

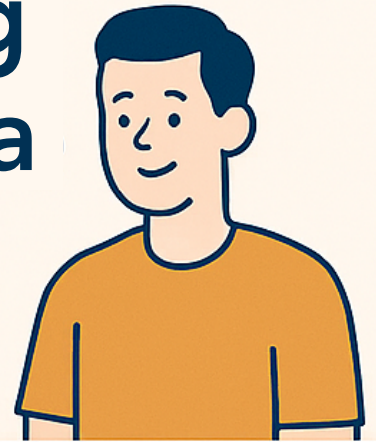
Your Guide

TO BUYING PROPERTY ON THE COSTA BLANCA



Why More and More People Are Moving to the Costa Blanca

Spain Has Much More to Offer Than Just Sunshine and Beaches



Quality of Life and Climate

In Spain, expatriates enjoy a relaxed lifestyle in a mild climate with over 300 days of sunshine each year.

Cost of Living

The cost of living in Spain is generally lower than in Germany, allowing for significant savings.



Property Prices

At the Costa Blanca, you get more house for your money. The value for money is often very attractive.

Lifestyle

Friendly people, good food, and lively festivals and celebrations all contribute to Spain's popularity.



Reasons to Move to the Costa Blanca



Pleasant Climate

Over 300 days of sunshine a year, mild winters, and warm summers

Affordable Cost of Living

Groceries, dining out, and services are often cheaper than in other countries.



High Quality of Life

A wide range of leisure activities, a relaxed lifestyle, good infrastructure, and a Mediterranean way of life.

Healthcare

A reliable healthcare system with many English-speaking doctors.



Cost of Buying a Property



Property Purchase Price

Property prices on the Costa Blanca are generally lower than in other countries.

Property Transfer Tax

The tax rate for resale properties is 10% of the purchase price.



Additional Costs

There are also additional expenses for the notary, land registry, NIE number, and administrative fees.

Financing

Spanish banks offer mortgages of up to 80% of the purchase price (with interest rates between 10% and 13%).



The Spanish Buying Process

The Process of Buying a Property



Reservation Agreement

1–2% of the purchase price

Signed by both parties; deposit due from the buyer.



Purchase Pre-Contract

10% of the purchase price

Includes the details of the purchase; signed upon payment of a 10% deposit.



Title Deed

Signed before a notary

Remaining balance of the purchase price due



Official registration of property ownership

New owners registered in the Land Registry:

Transfer of ownership completed



Request a Nota Simple

Obtain key property details from the Land Registry



The Nota Simple provides details on the legal and financial liabilities of the property, as well as the ownership information.

It can be requested in person or online from the relevant Spanish Land Registry.

Enter into an option agreement

With the option contract, you secure the property with a deposit until the purchase is finalized.

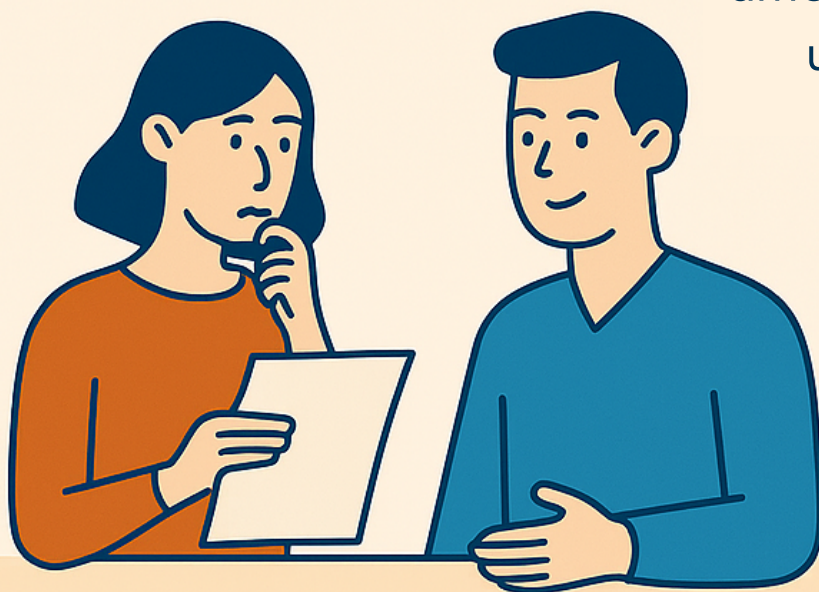


Check option

A period of 7-14 days is typical for reviewing the option.

Make a deposit

The option contract stipulates the deposit amount and the agreed-upon purchase price.



Pay the purchase price

Once the financing is secured, the due purchase price is paid into the notary's escrow account or directly to the seller.



Tip: It is advisable to have the notary hold the payment in escrow. This ensures that the funds are considered "deposited," providing you with the necessary security during the transaction.



We're here if you have any questions.

Our team looks forward to assisting you. We offer personalized advice tailored to your individual needs.

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