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SUMMARY OF THE CONVEYANCING PROCESS

Making the right moves makes the process safe and straightforward

For those of you that have not bought or sold a property in Spain before, here is a summary of the process from a practical and legal point of view.

If you are purchasing,

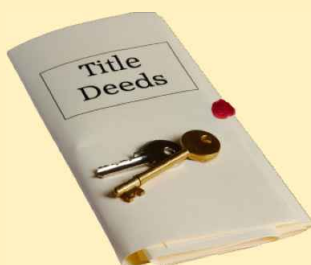
Full information on the property must be obtained from the seller's solicitors (Title Deeds, official number of the property at the Land Registry, Local Tax receipts paid, suppliers receipts, etc.). It is also necessary to carry out searches to establish whether or not there are charges or any public works affecting the property (such as motorway schemes) and whether there are any planning restrictions in the same way you would in your country.



After receiving the contract from the seller's solicitors, the documentation is checked. On exchange of contracts, the purchaser will be asked to pay a pre-agreed deposit (normally 10% of the price) and a completion date is agreed.



On the completion date, Purchase Title Deeds will be signed before a Public Notary and the full purchase price is settled. After that, your solicitor will arrange payment of taxes (VAT and stamp duty or Transfer tax) and register your ownership at the Land Registry.



If you are selling,

You will need to provide full information regarding title deeds on the property to your buyer's solicitors. The Title Deeds are proof of ownership of your property. Delays sometimes occur if there are any outstanding problems or enquiries. Such delays can be minimised using a solicitor who will provide effective communication and keep informed all parties involved on the proceedings. Your solicitor will keep you informed at every stage of your transaction.



On the day of completion, the full purchase price is settled and ownership transferred to your purchaser.



If you have any doubts or questions please do not hesitate to contact us. We will be pleased to provide you with a full written explanation of the conveyancing process in Spain, including payments that have to be made, such as Notary fees, Land registry fees, taxes, searches, legal fees, etc


For further information on our conveyancing service, please do not hesitate to contact us at mail@marbellasolicitors.com. We will be pleased to study your particular case and help you to make a trouble free transaction.





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is regulated by The Law Society

Marbellasolicitors



 (00 34) 952 901 225

 (00 34) 952 901 226

 (00 34) 646 776 118

 mail@marbellasolicitors.com

MarbellaSolicitors

Plaza Marqués de Salamanca,
Local 12

29601 - MARBELLA

 mail@marbellasolicitors.com

www.marbellasolicitors.com

NerjaSolicitors

Almirante Carranza, nº 40,
Local 2

29780 - NERJA

 mail@nerjasolicitors.com

www.nerjasolicitors.com

ManilvaSolicitors

Antonio Gala, nº 1
Urb. María Teresa, Local 5

29692 - MANILVA

 mail@manilvasolicitors.com

www.manilvasolicitors.com

MadridSolicitors

Agustín Durán, nº 35

Local Bajo

28028 - MADRID

 mail@madridsolicitors.com

www.madridsolicitors.com

MalagaSolicitors

Alameda de Colón, nº 12

Escalera 1 - 2ºC

29001 - MALAGA

 mail@malagasolicitors.com

www.malagasolicitors.com