

2026 BROCHURE

A brief overview of how we work



IMMOFY
buyer's agent

THE GOAL OF IMMOFY



The goal of IMMOFY is to guide and assist prospective buyers of real estate in Spain throughout the entire purchase process, taking into account the current market situation and developments. We do this with attention and care for individual wishes and expectations, thus creating an unprecedented personal approach.

We offer a total service package, organized in transparent processes, supported by the best experts in legal, fiscal, and real estate areas. This way, we ensure the best possible customer experience when purchasing real estate in Spain.





IMMOFY is a buyers agency for the Spanish housing market and **your guide** in the sometimes chaotic world of Spanish real estate. You may encounter potential conflicts of interest, incomplete, and sometimes even incorrect information, and a market that is organized very differently than in other European countries.

Why choose IMMOFY?

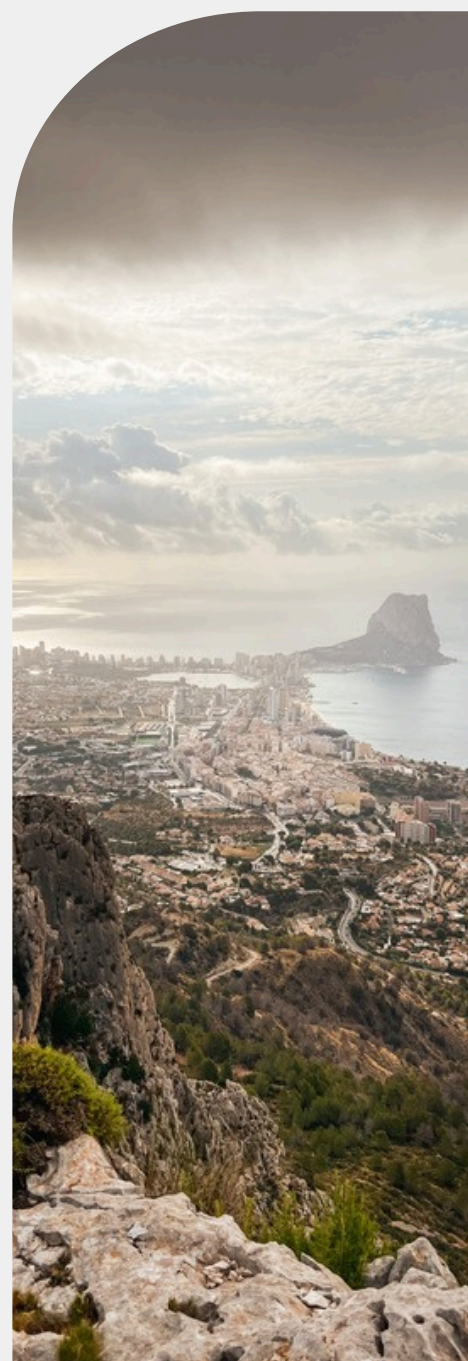
Recent global events have also affected the Spanish real estate market, making our **transparent and objective service** even more important.

We ensure that you, the buyer, are well informed and prepared for the purchase process, taking into account the current situation. We have **a thorough knowledge of the market**, which is necessary for determining real estate prices to achieve the best possible deal.



Unlike the traditional sales agencies, IMMOFY works with **independent experts** who represent and advise you, the buyer. We use our knowledge, expertise, and network to ensure that you receive the correct and complete information about the real estate offer.

IMMOFY **collaborates with reputable sales agencies and project developers** in various regions, supplemented with **the services of specific experts in construction, legal, financial, and tax areas**. We always start these collaborations with your wishes and interests in mind.



The properties shown on our website come from **trusted parties** with whom we have **clear agreements** regarding information provision and product knowledge.

However, we do not limit ourselves solely to the selection that you can find on our website, as this is just a fraction of the available offer. We also search for suitable properties outside of this. In short, **IMMOFY provides you with a total view of available properties in different regions**, even if they are not in the published offer on our website.

OUR WORKING METHOD

A NON-OBLIGATORY ADVICE CONSULTATION

Before starting the purchase process, you will undoubtedly have questions about how all this should be organized, what the pitfalls are, and what you should definitely pay attention to. That's why we always start with a **non-obligatory advice consultation**. Concretely, this means an extensive conversation, in which we explore your personal wishes and answer your questions. We do this digitally or personally, so you as a customer have complete freedom to choose the 'where and when'.

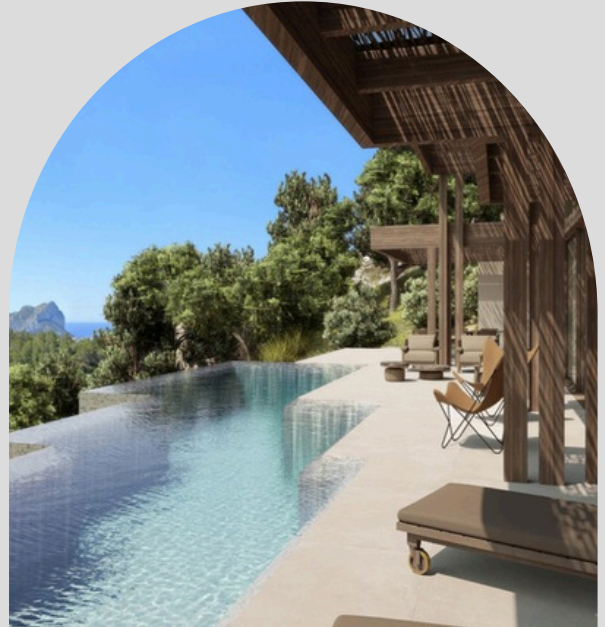
INTAKE & ORIENTATION

From the moment you decide to go with our team, we will compile a **first, orienting selection** for you. Based on your feedback, we get a clear picture of your wishes and expectations, and we know what you do and - equally important - what you absolutely do not want. This applies to both the region and the type of real estate. The purpose of your desire to buy a house is also part of this orientation: is the purchase purely for personal use, do you want to rent it out or a combination of both, is it an investment or do you want to settle permanently in Spain with your partner and/or family.



PREPARATION OF LONGLIST & SHORTLIST

A good and complete preparation will save you a lot of time and possible frustration and contribute to the best possible customer experience. The goal is to arrive from a so-called 'longlist' (the primary selection) to a 'shortlist' that meets the predefined criteria. All this information and selections are made transparent in our My Immofy portal, giving you access to your personal account.



VISITING PROPERTIES

After this thorough preparation from your home country, where we made a first selection and then the shortlist, it is time to **visit the selected properties on-site**. The goal is not only to view and inspect the property, but **also to "feel"** if the properties meet your expectations.

Is this the environment you are looking for? Does nature meet your expectations? Is it quiet enough? Or just the opposite, is it lively enough? How far are the shops and restaurants? And a lot of other practical and emotional matters.



NEGOTIATION & RESERVATION

At the moment we have found your dream property together, we will inform the selling agency and assist you in **an objective and well-substantiated negotiation**, so that we can achieve the best possible purchase price.

Our support and guidance will be in **your own language**, so that you always understand the content of the reservation document and you can agree to it with peace of mind.



LEGAL & FISCAL ADVICE

When we have found the house of your dreams and have agreed on the price, **we can put you in contact with our independent specialists** (both administrative, legal, and tax) without any obligations.

A lawyer will conduct the research, apply for the required municipal certificates, and draw up the purchase agreement - in Spanish, but with a translation into English as well - of the real estate to be purchased.



The logo for 'Suma' is displayed in a bold, black, sans-serif font. It is positioned at the top left of the page, partially overlapping a circular inset image of a building entrance. The building entrance has glass doors and a sign that reads 'Suma' above it. To the right of the entrance, there is a blue sign with white text that says 'LOS RECIBOS PARA EL PAGO VOLUNTARIO DE TRIBUTOS LOCALES DE LA CIUDAD DE ALICANTE DEBEN SOLICITARSE EN EL PROPIO AYUNTAMIENTO DE ALICANTE'.

The following things will be checked:



- Registration in the Property Register (Registro de la Propiedad)
- Presence of the first/second occupancy declaration (Licencia 1^a/2^a Ocupación)
- Presence of a building permit (in the case of new construction or extension)
- Are all the utility bills paid in full?
- Are there no outstanding bills at the municipal taxes (so-called SUMA)?
- Is the Energy Label (Certificado de Eficiencia Energética) present and still valid?

In addition, the lawyer can also assist you in applying for the NIE number and any rental permit.

GUIDANCE AT THE NOTARY

In this final phase, we guide you at the notary and provide support **in your own language**. This is also the moment when you will **receive the keys** to your new dream home.



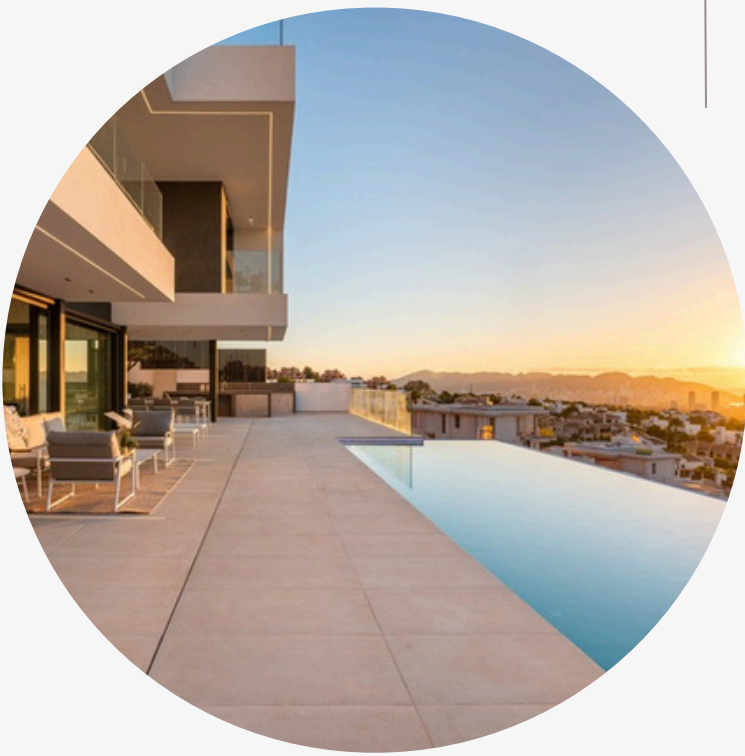
MY IMMOFY

We will store and make available all information related to the purchase and ownership of the property in **your personal My Immofy account**. This way, you always have access to all relevant documents and information.



AFTER SALES SERVICE

We also **gladly help you** with things like a home insurance, internet connection, alarm, solar panels, contractors for possible renovations, and many more practical matters.



What are the costs?

To be able to guarantee you **optimal service** and to ensure that we use our resources correctly and can therefore offer you **the best possible added value**, we work with a fee, which depends on the price category in which you are looking for a house:

- Collection (< 500K) = 475€ excl. VAT
- Premium (500K - 1M) = 675€ excl. VAT
- IMMOFY X (> 1M) = 875€ excl. VAT

This amount will be paid when signing **the service agreement**. The signing of the agreement and payment will be done digitally.

At the moment we have successfully found your dream property together and the purchase is completed, **you will receive a full refund of this fee**. We receive a part of the commission from the selling agency when the Deed is executed, as compensation for making our services as a platform and our advice available.

In short, in case of an effective purchase (which is usually the case in practice) **our service is without additional costs for you as a buyer, while the added value is very high.**

OUR COMMITMENT

We commit ourselves through a 'written agreement' in which our responsibilities, work ethic, and conditions are clearly described.



This means for you:

- The customer has **the widest choice** in selected real estate, which has already undergone a first check, regardless of regions and brokers.
 - All affiliated sales agencies have been **thoroughly screened**, they have extensive experience and reliable references, and are contractually bound to a code of conduct. The same goes for the project developers.
 - The customer can **use our technology and information for free** via our customer portal MY IMMOFY **including a first intake call, free of charge.**
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- We will search for a property **together with the customer**, we arrange the appointments with the sales agencies or project developers in Spain and easily adjust to the customers needs where necessary.
 - The customer will only visit real estate that **meets his/her preferences.**
 - The customer can therefore use his/her time in Spain **efficiently.**
 - From the first contact up to and including the moment of purchase, the customer **does not have to worry.**
 - The service is **not limited in time.**

*In short,
we are here
for you!*



Testimonials of our clients



IMMOFY is a top-notch company that supported us throughout the purchase of a fantastic home in Spain. From advising on the property to signing at the notary, the entire process was handled professionally. Without them, it certainly wouldn't have been possible.

Thank you, team!

J. KOOT



The ideal solution for anyone buying a home in Spain. Very well organised from start to finish, from preparation and viewings to the final signing. Extremely helpful throughout and highly recommended for anyone looking for a smooth and structured purchase.

KIM V.



Through recommendations we found IMMOFY to help us with the purchase of our home on the Costa Blanca North. The fact that they act solely as a buyer's agent and do not sell properties themselves was a major advantage for us. We are very satisfied with their professionalism and service. Communication was excellent, the guidance during viewings was spot on, and even after the purchase we were very well supported, including after the handover at the notary. Their network, such as the lawyer, was also very strong. If we ever buy another property here, we will definitely choose IMMOFY again.

R. VAN DER KROFT

“Thank you

for trusting us to guide you through the purchase of your home.”



Our team

L to R: Paul, Daantje, Carole, Gilles, Nathalie, José, Hannah & Patrick



Remember search results, save favourite properties, use targeted search filters?

It's all possible via your personal profile on our website!