

RESALE BUYER'S GUIDE

Your step-by-step roadmap to purchasing Resale property in the Costa del Sol

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BEFORE YOU MAKE AN OFFER

- 1 Get a mortgage pre-approval from a bank**
- 2 Decide total budget**
(down payment (your funds) + ~9% additional costs (your funds) + mortgage)
- 3 Contact a real estate lawyer in Spain**
- 4 Apply for your NIE number**
(preferably through your lawyer for speed and ease)
- 5 Start a serious property search**

AFTER YOU MAKE AN OFFER

- 1 Pay the €6,000 reservation deposit**
Ensure your lawyer reviews and approves the contract before you pay
- 2 Obtain final mortgage approval and valuation**
- 3 Sign the private purchase contract ("Contrato de Arras") and pay 10% binding deposit**
The €6,000 reservation deposit is included in the 10%
- 4 Transfer remaining 90% of purchase price + ~9% additional costs for completion**
- 5 Complete the purchase at the notary**

TYPICAL RESALE ADDITIONAL COSTS (% of property price, simplified)

7%

Transfer Tax

~1%

Lawyer Fee

~1%

Notary & Registration

TYPICAL RESALE TIMELINE (simplified)

RESERVATION FEE

Usually €6,000

Takes the property off the market

ARRAS DEPOSIT

1–4 weeks later

10% of purchase price (incl. the €6,000 already paid). Key binding payment

COMPLETION

4–8 weeks later

Remaining 90% of purchase price + ~9% additional costs