



Welcome to Roberto Properties™ Spain



Here at **Roberto Properties™** we specialise in finding our clients their perfect Spanish home on the Costa blanca. Situated in the southern part of the province of Alicante, the area is comprised of 25 municipalities including the popular tourist destinations of Torrevieja, Guardamar del Segura and Orihuela Costa.

The **Costa Blanca** is a very popular area of Spain, which attracts thousands of holiday makers each year, coming to enjoy the beautiful climate, white sandy beaches, shopping, nightlife, and much more.

The expat community here is very strong, with a blend of many nationalities living together in harmony, making this a very easy place to settle and feel welcome. Whether you are looking for a permanent home, or a holiday retreat, this is the perfect place to enjoy the slower paced Mediterranean lifestyle.



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Reasons to Visit/Live in Spain

- Beautiful weather, year-round sunshine
- Stunning beaches
- Beautiful scenery
- Wider range of activities
- Fantastic cuisine
- Lower cost of living
- Relaxed lifestyle

Real Estate Information

There is a huge choice of property here, and no matter what you are looking for we're sure to find the perfect property for you and your family. With a good choice of houses, apartments, villas, beachfront property, and country properties,

Each town on the Costa Blanca has a personality of its own, often with a long and interesting history, which the locals are rightly proud of.

As with the rest of the world, the market here in Spain has been through tough times in recent years, however with the stabilisation of the global economy the property market has started to grow. Property prices are definitely on the rise, and now is a fantastic time to snap up a property not only to enjoy now. But also as an investment for the future.

If you are looking for a new home in Spain, we are ready and willing to help you to find the perfect property that you can enjoy with family and friends for years to come.



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Buying Guide..... How to...

There are a lot of considerations, when you are thinking of buying a new home in Spain, and you will want to make sure that you choose the best available property, in the right neighbourhood, with the perfect layout.

The process doesn't have to be stressful, especially if you are prepared... Use the internet, research areas, think about the type of home you want, how big? what type of area... etc, etc.

A good tip is to write down a list of "needs vs. wants" for your new home. This doesn't mean that you can't have the things you want in your new home, it just means that you will have a prioritized list of the most important features. You may find that your budget will not accommodate all the "want" items in your list, so you may have to compromise on a few things to get what you need, while staying within your budget.



Wants

- Specific exterior colour
- Private Pool
- Pretty view
- White goods
- Air conditioning in every room
- Roof terrace

Needs

- Enough square footage for comfortable living
- Enough bedrooms for your family
- Enough bathrooms
- Comfortable kitchen
- Garden for children and pets
- Easy access to schools



Costs of buying property in Spain

As a buyer of property in Spain there are a number of costs and taxes over and above the property price that you will have to pay. Depending upon whether you are buying a new property from a developer, or a resale property from a private individual, you will either have to pay VAT & Stamp Duty, or a transfer tax. The different cases are explained below, along with the other costs and taxes that are common to both cases.



NEW BUILD: From a developer or bank

VAT & Stamp Duty (*IVA & Actos Jurídicos Documentados – AJD*)

These taxes apply for residential properties being sold for the first time (never previously occupied), or for commercial properties and plots of land. This is a national tax, so VAT is the same wherever the property is located

At present VAT (known as IVA in Spain) is **10%** on the purchase price of residential properties (villa, apartment, etc), and **21%** for commercial properties and plots of land.

The Stamp duty (known as AJD) is **1.5%** of the price of the purchase, Both VAT and Stamp Duty are paid by the buyer, and if any deposit is paid before completion of the sale, such deposit will be subject to VAT at the moment of payment of this deposit. In this scenario there is no transfer tax to pay.

RESALE: From a private individual

Transfer Tax (*Impuesto sobre Transmisiones Patrimoniales – ITP*)

As with the VAT for new build, the main cost of buying resale property in Spain is the so-called Impuesto de Transmisiones Patrimoniales (ITP). When what is conveyed by the seller is a used property, the buyer is obliged to pay this Transfer Tax (ITP). The tax rate in the Comunidad Valenciana (Alicante) is **10%**.



Income Tax Provision When Buying From Non-residents

If the seller is not a Spanish resident, the buyer has to withhold **3%** of the purchase price and pay it to the tax authorities (application form 211). If this is not done the property will be considered by the tax authorities as an asset backing the capital gains tax liability of the seller. This condition is very unlikely to apply when purchasing from a developer.



MORTGAGES : The cost of the property appraisal

The bank always orders an appraisal of the property to be mortgaged. This assessment is required by law and must be made by an appraisal company entitled and registered with the Bank of Spain. The report is used to determine the actual value of the property, and the amount borrowed is a percentage of this value. Its cost in Spain is between the **250 - 450€**, depending on the appraisal company and on the final value of the property you are buying.



If you have to take out a mortgage to buy your property you will need to build in to your calculations the cost of administration that the bank will charge. This can be quite steep, amounting to around **2%** of the mortgage itself.

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Costs that affect both new build and resale property purchases

Agency Fees

Estate agency fees or commissions are paid by the seller, unless otherwise agreed. If the buyer uses a search agency then search fees are paid by the buyer.

Once you have a good idea of what you are looking for, come in and see us and we will make a list of properties for you to view, we will help you to make the best decision for you and your family and only show you suitable properties according to your wants and needs.

When you have chosen your property, it will be time for you to make an offer and start the purchasing process:

Next steps:

Negotiations begin with your formal offer, which if close to the asking price is likely to be accepted, if not the vendors will come back with a counter offer, once a purchase price is agreed a **3000€** deposit is paid and the usually within **10** to **15** days the remainder to make the **10%** deposit which is held in escrow until the exchange of the reservation contracts and your solicitors approval.

- Appoint a **lawyer** to deal with the purchase

(we can recommend Spanish, English speaking solicitors specialising in property purchase/sale)

Apply for your **NIE number** (Foreigners Identification number) this is a number assigned to you for life and is your ID number in Spain

- Your lawyer will conduct a full report on the property to ensure that there are no problems with the home, and it is suitable for purchase
- The lawyer will check with the land registry the ownership and make sure that there are no problems relating to the land & property
- Attend the notary to formally complete the sale and instruct the final payment for the balance of the purchase price, and pay the taxes due.



Spanish Notary Fees

The fees for the notary (*Notario*) who officiates at a sale are fixed by law and are based on a sliding scale depending on the sale price, except for when the deed doesn't include one (i.e. when the property is a gift), when there are fixed fees for each document. The fees are usually from **320€** to **800€**. With an average of **600€**, If you're buying a plot in order to build a house, you must pay fees for two deeds; one for the land and another for the building and register them both.



Registry Fees

The new **Title Deeds** from the Notary now have to be registered in the new owner's names in the Land & Property Register, again on a sliding scale depending on the purchase price of the property. This is usually between 300€ and 800€, with an average of 500€ although the first amount paid is a provision and is often over-estimated, so you may receive a small refund.

Most taxes are paid by the buyer, with the exception of land tax (*plus valía*) and the selling agent's fees. However, a contract may state that the buyer is liable for all expenses (*todos los gastos*), including *plus valía*. This is legal, provided the buyer agrees, as the law stipulates simply that expenses will be divided when they aren't set out in the contract and who pays what fees is often a matter of negotiation. Always ensure that you know exactly what the total fees will be before signing a contract.

Banking procedures and money exchange:

Transferring money from one country to another can be a costly procedure. To buy a house it is likely that you are moving a significant amount and you need to be aware of the charges that are levied by the banks for this service. We highly recommend using a currency exchange company that could save you thousands on the exchange rate and exchange fees.



We can help you to navigate the way through the entire purchasing process, work out the taxes and answer any questions you may have, you are never on your own with Roberto Properties.

Moving to Spain

EU/EEA and Swiss nationals have the right to live and work in Spain without a visa or permit, however if you are staying for longer than 3 months, you will need to register with the authorities and apply for a residence certificate, to obtain this certificate you must have proof that you can support yourself financially and have health insurance.

Health Centres:

There are several health centres in each area of the Vega Baja various large hospitals in Torrevieja, Elche and Orihuela and allocation of health centre will depend on the location of your new home. Almost every village will have a surgery with a Doctor and Nurse attending even the smallest village at least twice a week, all children under 14 have their own paediatrician. The standard health care in Spain is very high, less wait to see specialists than the UK, shared private rooms in hospitals with en suite bathrooms and a very high standard of hygiene.

Utility Fees

If you buy a new or repossession property you must usually pay for electricity, gas and water connections plus the installation of metres. In resale properties, you will probably have to pay for the cost of new contracts, particularly water.



Electricity:

Is on metreage plus standing order

Water: Is on metreage plus standing order

Gas: Mains gas is not available in many parts of Spain, instead Spanish residents purchase gas bottles from petrol stations, to run boilers, heaters and hobs.

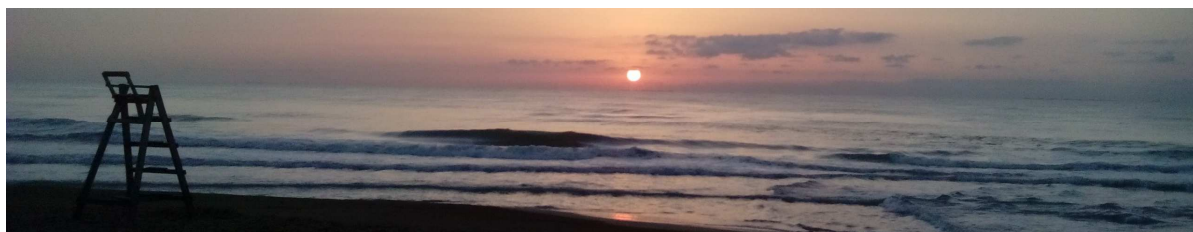


Community Fees

If you purchase a property within a community, whether an apartment in a block or a townhouse around a pool, when there are shared costs, etc lift. Swimming pool, community gardens etc there will be communal costs to be split by the owners. The cost is decided on by the owners and the necessities of the community, electric bills, water, insurance, plus the maintenance, the owners along with the President elect and the Administrator who keeps a check on the finances, payments ensure the smooth running of the community.

IBI (Council tax) is payable once a year in September and depends on the area, size and type of property and is governed by the local Town Hall,.

Basura (rubbish collection) in Spain we are lucky to have our rubbish collected almost every evening and the time is posted on each container the times of collection, due to the summer months being so warm it is understood that rubbish bags should only be deposited in the evening as close to collection time as possible, the fee is once yearly and depending on area between **60€** and **100€**.



About Us

We're a **Spanish registered** family run business with experience of both working and living on the Costa Blanca going back over thirty five years.

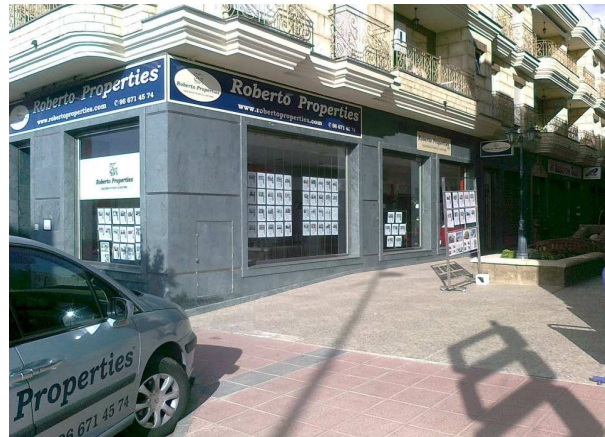
We started out being employed by some of the biggest names in the industry at every level including; receptionist, sales, listing, administration and eventually management. In **2005** we launched our own business and in addition to providing services as an agency were within twelve months also designing & promoting our own product range.

It wasn't easy. Nothing worthwhile ever is! Our experience has allowed us to evolve to weather every storm.



At **Roberto Properties™** we don't just offer our own portfolio of properties, but also a selection of properties working in collaboration with selected agencies, banks and promoters. Always affording our clients a wider selection of choice.

Our ethos has always been simple; hard work, dedication and striving to surpass our client's expectations in every area.



Please feel free to contact us from the UK on: **+44 (0) 1223 926 669**, from Spain: **+34 693 210 222**. Visiting us at www.robtoproperties.com, at our office on the main street in Daya Vieja. Or in contacting us by email: info@robtoproperties.com.

We look forward to hearing from you!

Rob & Belinda Coghill

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