

Buy with Confidence Guide



Primrose
REAL ESTATE

Find out how
Primrose Real Estate
can help you
buy your dream
home in Spain!

At Primrose we offer a truly personalised service, right from the first point of contact. We listen to your requirements, and only suggest properties and areas that best suit your specific needs, so that you can make an educated and informed decision regarding your property purchase.

Once you've selected the properties you'd like to see, we'll organise the viewings for you. You'll always be accompanied by one of the Primrose Team when viewing properties. We aim to make your property search as enjoyable and hassle-free as possible, plus we're always on hand to answer your questions.

Once you find your perfect property, we'll then carefully guide you through each stage of the buying process, and make your purchasing experience as simple and straightforward as possible – from inception to completion!

With Primrose you can rest assured your purchase will be handled both professionally and correctly and that you're in a safe pair of hands.

So now you've found your dream property...

...what happens next?



The purchasing process basically consists of three stages, and we will assist you throughout, providing the critical link between lawyers, other legal representatives, notaries, banks and other parties involved in the buying process.

STEP 1



Reservation Document & Holding Deposit

Once the purchase price has been negotiated on your behalf by the Primrose team and agreed between yourself and vendor, the first step is to pay a holding deposit of €6000 held in our client account.

You'll then sign a Reservation Document which will take the property off the market and this will also include confirmation of the time frame of the transaction.

STEP 2



Private Purchase Contract (PPC)

After the holding deposit has been paid, the next step is the drawing up of the Private Purchase Contract, or known in Spain as 'Arras', which will be organised on your behalf by your lawyer.

Before you sign this contract, your lawyer will carry out a thorough investigation (due diligence) to ensure that the property is fully legal and that all licences and planning permissions are in place, plus that it is free of any debts and incumbrances.

This is normally done within 10-15 days of signing the initial Reservation Document and includes final terms and conditions i.e inclusion of any furniture, fixtures and fittings as well as the agreed completion date. Once you sign the Private Purchase Contract (PPC), the second deposit is due, 10% of the agreed purchase price.

STEP 3

Completion of your Spanish Property Purchase

The purchase is formally completed at a Spanish Public Notary, where the Title Deeds (Escritura de Compraventa) are signed by both parties before the Notary and your legal representative.

If you are unable to attend the signing in person, your lawyer can sign on your behalf with a previously granted Power of Attorney in place.

At this stage the balance of the agreed purchase price is paid by the purchaser to the vendor, all perfectly coordinated by your legal representative, and you now take vacant possession of the property - and the keys to your new home!

And finally, to complete all of the legalities, your lawyer or legal representative will then register the newly signed Title Deeds at the land registry to assure legal title.

You now own your Spanish dream home!



What are the buying costs?

As a general guide, we recommend you allow approximately 10% of the agreed purchase price of the property to cover fees and taxes when buying a resale property. When buying off-plan allow for 13%.



These are outlined as follows:

Transfer Tax

When buying a resale property in Andalucia, the Transfer Tax is currently set at a fixed, standard rate of 7%. For off-plan properties you do not pay Transfer Tax, however they are subject to a 10% IVA tax, plus Stamp Duty Tax, Notary and Land Registry Fees.

In Spain, all property purchase deeds must be signed in the presence of a Public Notary. Their fees are set by the Spanish government, and your lawyer will explain the costs involved for a standard transaction and their time.

After signing, the deeds have to be registered in Spain's Land Registry, which has records of all property and owners throughout Spain. For the registration process the vendor's name will be removed and you will be registered as the new owner of the property.

What are the buying costs?....

Lawyers Fees

Legal representation is essential for the purchase of a Spanish property. A fully qualified Spanish lawyer can carry out a full due diligence investigation on the property you have chosen to purchase.

Lawyer's fees are usually 1% plus VAT (21%) of the purchase price of the chosen property. Apart from providing the guarantees that all legal requirements are met, and that the property is completely debt free, they can also act as Power of Attorney at completion and sign for the property on your behalf.

This is particularly useful if you are not living in Spain, or unable to make the completion meeting.

We can help by recommending suitable lawyers who will be able to help with your purchase in your native language.

Mortgage Costs

If you require a mortgage, we can recommend local mortgage brokers who will help you find the most appropriate finance for your particular set of circumstances.

For more information and recommendations visit our 'Services Section' on our website.

What are the buying costs?....

Miscellaneous Costs

With every property purchase there may be other incidental expenses that can be incurred. These could include securing your NIE number (Foreign Identification Number), which is mandatory when purchasing a property and used in virtually every economic transaction. This is issued by the National Police. You'll also need to open a Spanish bank account, organise a POA (Power of Attorney) if necessary, and after the purchase we recommend you make a Spanish will.

All of the above can be organised by your chosen Spanish lawyer. At Primrose we look after you at every stage in the purchasing process, ensuring that you have a smooth and hassle-free buying experience.

Once the purchase is complete our help doesn't stop there!

Check out our After Sales assistance in our Services section.

We can provide and recommend expert guidance on everything from interior design and property maintenance through to rental options for your new Spanish property.

And don't forget at Primrose we offer a key holding service, which is especially useful for second home owners, giving you peace of mind that your property is in safe hands.

// Fantastic service from start to finish, the supportive, friendly team couldn't do enough for us from the start of our purchase to the end.

After care also provided for any little thing, if we needed help, they were there to support us. Couldn't recommend Primrose enough for sale or purchase. We are extremely happy with our purchase in La Duquesa!

Thanks to Lynn and the team! //

Shaun T. – March 2023

// I found Primrose Real Estate brilliant. Especially Vincent with his ever pro active approach. He was extremely helpful, very transparent and really easy to deal with. It made purchasing our new home a very pleasant and seamless transition.

I would strongly advise anyone seeking a new property in the Sabinillas/Duquesa area to pass by Primrose first, you won't regret it! //

Joe M. – January 2024





Contact us now on +34 661 193 789 to find out more!
Buy with Primrose – Buy with Confidence!

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