

# THE BUYING GUIDE

FIVE SIMPLE STEPS  
TO YOUR DREAM  
HOME IN SPAIN



# FIVE SIMPLE STEPS TO YOUR DREAM HOME IN SPAIN

Purchasing a home tops most lifetime to-do lists, and whether you are buying a holiday home or setting up a life abroad, we will make the whole experience as stress-free as possible.

While the house-hunting process should be exciting, tales of home-buying trials and errors can make investing in a home abroad seem especially daunting.

When you begin well informed, you will be able to plan effectively and avoid risks that could lose you time, energy and money. Take control of the home buying process by following Domus Venari's 5 Simple Steps to ensure you get the most out of your house hunting and purchasing experience abroad. The Simple Steps include detailed information on the entire Buying Process point by point, including a breakdown of associated costs and referrals to **our trusted professional advisors**.





# 01 SET YOUR BUDGET

## HOW MUCH DO I WANT TO SPEND?

As with any other major financial decision, your individual budget is the single most important factor and will determine the next step of your purchasing process. This stage is about determining what you want to spend and what you can expect within your budgeted parameters.

## WHAT CAN I EXPECT FOR MY MONEY?

The property prices vary significantly in the different regions of the Costa del Sol. Depending on the area, type and size of the property the property prices on the Costa del Sol range from €150,000 to several million.

## DO I NEED A MORTGAGE?

Financing may help you to get the property you want. Let your agent know in advance and they will be able to introduce you to qualified Financial Advisers, Mortgage Brokers or some of the best Spanish banks that offer financing. Mortgages are a great way to increase your budget and banks are currently offering very reasonable rates to non-residents.

**With a set budget and realistic expectations in place, you will avoid disappointment on your upcoming visit to the Costa del Sol.**



## 02 SELECT AN AGENT

You'll want an agent who understands entirely your desires and needs regarding what kind of property you are looking for and what areas will best suit you.

Our advice is to pick one reliable agent and stick with them. This will make the viewing and buying process much easier and your agent will develop a feel for exactly what you are looking for. It also eliminates the possibility of seeing the same property twice with different agents.

Similar to most countries, the Costa del Sol Property agencies share all properties currently available for sale via a specialized property database.

**Register with Domus Venari** and you will have access to virtually every property on offer within the sunny Spanish coastal region.



## 03 SAVOR THE DOMUS EXPERIENCE

The search for your dream property can be overwhelming. The amount of property listings online are seemingly endless and available on a plethora of platforms.

At Domus Venari we will prepare your visit by selecting the best available properties from those currently on offer and that fit your budget and requirements. It is important that you provide as much detail as possible on the type of property you are looking for based on your interests and desired locations.

The Domus Experience is not only to view but to **FIND** your perfect property during your visit. With a realistic budget and a detailed set of choice criteria, we are able to do all of the legwork **BEFORE** you arrive!

We recommend that you allow 3-4 days to be able to make the most of your trip to the Costa del Sol and we pride ourselves in our ability to make all of the arrangements in advance for you.



## 04 SECURE THE DEAL

You have now found the perfect property, avoid the disappointment of losing the property by taking it off the market immediately.

By signing a reservation agreement, you ensure that the property is **YOURS** and cannot be sold to anyone else. At this stage you must place a reservation deposit of €6,000-€10,000 into a designated Client Account, which will be transferred to the vendor after initial legal due diligence by your lawyer has been completed and once the offer has been fully accepted by both parties.

Purchasing a property in Spain is a regulated process and it is highly recommended to use a good Spanish lawyer that speaks your language.

The lawyer will ensure that the property fulfills all legal requirements, is free of any outstanding debt, and that your interests are protected at all times throughout the purchasing process until you sign the Title Deed.



## 05 START ENJOYING YOUR NEW HOME

**The service that we offer at Domus Venari does not end with the handing over of the keys!**

Domus can recommend one of several multilingual lawyers with excellent reputations who will be able to advise you on all aspects of Spanish law concerning property ownership in Spain as well as any tax matters relating to Spanish Wills, residency and NIE identification applications.

We can also assist with opening Spanish bank accounts, telephone and Internet installation, home insurance and any other property maintenance related enquiries.

We also have excellent relationships with the best furniture suppliers on the Costa del Sol. They will be happy to assist you with finding the right interiors for your new home to suit your budget and requirements.

Your satisfaction is the ultimate reward for our efforts!

**ANNEX**



# THE PURCHASE STEPS IN DETAIL

Evidenced by a Deed, an 'Escritura' in Spanish, and an exciting, stress-free house-hunting process, you now have full legal title of your property on the Costa del Sol!

## RESERVATION AGREEMENT

---

A pre-purchase agreement confirming property details, purchase price and timeframes of purchase process

---

Signature and payment of reservation deposit takes the property off market

---

Price and initial terms are agreed with the Seller

---

## DUE DILIGENCE BY YOUR LAWYER

---

Undertakes all necessary searches to ensure property is free of charge, encumbrances

---

Ensures property is legal without any pending litigation issues

---

Providing all checks are satisfactory, prepares the Private Purchase Contract

---

## PRIVATE PURCHASE CONTRACT

---

Confirms all details of the property to be purchased

---

Sets completion date and payment method

---

Payment of 10%-40% of the purchase price plus taxes (if applicable)

---

## SIGNING OF THE TITLE DEED

---

Preparation by your lawyer, including Power of Attorney should you not be able to attend completion

---

Final checks and signing of Title Deed (and mortgage Deed) in front of Notary Public

---

Providing all checks are satisfactory, prepares the Private Purchase Contract

---

## REGISTRATION OF PROPERTY

---

Your lawyer will register your property with the Land Registry

---

Connection of Utilities

---

Collect your Title Deed

---

# PROPERTY ACQUISITION COSTS SPAIN 2024

The fees of your estate agent are usually paid by the seller and are included in the purchase price. In some cases, particularly for properties below €120,000 your agent may charge you a finder's fee of up to 5% of the purchase price.

## 1. RESALE PROPERTIES

Transfer Tax	7%
Legal Fees	1%
Notary Fees	0.2% - 0.5%
Land Registry	0.1% - 0.3%

## 2. NEW BUILD PROPERTIES

VAT	10%
Legal Fees	1%
Notary Fees	0.2% - 0.5%
Stamp Duty	1.2%
Land Registry	0.1% - 0.3%

## 3. PLOTS OF LAND

VAT	21%
Legal Fees	1%
Notary Fees	0.2% - 0.5%
Stamp Duty	1%
Land Registry	0.1% - 0.3%

## 4. MORTGAGE COSTS

In cases where a mortgage is required, always check what the Valuation Fee and set up charges are with your chosen bank.

### I - Subrogation of a Developer's Mortgage

Opening Fee	N/A
Stamp Duty	1% of Mortgage Value
Notary Fees	Between €600-€1,000
Registry Fees	Approx 70% of Notary Fees

### II - New Mortgage

Opening Fee	1%
Stamp Duty	1% of Mortgage Value
Notary Fees	Between €600-€1,000
Registry Fees	Approx 70% of Notary Fees

*\*All fees are subject to 21% VAT*

# WHY DOMUS VENARI?

Our aim is to build personal relationships with each and every one of our clients and to provide an honest and transparent service throughout the entire process. We do not want to waste your time or ours by overpromising or giving an unrealistic picture of a certain property – that is why we work hard to find you only the type of properties that you want.

We would like to make your house-hunting journey the best that it can be. Let us know as many details of the criteria for your property. This will allow your agent to refine the search as much as possible and tailor your itinerary, leaving plenty of time for you to also enjoy the sun!

Upon confirmation of your appointment, your agent will organize a selection of properties and viewing appointments. We shall be happy to assist you throughout your entire stay, from restaurant recommendations to detailed information about desired areas and local hidden gems.

Our multi-lingual team is made up of expats who live and breathe the Costa del Sol and can therefore answer any questions that you may have regarding the areas that make up the famous coastline. We will also be able to introduce you to the most respected lawyers, tax advisors and any other service provider you may need.

During the initial meeting we will work together to finalize the selection of properties you will inspect. You may want to discard some, add others and make amendments along the way.

Your assigned agent will view the selected properties with you, give you information on the area, purchase process and introduce you to lawyers, tax advisors and any other service providers you may need.

Once you found your property we will assist you to contract an independent **legal advisor** who will be able to commence the appropriate legal checks before you proceed any further. The purchasing of property in Spain is a regulated process and it is highly recommended to use a good Spanish lawyer that speaks your language. The lawyer will ensure that the property fulfills all legal requirements and is free of any outstanding debt, and that your interests are protected at all times throughout the purchasing process.

The Private Purchase Agreement will normally be signed within 2 or 3 weeks from the initial reservation agreement date. You will be required at this time to pay 10% -40% of the agreed purchase price.

At this stage your lawyer will also begin to make the arrangements for your NIE, open a Spanish bank account and arrange any final finance/mortgage in order to prepare for the completion of the purchase in front of the public notary.

The completion, including the final payment normally takes place within 3 to 6 weeks of the signing of your Reservation Agreement. You will be required at this time to pay the remaining balance of the purchase price plus the additional buying costs (relevant taxes, notary fees and legal fees). The total buying cost ranges between 11% and 14% of the purchase price.

Once the paperwork is in order and all outstanding charges have been cleared – your final signature binds the agreement and you are handed the keys!

Your lawyer will register your ownership in the town hall registry where your property is located and you will now simply need to connect your utilities and set up the direct debits.

Domus Venari wants you to enjoy your investment in a Spanish property and will therefore be there for you before, during and after the buying process! We want you to take comfort in knowing that you have made a wise and safe investment and that you have chosen a home where you can build memories that you and your family will cherish for many years to come.

Domus Venari relies on **satisfied customers** - only then can we expect to benefit from our most valuable asset, your friend and family as referrals. This is the lifeblood of our business.

## OUR SERVICES

---

Pre-visit consultation on available properties according to criteria and budget

---

Minimum 2-day appointment with an agent that speaks your language

---

Assistance in booking of your accommodation for your visit

---

Arranging all viewing appointments for the chosen properties

---

Introduction to Legal, Tax and Mortgage advisers

---

Introduction to Furniture Companies, and other required Services

---

Project Management including introduction to Architects

---

Property Consultancy for investors via our Domus Invest team

---

**DOMÛS**  
VENARI

[www.domusvenari.com](http://www.domusvenari.com)