

BUYERS GUIDE
COSTA DEL SOL

MAS
PROPERTY

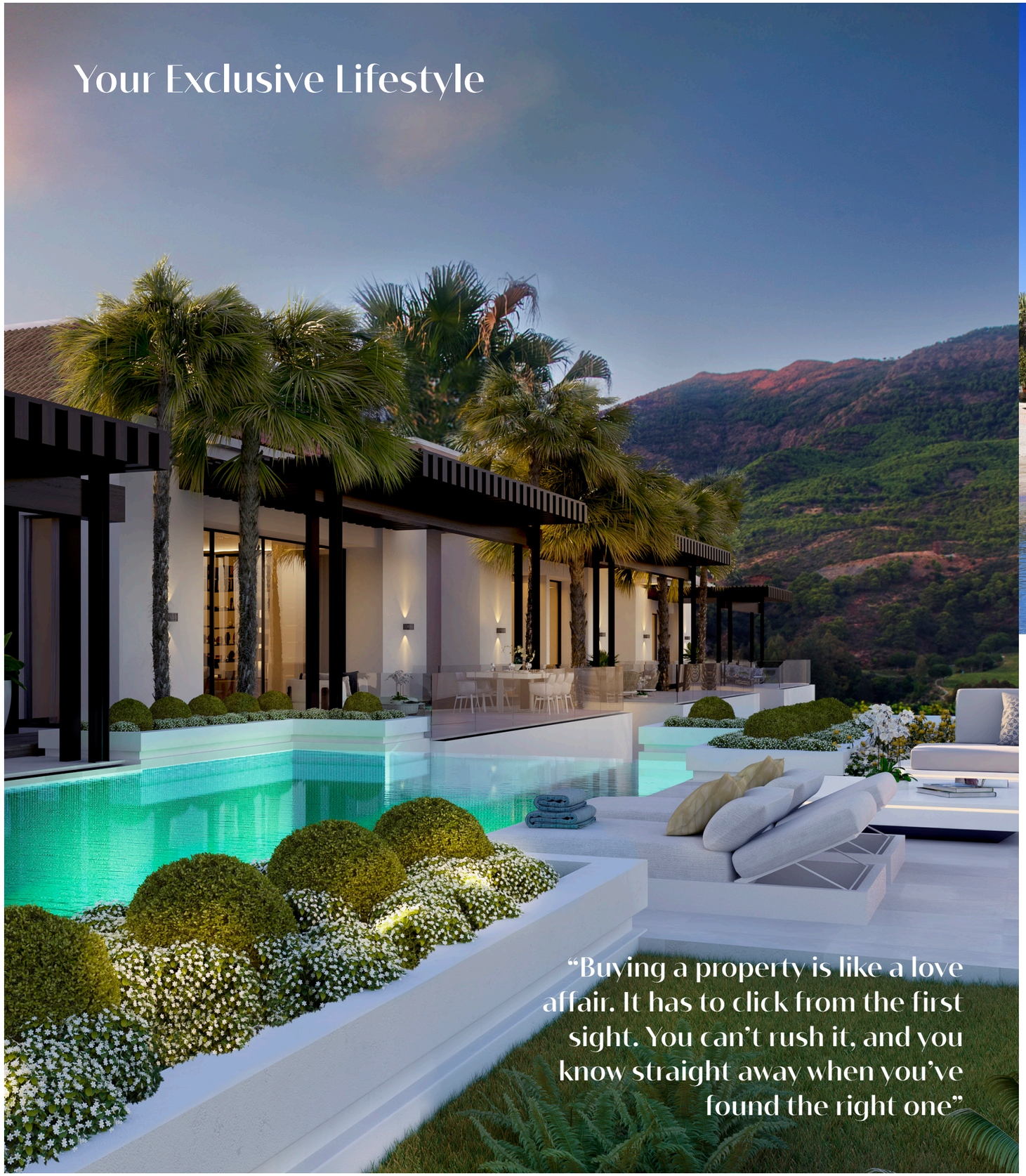
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Your Exclusive Lifestyle





The ***Costa del Sol*** is one of the most attractive destinations worldwide. Thanks to its Mediterranean micro-climate, this dream destination benefits from 320 days of sunshine throughout the year. On the Costa del Sol, a relaxed lifestyle is guaranteed thanks to the easy access to the golden beaches, the chiringuitos, the gourmet restaurants, the shopping centers and the glamorous attractions of Puerto Banús.

The Costa del Sol is also known as the Costa del Golf due to the large concentration of golf clubs, offering golf lovers the possibility to discover a diverse selection of exclusive golf courses, designed by different award-winning architects to offer a unique experience for golfers.

The Costa del Sol enables you to experience several water activities including yachting, jet ski, scuba diving, dolphins and whales watching, and much more! The Costa del Sol is an attractive destination for Real Estate, ensuring a high quality permanent home or holiday residence. This destination of the world is a true paradise for a relaxed lifestyle and outdoor living by the beach.

If you are looking for a dream destination, with a very relaxed Mediterranean lifestyle and at the same time a solid investment, we highly recommend this extraordinary destination.



Welcome to Marbella

Marbella

Marbella is the Center of the Costa del Sol. This high-end destination ensures a high quality choice of Real Estate. Marbella offers several prime locations with a guaranteed return of investment. The most sought-after areas in the area of Marbella-Benahavis are: the Golden Mile, Sierra Blanca, Cascada de Camoján, Nueva Andalucía, Puerto Banús, La Zagaleta, El Madroñal, Guadalmina Baja and Los Monteros.

Golden Mile

The Golden Mile is one of the most attractive addresses in Spain. This multi-cultural location in Marbella offers exquisite properties including villas, apartments, penthouses and townhouses. This highly demanded area on the Costa del Sol offers a wide range of glamorous attractions including the legendary Puente Romano Resort, Marbella Club Hotel and the exquisite beach promenade with amazing chiringuitos and beach clubs.

Nueva Andalucía

Nueva Andalucía, also known as the Golf Valley, is a prime location in Marbella. Surrounded by international schools, prestigious golf courses and trendy restaurants and bars, this district of Marbella is truly exceptional. If you are looking for a luxury villa or apartment, a family environment or a sporty lifestyle, Nueva Andalucía is the perfect option for you. Discover excellent golf courses like Los Naranjos, Aloha and Las Brisas in our golf guide.

La Zagaleta

La Zagaleta is the most exclusive Golf & Country Club in Europe. La Zagaleta is synonym of luxury and prestige. This in-land gated community of more than 2,200 acres of nature and wildlife combined with world-class amenities guarantees the most luxurious lifestyle worldwide. Members only golf courses, winning-award restaurants, heliport, equestrian centers are some of activities La Zagaleta residents can enjoy dialy.

THE BUYING PROCESS

1. Selection

By balancing your needs, budget and desires with our understanding of the marketplace, we do our very best to make a selection of new homes for you to view when you visit Coste del Sol.

2. Inspection

In order to make the most of your visit we will arrange all viewings prior to your arrival. This is a great opportunity to answer all your questions and receive detailed information from the developer. Today most developments has a build up showhome to visit where you can inspect the qualities and layout.

3. Legal Advice

It is advisable for all non-resident property owners to appoint a Spanish based lawyer so they can take care of all the necessary legal matters throughout the purchase of your home as well as making sure all your taxes are paid each year, including payment of rates to the town hall and annual property tax.

4. Reservation

This document is signed with the developer in order for them to take the property off the market. Normally, a minimum of 6.000 Euros is paid upon signing this document.

5. PPC

This contract covers all the terms, conditions and obligations of the purchase, such as: the property that is sold and its annexes, the purchase price, the conditions and obligations of each party, terms and means of payment, date of completion, etc. Upon exchanging the private purchase contract, the buyer shall pay from 10% to 30% of the purchase price as a confirmation of the reservation of the property.

6. Public Deed

Signing the Purchase Title Deed before the Notary Public, payment of the remaining purchase price, handing over the keys and all the documents related to the property. Registration of the Title Deed of Purchase at the Land Registry. The deed shall be signed when the licence of First Occupation from the town hall has been granted.

7. Taxes

Depending on the type of property you are purchasing, we can distinguish between two types of situations for the taxes and expenses of purchasing a property: first transmission and second transmission or resale.

8. Final Steps

All names on contracts related to the property will need to be updated when you become a new owner. This includes all utilities (water & electricity), council tax (IBI), rubbish tax (Basura), as well as community fees.

When purchasing a newly built property in Spain, the buyer must pay Value Added Tax (VAT), which amounts to 10% of the purchase price as well as Stamp Duties (1,2%).

All prices are without VAT and tax.

1. Selection

Choose Your Agency

We highly recommend finding a Real Estate agency that you feel comfortable with and can fully trust. At ***MAS Property Marbella***, we try to understand each of our client's needs on a personal level in order to offer them the most relevant properties. We want to make the purchase process as easy and enjoyable as possible.

Properties Selection

When we get to know you, we balance your needs, budget and desires to make a selection of properties that match your criteria. We make sure to only offer your relevant properties to be efficient and save you a lot of time. Therefore, we truly believe in our selection there is your dream home.

2. Inspection

In order to make the most of your visit we will arrange all viewings prior to your arrival. We can arrange an airport pick up in confortable and safe covid-friendly cars and will inform you about all the viewings agenda.





3. Legal Advice

A good lawyer is highly recommended when you are about to purchase a property in Spain. We recommend choosing a lawyer who knows the area and who can give expert advice and assistance throughout the transaction time. We are able to suggest qualified lawyers if needed.

4. Reservation

Reservation Contract

Once you've found your dream home, your agent will normally ask you to sign a reservation agreement (contrato de reserva). This'll take it off the market at the agreed for price for around 15–30 days, usually. Depending on the price of the property, you could pay between 3,000– 10,000 or more. Again, depending on the terms, the deposit could be refundable or it might not be. If you do want to make sure it's refundable, a good idea is to make the agreement subject to preliminary legal checks, mortgage loan availability and a building survey.

Your lawyer will then check all of the legalities for the properties, including the building licence and bank guarantees.

Before the 15–30 days set out on the reservation agreement have run out, you will be asked to sign the deposit contract. This commits you to buying the property and the seller to sell it to you.

The contrato de arras sets out the exact details of the property: what it is and what the sale includes, where it is and who owns it. It sets out the price, payment method and when the purchase will be completed.

The buyer normally pays a deposit of 10% of the price at this stage. Although the parties can agree not to include these conditions, the law says that if the buyer now pulls out (breaches the agreement), they lose the deposit. Plus, if the seller is in breach, they must return the deposit doubled. The deposit should be kept in a separate account controlled by the lawyers and not passed to the seller until the final agreement.





Due Diligence

The due diligence is a legal procedure that a neutral specialist performs on the property. The due diligence is a checklist that offers you all the details you need to conclude a profitable transaction. The goal of this procedure is to verify the information received by the seller. The due diligence is different when the seller is a private person or a company:

PURCHASING FROM A PRIVATE PERSON

- Legal identity of the owner.
- Land Registry legal registration.
- That the property is free of debt.
- Municipal building and habitation license.
- Preparation and signature of private contracts and public notary documents necessary to execute the operation

*The standard procedure is to sign the private contract first with a payment of 10% and after a reasonable period of time, the deeds of purchase are signed at the Notary.

PURCHASING FROM A BUILDER OR DEVELOPER

- Legal identity of the seller
- Land Registry of the property under construction
- That the property is free of debt, ensuring you do not have any responsibility of any of the financing or mortgage used in the build
- Building license by the Town Hall, if applicable.
- Quality and building specifications.
- Bank Guarantee/Insurance Policy from the developer during the construction process.
- Confirmation of the 10 years guarantee (Seguro Decenal) that covers structural defects.
- Revision of the purchase contract drafter by the developer.

5. PPC

Private Purchase Contract

The Private Purchase Contract is an important step in this process as it sets up the terms and conditions of the purchase. Once completed the due diligence, in a period of 2· weeks, the private purchase agreement is drafted by the lawyers with the agreed price. An additional percentage of the property must be paid at this stage. This percentage is usually 10% for resale properties and 30% for new developments.





6. Public Deed

After the Private Contract signature, the buyer has to sign the Public Deed of purchase, also known as the Escritura Pública. The Public Deed needs to be signed at the notary. You must either be present or arrange a power of attorney for another person, usually, your lawyer. The notary will as well make sure that the property is free of any unexpected encumbrances

If you are having a mortgage, this will require a separate deed which the Notary will read through as well.

If no objections have been raised by either party while the Notary reads through the deeds, then the deeds are passed to the different parties for signature and then to the Notary for the last signature.

At this moment the buyer is handed the keys of the property and is the new official owners of the property.

7. Taxes & Expenses

Depending on the type of property you are purchasing, we can distinguish between two types of situations for the taxes and expenses of purchasing a property: first transmission and second transmission or resale.

In the case of a **resale** property, the following taxes and expenses are applicable:

- Transfer Tax: The ITP (Impuesto de Transmisiones Patrimoniales) is a tax depending on the autonomous community in Spain. In Andalusia the ITP is 7% regardless of the purchase price.
- Notary fees: all notaries charge the same fees for transactions as these fees are determined by the authorities and depend on the nature of the purchase and the number of sheets present in the deed of purchase. This fee usually ranges between 500 and 1,800 EUR.
- Land Registry fees: this fee is also determined by the authories and is usually between 50-70% of the notary fee.
- Legal fees: 1% of the property purchase price + 21% VAT

In the case of a **new** property, the following taxes and expenses apply:

- VAT 10% for residential properties and 21% for plots, garages and storage rooms.
- Stamp Duty (1,2% for Andalusia)
- Notary fees: all notaries charge the same fees for transactions as these fees are determined by the authorities and depend on the nature of the purchase and the number of sheets present in the deed of purchase. This fee usually ranges between 500 and 1,800 EUR.
- Land Registry fees: this fee is also determined by the authories and is usually between 50-70% of the notary fee.
- Legal fees: 1% of the property purchase price + 21% VAT





8. Final Steps

All names on contracts related to the property will need to be updated when you become a new owner. This includes all utilities (water & electricity), council tax (IBI), rubbish tax (Basura), as well as community fees. A bank account in Spain is needed to make sure all the payments are made. It is possible to set up direct debits for all.
A bank account in Spain is needed to make sure all the payments go through.

GOLDEN VISA PROGRAM

ENJOY SPAIN AND THE REST OF EUROPE
WITH A SPANISH GOLDEN VISA!

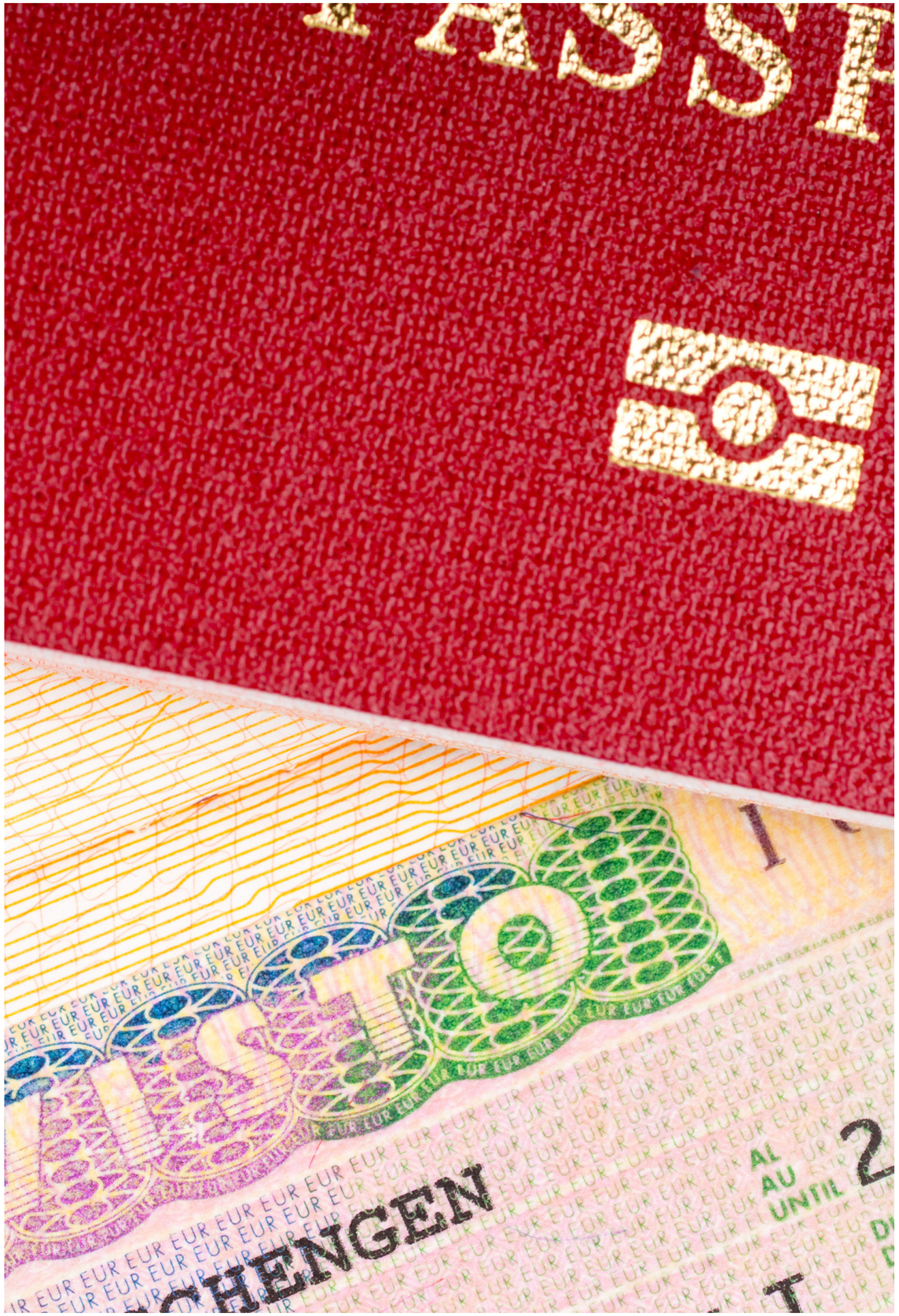


The Golden Visa is a residence visa issued to non-EU nationals who intend on making a significant investment in Spain. The visa offers the person and their family members residency in Spain as well as a visa-free access to the Schengen territory.

To be able to apply for a Golden Visa through Real Estate, one must purchase real estate in Spain worth at least 500,000 EUR. The real estate goods can be either one or several units with an overall worth of no less than 500,000 EUR.

In addition, here a few requirements that are mandatory to be eligible to apply for the Golden Visa:

- Legal age (+18 years old)
- No criminal record history
- No past refused Schengen Visas
- Health insurance in Spain.



ABOUT
MAS PROPERTY MARBELLA

WE WILL TAKE CARE OF YOU DURING
THE WHOLE BUYING PROCESS.



Mas Property Marbella is a Scandinavian owned company, based in Marbella since 2015. We specialise in the mid to high-end luxury Real Estate from Málaga City to Sotogrande.

Our philosophy is based on a comprehensive understanding of client's needs and lifestyles, only offering relevant properties that suit their interest, taste and budget.

Our diverse portfolio covers the most demanded areas on the Costa del Sol, with a selection of top quality properties.

If you are looking for a trustworthy agency that offers an excellent service, please feel free to get in touch; we will assign a personal sales agent to you.

PURCHASING A PROPERTY ON THE COAST.
Purchasing a property is an important step in one's life, which is why at Mas Property Marbella, we always recommend that you carefully choose a reliable Real Estate agency that will work hand in hand with you to find your dream home.







Mas Property Marbella's business principle is to listen carefully to their client's needs and wishes. It is important for us to know as much as possible about our clients to be able to narrow down their search and make a precise selection of properties for them.





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