RED ROSE PROPERTY SPAIN

BUYING PROPERTY IN

SPAIN

STEP BY STEP GUIDE

Malaga, Costa del Sol, Granada, Costa Tropical, Almeria, Murcia, Costa Calida & Alicante, Costa Blanca

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WELCOME TO YOUR GUIDE TO BUYING PROPERTY IN SPAIN

Buying a home in Spain is an exciting and life-changing decision — whether you're looking for a holiday retreat, a long-term investment, a relocation opportunity, or a place in the sun to enjoy all year round.
Our mission with this guide is to give you clear, practical, and reliable information so you can move forward with confidence.

Handing you the keys to your Spanish dream

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WHO WE ARE?

RED ROSE PROPERTY SPAIN

CATHERINE PALSROK
CEO
+34 602 627 580

Red Rose Property Spain is a **fully licensed** and **officially registered real estate agency**, an accredited API member, and is fully insured with professional civil liability and client protection insurance.

We are an international, multilingual real estate team operating across the most sought-after coastal regions of Southern Spain, including:

Costa Blanca (North & South)
Costa Cálida
Costa de Almería
Costa Tropical (Granada)
Costa del Sol, including Málaga & Marbella

From vibrant resort towns to peaceful coastal villages, our team covers every major area — helping you discover not only the right property, but also the right lifestyle and investment strategy for each region.

A TRULY INTERNATIONAL TEAM

CATHERINE

CEO

FABIEN

COSTA BLANCA;
COAST AND INLAND

LISA

ALMERÍA AND GRANADA
INLAND

Our agency brings together professionals from several countries, offering real local expertise combined with a global perspective:

- Directors: **English & Dutch**
- Senior agents: **French, British, Spanish**
- Team members speaking:

English, Dutch, German, French, and Spanish

This diversity allows us to support you in your own language, understand your cultural expectations, and guide you through Spanish procedures with ease.

With more than **10 years of combined on-the-ground experience**, our team has helped hundreds of international buyers successfully navigate the Spanish property market — from first viewing to completion and beyond.

Whether you're looking in **Costa Blanca, Costa Calida, Almería, Granada, or the Costa del Sol**, our local specialists provide honest advice, market insight, and full support at every step.

1. STEP-BY-STEP BUYING PROCESS

CHOOSING THE RIGHT PROPERTY

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- We start by understanding your goals: holiday home, permanent residence, or rental investment.
- We help you shortlist properties that match your lifestyle and budget, saving you time and avoiding unnecessary stress.

RESERVATION & DEPOSIT

- Once you've found your property, a small deposit (usually €3,000–€5,000) is paid to reserve it.
- This ensures the property is taken off the market while your lawyer checks all legal documents.

👉 Important: Never transfer money without legal guidance. We always connect our clients with independent English-speaking lawyers.

NIE (NÚMERO DE IDENTIDAD DE EXTRANJERO)

- This is your foreigner identification number in Spain, required for any property purchase.
- Your lawyer can arrange this for you, and we guide you through the process step by step.

PRIVATE PURCHASE CONTRACT (CONTRATO DE ARRAS)

- Once legal checks are done, the buyer and seller sign a contract.
- At this stage, you typically pay 10% of the purchase price (minus your initial reservation deposit).

MORTGAGE (IF NEEDED)

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- For those requiring financing, we connect you with experienced mortgage advisors who work with Spanish banks and can secure the best options for both residents and non-residents.
- Banks usually lend up to 70% for residents and 60–65% for non-residents.

NOTARY & COMPLETION

- The final step is signing the title deed (Escritura) at the notary's office.
- At this point, the remaining balance is paid, and you officially become the new owner.

REGISTRATION, UTILITIES & POWER OF ATTORNEY (POA)

- After completion, the property must be registered in your name at the Land Registry (Registro de la Propiedad).

If you give your lawyer Power of Attorney (POA / Poder Notarial), they can handle everything on your behalf without you being in Spain. This includes:

- Registering the property in your name
- Opening a Spanish bank account (if needed)
- Applying for your NIE
- Setting up utility contracts (water, electricity, internet)

With POA, you don't need to travel for every signature — your lawyer can act in your best interest.

This makes the entire process much easier, especially for clients abroad. And of course, we coordinate everything and ensure you are updated at every stage.

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2. REQUIRED DOCUMENTS FOR BUYING A PROPERTY IN SPAIN

To purchase a property in Spain, both residents and non-residents need to prepare certain documents. Don't worry — we guide you step by step, and if you grant Power of Attorney (POA), your lawyer can arrange most of this for you.

ESSENTIAL DOCUMENTS:

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1. **Passport (valid)**
   - A valid passport is required for all buyers.
   - If you are buying with a partner, both passports must be provided.

2. **NIE – Número de Identidad de Extranjero**
   - This is your unique foreigner identification number in Spain.
   - It is mandatory for all property purchases, opening a bank account, paying taxes, or setting up utilities.
   - Your lawyer can apply for it on your behalf with POA.

3. Spanish Bank Account

- Needed to pay taxes, utility bills, and receive rental income (if applicable).
- With POA, your lawyer can open this for you without you being in Spain.

4. Proof of Funds / Income (if mortgage required)

- Banks will ask for documentation such as:
- Last 3–6 months of bank statements
- Proof of employment or pension income
- Tax returns (from your home country)
- Credit history (sometimes required)
- Mortgage advisors we work with will guide you on exactly what is needed and negotiate the best terms.

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5. Marital Status Documentation

In some cases, you may need to provide a marriage certificate or proof of single status, especially if buying jointly.

6. Power of Attorney (POA)

Highly recommended if you cannot be present in Spain for every step. With POA, your lawyer can:

- Obtain your NIE
- Open a Spanish bank account
- Sign contracts on your behalf
- Complete at the notary without you being present
- Arrange utilities and register the property in your name

This means you can buy a property in Spain even if you're abroad — with zero stress.

👉 Our role: we coordinate all of this with trusted lawyers and mortgage advisors, so you don't have to worry about paperwork or Spanish bureaucracy. Our clients know that they always have me by their side, from the first viewing until after completion.

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3. TAXES & PURCHASE COSTS (UPDATED OCTOBER 2025)

When buying a property in Spain, it is important to understand the one-time purchase costs as well as the ongoing yearly expenses. Below is a full breakdown, specific for the Costa Blanca (Valencia Region), Murcia (Costa Cálida), and general Spain.

ONE-TIME PURCHASE COSTS

1. Transfer Tax (ITP – Impuesto de Transmisiones Patrimoniales)
Applies to resale (second-hand) properties.
The rate depends on the region:

- Valencia Region (Costa Blanca North & South): 9%
- Murcia Region (Costa Cálida): 7.75%
- Andalucia (Malaga, Granada, Almeria): 7%

2. VAT (IVA) + Stamp Duty (AJD)
Applies to new build properties.

- IVA: 10% of the purchase price
- AJD: 1.5% in Valencia, 1.5% in Murcia

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3. Notary Fees
Usually between €500–€1,200, depending on property price and number of pages in the deed.

4. Land Registry (Registro de la Propiedad)
Normally €400–€600.

5. Legal Fees (Lawyer / Solicitor)
- Typically 1% of purchase price, with a minimum fee (around €1,200–€1,500).
- This includes all due diligence, NIE application, utility setup (with POA), and registration.

6. Bank / Mortgage Costs (if applicable)
- Mortgage opening fees vary depending on the bank.
- Property valuation (tasación) usually costs around €400–€600.

💡 In total, you should budget between **11–13%** of the purchase price for taxes and fees.

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ANNUAL PROPERTY TAXES & COSTS

1. IBI (Impuesto sobre Bienes Inmuebles)
Annual property ownership tax, similar to council tax in the UK.
- The amount depends on property size and location, usually €300–€800 per year.
- Always paid by the property owner.

2. Comunidad Fees (Community Fees)

- If you buy in a community (urbanisation, apartment block, gated complex), you will pay community fees.
- These cover maintenance of pools, gardens, lifts, cleaning, security, etc.
- Range: €30–€120 per month.
- Always paid by the property owner.

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3. Rubbish Collection Tax (Basura)

- Annual fee for rubbish disposal, usually €90–€150 per year, depending on the town hall.
- Normally paid by the tenant if renting long-term.

4. Non-Resident Income Tax (IRNR)

- If you are a non-resident and do not rent your property, you still pay a small annual tax based on property value (cadastral value).
- If you rent out your property, you must declare rental income in Spain.
- Your lawyer or accountant can handle this for you.

5. Insurance

- Home insurance is **strongly recommended**.
- Cost depends on size and coverage, but usually from €250–€600 per year.
- If you take a mortgage, insurance is **compulsory**.

👉 **Who pays what in rentals?**

- Tenants pay: rent, rubbish collection (Basura), and all utility bills (electricity, water, internet).
- Landlord pays: IBI and comunidad fees.

Remember: we always provide our clients with a clear financial plan before purchase. And if you need assistance, our trusted lawyers and mortgage advisors will guide you through all tax and cost details.

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4. LIFE AFTER PURCHASE

Congratulations — you are now a property owner in Spain! 🎉
But ownership also comes with responsibilities and opportunities. Here's what you need to know about living with, maintaining, or renting out your new Spanish home.

SETTING UP UTILITIES

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- If you granted your lawyer Power of Attorney (POA), they will register utilities in your name (water, electricity, internet).
- If not, we personally assist you with arranging appointments and guiding you through contracts with local providers.

COMMUNITY (COMUNIDAD) RULES & FEES

- If your property is part of an urbanisation, complex, or apartment block, you automatically become a member of the Comunidad de Propietarios (Community of Owners).
- The community has rules (for example, pool usage, building alterations, pets, or tourist rentals).

Monthly or quarterly community fees are mandatory and cover the upkeep of shared areas (gardens, pools, security, lifts, cleaning).

💡 Tip: Always check comunidad rules before purchase if you plan to rent your property — in some buildings and urbanisations tourist licenses are prohibited!

ANNUAL TAXES & OBLIGATIONS

- **IBI (Property Tax):** paid once per year to the local town hall.
- **Non-Resident Tax:** if you are not a Spanish tax resident, this must be filed annually.
- **Insurance:** highly recommended to protect your home and contents.

RENTING OUT YOUR PROPERTY

Spain is very strict about tourist rentals (short-term holiday lets through Airbnb, Booking.com, etc.).

Tourist License

- A tourist license is required if you plan to rent your property on a short-term basis (up to 11 days).
- In some communities and apartment buildings, tourist licenses are strictly forbidden by comunidad rules.
- Without a license, you risk heavy fines.

Scan me!

Alternatives to Short-Term Rentals:
While waiting for a license, or if your comunidad does not allow it, you can legally rent your property in other ways:

- **Medium-term / winter lets (September to May):** very popular with retirees and digital nomads staying for several months.
- **Long-term rentals (+1 year) or any rentals for more than 11 days:** fully legal and do not require a tourist license.

Who Pays What?

- **Tenants pay:** rent, utilities (water, electricity, internet), and rubbish tax (Basura).
- **Owner pays:** community fees (Comunidad), property tax (IBI), insurance, and mortgage (if applicable).

RENOVATIONS & IMPROVEMENTS

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Many clients like to personalize or upgrade their Spanish property.
We work closely with a professional architecture & renovation team who can:

- Handle complete renovation projects from start to finish
- Redesign kitchens, bathrooms, terraces, or pools
- Assist with licenses, permits, and project management

Whether you plan to live, rent, or renovate, we make sure you are fully supported even after the purchase. Owning in Spain should be easy and enjoyable!

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5. OUR TRUSTED TEAM & TIPS

Buying property abroad is not only about finding the right home — it's about having the right people by your side. By the way, we speak your language: English, Spanish, German, French, Dutch, Ukrainian & Russian 🌍

WE CAN HELP YOU WITH:

1. Independent Lawyers (Solicitors)
• Handle all legal checks (due diligence)
• Apply for your NIE
• Can act for you with Power of Attorney (POA)
• Register your property, set up utilities, and file annual taxes
• Protect your interests 100% throughout the purchase

2. Mortgage Advisors
• Work directly with Spanish banks
• Secure the best deals for residents and non-residents
• Guide you on required documentation
• Explain all costs and repayment options clearly

3. Architects & Renovation Specialists
• Handle everything from small upgrades (kitchens, bathrooms) to full renovations
• Provide professional designs and manage licenses/permits
• Deliver "turn-key" projects with transparency and quality

👉 Together, we make sure your purchase and transition to life in Spain are as smooth as possible.

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OUR PERSONAL TIPS

1. Never pay a deposit without legal advice — always let your lawyer check the paperwork first.
2. Budget 11–13% on top of the purchase price for taxes and fees — this way, there are no surprises.
3. Check comunidad rules before you buy if you want to rent your property. Some communities allow tourist rentals, some don't.
4. Consider winter rentals (September–May) if you want steady income while avoiding tourist license restrictions.
5. Don't underestimate yearly costs — IBI, comunidad fees, and insurance are manageable but must be factored into your budget.

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YOUR BONUS RESOURCES
READY TO EXPLORE!

To help you make well-informed decisions and understand the Spanish property market from every angle, we've prepared a set of additional digital resources that complement this guide (**completely free!**)

All materials are instantly accessible via this QR code!

WHAT'S INSIDE

Video: 5 Mistakes to Avoid When Buying Property in Spain
A short, practical video explaining the most common pitfalls — and how to protect yourself.

Digital Edition of This Full Guide
Easy to read on mobile, tablet or desktop. Perfect for revisiting key steps during your research or viewing trip.

Complete Purchase Cost Table (All Regions)
A detailed, printable breakdown of taxes and expenses for all major coastal regions we operate in — including Costa Blanca, Costa Cálida, Almería, Granada and Costa del Sol.

Weekly Property Highlights (All Areas & Property Types)
A curated selection of the best opportunities across multiple regions — for families, investors, inland buyers, coastal living, large plots, lock-up-and-leave apartments, and more.

Regional Cost-of-Living Map of Spain
A clear visual overview showing:

- average purchase prices
- monthly living costs
- rental prices (ideal for investors)
- regional differences across Spain's most popular coastal zones

ACCESS ALL RESOURCES HERE!

Scan the QR code below to view and download your complete bonus pack.

If you'd like personalised property recommendations — based on your budget, lifestyle and preferred region — our multilingual team is ready to assist you anytime.

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CHECK OUT OUR WEBSITE!

NEW BUILDS, RESALE, INLAND PROPERTIES

- Over 10,000 resale properties and 3,500 new builds for sale.
- Full legal and mortgage support, including NIE, TIE & visa applications.
- Multilingual service in English, Spanish, Dutch, German and French.
- Only 5-star Google reviews and more than 150,000 followers on social media.
- Transparent, honest advice from a friendly and professional team.

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