

Serneholt Estate

Magazine

NR 2 2018

HOMESTAGING
& STYLING

DREAM *properties!*
FOR EVERY TASTE

with our stylist
JENNY PETERSSON!

INVESTMENT IN

Costa del Sol



Serneholt Estate

REAL ESTATE AGENCY

Real estate with real values.

For buyers and sellers with high demands
on a real estate service.

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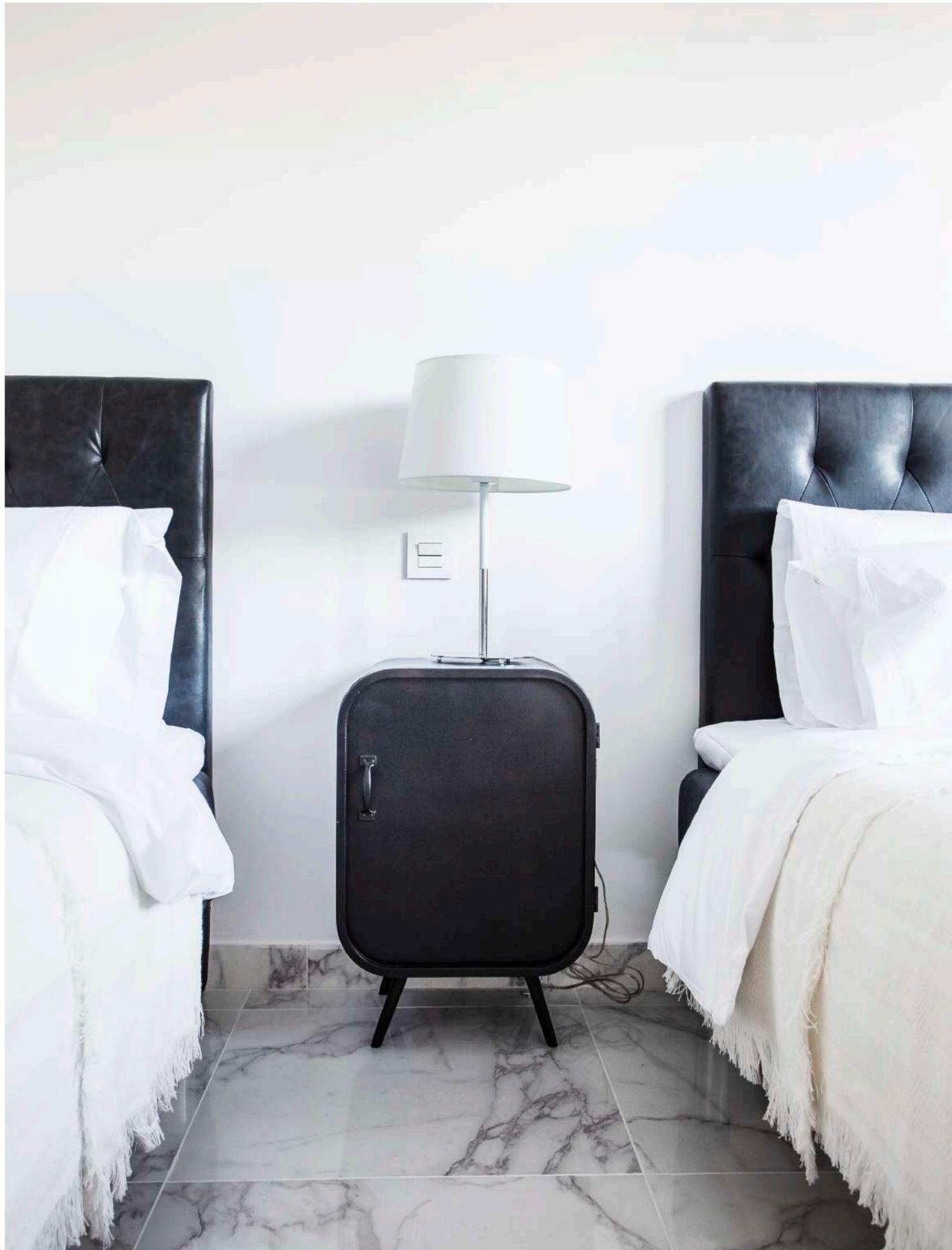
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MIJAS

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SUMMER IS COMING

The spring has been packed with exciting events and we now look ahead with great anticipation to another exciting summer!

The success of the magazine has exceeded even our high expectations!

The second edition of our magazine this year is finally ready and we can confidently state that this year's first edition was an unqualified success. We printed and distributed twice as many copies as previous editions and the reception to the new look amongst our valued customers has been hugely positive.

In recent weeks, one of our owners has also started a podcast called "Spanienpodden" (The Spain Pod) aimed at our Scandinavian listeners, which is already attracting hundreds of listeners every week. In the podcast, Linda Serneholt and Emma Nordström guide us to news and information. They also invite celebrities who tell listeners about "their Spain".

The trend of rising house prices is continuing and we are seeing a cautious but steady rise in prices alongside the increase in demand for homes. We exhibited at the two international trade fairs held in Stockholm and Gothenburg in February and March and the level of interest in Spain was incredible, with the majority of visitors wanting to talk about their future dream home there.

**"Our demands of a real estate company worth the name made us do it."
- Fredrik Serneholt / CEO.**

In this edition, we chat to entrepreneur Sandra Ryman, who is investing in the Spanish housing market and creating modern new homes from the many down-to-earth projects that were constructed during the 1990s and 2000s.

There is also a presentation by our new stylist Jenny Petersson, who helps our customers to decorate their home before selling or after buying a property. Her talents don't end there either, as she also gives listeners a few tasty and nutritious tips. Of course, you will also find our latest offerings of homes here too, but remember – we have one of the market's best websites for finding homes first at www.serneholtestate.com.

Enjoy the summer!

Fredrik Serneholt



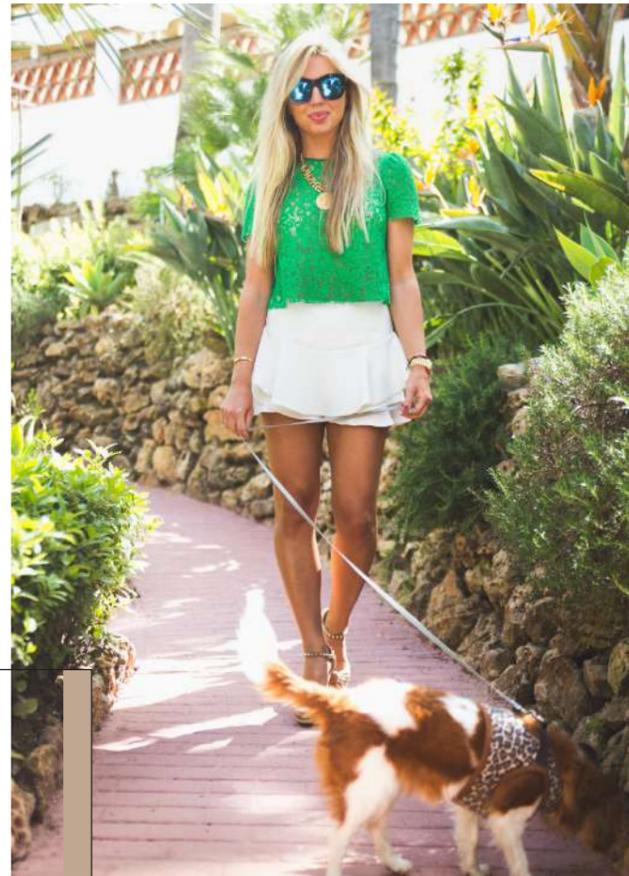
INVESTMENT IN COSTA DEL SOL

I meet Sandra, one of Serneholt Estate's exciting customers, in one of the apartments she has put on the market, in order to find out more about who she is and why she is here in Spain.

Together with a colleague, Sandra has set up Ryman Ferber Marbella Investment, which invests in various types of property which they renovate and style and then put on the market. Through investing in some of the many properties that were built at a frantic pace during the 1990s and investing in exclusive materials, carefully considered design and a space-efficient approach to home interiors, they have found a concept which is in great demand. By Sandra's side is Lady, a puppy that has recently come into Sandra's life. Sandra explains that her life changed enormously when she got the puppy and that it is a welcome change to have someone to focus on and care about. Sandra's affections for Lady are very clear, as we sit on the corner sofa in her apartment and Sandra strokes and fusses over Lady as we chat. That Sandra is a charismatic woman with an impressive blend of determination, positivity and talent is very clear during our conversation. Sandra talks engagingly about her childhood in Örebro, Sweden and her desire from an early age to become a professional ballet dancer. She was passionate about dancing and her career was progressing ever upwards until a back injury brought an abrupt end to it all. However, instead of feeling sorry for herself, Sandra began reading psychology at Stockholm University. Sandra's life had taken a new and unexpected turn, but for Sandra there was never any thought of giving up. After studying for a while, she realised that her passion actually lay in business. She started to read this instead, ending up with a Master's degree.

-When I finished my education, I was offered a job with a start-

up finance company as an assistant in Stockholm. From there, I gradually advanced to office manager - where I benefited hugely from having studied at university. During this period, the number of employees increased from 3 to 250. The whole company was then bought up by an investment company, and I got the chance to set up my own business within the framework of the operation, which I did.



"Getting Lady was one of the best decisions I've ever made. Having her to focus on and care about, and then getting a lot of love back!"

"I try to follow my heart as much as I can. The fact that I'm free to live my life based on what feels right to me really is incredibly important."

...

-It was through a common friend that I came into contact with Daniel, my business partner. We knew straight away that we complemented each other well and decided to work on this project together to see how it went.

What was it that made you choose Serneholt Estate over all the other estate agents in the area?

-I had come into contact with Serneholt Estate previously, when I went on viewings of properties that were being sold through Serneholt Estate with a friend, who later decided to buy through them too. Fredrik and Linda from Serneholt exuded confidence and they impressed me a lot. So, when my business partner and I subsequently needed to find an estate agent to work with, they were the obvious choice. Fredrik and Linda have been fantastic at finding properties that match our search profile. They really do know the area so well and have an instinct for what we're actually looking for. All the service we have had through them has been extraordinarily good too. They really do show that they focus on the customer.



Name: Sandra Ryman
Age: 37år
Lives: Stockholm and Marbella
Job: Stockbroker, entrepreneur, developer - Ryman Ferber Marbella Investment.

COSTA

DEL SOL

has Spain's best climate. The average temperature throughout the year is 18.5 C, and there are at least 300 days of sunshine! The winters are the mildest in Europe and actually Costa del Sol has the warmest and sunniest climate in Europe.

With 159 kilometers of coastline, one expects to find good beaches on Costa del Sol. The beaches of Torremolinos, Fuengirola, Marbella, and Torre del Mar are world class. They are clean and have many facilities, such as bathrooms and beach showers. Blue Flag beaches are beaches that meet quality standards and the Costa del Sol has very many Blue Flag beaches.

FIND YOUR DREAM

The Serneholt way

DID YOU KNOW THAT WE CAN HELP YOU FIND YOUR DREAM HOME HERE AT COSTA DEL SOL AT NO COST AND NO EXTRA WORK FOR YOU?

Our team are active in the market every day and knows properties you wont find online yourself. We have a network with over 900 agencies from all over the world that gives us pre-information about new properties. Give us your search-criterias and we will find you the dream home you are looking for! Our service is complete and you don't have to go to other agencies. We can view all the properties and we will guide you through the process from viewings until you have the keys in your hand. We have around 50 viewings per week all year around, so we know if a property is HOT or not on the market. Our team is highly educated and have many years of experience. We believe that every home is extraordinary to itself, unike any other. We recognize that every buyer and seller are equally unparalleled and highly individual. It is with this mindset that we approach working with our clients. Our agents do not simply just list the homes we represent. They get to know each home intimately, from its one-of-a-kind features to its finite elements. We combine this with an inherent understanding and knowledge of our clients, their goals, needs, taste, and interests and then harmonize both to ensure a precise, well curated sampling of prospective homes for a perfect match - and avoid anything we don't think will fit precisley. We know there are two kinds of people here on Costa del Sol, the ones that visit the southern region of Spain for holidays or vacation and the luckiest ones who bought a home here and live in this paradise. To have an apartment, a house or villa according to your economical possibilities and the size of your family is not just for the ones who want to live in a paradise, it's a good idea even for seasoners. It's a good investment, and if you are a frequent traveler you will save money as well!

WELCOME TO CONTACT US:

Book your meeting at: info@serneholtstate.com, and let us find your dream home!



Are you looking for a real estate agent who deliver the best possible service on the market? We are used to clients who knows the worth of a service that gives that little bit of extra.

HOMESTAGING & STYLING

A home staging is the act of preparing a home for sale with the aim of making the property appealing to as many prospective buyers as possible, whereas the aim of a styling is to create a harmonious and personal home for you to enjoy.

“For me, the key aspect of a styling is that you receive high-quality personal service, where the positive features of a home are highlighted and personality and taste are in focus.”

Jenny

“A home is so much more than a place to live. Carefully considered styling, based on your personality and tastes, creates a home in the truest sense of the word.

An oasis where wellbeing, harmony, personality, design and function come together.”



Homestaging

We offer homestaging to bring out the best in your home. We use plants, textiles, refurbishing and other measures to present your home in the best possible way to attract as many prospective buyers as possible. More specifically, we aim to: Depersonify your home, create order and tidiness, clean, repair and arrange furniture in order to make the home environment inviting and appealing. The main aim behind a homestaging is to highlight the advantages and tone down any disadvantages. It is actually not about decorating a home, but about depersonifying and making the home welcoming and inspiring, so that as many prospective buyers as possible could imagine themselves living there. It is vital that a prospective buyer gets a positive first impression of a property. If they don't, they won't see the po-

“Varje styling utformas med noggrant utvalda inredningsdetaljer. Reslutatet är personligt och exklusivt utifrån din bostads unika karaktär.”

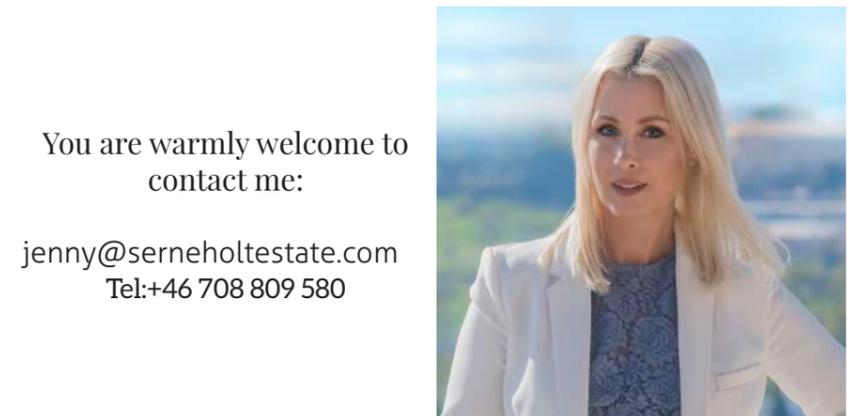
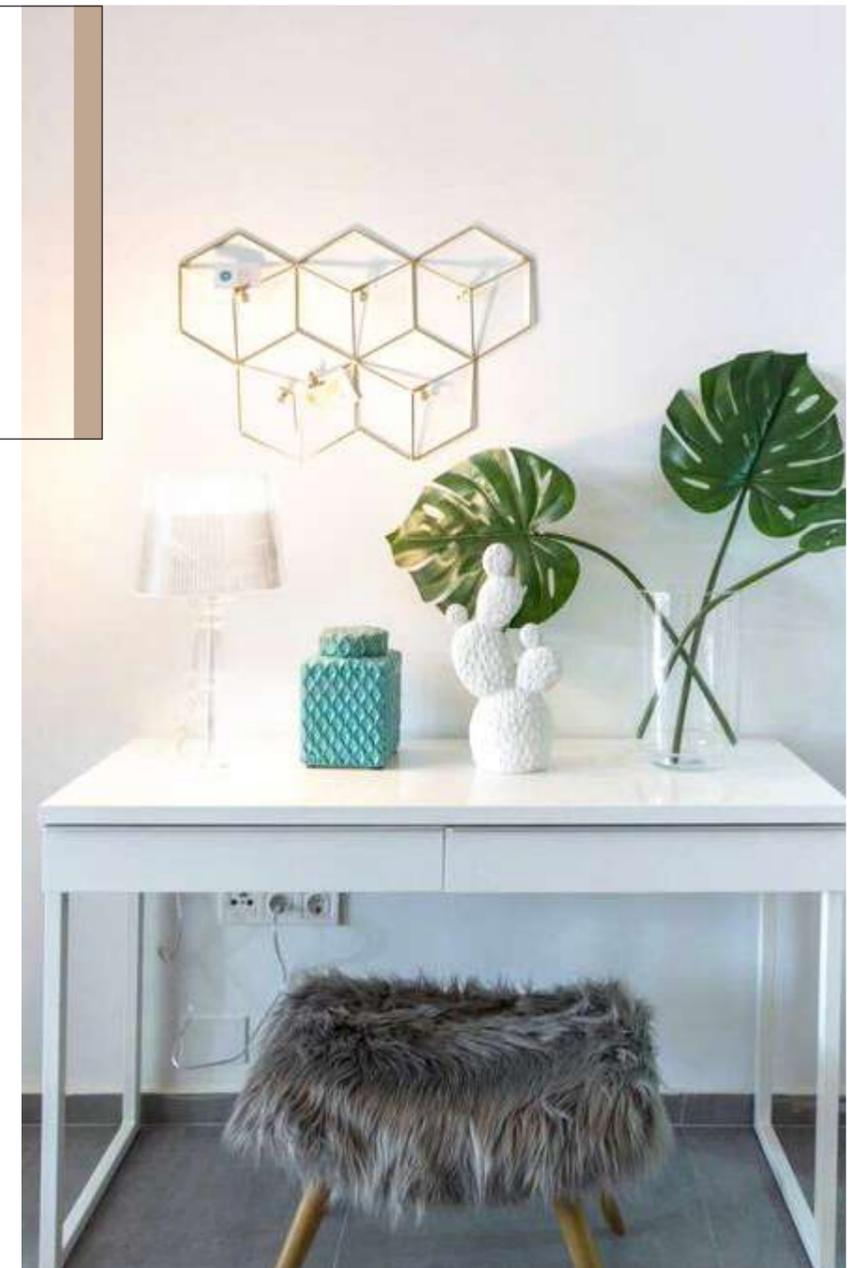
tential in it and go elsewhere. If you want to succeed with your house sale, you must make sure your home stands out from your competitors by giving as positive an impression as possible. Homestaging might seem an obvious and easy thing to do or perhaps even unnecessary to many people. The truth is that presenting your home in a positive light has a decisive effect on how much money you end up getting for it. A Homestaging consultant knows what works. Homestaging is not about personal taste, but quite simply has to be done in order to attract as many people as possible. With a Homestaging consultant, you not only avoid this time-consuming process and expensive and unnecessary mistakes when it comes to investments, you can also rest easy in the knowledge that you have maximised your chances of getting the highest possible sale price.

Styling

Naturally, we also offer a complete styling service in cases where a home interior is to be transformed or where an empty home needs to be furnished. Your home's interior furnishings, furniture and fixtures will be planned in great detail in order to create a harmonious and appealing appearance.

Warm regards

Jenny Petersson



You are warmly welcome to contact me:

jenny@serneholtestate.com
Tel:+46 708 809 580

MEET THE TEAM *At Serneholt's*

Each member of our team is a specialist in his or her field. Together, we make sure our clients interests and goals is taking care of, while building loyalty across every touchpoint.



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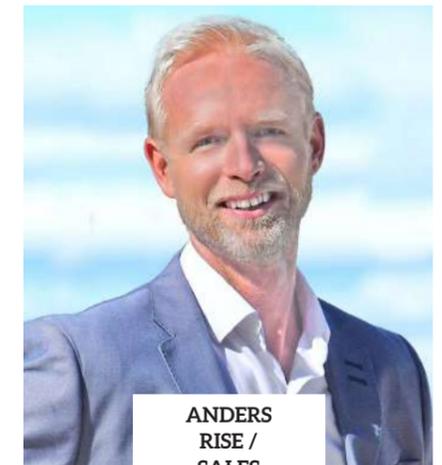
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NEW TEAM MEMBER *At Serneholt's*

Meet our new recruit, Gustaf Browall, who successfully manages to combine his job within real estate with a career as a golfer.

With his energy and positive attitude, our new employee Gustaf fits in well with the Serneholt Estate team. Gustaf will spend the period from September to May here in Marbella, as he also plays on the Geko tour for Villa Padierna. During the rest of the year, he lives in Sweden and competes for Ullna Golfclub. For Gustaf, it is fantastic to be able to combine golf with working for Serneholt Estate, a fast-moving and stimulating job where he has the chance to continually meet new people and work with other positive and talented employees.

What do you do when you have time off from your job with Serneholt Estate?

-I love surfing, playing golf and spending time with friends. My favourite places to surf are Cabopino and Tarifa. And my favourite place of all here is the Villa Padierna Palace Hotel. That's where I spend most of my time.



**GUSTAF
BROWALL /
SALES ASSISTANT**

Phone: +34 653 556 292

E-mail:

gustaf@serneholtestate.com

Swedish, English



Name: Gustaf Browall
Age: 19 år
Lives: Stockholm och Marbella
Job: Sales assistant, professional golfer

MARBELLA to SOTOGRANDE



MARBELLA

Along the coast of Andalucía there are numerous marinas, ideal for both those with yachts who need a berth, and for those who simply enjoy the atmosphere of a harbour.

Enjoy our selection which ranges from different stunning villas, to modern and inviting apartments.

Welcome to contact our Marbella office:
Avenida Manolete, Conjunto Casano, Local 8 296 60 Marbella
Phone:+34 952 638 815
info@serneholtestate.com



TOWNHOUSE, NUEVA ANDALUCIA

BEDS:3 BATHS:2
BUILT:158m2
TERRACE:55m2
REFERENCE:m90089
PRICE from: € 430.000



PENTHOUSE, NUEVA ANDALUCIA

BEDS:3 BATHS:3
BUILT:165m2
TERRACE:62m2
REFERENCE:m85065
PRICE: € 650.000



APARTMENT, ESTEPONA

BEDS:2 BATHS:2
BUILT:105m2
TERRACE:10m2
REFERENCE:m82669
PRICE: € 285.000



TOWNHOUSE, NUEVA ANDALUCIA

BEDS:4 BATHS:3
 BUILT:180m2
 TERRACE:69m2
 REFERENCE:65638

PRICE: € 625.000



TOWNHOUSE, NUEVA ANDALUCIA

BEDS:4 BATHS:3
 BUILT:113m2
 TERRACE:30m2 GARDEN:279m2
 REFERENCE:m54338

PRICE: € 589.000



TOWNHOUSE, NUEVA ANDALUCIA

BEDS:3 BATHS:3
 BUILT:131m2
 TERRACE:30m2 GARDEN:30m2
 REFERENCE:m59646

PRICE from: € 390.000



APARTMENT, NUEVA ANDALUCIA

BEDS:3 BATHS:3
BUILT:123m2
TERRACE:49m2
REFERENCE:m100377

PRICE: € 625.000



VILLA, NUEVA ANDALUCIA

BEDS:4 BATHS:4
BUILT:352m2
GARDEN:940m2
REFERENCE:m59626

PRICE: € 1195.000



VILLA, NUEVA ANDALUCIA

BEDS:4 BATHS:3
BUILT:160m2
GARDEN:825m2
REFERENCE:m67369

PRICE from: € 895.000



PENTHOUSE, NUEVA ANDALUCIA

BEDS:2 BATHS:2
BUILT:118m2
TERRACE:85m2
REFERENCE:m82637

PRICE: € 495.000



PENTHOUSE, NUEVA ANDALUCIA

BEDS:2 BATHS:2
BUILT:128m2
TERRACE:27m2
REFERENCE:m82445

PRICE: € 395.000



TOWNHOUSE, NUEVA ANDALUCIA

BEDS:3 BATHS:2
BUILT:142m2
TERRACE:20m2
REFERENCE:m41773

PRICE: € 339.000



VILLA, GUADALMINA ALTA

BEDS:4 BATHS:4
BUILT:275m2
TERRACE:156m2 GARDEN::306m2
REFERENCE:m40157

PRICE: € 595.000



APARTMENT, SAN PEDRO DE ALCANTARA

BEDS:2 BATHS:2
BUILT:98m2
TERRACE:8m2
REFERENCE:m82373

PRICE: € 299.000



APARTMENT, ALTOS DE LOS MONTEROS

BEDS:2 BATHS:2
BUILT:82m2
TERRACE:13m2
REFERENCE: m41897

PRICE: € 270.000



VILLA, NUEVA ANDALUCIA

BEDS:5 BATHS:3
BUILT:555m2
TERRACE:225m2 GARDEN:1590m2
REFERENCE:m33968

PRICE: € 2.395.000



PENTHOUSE, GUADALMINA ALTA

BEDS:3 BATHS:3
BUILT:244m2
TERRACE:78m2
REFERENCE:m33276

PRICE: € 625.000



APARTMENT, NUEVA ANDALUCIA

BEDS:3 BATHS:2
BUILT:107m2
TERRACE:15m2
REFERENCE:m98105

PRICE: € 399.000



APARTMENT, NUEVA ANDALUCIA

BEDS:2 BATHS:2
BUILT:130m2
TERRACE:20m2
REFERENCE:m82549

PRICE from: € 399.000



APARTMENT, NUEVA ANDALUCIA

BEDS:3 BATHS:2
BUILT:123m2
TERRACE:15m2
REFERENCE: m45558

PRICE: € 570.000



VILLA, NUEVA ANDALUCIA

BEDS:5 BATHS:5
 BUILT:328m2
 GARDEN:1035 TERRACE:50m2
 REFERENCE: m45486

PRICE: €1.100.000



VILLA, NUEVA ANDALUCIA

BEDS:3 BATHS:1
 BUILT:88m2
 GARDEN:494m2
 REFERENCE:m89989

PRICE: € 475.000



APARTMENT, NUEVA ANDALUCIA

BEDS:4 BATHS:2
 BUILT:131m2
 TERRACE:25m2
 REFERENCE:m106717

PRICE from: € 359.000

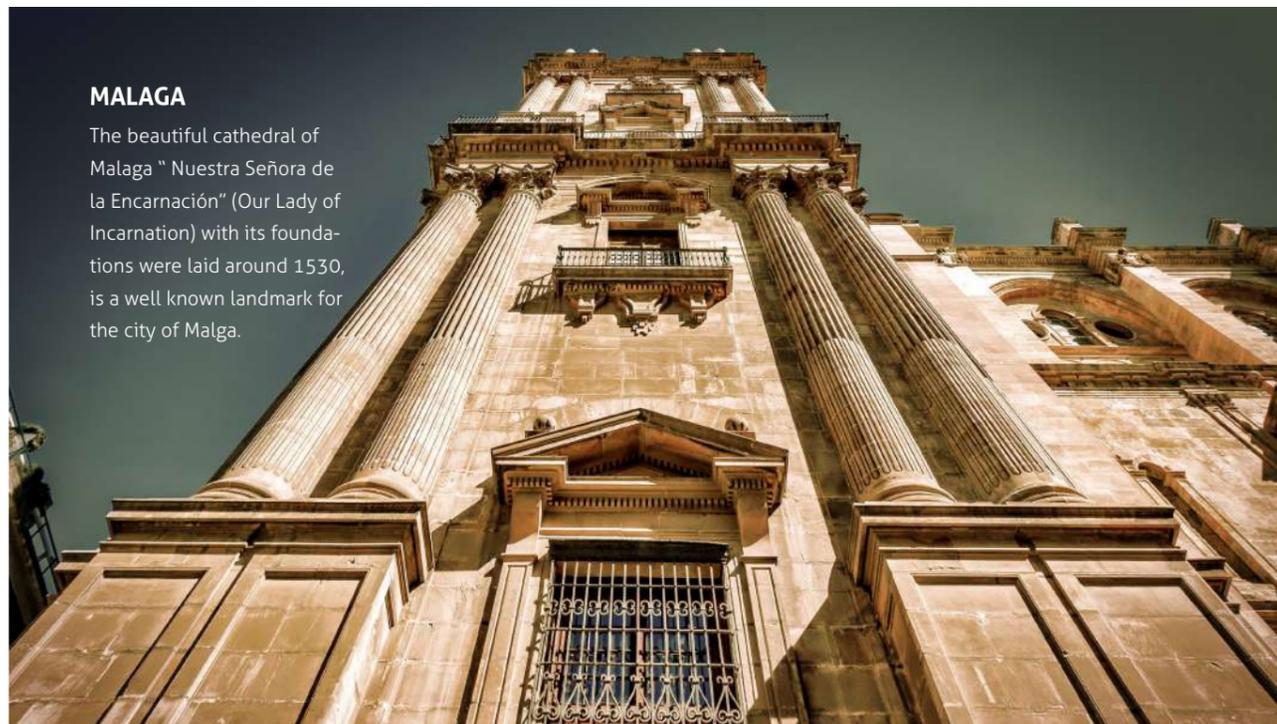


APARTMENT, NUEVA ANDALUCIA

BEDS:2 BATHS:2
BUILT:139m2
TERRACE:15m2
REFERENCE:m90181

PRICE: € 585.000

MALAGA to MIJAS



MALAGA

The beautiful cathedral of Malaga "Nuestra Señora de la Encarnación" (Our Lady of Incarnation) with its foundations were laid around 1530, is a well known landmark for the city of Malga.

Enjoy our selection of fantastic properties for every taste, needs and preferences. And don't miss our wonderful new developments.

Welcome to contact our Fuengirola office:
Calle Espana 3 296 40 Fuengirola Phone:+34 952 638 815
info@serneholtestate.com



VILLA, BENALMADENA

BEDS:5 BATHS:4
BUILT:287m2
GARDEN:641m2
REFERENCE:m89769

PRICE: € 1 280.000



PENTHOUSE, FUENGIROLA

BEDS:2 BATHS:2
BUILT:130m2
TERRACE:65m2
REFERENCE:m85233

PRICE: € 239.000



APARTMENT, FUENGIROLA

BEDS:2 BATHS:2
BUILT:123m2
TERRACE:23m2
REFERENCE:m82389

PRICE: € 212.000



APARTMENT, FUENGIROLA

BEDS:2 BATHS:2
BUILT:76m2
TERRACE:69m2
REFERENCE:m75273

PRICE: € 310.000



APARTMENT, FUENGIROLA

BEDS:3 BATHS:2
BUILT:97m2
TERRACE:7m2
REFERENCE:m75029

PRICE: € 176.000



APARTMENT, FUENGIROLA

BEDS:2 BATHS:1
BUILT:70m2
REFERENCE:m75017

PRICE: € 170.000



APARTMENT, FUENGIROLA

BEDS:3 BATHS:2
BUILT:100m2
TERRACE:11m2
REFERENCE:m74945

PRICE: € 169.000



APARTMENT, FUENGIROLA

BEDS:1 BATHS:1
BUILT:48m2
TERRACE:7m2
REFERENCE:m67381

PRICE: € 149.000



TOWNHOUSE, FUENGIROLA

BEDS:4 BATHS:3
BUILT:199m2
TERRACE:20m2
REFERENCE:m66637

PRICE: € 378.000



TOWNHOUSE, FUENGIROLA

BEDS:4 BATHS:2
BUILT:254m2
GARDEN::306m2
REFERENCE:m66621

PRICE: € 800.000



APARTMENT, FUENGIROLA

BEDS:4 BATHS:2
BUILT:108m2
TERRACE:YES
REFERENCE:m67181

PRICE: € 269.000



APARTMENT, FUENGIROLA

BEDS:1 BATHS:1
BUILT:60m2
TERRACE:35m2
REFERENCE: m66917

PRICE: € 192.000



APARTMENT, FUENGIROLA

BEDS:3 BATHS:2
BUILT:125m2
TERRACE:YES
REFERENCE:m66605

PRICE: € 299.000



APARTMENT, FUENGIROLA

BEDS:3 BATHS:1
BUILT:112m2
TERRACE:YES
REFERENCE:m66593

PRICE: € 158.000



APARTMENT, FUENGIROLA

BEDS:2 BATHS:2
 BUILT:80m2
 TERRACE:YES
 REFERENCE:m65674

PRICE: € 430.000

APARTMENT, MALAGA

BEDS:2 BATHS:1
 BUILT:62m2
 TERRACE:12m2
 REFERENCE:m66845

PRICE: € 238.500



VILLA, FUENGIROLA

BEDS:5 BATHS:3
 BUILT:320m2
 GARDEN:442m2
 REFERENCE:m61090

PRICE: € 645.000



APARTMENT, FUENGIROLA

BEDS:3 BATHS:2
 BUILT:96m2
 TERRACE:YES
 REFERENCE:m59570

PRICE: € 375.000



PENTHOUSE, FUENGIROLA

BEDS:2 BATHS:1
 BUILT:61m2
 TERRACE:15m2
 REFERENCE:m96925

PRICE: € 199.000



PENTHOUSE, MIJAS COSTA

BEDS:3 BATHS:2
 BUILT:112m2
 TERRACE:78m2
 REFERENCE:m82381

PRICE: € 245.000



VILLA, MIJAS COSTA

BEDS:3 BATHS:2
 BUILT:320m2
 GARDEN:1130m2
 REFERENCE:m67057

PRICE: € 875.000



APARTMENT, MIJAS COSTA

BEDS:2 BATHS:2
 BUILT:94m2
 TERRACE:17m2
 REFERENCE:104559

PRICE from: € 168.000



PENTHOUSE, MIJAS COSTA

BEDS:3 BATHS:2
 BUILT:106m2
 TERRACE:40m2
 REFERENCE:m89973

PRICE: € 449.000

VILLA, MIJAS COSTA

BEDS:7 BATHS:3
 BUILT:312m2
 GARDEN:1225m2
 REFERENCE:m67365

PRICE: € 890.000



VILLA, MIJAS COSTA

BEDS:4 BATHS:4
 BUILT:338m2
 GARDEN:2000m2
 REFERENCE:m66445

PRICE: € 850.000



PENTHOUSE, FUENGIROLA

BEDS:2 BATHS:1
 BUILT:59m2
 TERRACE:50m2
 REFERENCE:m75005

PRICE: € 150.000



APARTMENT, FUENGIROLA

BEDS:3 BATHS:2
 BUILT:118m2
 TERRACE:12m2
 REFERENCE:m85501

PRICE: € 235.000

NEW DEVELOPMENT!



APARTMENT, BENALMADENA

BEDS:3 BATHS:2
BUILT:116m2
TERRACE:25m2
REFERENCE:m83325

PRICE from: € 269.000

NEW DEVELOPMENT!



APARTMENT, MIJAS COSTA

BEDS:3 BATHS:2
BUILT:124m2
TERRACE:28m2
REFERENCE:m87525

PRICE from: € 346.900

NEW DEVELOPMENT!



APARTMENT, MIJAS COSTA

BEDS:3 BATHS:2
BUILT:139m2
TERRACE:8m2
REFERENCE:m88881

PRICE from: € 330.000



NEW DEVELOPMENT!

PENTHOUSE, MIJAS COSTA

BEDS:3 BATHS:3
BUILT:111m2
TERRACE:18m2
REFERENCE:m89849

PRICE from: € 480.000



NEW DEVELOPMENT!

APARTMENT, ESTEPONA

BEDS:2 BATHS:2
BUILT:171m2
TERRACE:40m2
REFERENCE:m60914

PRICE from: € 203.400



NEW DEVELOPMENT!

PENTHOUSE, MIJAS COSTA

BEDS:3 BATHS:2
BUILT:312m2
TERRACE:129m2
REFERENCE:m54766

PRICE from: € 470.000



NEW DEVELOPMENT!

APARTMENT, BENALMADENA

BEDS:2 BATHS:2
BUILT:99m2
TERRACE:41m2
REFERENCE:m85193

PRICE from: € 279.000



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Vi talar även Svenska!