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Spain has always been the favourite property hot spot for us Brits - last year alone, another 75,000 UK buyers reserved their place in the Spanish sun.

And while this popularity has led to a corresponding increase in property prices, there are still bargains to be found in this fun, sun destination, particularly in the Valencia area of the country. Conor Wilde, owner of leading estate agents, SPAIN AND PROPERTY, reports that as preparations get underway for Valencia to host the America's Cup in 2007 - the oldest, richest and most glamorous sailing event in the sporting calendar - this stylish Spanish region is already sailing ahead in the property appreciation stakes.

As well as having the best climate in Spain, with an average of 300 days of sunshine a year, Valencia is also by far the safest. Add to that the quality of life on offer in the region, the still affordable price of property, and the even more affordable choice of budget flights now on offer to Valencia, and it's not surprising that visitor levels to this select area of Spain are soaring.

Property prices have averaged an increase of around 25 per cent over the last few years, and this rise looks set to continue, with an increase of nearer 30% predicted for 2005. But, says Conor Wilde, prices in the Valencia region are still around a third cheaper than the traditional hotspots such as the Costa del Sol and Majorca.

Spain and Property has a variety of properties on offer in Valencia to suit every budget and taste, from luxury new build homes on golf developments to charming white washed country cottages, with prices starting from under €100,000. For further details on the full range of homes currently available from SPAIN AND PROPERTY, telephone Conor Wilde on 0034 647 787350 or visit the website at www.spainandproperty.com

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TELEPHONE: on 0034 647 787350 www.spainandproperty.com

LUXURY 6 BEDROOM VILLA IN RIBA-ROJA €680,000



Boasting the most temperate climate in Spain, with an average of 300 days of sunshine a year, this luxurious six bedroom villa is located in a prime residential area of Riba-Roja, only 10 minutes drive from Valencia airport and less than 15 minutes from the city centre, which offers a sophisticated selection of shops, restaurants and bars and is also home to one of the most colourful spring fiestas in Spain.

Set in a large 1200 metre plot, this elegant home, which was completely renovated last year, features a huge entrance hall with marble staircase, lower sitting room plus an upper salon with fireplace, downstairs and upstairs bathrooms, large terraces overlooking the beautifully landscaped gardens, new swimming pool, and huge garage with fitted kitchen, ideal for conversion to a guest house. The asking price for this stylish and spacious home is

just €680,000. For further details or to arrange a viewing, contact Conor Wilde at Spain And Property on 0034 647 787350 email: conar@spainandproperty.com or visit the website at: www.spainandproperty.com