

# THE ULTIMATE BUILDING GUIDE

FROM IDEA TO DREAM HOME



# WHY COSTA BLANCA?



The Costa Blanca captivates with its Mediterranean climate, healthy air quality, and international infrastructure — making it ideal for a first or second home.



# Buying Land – What to Consider?

- Location: Sea view?  
Quiet or central?
- Orientation: Sun  
exposure?
- Buildability &  
Infrastructure
- Proximity to doctors  
and shopping
- Check existing  
development plans



## OUR SERVICES

We assist with land selection and review legal and technical aspects before purchase.

# LAND PURCHASE IN SPAIN

## LW GAL NOTICES

The land purchase process in Spain can differ significantly from other countries – being well-informed helps avoid costly surprises.



NIE number required (Identification number for foreigners)



Check land registry entry & encumbrance-free status



Clarify buildability & construction limits



Registration in the land registry (cadastral register)



Contract & notary appointment with interpreter



# CHECKLIST: FROM IDEA TO GROUNDBREAKING

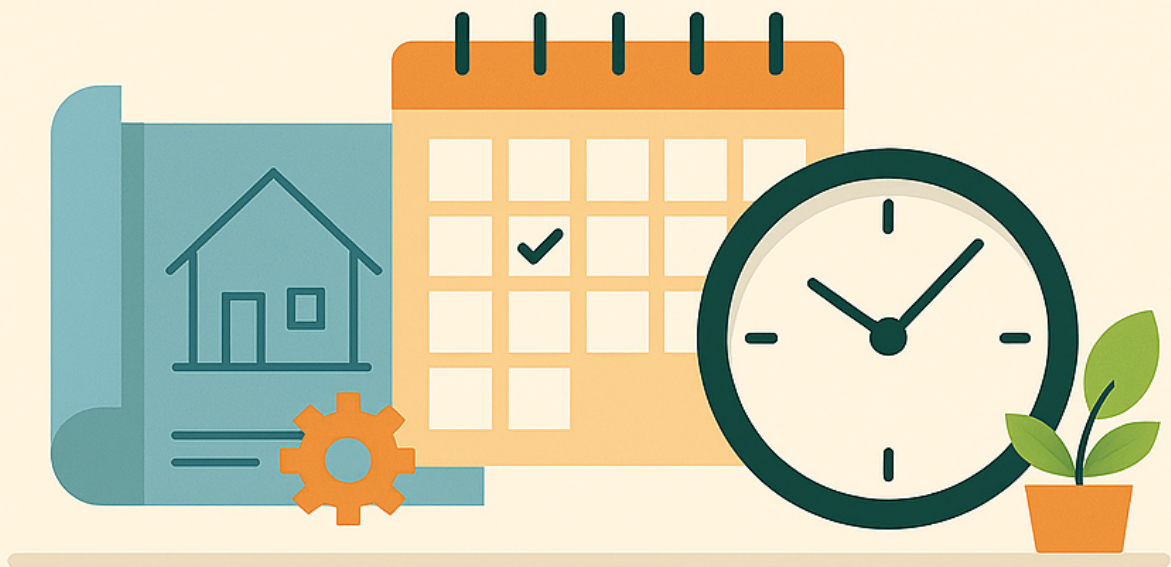
- ☒ Clear goals & budget
- ☒ Find and verify land
- ☒ Start architectural planning
- ☒ Obtain permits
- ☒ Choose a construction company
- ☒ Plan fittings and interior design
- ☒ Have the construction contract reviewed
- ☒ Coordinate construction start



# TIMELINE FOR BUILDING A HOUSE

## PLAN REALISTICALLY

A realistic timeline is the foundation for a stress-free construction process.



- Include preparation time (planning, permits, financing)
- Calculate construction time realistically (weather, delivery times, availability of craftsmen)
- Include buffer times for delays
- Coordination with all parties involved (architects, construction company, authorities)
- Consider time for self-performed work

**TIP:** The better the planning upfront, the fewer surprises during the construction phase.



# Common mistakes when building a house

- and how to avoid them

## Typical mistakes:

- Poor planning
- Budgeted too tightly
- Unreliable partners
- Skipping important details



## How to do it better:

- Take time for thorough planning
- Plan for a financial buffer



- Take time for thorough planning and include a financial buffer.

# PLANNING & ARCHITECTURE

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- Style direction: Modern, Mediterranean, Country house
- Room layout according to your wishes
- Collaboration with local architects
- Future-oriented design (e.g., smart home)

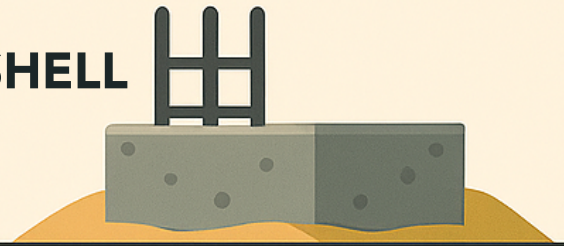




# THE CONSTRUCTION PROCESS STEP BY STEP

1

FOUNDATION & SHELL  
CONSTRUCTION



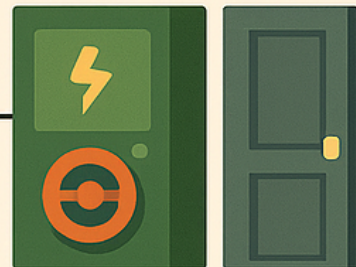
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ROOF &  
FACADES



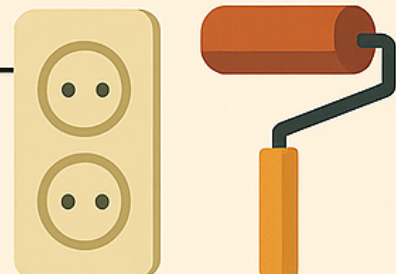
3

WINDOWS,  
DOORS,  
INSULATION



4

BUILDING SERVICES  
(ELECTRICITY, WATER,  
HEATING, KLIMA)

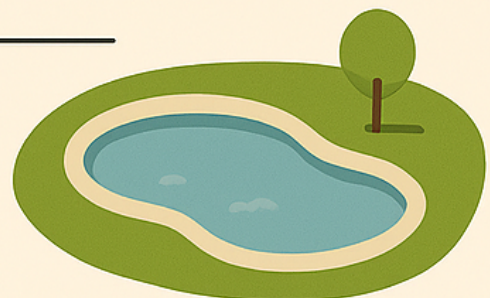


5

INTERIOR FINISHING

6

OUTDOOR AREAS &  
POOL (if desired)



# HANDOVER & MOVE-IN

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- **FINAL INSPECTION WITH CHECKLIST**
- **DOCUMENTATION OF ALL TRADES**
- **KEY HANDOVER & INSTRUCTION**





# After-construction support

After moving in comes the service – because even after completion, your home remains a project in need of maintenance.

## Important points:

- House maintenance in absence (e.g., for a second home)
- Maintenance & Upkeep (Air conditioning, solar system, pool, etc.)
- Support for retrofitting or remodeling
- Reliable contacts on-site



**Tip:** Good aftercare saves costs in the long run and helps maintain the value of your property.



# We're here if you have any questions.

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

## Immobilien Service Kryzon



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