notary

Completion requires a visit to the notary by the buyer and the vendor, or by an appointed Power of Attorney. A member of the Javea Home Finders team will attend to support you and to help resolve any last minute points. We are there to assist with key handover and practicalities so you can move on with confidence.

After Sales Support

Our help doesn't stop at completion. We can point you towards trusted currency services, reliable removal companies and smooth utility changeovers. We remain available for any follow up questions or ongoing guidance whenever you need it.

Moving On or Downsizing

Often our clients are not only selling but buying too. Amber is here to ensure the sale of your property and a new purchase can potentially be completed on the same day. This requires excellent and continued communication between not just two but four parties.



What Our Clients Say About Us



"Javea Home Finders is a highly professional company that expertly guides the entire process from property valuation to the final sale, taking all concerns of the buyer off their hands. We are very enthusiastic about their dedication and highly recommend them."

René V



"Javea Home Finders did an amazing job selling my home within 3 weeks on the market. They helped find another property and arranged viewings so I could take builders along when asked. You could not expect more from an amazing team."

Ian T



"Great service by Javea Home Finders and from Amber in particular. Helped us through the whole process of selling, and keeping us informed the whole way along the process. I would definitely use them again if buying or selling. Top marks, and thanks to the whole team."

Victor L



"Villa sale just completed; thank you to Javea Home Finders for guiding me through the whole process. The Spanish requirements can be daunting, and it was reassuring to have JHF on my side. Special thanks to Amber for negotiation and to Jo for experienced guidance to a very satisfactory completion."

Ken E



"The efficiency in selling our house and the service you provided during the purchase of our new one have been unbeatable. Clear communication, prompt follow-up, and genuine care made the whole process smooth and surprisingly stress free. Many thanks to the entire team."

Pedro & Estrella G



"We sold our villa in Benitachell, very quickly through Javea Home Finders. We received excellent advice and service throughout from all the staff. They were very knowledgeable about the local market and their valuation was spot on. They assisted us all the way through the process and the lawyers they suggested were extremely good and between the two parties they made the whole process relatively stress free, even though a few problems were encountered on the way. Well worth their fees and we highly recommend them."

Colin & Dennise M



"We have no hesitation to recommend Javea Home Finders. Jo and Amber could not have done any more for us and they are very professional from start to finish. Once again thank you very much Amber for making the day go smoothly."

Nigel R



"Javea Home Finders went above and beyond our expectations. Jo and Amber were amazing throughout and we couldn't have asked for more. An amazing team and would recommend them without question. Selling a house can be daunting and the knowledge, expertise, professionalism and overall service was second to none. We encountered no issues at all and are 100% satisfied with all aspects of the service, brilliant."

Shane & Jo M

Let's Talk About Selling Your Home

"I'm Jessica and here to guide you through the valuation and selling process. Contact me for an accurate and no obligation valuation."

Not sure about an in person valuation yet? Get a free, instant online valuation of your property now and find out what your home is worth.

**Instant Online
Valuation Tool**



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info@javeahomefinders.com

Visit our office for a chat with me:

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