

# How to buy a *house* in Spain

At Blue Sky Luxury Casas, we understand that buying a property in Spain is a significant life decision. Whether you're dreaming of a luxury villa on the Costa Blanca or a peaceful retreat in a charming village, we're here to guide you through every step. Our personalized service, local expertise, and strong connections with developers and legal professionals make us the ideal partner in your journey. Let this checklist be your guide as you begin the exciting process of finding your dream home in Spain.

## **What We Do at BLUE SKY LUXURY CASAS**

At Blue Sky Luxury Casas, we specialize in luxury properties across Spain's stunning Costa Blanca. With over 20 years of experience, our team offers personalized services that cover every aspect of the property-buying process. From helping you navigate legal requirements to connecting you with top developers, we provide a seamless and stress-free experience. Our mission is to ensure you find the perfect property that fits your lifestyle and budget.

## **TAKE THE NEXT STEP: Get Your Free Consultation**

Ready to turn your Spanish property dreams into reality? Our team at Blue Sky Luxury Casas is here to assist you with a free consultation, providing expert guidance on every step of the buying process. Whether you're just starting or ready to purchase, contact us today and let's make your dream home in Spain a reality.

[GET A FREE CONSULTATION →](#)

# 11 necessary steps to living in Spain

## STEP 1



### Get Your NIE

The NIE (Número de Identificación de Extranjero) is essential for any legal activity in Spain, including purchasing property. It's your unique identification number as a foreigner and is required for tax payments, bank accounts, and contracts. Without this, you won't be able to complete the transaction.

**How to Get It:** You can apply for an NIE at a Spanish police station or through a Spanish consulate abroad. The process can take a few weeks, so it's best to apply as early as possible.

## STEP 2



### Obtain a TIE (If Applicable)

The TIE (Tarjeta de Identidad de Extranjero) is essential for non-EU nationals residing in Spain. It's a plastic card that proves your identity and residency in the country.

**When You Need It:** If you're planning to live in Spain full-time, you'll need to apply for this card. The TIE includes essential information like your NIE number and the type of residence permit you have.

## STEP 3



### Open a Spanish Bank Account

Whether you're a resident or non-resident, you'll need a Spanish bank account to handle property-related transactions such as mortgage payments, utility bills, and taxes. There are different types of accounts, and we recommend **Banco Sabadell** for all our clients.

#### Documents Required:

- **Passport or government ID**
- **Proof of address**
- **NIE number**
- **Proof of employment or student status (if applicable)**

## STEP 4



### Plan Your Budget and Taxes

When buying property in Spain, you need to account for additional costs beyond the purchase price.

#### Here's what you can expect:

- **Property transfer tax: 6-10% for existing properties**
- **VAT (IVA): 10% for new properties**
- **Notary fees, title deed tax, and land registration fees: 1-2.5%**
- **Legal fees: 1-2%**

You'll also be responsible for paying **Non-Resident Income Tax (IRNR)** if you don't live in Spain full-time, as well as **Impuesto sobre Bienes Inmuebles (IBI)**, a local property tax.

## STEP 5



### Start Looking for a Mortgage

If you need a mortgage, start exploring options early. Spanish banks offer a variety of mortgage types, and interest rates can vary.

#### Key Requirements:

- **NIE number**
- **Proof of employment/income**
- **A pre-agreement with the seller**
- **Proof of up-to-date property taxes**
- **Details of current debts/assets**

## STEP 6



### Negotiation Time

Once you've found your dream home, it's time to negotiate the price and terms. After agreeing on the price, a document stating the offer is typically signed. While not legally binding, it sets the stage for the next steps.

## STEP 7



### Sign a Reservation Contract

A reservation contract secures your interest in the property while you gather necessary information or finalize your mortgage. A deposit is usually required, which shows your commitment to the purchase. However, the seller may continue to advertise the property unless otherwise agreed.

## STEP 8



### Sign the Deposit Agreement

The **deposit agreement** is legally binding and confirms the property reservation. It typically involves a deposit of 10-20% of the total price, which protects both parties in case of default.

This contract outlines key details such as:

- Sale price
- Payment terms
- Conditions of the transaction
- Physical and administrative status of the property

## STEP 9



### Get an Official Valuation

An **official property valuation** is necessary if you're applying for a mortgage. It determines the current market value of the property, which helps both buyers and lenders make informed decisions.

## STEP 10

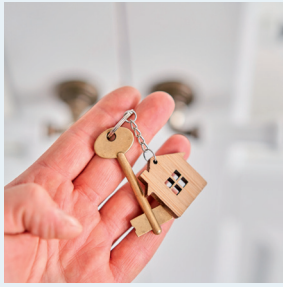


### Work with a Notary

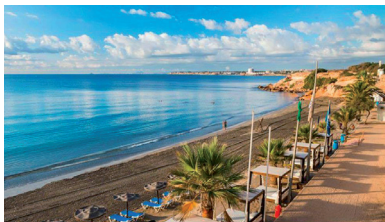
In Spain, a **notary** oversees the legal aspects of the property sale, ensuring that all documents meet legal standards. They certify the purchase contract, finalize the sale, and ensure the property is transferred into your name. At Blue Sky Luxury Casas, we work with two trusted legal firms—**NH Abogados Solicitors and Legal Iuris Law & Tax Firm**—to ensure that your property purchase is legally sound.

# STEP 11

## Final Steps



Once all the legal requirements are met, the final step is to sign the public deed and register the property in your name. At this point, the remaining balance is paid, and ownership is officially transferred to you.



Enjoy the good *life* in Spain

## Let Blue Sky Luxury Casas Help You

Ready to begin your journey to owning property in Spain? At Blue Sky Luxury Casas, we're here to guide you through every step of the process. Whether you're buying a holiday home or a permanent residence, our team is committed to helping you find the perfect property while making the experience enjoyable and stress-free.

[GET A FREE CONSULTATION →](#)

### Get in touch for a free consultation today!

Let us help you turn your dream of owning a home in Spain into reality.

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