

The Property Buying Process in Spain with BestSpainHome



1. Initial Contact

When you first reach out to us via email, WhatsApp, or phone, we'll have a brief conversation to understand your needs and assess how we can assist you in purchasing a property in Spain.

2. First Consultation & Needs Assessment

We'll schedule a detailed one-hour online consultation to thoroughly discuss your preferences, lifestyle, and goals so we can define exactly what kind of property you're looking for.

3. Property Search & Recommendations

We'll explore the entire Spanish real estate market to identify the most suitable properties or new developments that match your goals. You'll receive a curated list from which you can choose your favorites.

4. Arranging Viewings or Online Presentations

We'll organize either in-person visits to the properties that interest you the most or, if you prefer, detailed online presentations that allow you to explore them remotely.

5. Property Tours or Online Showings

Together, we'll visit your selected properties in person or present them to you via comprehensive virtual tours so you can decide which property you wish to purchase.

6. Legal Due Diligence

Our legal team will carefully review and verify the chosen property or project to ensure that the purchase is fully legal and secure, and they will prepare the reservation contract.



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7. Administrative Preparation

Concurrently with the legal checks, we'll arrange all administrative steps — including obtaining your Spanish tax identification number (N.I.E.) and opening a Spanish bank account, if necessary.

8. Signing the Reservation Contract

You'll sign the reservation contract prepared and approved by our lawyers, along with paying the agreed reservation deposit. This contract can also be signed remotely and online, without requiring physical presence in Spain.

9. Preparation for the Notary Signing

We'll prepare everything for the notary appointment, where the legal and physical transfer of the property will take place. You can either attend in person or grant your lawyer power of attorney to sign on your behalf.

10. Notary Signing & Key Handover

The notary signing takes place, and you receive your keys. From this moment on, you are officially a property owner in Spain, free to use and enjoy your new home. We'll handle all remaining administrative tasks in the background.

11. Post-Purchase Administration & Tax Coordination

We'll take care of the necessary tax payments, utility transfers, and land registry inscription in your name. You don't need to be present for any of this; we'll manage everything while you start enjoying your new Spanish property.



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Everything is Transparent and Predictable

At every step, you'll know exactly what to expect. We'll be by your side from the very first contact until the final key handover, ensuring the process is legal, safe, and completely stress-free.

How Long Does It Take?

For resale properties:

Once you've chosen the property, the average time until key handover is 1-2 months.

For new developments:

From the issuance of building permits to handover, it usually takes about 2 years.

If you purchase off-plan (before construction begins), completion is typically around 2 years.

If the project is already under construction, the delivery time will be shorter, depending on the stage of development.

