

A modern, multi-story white villa with large windows and balconies, set in a lush green environment with palm trees. In the foreground, there is a swimming pool with several lounge chairs and white umbrellas. The sky is clear and blue.


Elegant Homes
PROPERTY EXPERTS MARBELLA


BUYING GUIDE BUYING PROPERTY IN SPAIN ...

Discover the culture and top locations of the different Spanish regions. Get insight into costs and all the steps when buying a House on the Spanish coast.

Why this E-book?

ELEGANT HOMES MARBELLA - CUSTOMISED SUPPORT

At ELEGANT HOMES MARBELLA we come in daily contact with people who play with the idea to invest in a property in Spain. The one is still at the very beginning of the decision-making process and do not know yet exactly which region are preferred. The other knows exactly where he wants to invest and would like, in particular, assistance with the procurement process itself.

To help people in these different stages, we have developed this practical e-book. We start with a comparison of the various Costas in the field of culture, climate and atmosphere. Then we go further in on the practical side of a purchase in Spain.

Do you have any further questions about buying real estate in Spain? You can always come to us. We will guide you from start to finish.



LIVING & LIFE IN SPAIN.

But what is now the best region to buy a home or a second home ?
What do you keep best in mind during your purchase?
And what are the costs?

CLIMATE

The climate is one of the main reasons why many move to Spain. In the summer, the country guarantees sun and pleasant temperatures.

But also the winters are much more pleasant than those abroad, especially in the coastal regions. The temperature stays even then very pleasant.

CULTURE

Also the Spanish lifestyle is unique. It is often much quieter than we are used to. Spaniards seem to enjoy more of life. Spain has a lot to offer in the area of culture. Using a rich history there are numerous unique monuments, including beautiful basilicas, cathedrals, castles and palaces.

Spain also counts many important museums and masterpieces.

Spain holiday country?

Spain is, of course, for years the holiday destination for Northern Europeans. An excellent infrastructure, good and affordable health care and always with a sunny climate.

Many people dream of a second home under the Spanish Sun.

BEAUTY IN LITTLE CORNERS

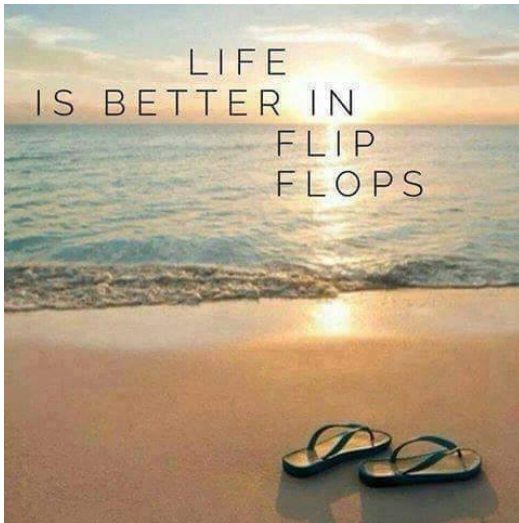
Often steals the greatness of culture hubs like Barcelona and Valencia the show. But did you know the authenticity of Spain often lies in the picturesque character of smaller towns and villages. Feel free to go on reconnaissance and experience your own Spanish immersion.

Tax payments as a resident of Spain.

If you spend at least 183 days per year in Spain or if your sources of income are located mainly in Spain, you'll be taxed. Regarding your real estate you need to take into account local taxes you have to pay in Spain, similar to the cadastral income abroad.

There is also a real estate tax.

For the purchase of all new construction projects, we invite you to visit our website, www.eleganthomesmarbella.be.



Activities

There is no lack of sports activities and leisure on the Costa Del Sol. Throughout the year, the region has something to offer. Hikers can play in the hills. Nature lovers will enjoy the pine woods, olive groves and almond trees, the beautiful views everywhere throughout the region. For golf lovers there are many golf courses nearby.

COASTAL REGIONS

In the area of sun, sea and sand, there are four top regions on the Costa Del Sol:

Mijas Costa, Marbella, Benahavis & Estepona.

They all ensure a pleasant climate all year round. However, each region has its own qualities.

The Costa Del Sol is a 200-kilometre-long coastal strip in the South of Spain. The climate on the Costa Del Sol is very soft, with an average daytime temperature of about 16 degrees in the winter to 27 degrees in the summer.

Counting that the sun shines more than 300 days a year and you know you're with an apartment on the Costa Del Sol is good all year round. You get the easiest on the Costa Del Sol via Málaga airport.

Elegant Homes Marbella your partner partner in Spain.



Get lost in a hundred small streets: Spanish conviviality at its best!

Nothing as enjoyable as aimless saunter in one of the many Spanish seaside towns. Cooling down or blowing out, shopping and dining. It is and remains a unique atmosphere with an ambiance that still lingers.

Beaches

Costa Del Sol literally means ' Sun Coast '. That name has nothing to do with the beaches, but to the always present Sun for which they are very known. But also the beaches are also worth while: golden sandy stretches, interspersed with kilometers of walking paths along the coastal region

READY TO MOVE?

Buying property in Spain is a good investment. The prices are a lot cheaper than anywhere else.

Buying property in Spain is, of course, can also be quite a challenge. It takes a lot of thought and administration.

You know the local regulations and often also the language barrier is not obvious. Therefore, it is wise to partner with a local broker. You have a point of contact for questions, and the language barrier is bridged.

WHAT ARE THE COSTS?

It is a good decision to invest in a home in Spain. You choose a safe investment. Before you decide to make a purchase you have obviously like to have a clear view of the financial picture. The purchase price is not the only costs. What other costs are associated with the purchase of an apartment or holiday home in Spain? You read it here.

When buying a new construction project you pay VAT

Is the seller of your future holiday in Spain subject to VAT or is he an entrepreneur? In that case you pay VAT as a buyer. A percentage of 10%. Typically it goes in such cases to new construction projects.

Please note: that this charge should be a reason to look for real estate of which the seller is liable for VAT or no entrepreneur. After all, in this case – as you read further – another tax levied.

In addition to SALES TAX you pay stamp duty

Who pays sales tax on the purchase of a holiday home, stamp duty will also be charged. This is a tax that is levied at the emergence of certain types of contracts. A deed of sale of real estate. Depending on the region where the house or the apartment is located, this rate varies between 2% and 3% on the purchase price.

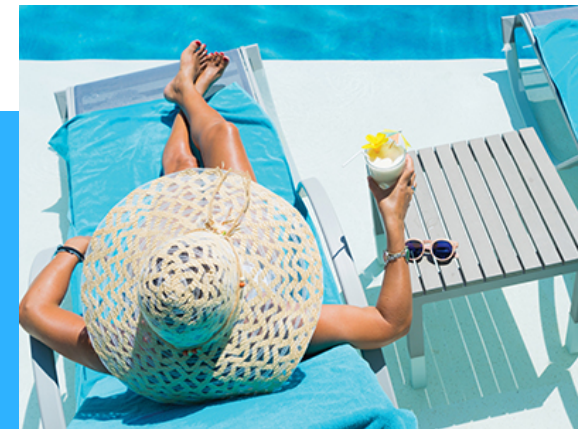
Spanish registration fees charged at sale by natural person

Please note that if the seller is not an official resident of Spain – f.e. a European with a property in Spain – then you need to keep that in account with your purchase.

As a buyer, you are obligated to withhold 3% of the total price, by way of tax on the Spanish tax for non-resident sellers. That sum, corresponding to 3% of the total amount, you should transfer within the month after the sale to the Spanish tax authorities.

It pays still pays of to invest in Spanish property. Not only that, you also get a lot of quality for a lower price.

It is not without reason that Spain for real estate is so popular with everyone. It offers for many a good alternative for the low yield on the savings accounts.





BUY an APARTMENT IN SPAIN for RENTAL?

Some rules if you buy an apartment that is intended mainly for rental, and not or to a lesser extent, for their own use.

Choose a tourist neighborhood

Will you buy an apartment with the (main) purpose to lease it, then choose best for a tourist neighborhood.

In that case, you will have no difficulty to attract tenants. Especially when your intention is offer the apartment during the high season as a holiday accommodation. It is in that period that you can collect the highest amount of rental income.

Compare the rent in the area

Make a correct assessment of the rental income by comparing to those in the area. Just so you know right away what in that region is typically paid for a rental apartment with a size as yours.

One region is more sought after than the other. For example, the Costa Del Sol is in the summer, a very popular place. Of course, take into account the common differences between high season and low season.

Rental organizations make it you easy for you

Personally vouch for the rental of an apartment on Spanish soil is often for practical reasons – e.g. you're staying abroad – not possible.

In that case you can enable a rental organization that looks after the practical burdens on your behalf. Which is useful: they process not only the reservations, but also carry out minor repairs.

Important is to see (and compare) what services included in the contract that you have with them. We'll be happy to help with the letting of your home and everything associated.

Estimate the realistic rental income

Renting out a property is never a pure profit operation.

As a landlord you are after all responsible for the coverage of certain maintenance and wear costs. Also, every time a relatively limited part of the rental income is to be paid to the cleaning of the apartment. Please take this into account in estimating the proceeds of your new property.

"Take into account all costs incurred in the case of rental."

Foreign rent legislation differs from the Spanish legislature around real estate rental. Be aware of those differences and the implications of this for you as a landlord. For example, it is appropriate to indicate clearly that it is a temporary rental or holiday rental. Otherwise you may have to deal with tenants who no longer want to go.. Also know that the Spanish legislation has a strict protection for homes that can be rented for a period longer than a year. It is appropriate for you to be assisted by experts with knowledge of the facts.



STEP 1

Are you one of the many who dreams of buying a property in Spain? ELEGANT HOMES MARBELLA helps you throughout the entire process. Before and after the purchase you can contact us with all your questions.

CHOOSE YOUR FAVORITE REGION ON THE SPANISH COAST

The dream to live in Spain might be just a little different to certain people .One loves peace and nature, the other rather a tourist spot where many life is. Each coastal region has its own strengths.

CHOOSE THE RESIDENCE OR BUILDING PROJECT THAT'S RIGHT FOR YOU

Do you live in a lively centre, or do you prefer more of a quiet environment? Do you want an apartment or a villa? There must be certain facilities nearby? Based on your personal preferences or needs to make a choice between different projects.

CREATE A SIGHTSEEING-TOUR WITH YOUR BROKER

Do you have a project in mind, but would you like to have seen it with your own eyes before you make a decision? ELEGANT HOMES MARBELLA takes you on inspection trip to Spain. Grab the opportunity to view several projects and explore the area.

CLOSE THE RESERVATION CONTRACT

Once your decision to purchase a property in Spain is final, a reservation contract is signed. This is presented in Spanish with translation in English. We go through the agreement together so that are no ambiguities.





STEP 2

CONTACT A GESTOR OR LAWYERS-TRANSLATION AGENCY

When this contract is signed (or if desired before that), we bring you in contact with a lawyer-translation agency. Together we guide you through the whole process – in your own language..

GET YOUR SALE CONTRACT

As a buyer you get the actual bills of sale via UPS home delivery. If desired we go over them with you and we will answer any questions. If the apartment is still under construction, a bank guarantee (provided by ELEGANT HOMES MARBELLA to the buyer) is put in order.

GET YOUR HOME

When the property is ready for completion, a deed date is set by the customer, ELEGANT HOMES MARBELLA and the law firm. After the payment and signing of the Act you get the keys to your new home. ELEGANT HOMES MARBELLA ensures that water and electricity are connected, so you can move in your home immediately.

AND FINALLY: AFTER SALES SERVICE

The after sales Department follows from purchasing everything. They give explanation of the technical installations in the home and are available to answer all your questions. If desired, the after sales department even keeps a key the first year after purchase, so they can keep an eye out at your property.



Get in touch?

We are convinced that a personal approach works.
We will be happy to help you.

Do not hesitate to contact us.

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