

# Buying a property in Spain



Buying property in Spain, especially on the Costa del Sol, is an attractive option for both those seeking a sunny climate and investors. For non-residents, the process can be complex, so having the right support and expertise is essential.

## Basic requirements

To legally purchase a property in Spain as a non-resident, several conditions must be met:

- **NIE (Foreigner Identification Number):** Required for all legal and financial activities.
- **Spanish bank account:** Required for payment of purchases.
- **Identity document or passport:** Confirms the buyer's identity.
- **Power of attorney (optional):** Allows representation in case of absence.
- **Documentation of the origin of funds (optional):** Required for compliance with anti-money laundering regulations.

## Purchase process

The purchase of real estate follows a set structure:

1. **Property selection:** Finding the property that fits the buyer's needs.
2. **Reservation:** A deposit is required to guarantee the availability of the accommodation.
3. **Preliminary contract (earnest money):** Signing of the contract and payment of the deposit.
4. **Signing the notarial deed:** Completion of the transaction with the help of an agent and a translator.
5. **Property Registry:** Registration in the name of the new owner.

## Financing

Non-residents can obtain a mortgage, generally for:

- **Between 60% and 70% of the property value.**
- **Own contribution:** 30%-40% and additional expenses: 10%-13%.
- **Stable income and creditworthiness are required.**

## Purchase costs

The additional costs amount to approximately 10% to 13% of the purchase price:

- **Property Transfer Tax (ITP): 7% in Andalusia.**
- **VAT – new properties: 10%.**
- **AJD: approximately 1.2%.**
- **Notary fees: €800 – €1000.**
- **Property registration: 0.2% – 0.4%.**
- **Legal costs (lawyer): approximately 1%.**
- **Management fees: €600 - €800.**

## **Taxes and post-purchase costs**

After acquiring the property, the owner is responsible for:

- **Property tax (IBI): 0.4% – 1.1%.**
- **Non-resident income tax (IRNR): 19% for EU residents.**

**Community: between 50 and 200 euros per month.**

**Supplies: between 100 and 250 euros per month.**

## **Post-purchase management**

It is important to manage the property after the purchase:

- **Change of ownership of media outlets.**
- **Activation of services (electricity, water, internet).**
- **Set up automatic payments.**

## **Translation and support**

**Domsol offers comprehensive assistance in the client's language, translation of legal documents, and coordination with institutions.**

## **Duration of the process**

The purchase process consists of:

- **Book now or in the next few days.**
- **Preliminary contract (earnest money): 1-2 weeks.**
- **Signing of the notarial deed: 3-6 weeks.**
- **Property registration: 2-4 weeks.**

**After signing the notarial deed, the buyer becomes the owner of the property, which guarantees full legal security.**

