

BUYING

# REAL ESTATE

IN SPAIN



The ultimate checklist 2026

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IMMOFY

buyer's agent

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IMMOFY



# Welcome!



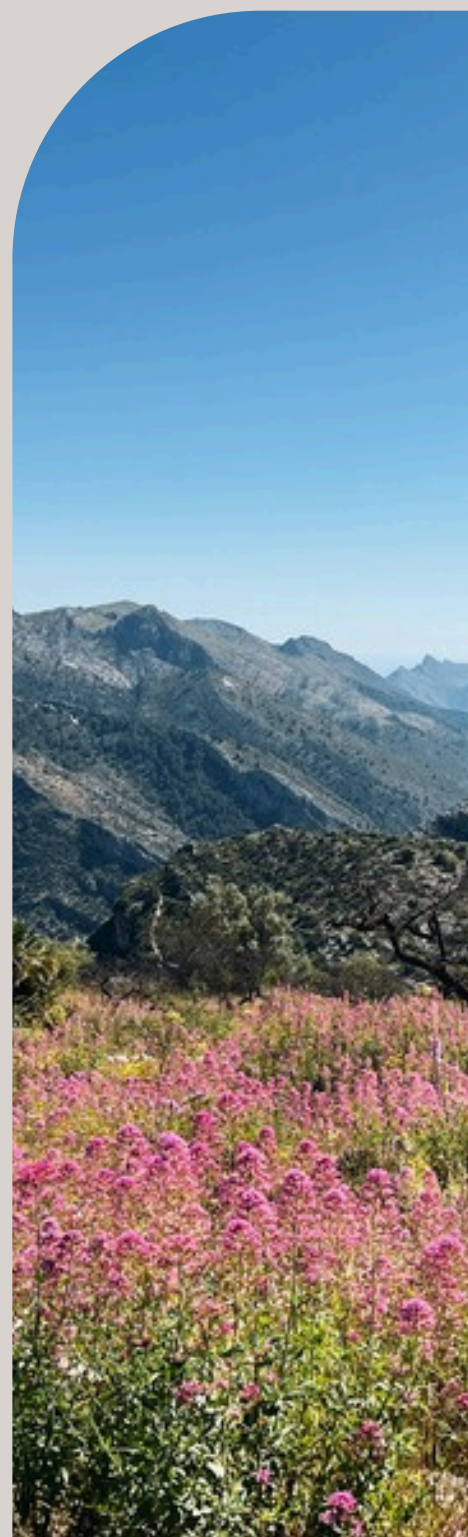
This e-book has been specially compiled for you as an aspiring buyer, serving as a practical guide to purchasing property in Spain. It helps you take a well-prepared, step-by-step approach, with clear tips, practical advice and attention to potential pitfalls. This way, you can work towards a successful purchase with confidence and peace of mind.

At IMMOFY, we stand by your side throughout the entire purchasing process. We guide and support you with expert knowledge, always taking into account the current market situation and the latest developments. In this way, you have all the information you need to make well-informed decisions.

I wish you an enjoyable read,

*Patrick Lamoral*

**Patrick Lamoral**  
Managing Director IMMOFY



# Review and Future Outlook

The property market on the Costa Blanca North can look back on a **strong and stable 2025**, with the province of Alicante once again playing a key role within the region. Demand remained high, particularly in the upper segment and in popular coastal towns, further strengthening the appeal of this area.

In 2025, the Comunidad Valenciana once again confirmed its position as one of Spain's most sought-after property markets. Transaction volumes remained at a healthy level, driven by both national and international buyers. Notably, interest from the Netherlands continued to grow, with buyers increasingly choosing Spain as a second home, permanent residence or long-term investment.

The province of Alicante continued to stand out thanks to sustained demand for high-quality properties in prime locations. Both new-build developments and renovated homes proved highly popular, especially in areas such as Altea, Jávea, Moraira and Benissa Costa.

Foreign buyers once again accounted for a significant share of transactions, underlining the international character and resilience of this market. As a result, the Costa Blanca North reaffirmed its position not only as an ideal region for a second home, but also as a safe and forward-looking investment environment.



In recent years, IMMOFY has made substantial investments in market insight, technology and local presence. These efforts clearly paid off in 2025. The outlook for 2026 remains positive.

The region continues to attract buyers thanks to its mild climate, high quality of life and the growing demand for sustainable and energy-efficient homes, which are increasingly becoming the standard in new-build projects.

IMMOFY IS ER VOOR JOU!

Zowel voor, tijdens, als tot ver na de aankoop van jouw woning.



In addition, digitalisation is playing an ever more important role in the purchasing process, offering international buyers – and Dutch clients in particular – greater confidence and convenience. Despite global fluctuations and limited supply in certain segments, prices and sales in the most desirable areas remained stable to rising.

Thanks to our technology, in-depth market knowledge and continuously expanding network, IMMOFY is also perfectly positioned in 2026 to continue identifying the right opportunities and true gems for our clients as a buyer's agent.

Would you like to know more about the latest developments on the Costa Blanca North? Feel free to contact us – we will be happy to inform you.

# The ultimate CHECKLIST

When buying a property in Spain

1

## SEARCH

- Determine your budget (which regions fit within this?) & the purpose of your purchase
- Know what type of property you're looking for

2

## VIEWING

- Explore the region & immediate surroundings
- Use your imagination
- Give clear feedback to your estate agent

3

## ADMINISTRATION

- Apply for your NIE number in time
- Open an account with a Spanish bank
- Have yourself be represented by a lawyer
- Seek fiscal & inheritance advice

4

## WHAT YOU(R LAWYER) MUST CHECK

- Zijn alle vergunningen in orde?
- Is de verkoper de wettelijke eigenaar?
- Zijn er openstaande belastingen of schulden?

5

## RESERVATION

- Pay the reservation costs (€3,000 - €10,000)
- Sign the purchase agreement & pay the 10% deposit (within agreed period)

6

## SALES AGREEMENT & DEED OF OWNERSHIP

- Pay the remaining purchase amount into the notary's account
- Sign the notarial deed

7

## NEXT STEPS?

- Transfer of utilities
- Possibly apply for Spanish citizenship



# Buying a property in Spain

Buying a property in Spain is a major decision. The purchasing process can be a very enjoyable and exciting time provided you are well prepared and well advised.

The Spanish real estate market is organized differently compared to other countries. For example, a Spanish notary does not have the same responsibilities and obligations as in the Northern European countries and you have to deal with a number of important administrative formalities. Additionally, there is, of course, the language.

Also, the new regulation that was introduced in 2023 (Comunidad Valenciana decree 98/2022) which ensures that real estate brokerage can only be carried out by **API recognized real estate agencies**, contributes to a further professionalisation of the sector which benefits both buyers and sellers of Spanish real estate. IMMOFY is naturally one of these recognized real estate agencies.

Also important to know is that most real estate offers are "not exclusive" to one particular sales agency; in concrete terms, this means that the same property can be offered by multiple agencies resulting in potential confusion about the correct price and the accurate information of the details of the property. You will notice this immediately from the moment you start your online search.

So good advice and reliable guidance are **crucial** to avoid pitfalls and buy your dream home in Spain with confidence.

# The search



## How do you determine your budget and which regions fit you?

This is an important question you need to ask yourself. Which environment, nature, city & culture, best fits your family situation, personality, hobbies, interests, and expectations.

Are you looking for real estate that overlooks the Mediterranean Sea and where you can be on the beach in no time? Or do you prefer the peace and nature a few kilometers' drive from the coast? Or would you rather be in the Spanish hills and mountains with their breathtaking views? Generally, the rule is that the closer you get to the sea, the more expensive the property becomes.

Not sure exactly where you want to live? Go to the website and check out our [region pages](#). Discover what it feels like to stay in a certain region: what does the landscape look like, what kind of weather can you expect in the different seasons, what activities are there in the region...





## Know what type of property you are looking for

Style is something very personal and that obviously also applies to real estate. Do you go for a rural look? Then a 'finca' might be the best option for you. Or would you rather invest in a new build project or modern design villa or apartment?

Currently, we notice that more and more people appreciate "the authentic" -whether or not "modernised"-, so that all comfort is there in a beautiful Mediterranean context. The high demand for "Ibiza-style" and Mediterranean style properties is clear proof of this.

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## Keep track of your favorite properties and use a personal MY IMMOFY profile

There is nothing as annoying as spotting the house of your dreams and not being able to find it again. We put an end to this wasted time and user-unfriendly search filters. Create a personal profile just once to save your favorite properties and searches! From the moment you choose IMMOFY as your buying agent, we offer a targeted selection and purchase procedure and you will get access to a number of other interactive solutions.



FOLLOW THE LINK:

Create an IMMOFY profile,  
step by step

# The viewing

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## Know which region best fits your wishes

You plan a trip to view some properties and quickly notice on arrival that the neighborhood does not meet your expectations. Annoying! You can avoid such a situation.

Thanks to our unique process of orienting, selecting and visiting, we can give you -as being a regional expert- all the important information you need to guarantee a good match between the region and your personal expectations.

**Your personal 'MY IMMOFY' profile will be a valuable tool before, during and after the search.**



**DOWNLOAD:**

our Brochure that explains step by step how we can be of help with the right preparation and choice!



# Use your imagination

Buying a **new build property** requires quite a bit of imagination compared to buying an existing property. Often new build projects have not yet started, but clear plans, 3D drawings, and sketches already give a good picture of the end result. In addition to the imagination you have to bring, there is the freedom of choice of materials and finishings. A project on plan or from a building drawing can also be a good deal financially. As a project progresses, it usually becomes more expensive.



## TIP:

Of course, you can also search online. For example, you can 'walk' through your future neighborhood using Google Street View. Or watch the various YouTube videos about your favorite region. This way, you can also get a good impression.

For **existing houses**, of course, it is different: what you see is what you get. But it doesn't have to stay that way. Here too, you can adapt the spaces and style to your own taste. Be creative with the potential of the house. You will be amazed at what a few small adjustments can do with a space. And don't forget, the best spots is already built upon.

# Administration

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Spanish law includes some formalities such as applying for a **NIE number** (Spanish tax number). This certificate is mandatory for buying a property, among other things. You need to take this into account as a foreigner when you want to buy a property.

## Applying for your NIE number

The **NIE number** (or Número de Identificación de Extranjero) is the identification number for foreigners in Spain. You use it to identify yourself to the Spanish tax authorities. Don't worry: this doesn't change your tax status in your own country.

A NIE number is required for all official transactions in Spain. It is proof that you are officially and legally in Spain or are registering to perform certain transactions, such as buying a house, buying a car, opening a bank account or taking out insurance.



As a citizen of the European Union, you can easily apply for a NIE number. This can be done in several ways:

- **In Spain: apply for the number through a notarial power of attorney.** You give your local counsel (lawyer or gestor) a power of attorney through the notary. This is the easiest way. You can give a general power of attorney so that your lawyer can also handle the further processing of your real estate purchase in your name, or a limited power of attorney for example only for the application of a NIE number. This notarial power of attorney will cost you between 160€ and 200€ and can be paid directly to the notary.
- **In Spain: apply for the number at a local police station,** for example when you are on holiday. This is the cheaper way to get a NIE number. Be aware: it can take a while to get an appointment with the police, so contact them in time.
- **In your own country:** apply for the number at the Spanish consulate. This is by far the cheapest option. However, keep in mind that this third option takes much more time.



READ MORE:

Apply for your  
NIE number in a  
few simple steps

**NOTE!**



If you buy a house in Spain with several persons, each of the buyers needs its own NIE number. So it is not possible to buy a house in name of two persons with just one NIE number!

If you are a British National, you can choose to either apply locally in Spain, or via the Spanish Consulate in the UK. Applying locally will involve going to Spain and making two trips to the police station. Alternatively, if you are considering how to get a Spanish NIE number in your home country, applying via the Consular route can avoid the inconvenience of travelling to Spain. However, it can be a challenging process. We advise to engage a law firm to apply for you NIE number.

# Whether or not to open a Spanish bank account

Once you have a NIE number, you can open an account with a Spanish bank of your choice. In most cases, you can make an appointment at a local branch (Sabadell, Caixa Bank Bankia, BBVA, Banco Santander, and others). Some banks also allow you to open an account digitally, which simplifies the process.



Where until not so long ago it was an absolute must for some utility companies and taxes, now your electricity or water can also be debited from another European IBAN account. However, always check this information with your bank, especially if it concerns a country outside the European Union.



## NOTE!

Maintaining a Spanish bank account often involves administration and transaction costs for non-residents. So pay close attention to the different conditions when choosing a bank.

# Legal, fiscal & administrative assistance

When buying a property in Spain, it is essential to hire a lawyer (or gestor). Although this may seem unusual from a Northern European perspective, this professional plays a crucial role in the process.

Your lawyer investigates if everything concerning the property is legally in order. This prevents unpleasant surprises during the purchase.



## Your lawyer checks whether...

- ... the person trying to sell you the property is indeed the legal owner of the property
- ... there have been no building offences during the construction of the property
- ... the property has the correct permits
- ... there are still tenants living in the property
- ... the property is not involved in a debt settlement
- ... the property is insured (in case of a new build property)

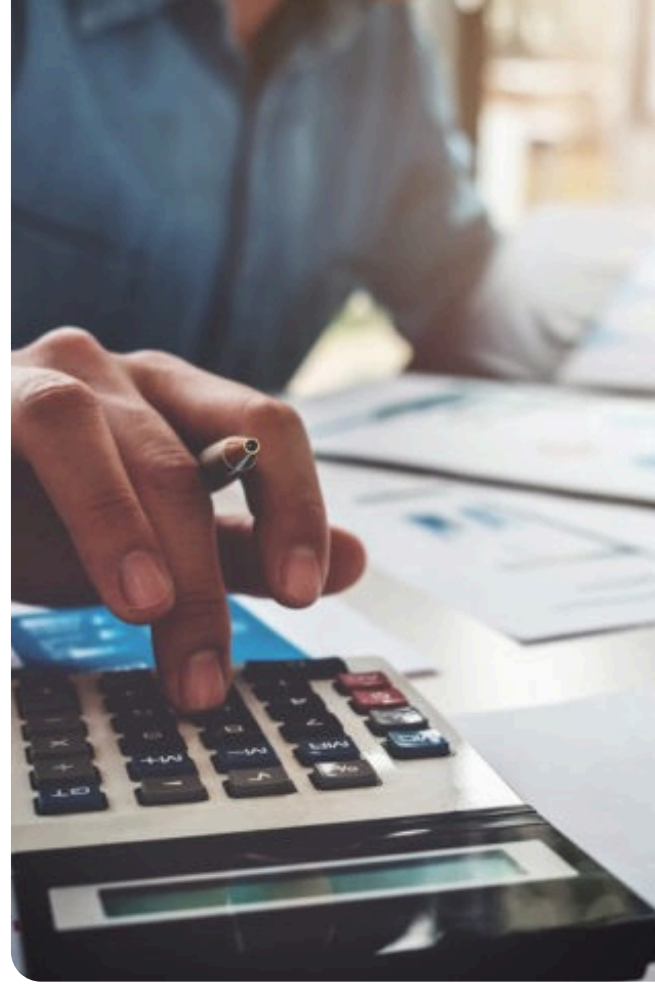
## and also ensures that..

- ... the purchase contract is drawn up in English
- ... the utilities are transferred after the sale



## Tax Advisor

A **tax advisor** also provides advice on taxes, purchase structure and any regulations regarding inheritances. They can assist you with the practical and organizational aspects of wealth succession.



## Gestor

A **gestor** can be an alternative, but keep in mind that they have NO legal liability in case of problems resulting from incorrect advice.



[READ MORE:](#)

A gestor or lawyer in Spain, what's the difference?



# The financing

In Northern Europe, we generally first go to the bank or a financial expert for advice **before we start house hunting**. It is noticeable that this often only happens for the purchase of a second home abroad after people have already signed a reservation or even purchase agreement. It is better and safer if you do this in advance. This way, you have a clear and complete picture of what is or is not possible; whether there is any margin to spend just a little more on your absolute dream house or not, or whether you can perhaps spend a bit more because the potential rental income could be higher.

With a **good insight** into your financial possibilities, you can search and buy more targeted. When you decide to finance your purchase, it is advisable to carry out (or have carried out) a feasibility test. This way you know exactly what the financial possibilities and expected monthly costs will be.

After that, we can search together with you for what best suits your wishes and profile. Conditions such as the reservation of loan approval, often work to your disadvantage in price negotiations, even to the point of refusing a bid.



[READ MORE::](#)

The **CHECKLIST** for your mortgage application in Spain!



# The reservation

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Now that you have found and viewed your dream home, you are ready to take the big decision. We and our partners can certainly help you with the price negotiations. Once you have reached an agreement with the owner, **you can make a reservation of the property.**

At that moment, the property is **temporarily taken off the market.** This ensures that the property is reserved for you until the signing of the purchase agreement. Your real estate agent prepares a reservation contract containing the details of the property, the details of the buyer and seller, the validity period and of course the agreed price. Additional clauses can also be included, e.g. agreements about the furniture.



**TIP:**

Use this moment to make an appointment with the lawyer and notary for a possible power of attorney.

To reserve the property, you must pay a **reservation fee** to the real estate agent. You pay this into the third-party account of the real estate agent. Depending on the price of the property, this amount can vary between € 3,000 and € 10,000.

The reservation is usually followed by the purchase agreement within two to four weeks. After signing by both parties and the payment of 10% of the total value of the property (minus the already paid reservation fee), this serves as the final purchase agreement.



The period between reservation and signing of the purchase agreement allows you to, for example, have a structural survey carried out, apply for a mortgage or obtain information about the tax structure of your purchase.

The exact content of the reservation and the purchase agreement is usually agreed with the seller after consulting your real estate agent and/or lawyer.

If the administrative investigation shows that there are insolvable problems with, for example, documents, the title deed, debts or taxes, the reservation is withdrawn and the reservation fee refunded.



The purchase agreement will not be signed in that case, and the reservation agreement expires. However, in practice this rarely happens.



[READ MORE:](#)

Hidden defects...  
How does this  
work in Spain?



In Spain, the buyer chooses the notary (notario) before whom the deed of ownership is signed. This does not mean that the notary works for the buyer. He or she is a civil servant of the Spanish government and acts **entirely independently**.

The role of the notary is mainly formal: he or she mainly retains the overview and final control of the legal aspect of the buying and selling process.



## The Purchase Agreement & Deed of Ownership

A few days before the date of signing the Deed, you will need to transfer the final amount to **the notary's third-party account**. You also pay the other costs (buyer's costs, +/- 2%), usually to the third-party account of the lawyer. Your lawyer or gestor will send you a budget, on which all amounts are clearly stated.

On the day of the signing the Deed, the notary will confirm that the agreement has been legally established completely and that the seller has paid all taxes. At that moment, he or she literally stamps the deed of ownership (escritura).

BE AWARE!



Keep in mind that when buying with a mortgage, higher appraisal and stamp costs will apply. The budget and handling of the registration will also be taken care of by the respective bank.





Keep in mind that when buying with a mortgage, higher appraisal and stamp costs will apply. The budget and handling of the registration will also be taken care of by the respective bank.

When purchasing a house or apartment, you should expect additional costs of about 12% to 14% depending on whether it is an existing property or a new build. Taking advice in advance on personal planning, tailored to your personal situation, is also definitely not a luxury.

A final thought:

For buyers from outside the EU, we recommend using a currency broker for payments. This offers convenience, reliability and often better exchange rates than traditional banks, for example through providers such as Currencies Direct or Moneycorp.



READ MORE:

One-time and periodic costs when investing in Spanish real estate

# Which costs should you definitely take into account?

## ◇ EXISTING PROPERTY:

- **The transfer tax**, also known as ITP (Impuesto de Transmisiones Patrimoniales) or Concepto Transmisiones Onerosas, depending on the region, applies to the purchase of existing properties. In the Comunidad Valenciana, this tax amounts to 10% of the purchase price for properties below €1 million and 11% for properties from €1 million onwards. This tax must be paid within one month of signing the deed when registering the property at the Land Registry.
- In addition, there are **costs for the notary, the Land Registry and legal assistance**, which together typically amount to approximately 2% to 4% of the purchase price. These costs may vary depending on the complexity of the purchase process. In most cases, a fixed fee is agreed with the lawyer in advance to avoid any unexpected expenses. Legal costs usually start from €2,000 to €2,500.

**This brings the total purchase costs for an existing property to approximately 12% to 14% of the purchase price.**



## ◇ NEW BUILD – PROJECT:

- For new-build properties, no transfer tax is payable, but **10% VAT** (Impuesto sobre el Valor Añadido, IVA) applies.
- At the signing of the deed, **1.5% stamp duty** (Actos Jurídicos Documentados) is payable.
- **Notary fees, Land Registry costs and any legal fees** also apply, typically amounting to 2% to 4%.

**This brings the total purchase costs for new-build properties to approximately 14% of the purchase price.**

# Next steps?

## ◇ Residency and stay regulations (especially for non-EU buyers)

- If you plan to stay in Spain for longer periods, you may consider applying for Spanish residency (residencia). For non-EU citizens, this involves specific visa and residence options, such as the Non-Lucrative Visa or Golden Visa, each with its own conditions. Residency can offer benefits, but also comes with obligations, so it is important to assess the impact on taxation, healthcare and your legal status before proceeding.

## ◇ Tax status and reporting obligations

- Always review your tax position. In most cases, your property purchase must be reported to the tax authorities in your home country. Non-EU buyers may face additional obligations in Spain, depending on whether they are considered tax residents or non-residents. Professional tax advice is strongly recommended.

## ◇ Spanish law and inheritance planning

- Spanish law differs from that of your home country and may affect inheritance and succession planning. Without proper preparation, Spanish law may apply to your property. A specialist can help you align your purchase with your long-term plans.

*IMMOFY works with experienced international advisors who are fully familiar with Spanish legislation and the specific requirements for foreign buyers.*



OTHER USEFUL INFORMATION CAN BE FOUND VIA THE LINKS BELOW:

- ◇ [Importing your car:](#)
- ◇ [Transport to and from the airport:](#)
- ◇ [Taking your pet with you:](#)

# What can we do for you?

*IMMOFY is a real estate agent for buyers for the Spanish property market and your guide in the sometimes chaotic world of Spanish real estate. We are happy to help you further. "Together on the way to your dream home?"*



This is what you can expect from us:

◇ **Transparency:** As real experts in buying and selling luxury real estate, we inform you clearly and precisely, at every moment in the process, about the next steps.



Do you want to read more interesting info and facts about Spain?

Click on this link to go to our [BLOG PAGE](#) with a wealth of information!

◇ **A customer-friendly one-on-one service.** During your search, your needs and wishes are always central. No endless rides to properties that do not interest you, no smooth talk, but certainly no ugly pictures either.





◇ **With the right amount of information.** You can come to us for all questions. We know Spain very well and can give you useful tips.

◇ **And with an eye to the future.** Customer oriented & satisfaction! Our satisfied customers are our ambassadors for the future. We constantly and actively listen to your experiences and are open to feedback and improvements. This to make the way to your dream house go even better!



### REVIEWS:

What our customers say about our services...

# “THANK YOU

for placing your trust in our guidance during  
the purchase of your home.”



## Ons team

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



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

You can do all this via  
your personal profile on  
our website!