



Purchase Guide

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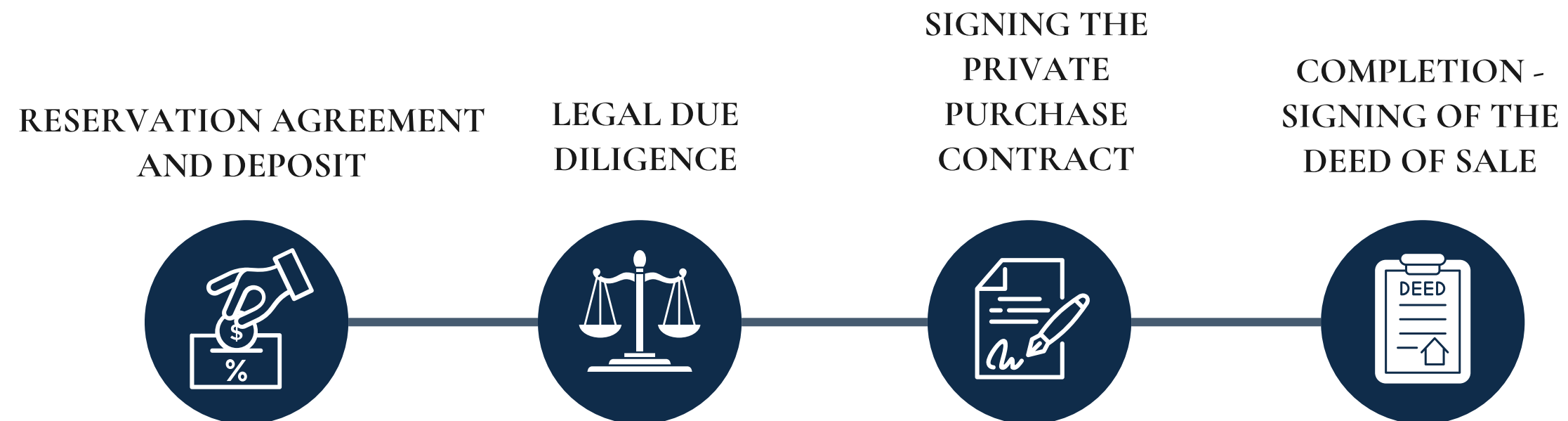
Buy with us



We strive for excellence

Our mission is to streamline your property acquisition experience, ensuring it is both straightforward and clear from start to finish. You can relax and look forward to your new property in Spain, as we handle every aspect of the process. We will assist in everything from securing your NIE number to guiding you through the complex legal and financial landscape, we're here to facilitate a hassle-free transition into property ownership. Trust us to navigate the details, so you can enjoy the exciting journey of acquiring your Spanish home.

When purchasing a property in Costa del Sol, the process generally proceeds as follows once you've selected a property and your offer has been accepted:





Reservation Agreement and Deposit

Initially, you will sign a reservation agreement and pay a reservation fee (often around €6,000) to take the property off the market. This fee secures the property and is deducted from the subsequent payments.



Legal due diligence

Your lawyer will conduct the necessary due diligence to ensure that all legal aspects of the property are in order. This includes verifying the property's legal status, checking for any encumbrances or debts, and confirming that all property taxes have been paid up to date.



Signing the private purchase contract

Assuming all checks are satisfactory, the next step involves signing a deposit agreement (Contrato de Arras) with the seller. At this stage, you are required to pay a deposit, typically 10% of the purchase price. This payment further solidifies your intent to buy and locks in the purchase price. This deposit is made in addition to the reservation fee already paid and is often transferred to your lawyer's client account well in advance of signing the purchase contract to ensure timely processing.

If you purchase a furnished property, you must approve the inventory list, which should then be attached to the purchase contract to make it legally binding.



Payment Details

It is important to transfer this deposit amount promptly as delays in transfer could affect the purchase timeline. Once transferred, you should provide your lawyer with the receipt of the transfer to confirm the payment.

Consequences of Agreement Termination

If you decide to withdraw from the purchase after this point without just cause, you will likely forfeit the entire deposit as a penalty.

Conversely, if the seller withdraws from the deal, they are typically required to refund you double the deposit amount as compensation for breach of agreement.



Signing of the deed of sale

The formal completion of the property purchase occurs when the deed of sale (Escritura de Compraventa) is signed in front of a Spanish notary. At this moment, the remaining balance of the purchase price is transferred from the buyer to the seller. The notary plays a vital role by officially recording the transaction, ensuring its legality and authenticity.

It is common for buyers, especially international ones, not to be physically present during this process. Instead, they may grant a Power of Attorney to their lawyer or a trusted representative who completes the purchase on their behalf.

One-Stop-Shop



Only Partner You Need

At Fourfront Estates, we pride ourselves on being your ultimate one-stop-shop for all your real estate needs. Our comprehensive suite of services is meticulously designed to cover every aspect of the property market, ensuring that whether you're buying, selling, or investing, your journey is efficient and effective.

Contact details

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