

TIPS FOR BUYERS

The purchase of a property in Spain is very different from purchasing one in other European countries. Porta Mallorquina Real Estate is pleased to accompany you through the process from A to Z.

Before buying

You should clarify these questions in advance:

- Are all parts of the property legal?
- Is an extract from the land register available?
- Is there an energy certificate and habitability certificate?
- Is there a guaranteed water and electricity supply (documentation)?
- Apartment purchase: Confirmation that there are no outstanding payments owed to the owner community. The minutes of the last owners meeting. Were extraordinary cost allocations decided upon?
- Rented property: Under what circumstances can the rent contract be terminated? Does the tenant have the right of first refusal?



For further questions about the purchase of real estate in Mallorca, Porta Mallorquina's team will be pleased to help you.

Step by step to your own house



Viewing

Your real estate consultant will help you to find the right property and will advise you on site with everything you need to know about the property. He is your first point of contact for all questions.

This service is **free of charge** for home-buyers as the consultant is appointed and paid by the owner.

Sales documentation

Depending on the type of property it is advisable to contact **further experts** such as architects, tax consultants or a lawyer.

Porta Mallorquina Real Estate has cooperated for years with reliable partners and we will be glad to recommend these to you.

Option contract

Private contract between buyer and owner with **option-to-buy payment**.

With this the owner is bound to the sale and can only withdraw upon **payment of a penalty**.

Should the buyer withdraw he loses his option payment.

Application for a NIE-number

Those who do not have residency in Spain require a **foreigner's identity number (NIE)** for the purchase of a property.

This can be applied for **personally** with the immigration authorities or outside Spain in a Spanish consulate at the applicant's place of residence.

Some lawyers also offer to carry out the application.

Powers of attorney

At the notary appointment **personal appearance** of both parties is obligatory.

If you prefer to be represented by a third party, it is important to note that in Spain a general authorisation is not accepted and must describe exactly for what purposes the power of attorney is valid.

A foreign authorisation must have an apostille and some notaries also require a sworn translation.

Notary contract

For a legally valid sale a **notarial certificate** is required, and upon issue of this the buyer receives the property and the seller the amount of the purchase price.

**Important:** The indispensable entry in the land register must be carried out separately.

Entry