



# Your Guide to Purchasing Property in Spain

Understand the purchase  
process of buying property in  
Spain and find out about the  
Spanish Golden Visa

# WHY IS MARBELLA SUCH A POPULAR INVESTMENT LOCATION?



Marbella offers an abundance of sunshine, with approximately 320 days of sun per year. This favourable climate has led to a thriving tourism industry throughout the year, providing an excellent opportunity for investors to capitalise on high short-term let yields. The property market in Marbella saw a remarkable 65% increase in sales during the first half of 2022, in comparison to the same period in 2021. This trend is expected to persist in the coming years, with a continuous rise in property prices, presenting an excellent opportunity for those seeking to capitalise on the current upswing in the real estate market.

**So, how can you take advantage of this growing market?**

Continue onto the next page to find out...



# UNDERSTAND THE PURCHASE PROCESS OF BUYING PROPERTY IN SPAIN



The process of buying a property in Spain differs from that of in the UK, although there are generally more steps to secure a Spanish property it pays off in the great returns Spain has to offer. Advantage facilitate every step of the investment ensuring a smooth process of investing in Spain.

## **Step 1- Find a property:**

This can often be the most challenging step for many investors as the demand for property in the Marbella area is so high however, we can simplify this for you and find your perfect investment to meet your requirements and budget.



Our team of professionals have access to a variety of investment opportunities, both completed and off-plan. We carefully screen and evaluate these opportunities to identify the ones that are most suitable for your needs. In addition, we negotiate on your behalf to ensure that you get the best possible deal.

## **Step 2- The legalities:**

Similar to investing in a UK property, the next stage involves fine-tuning the legalities of the investment to make sure everything is legitimate and adhering to the law. Advantage can arrange for a recommended solicitor to review the contracts and advise on the deposits required for the property purchase. The solicitor will keep you updated at every stage of the process to ensure a smooth transaction.

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## **Step 3- Obtain an NIE:**

Obtain a Spanish tax identification number known as NIE, this is required for all non-Spanish nationals purchasing property in Spain.

## **Step 4- Sign a reservation agreement:**

Sign a reservation agreement and pay a deposit to take the property off the market. This agreement sets out the terms of the sale and specifies the price, completion date, and any other conditions.

## **Step 5- Sign a private purchase agreement:**

Sign a private purchase agreement that sets out the final terms of the sale and pay a deposit of around 10% of the purchase price. It's also important to note that Spanish mortgage agreements only allow a maximum borrowing of 70% of the property price therefore if you were looking to purchase via a mortgage agreement a deposit of at least 30% would be required.

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## **Step 6- Apply for a mortgage:**

If applicable, apply for a mortgage from a Spanish bank or lender, as previously mentioned the maximum they can loan to foreign buyers is 70% of the property price. It's important to understand the terms and conditions of the mortgage and any associated costs.

## **Step 7- Complete the purchase:**

Sign the deed of sale before a notary public, pay the balance of the purchase price and additional costs such as taxes and fees, and register the property in your name. This is known as "Escritura de Compraventa" and is a legally binding document.



## **Step 8- Obtain a certificate of ownership:**

Obtain a certificate of ownership known as "Nota Simple" from the Land Registry. This confirms that the property has been registered in your name.

## **Step 9- Enjoy your investment:**

The property is now yours and you can do as you wish with your new Spanish investment, get the most out of your investment by investing with Advantage so we can help you every step of the way to achieving success.

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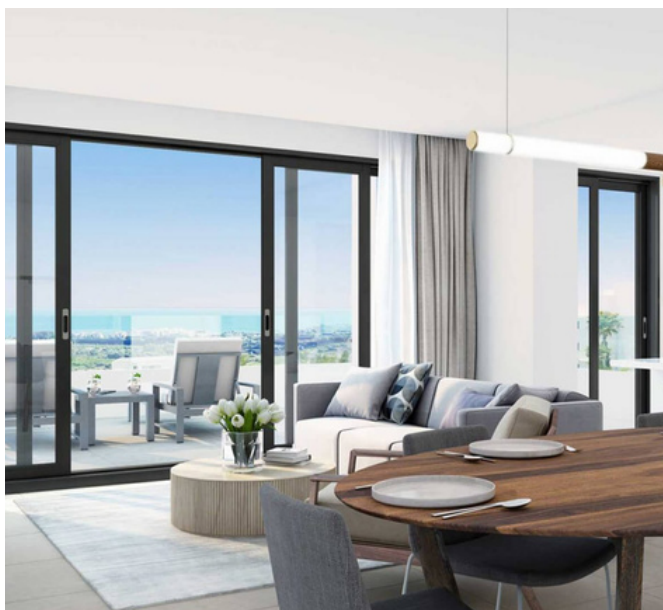


## Step 10- Maximise your returns:

An astute investor recognises that the purchase of a property is just the first step; the strategy that follows is what ultimately determines the success of the investment. In Marbella, Spain, the season can have a significant impact on the expected rental income per night. That's why the Advantage team can help you develop a roadmap for achieving the returns you desire.



For instance, a well-planned strategy can allow you to use your investment for personal use while maximising rental income during the



peak season. Even if your rental charge remains consistent throughout the year, there are opportunities to increase it in line with demand on certain dates. With proper planning, a single increase for a month could cover the yearly costs. It's crucial to consult with your dedicated investment consultant to prepare a yearly strategy that's tailored to your specific investment goals.

# DO YOU NEED A SPANISH GOLDEN VISA?



The Spanish Golden Visa is a program designed to attract foreign investment by offering residency permits to non-EU citizens who invest in Spanish property. The program is popular among property investors who want to gain a foothold in the European market, as it provides a streamlined and relatively straightforward path to Spanish residency.



You need to spend a minimum of €500,000 on Spanish property to be eligible for the Golden Visa. As long as the total investment reaches the threshold, this can be spent on either a singular property or a portfolio of properties. This then permits you to be eligible to apply for a residency permit, which enables you to remain and work in Spain for up to two years, after you make the necessary investment. As long as you continue to own Spanish real estate, you can then renew your residency permission.

# DO YOU NEED A SPANISH GOLDEN VISA?



The ability to travel without a visa within the Schengen Area, which contains the majority of the European Union's member states, is one of the Golden Visa's main advantages. This makes it a desirable choice for property investors who want to keep a base in Spain and move freely throughout Europe.

In conclusion, the Spanish Golden Visa programme grants residency rights to non-EU nationals who make real estate investments in Spain. The programme is well-liked by real estate investors looking to break into the European market because it offers a reasonably simple route to Spanish residency and visa-free travel within the Schengen Zone.





# Invest In A Thriving Economy Today!

We can help you make profitable purchases in this thriving city.

We specialise in sourcing the very best properties, specifically to meet our client's needs. Every client is unique and has different goals and we firmly believe a tailored approach on an individual basis works best over a 'one-size fits all' consultancy service.



**Off-Plan Specialists**



**Pay Returns All Over The World**



**Personal Account Management**