

BUYERS GUIDE MADRID

MAS PROPERTY

www.maspropertymadrid.com





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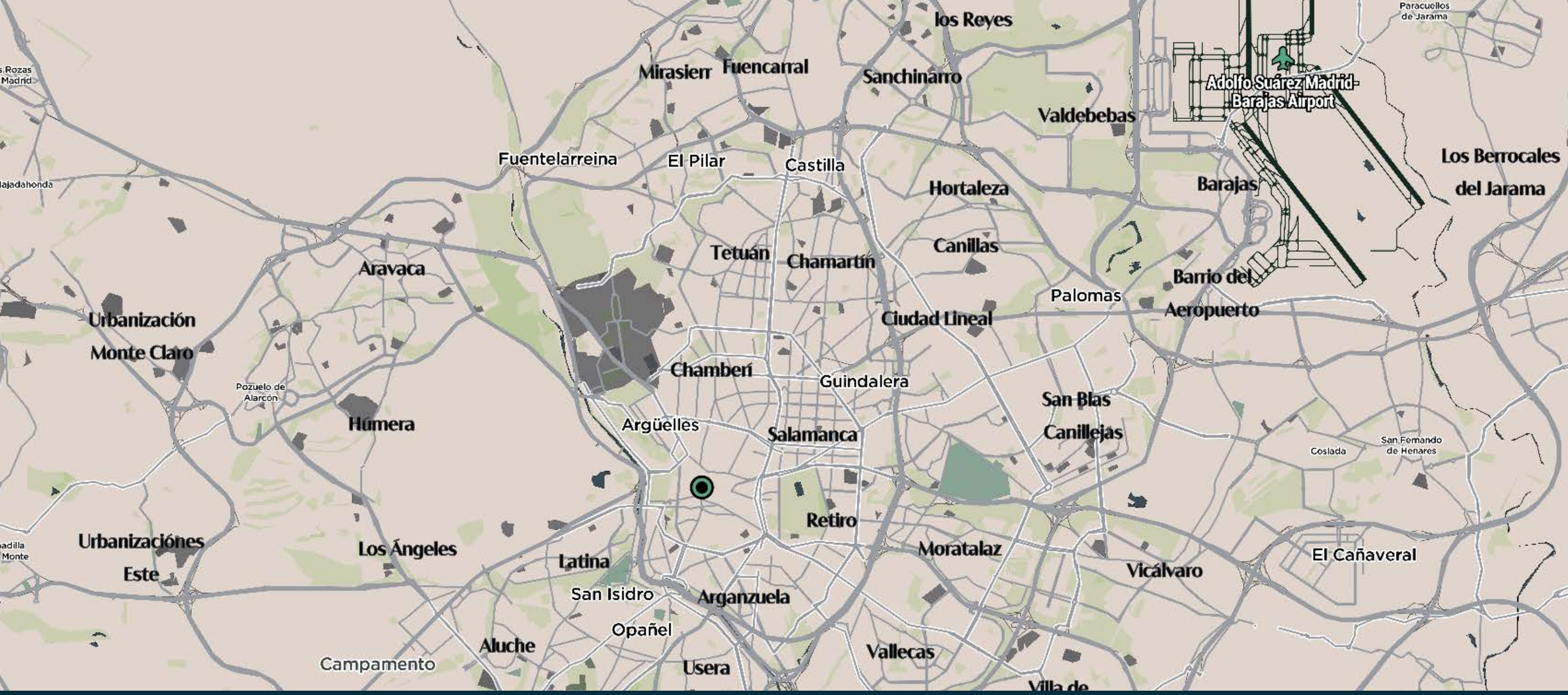
Your Exclusive Lifestyle



Madrid, the vibrant capital of Spain, is a city full of life, blending cultural richness with modern attractions. Known for landmarks like the Royal Palace and the iconic museums Prado and Reina Sofía, it offers a deep dive into art and history. Madrid's culinary scene is diverse, ranging from traditional tapas spots in La Latina to upscale restaurants and popular food markets like Mercado de San Miguel, where visitors can sample Spanish flavors.

The city's famous nightlife is bustling, with lively bars and clubs in neighborhoods such as Malasaña, Chueca and Gran Via that keep Madrid buzzing well into the early hours. Amidst its urban energy, Madrid also offers peaceful green spaces like Retiro Park, a UNESCO site with scenic walkways and a picturesque lake, perfect for a serene break from the city's pace.

Madrid's real estate market attracts investors and home seekers alike, offering luxurious apartments in prime neighborhoods like Salamanca, along with modern options in up-and-coming areas. For those who enjoy a mix of cultural depth, an active social scene, and a solid investment opportunity, Madrid provides a uniquely fulfilling lifestyle.



Welcome to Madrid

Barrio de Salamanca

Salamanca is Madrid's premier luxury district, known for its elegant architecture, designer boutiques, and upscale dining. This neighborhood is ideal for those seeking a prestigious address and a refined lifestyle. Properties in Salamanca often include spacious apartments and grand penthouses with modern amenities, nestled along tree-lined streets like Calle Serrano and Calle de Velázquez. It's a favorite for families and professionals, offering proximity to top schools, luxury shops, and high-end restaurants.

Chamberí

For a blend of traditional charm and modern convenience, Chamberí is an ideal choice. Known for its classic architecture and residential atmosphere, it appeals to those seeking a quieter lifestyle while remaining close to Madrid's city center. Located just north of the core city area, Chamberí offers a relaxed, community-oriented vibe with easy access to Madrid's main attractions. It's a neighborhood that embodies the best of Madrid's history, culture, and contemporary living, making it perfect for those looking to experience an authentic Madrid lifestyle with a touch of elegance.

Chamartín

Chamartín, located in northern Madrid, is popular with business professionals and international families. The neighborhood offers a mix of modern apartment complexes and luxury high-rises, many with amenities like gyms, pools, and concierge services, catering to those seeking a contemporary lifestyle. Its proximity to financial centers, international schools, and major transportation hubs makes Chamartín a prime choice for those balancing work and lifestyle in Madrid.

Centro (Malasaña, Chueca & Gran Via)

The Centro district, which includes lively neighborhoods like Malasaña, Chueca, and the iconic Gran Vía, is the heart of Madrid's cultural scene. Known for its nightlife, creative energy, and diverse community, it's especially popular with young residents. Gran Vía, often called "Madrid's Broadway," is a bustling avenue lined with theaters, shops, and historic architecture, adding to the area's appeal. Properties in Centro have strong rental potential, particularly for short-term rentals, with consistently high occupancy rates due to its popularity among locals and visitors alike.

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 Madrid.

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 about the property.

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 owner 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 (0,6%).

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 Madrid, 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 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

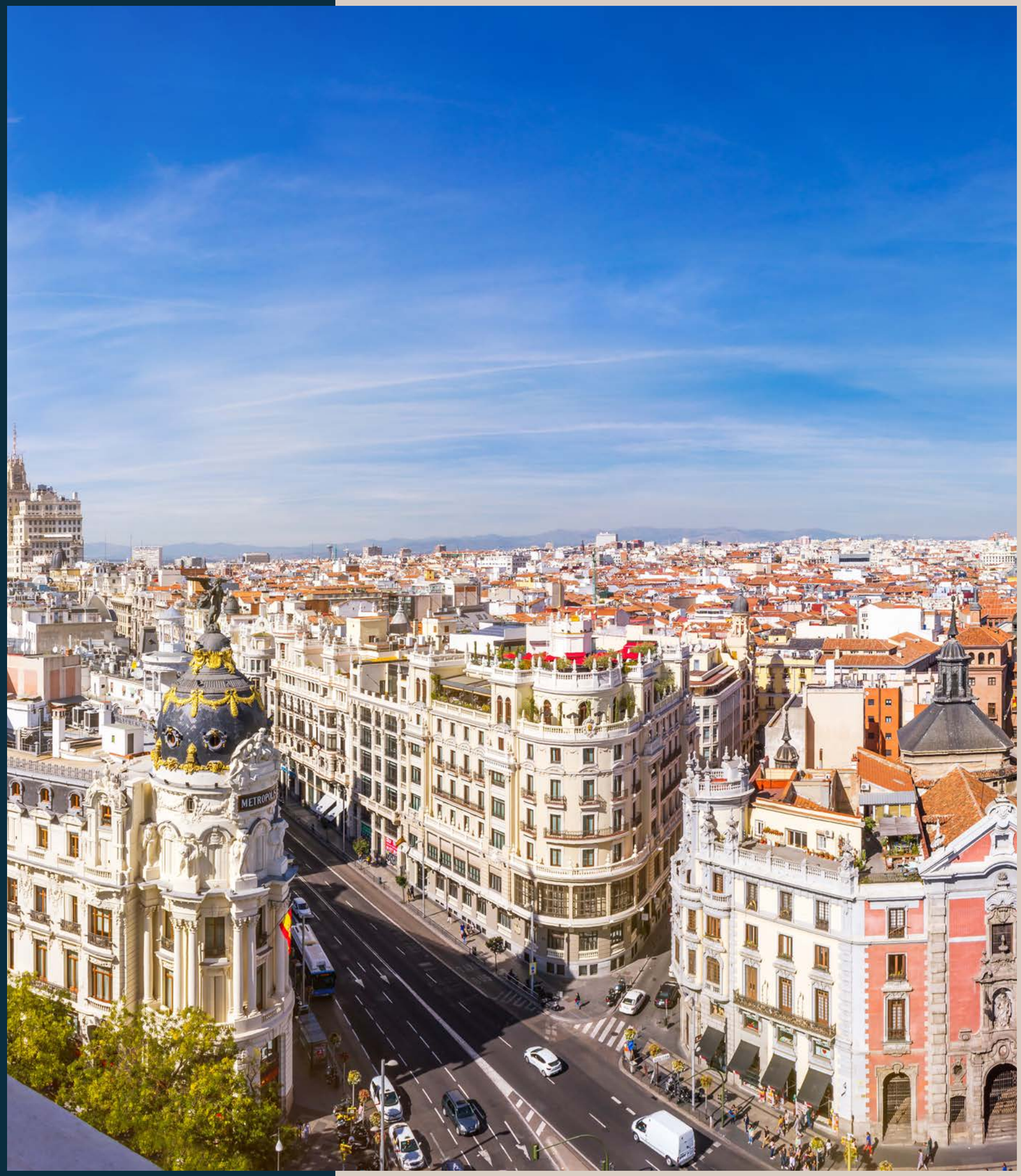
Once you've found your dream home, your agent will normally ask you to sign a reservation agreement (contrato de reserva). This'll take it off the market at the agreed for price for around 15–30 days, usually. Depending on the price of the property, you could pay between 3,000–10,000 euros or more. Again, 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.

"El contrato de Arras"or private purchase contract 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.

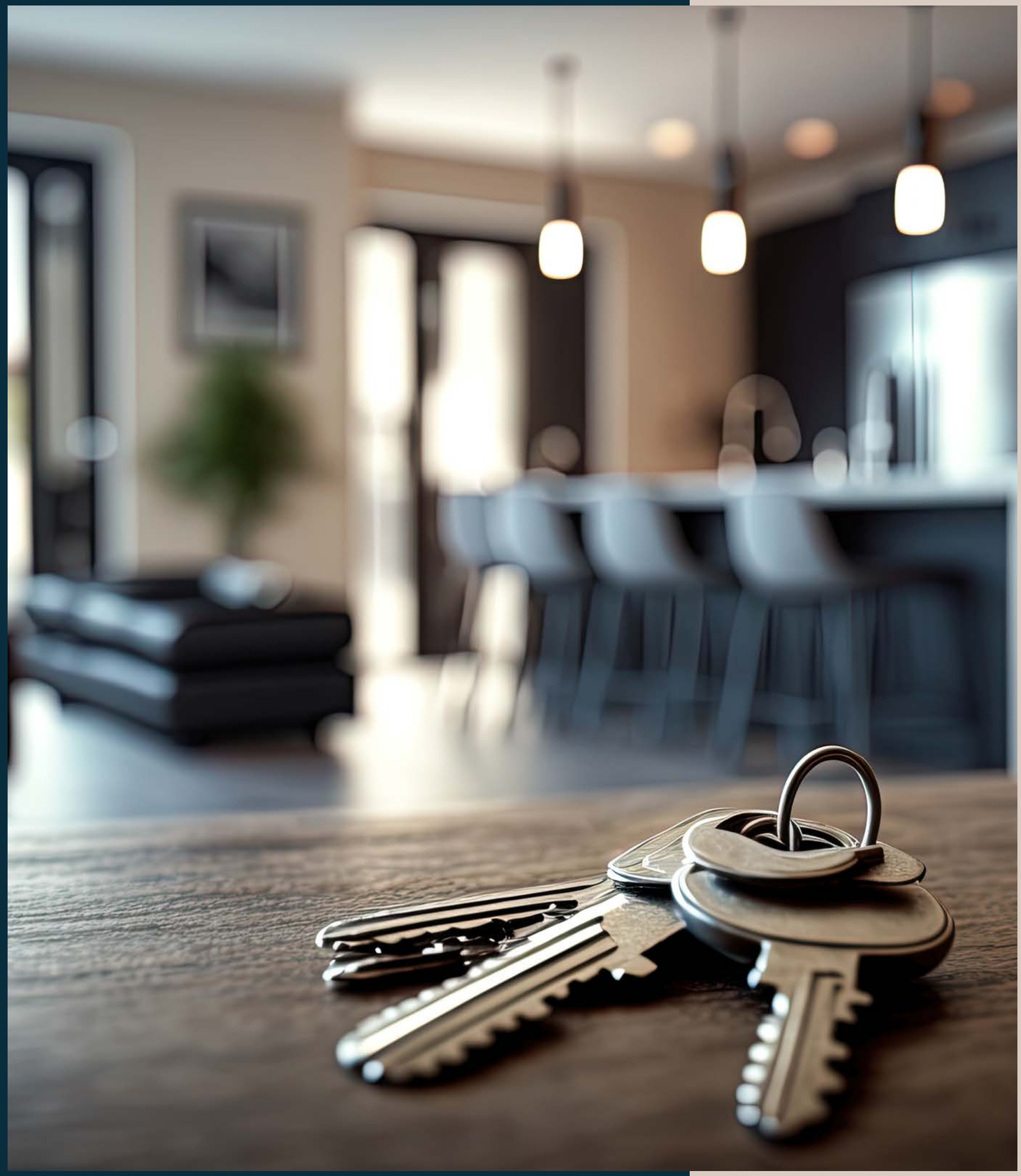
In the case of a **resale** property, the following taxes and expenses are applicable in Madrid:

- Transfer Tax: The ITP (Impuesto de Transmisiones Patrimoniales) is a tax that varies depending on the autonomous community in Spain. In Madrid, the ITP typically ranges between 6% and 10%, depending on specific conditions related to the property and buyer.
- Notary fees: All notaries in Madrid charge the same fees for transactions as these are determined by the authorities. Fees depend on the nature of the purchase and the number of pages in the deed of purchase, generally ranging from 500 to 1,800 EUR.
- Land Registry fees: This fee is also regulated by authorities and is typically between 50-70% of the notary fee, covering the cost of registering the property transfer.
- Legal fees: Legal fees are 1% of the property purchase price + 21% VAT, covering legal assistance and management of documentation and tax requirements.

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

- VAT (IVA): For new properties, VAT is 10% for residential properties and 21% for plots, garages, and storage rooms.
- Stamp Duty (AJD): Stamp Duty in Madrid is set at 0.6% of the purchase price, covering the official documentation and formalization of the property transaction.
- Notary fees: All notaries charge uniform fees for transactions, regulated by authorities. The fees, depending on the purchase specifics and deed length, usually range between 500 and 1,800 EUR.
- Land Registry fees: Like resale properties, the Land Registry fee is typically between 50-70% of the notary fee, covering official ownership registration.
- Legal fees: Legal fees are also 1% of the property purchase price + 21% VAT, covering legal representation and documentation handling.





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!

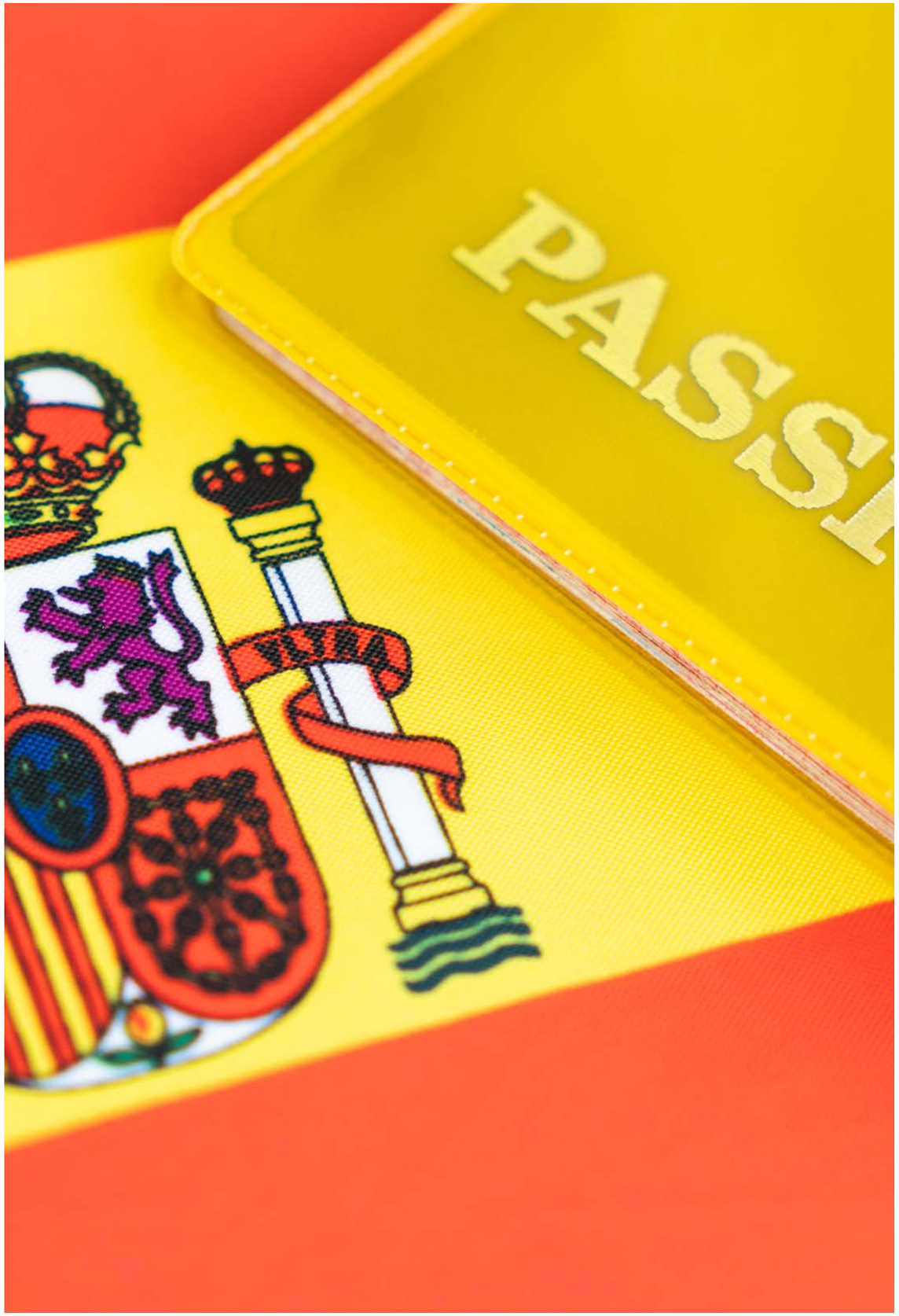


The Golden Visa is a type of residence permit program that offers residency issued to non-EU nationals who intend on making a significant investment in Spain. The visa offers the person and their family members residency in Spain as well as a visa-free access to the Schengen territory.

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 MADRID

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



Mas Property Madrid is a Scandinavian-owned company, established in Madrid and specializing in mid to high-end luxury real estate across the city's most sought-after areas. Our philosophy is rooted in a deep understanding of our clients' needs and lifestyles, presenting only properties that match their preferences, taste, and budget.

Our curated portfolio includes a diverse selection of top-quality properties in Madrid's most desirable neighborhoods. If you are seeking a trusted agency with exceptional service, please reach out; we'll assign a dedicated personal sales agent to assist you every step of the way.

PURCHASING A PROPERTY IN MADRID
Purchasing a property is a significant step in one's life, which is why at Mas Property Madrid, we always recommend carefully selecting a reliable real estate agency that will work closely with you to find your ideal home..







Mas Property Madrid's core principle is to listen attentively to our clients' needs and preferences. Understanding as much as possible about our clients allows us to streamline the search and provide a carefully curated selection of properties tailored specifically to them.




REGE CAROLO III
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MDCCLXXVIII



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