

SPAIN
MADE ●
SIMPLE
SANDTONS

BUYING PROPERTY MADE SIMPLE

Buying property in Spain is not like buying in the US or UK. It is safe, but the process is different. The biggest mistake buyers make is assuming the price on the sticker is the price they pay. It isn't.



[GET THE QUICK GUIDE](#)

THE "REAL PRICE" RULE

In the US, closing costs are small. In Spain, they are higher.

The Rule

- Add 10-12% to the purchase price for taxes and fees.

The Breakdown:

7% – 10%

Transfer Tax (ITP)
Resale homes

10%

VAT (IVA)
New builds

≈2%

Notary & Legal Fees
Approximate cost



SANDTONS Insight

If your budget is 500,000 Euro, stop looking at €500,000 homes.
Look at €440,000.

THE LEGAL TRINITY (YOU NEED ALL THREE)



The NIE Number

You cannot sign a deed without it. Get this first.



The Spanish Bank Account

You need this to pay utilities and taxes.



The Independent Lawyer

Never use the agent's lawyer. You need someone who works only for you to check for "illegal builds" and debts.



THE PROCESS IN 3 STEPS

Reservation (La Reserva)

1

Initial Commitment

You pay a small deposit (e.g., 6,000 Euro) to take the property off the market. This is usually refundable if the lawyer finds legal issues.

Private Contract (Arras)

2

Binding Agreement

You pay 10% of the price. This is binding.

The Risk: If you back out, you lose the 10%. If the seller backs out, they must pay you double (20%).

The Notary (Escritura)

3

Final Transfer

You meet to sign the deed, pay the balance, and get the keys.



QUICK DECISION: CAN YOU BUY?



I have 100% Cash

Easy

You can close in 4 weeks if paperwork is ready.



I need a Mortgage

Doable

Spanish banks lend up to 60-70% to non-residents. Rates are often lower than in the US.



I want to rent it out on Airbnb

Careful

You need a "Tourist License." Some cities (like parts of Madrid/Barcelona) have frozen new licenses. Check before you buy.

LET SANDTONS HANDLE IT



[Link to Property Services]

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Get personalized guidance on:

- Tax optimization for US expats and reporting to the IRS
- UK family relocation and post-Brexit implications
- EU residency requirements and Padron registration
- International school comparisons (US, UK, EU curricula)
- Accurate, not abstract cost of living comparisons from where you live to where you want to live in Spain

US HUB

UK HUB

EU HUB

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