



MarbellaSolicitors

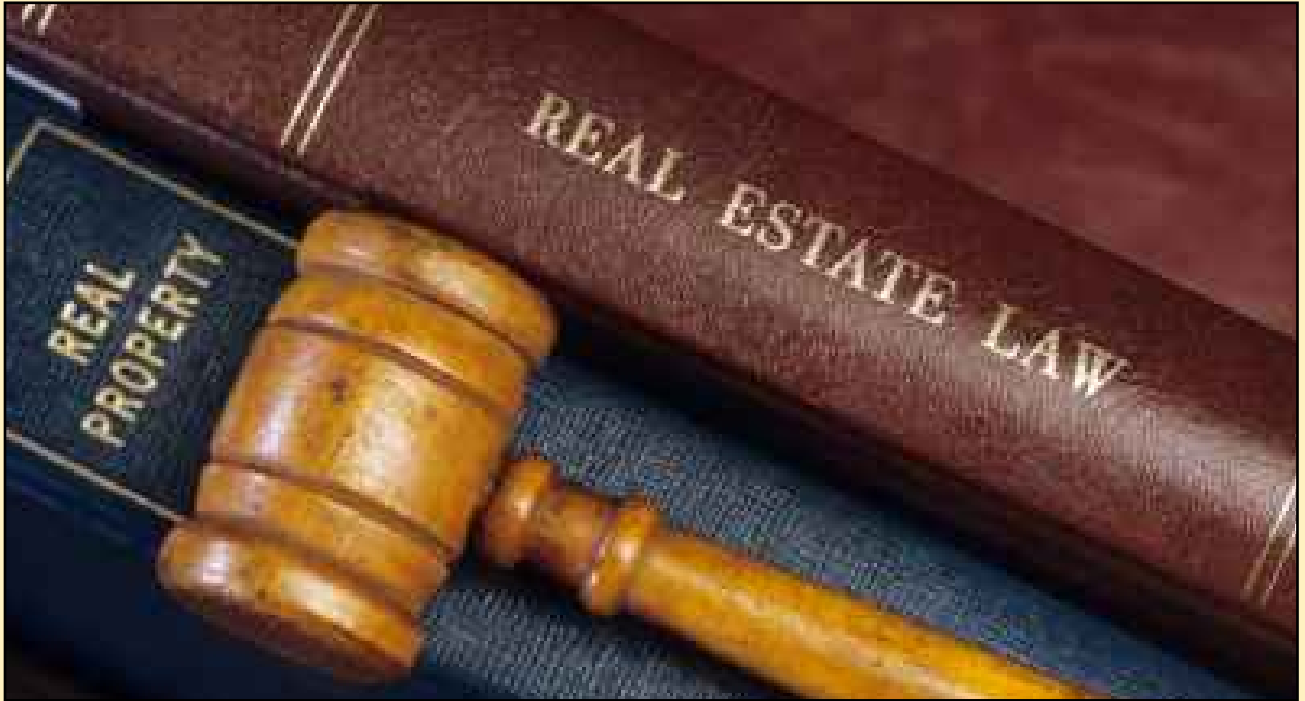
NerjaSolicitors

ManilvaSolicitors

MadridSolicitors

MalagaSolicitors

MijasSolicitors



PURCHASE OF REAL ESTATE

We offer an excellent service at very reasonable prices

If you are planning to purchase a house, a plot of land or any kind of commercial property in Spain, the first move you should make is to contact a Spanish solicitor, an independent professional who will protect your interests and make the transaction trouble free. Choosing your solicitor is very important and it is worth finding one who you feel comfortable with, as regards both service and price. It is essential to take advice.

More than just Legal & Tax Services

Buying a home in Spain on your own can be a complicated and confusing process for those who are not Spanish speaking, involving unfamiliar legal transactions and large sums of money. There is also a significant amount of legal work involved to ensure the transaction is made safely, and complies with all Spanish legal & tax regulations.



Whether or not you are a first time buyer in Spain, it is vital that you contact a Spanish solicitor as soon as you start looking. There are many aspects that should be checked in advance and it takes some time. After you have chosen a property, we can help you step by step through the whole process and ensure you get a good title to the property.



We understand that your house in Spain will probably be one of the biggest financial commitments you will ever have, and accept the responsibility of making sure your purchase is looked after properly, and that your interests are protected. We have much experience in advising clients from abroad who want to purchase a property in Spain and we are committed to making your property experience in Spain straightforward by providing you with access to high quality information and professional guidance.

All our solicitors speak English and have the experience and ability to guide you through one of the biggest decisions you will ever make while ensuring that you understand the process clearly in your own language.

If you contact us, we will explain the procedures involved, advice on mortgages and all matters which may be relevant to your particular purchase or circumstance. We will also guide you through the complexities of the procedure and advise on the importance of such matters as:

1) Checking the Land Registry files to ensure that there are no charges or encumbrances on the property and that there is a clear Title Deed.

2) Taxes to be paid in your particular case: (VAT 7 % and Stamp Duty 1 % on the purchase deed for new properties, Transfer Tax 7 % for re-sale properties, VAT 18 % and Stamp Duty 1 % for Plots of Land and Commercial properties, Plusvalia Tax, etc).

3) Taxes to be paid in the future for having the property (IBI rates, Income Tax, Wealth Tax).

4) The main outlays and costs to be paid (Notary and Land Registry fees, legal fees, etc).

5) Requirements to be an owner of a property in Spain (having a Fiscal Identification Number-NIE, open a Bank Account with a Spanish Bank, fiscal representation in Spain, etc.).

6) Community rules and charges, services to the property (water, electricity, telephone, etc).



If you decide to put in our hands your transaction, we will:

A) Make relevant searches to establish, for instance, that there are no judgements affecting the property, no mortgages, no orders against the vendor, no charges or no adverse registrations pending against the property.

B) Negotiate with the seller or his solicitor on payments, supplies of the property, IBI Tax, Plusvalia, etc.

C) Inform the Bank of Spain on your inversion in Real Estate.

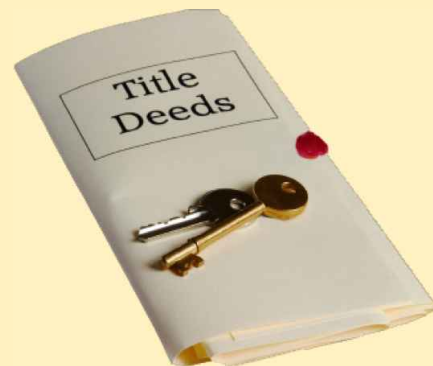
D) Make all payments to the seller through your

own account or through our client account, and arrange with the Bank the appropriate certificates of investment in real estate which are necessary for purchasing a property in Spain.

E) Keep you fully informed of the conveyance process as it proceeds.

F) Assist you at the Notary office when you sign the Purchase Title Deed or sign it on your behalf if you cannot be in Spain for the completion.

G) Deal with all the paperwork, pay taxes on the transaction and register you as the new owner of the property in the Land Registry.



We share a wealth of experience in dealing with property matters of all types and can deal quickly and professionally with you and your transaction.



Our standard fee for carrying out this type of work is 0.75% of the purchase price (including 18 % VAT).


For further information on our purchase of real estate service, please do not hesitate to contact us at any of our 5 offices. We will be pleased to study your particular case and help you to make a trouble free purchase.





**Marbellasolicitors, SLP
is regulated by The Law Society**

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