

QUICK LEGAL GUIDE BEFORE YOU BUY AN APARTMENT IN SPAIN

First, you will visit the home you want to buy. You should visit it several times, not only once. And you should visit the apartment at different hours, at different weekdays. Talk with neighbours and with the doorman. Check the lighting, the real square meters, lack of cracks, lack of damp and other defects.

If those inspections are OK, you should at least check the following documents (this check list is not exhaustive. It is only a general check list and does not consider special circumstances like coastal apartments. If you want to be 100% sure about the legal status of the object you want to buy then you should contact a lawyer):

- I) Ask the seller to show you his public property deeds.
- II) Check with the Spanish Property Registry Office (Registro de la Propiedad) who is or are the owner /s of the home or plot. Check if there are there any burdens, mortgages, seizures or other limitations.
- III) Check if there are any debts resulting from the property/dwelling tax.
- IV) Make sure there are no debts resulting from the building's community of owners. Check the statutes of the building and the community costs.
- V) Check if the home is being rented.
- VI) Are there any town/ urban burdens?
- VII) In case it is a new home: check if there is a building license and a license for living or first occupation.
- VIII) If you want to buy a home which is still to be built, only accept to make a downpayment if you get the corresponding bank guarantee in exchange.

Regain the trust of international home buyers in Spanish real estate and boost the business of your Internet portal

Dear Sir,

Many international homebuyers have lost their trust in Spanish real estate. And they are making their frustration heard worldwide on the Internet frightening other potential real estate investors.

A few black and greedy sheep among Spanish and non Spanish developers, real estate agents, municipalities and some other professionals as well as private and public institutions have soured their Spanish “dream” home: some buyers are waiting nervously for years for the developers to deliver their partially paid apartment, others are fretting about a potential home demolition and again others....

Unfortunately, bad news is a bestseller in tabloids and TV shows/ news.

International real estate investors need some sort of proof; proof that the purchasing process in Spain of real estate does abide to law. These international home buyers need to see that Spain like any other reliable country has a set of rules; rules which –if correctly followed step by step- guarantee the acquisition of undestroyable property rights.

In this context I have recently published an article “QUICK LEGAL GUIDE BEFORE YOU BUY AN APARTMENT IN SPAIN” in This is a professional law magazine in Romania which is related to the German publishing home C.H.BECK, which is one of the biggest German legal and economic publishing homes in Germany.

I believe that the above mentioned legal guide could be of interest for your potential international buyers; not only traditional ones from the UK and Germany, but also from other EU and non European countries.

Publishing the above cited “QUICK LEGAL GUIDE BEFORE YOU BUY AN APARTMENT IN SPAIN” in your internet portal might help to win back their trust in the Spanish real estate sector. Particularly now, international investors –Europeans and non Europeans- might recognize business opportunities in the distressed Spanish real estate market.

My name is Andrés Díez Bronzini. I am Abogado (colegiado número 1126 del Ilustre Colegio de Abogados de Zamora) and Rechtsanwalt, member of the Frankfurt am Main/ Germany barrister association.

It would be a pleasure to get some feedback from you to share your views, opinions or suggestions. Maybe together we can contribute to gain back the trust of international home buyers.

Do not hesitate to contact me.

Best regards,

Andrés Díez Bronzini

(Abogado & Rechtsanwalt)