Buyer's Guide: Purchasing Property in Spain

Edition 2026 · For international buyers

1. Before you buy

- Obtain your NIE (foreigner identification number) — required for any purchase, mortgage or utility contract.
- Open a Spanish bank account and plan the transfer of funds (proof of origin is required).
- Appoint an independent lawyer; the estate agent and the developer do not represent your interests.
- Request a nota simple from the Land Registry to confirm ownership, charges and debts.

2. Typical purchase costs

Concept	New build	Resale
Transfer tax (ITP) / VAT + AJD	10% VAT + 1.5% AJD	8–10% ITP (region dependent)
Notary fees	€600 – €1,200	€600 – €1,200
Land Registry	€400 – €800	€400 – €800
Legal fees	≈1% + VAT	≈1% + VAT
Mortgage costs (if applicable)	Valuation + arrangement fee	Valuation + arrangement fee

Budget approximately 10–14% of the purchase price in taxes and fees.

3. Recurring ownership costs

- IBI (local property tax) and rubbish collection.
- Community of owners fees.
- Home insurance and utilities.
- Non-resident income tax (Modelo 210), filed annually.
- Maintenance reserve for the property.

4. Residency & visa options

Route	Best suited to	Key requirement
Non-Lucrative Visa	Retirees, passive income	Proof of sufficient income and private health cover
Digital Nomad Visa	Remote employees, freelancers	Remote work for non-Spanish clients / employer
EU/EEA registration	EU citizens	Green certificate (Certificado de Registro)
Beckham Law regime	Relocating professionals	Application within 6 months of registration

5. Signing and completion

- Reservation contract and private purchase contract (arras) with agreed deadlines.

- Final due diligence: charges, licences, building certificates, community debts.
- Completion before a Notary with simultaneous payment and handover of keys.
- Post-completion: registration, tax filings, utility and IBI transfers.

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