



Simon's 'do's' and 'dont's' when buying a property in Valencia, Spain.

“With so many charming locations not far from Valencia city, there is sure to be a home to suit every potential buyer looking to find their perfect property in the province of Valencia.

To try and help you with your initial search and when looking to buy your ideal property, I have listed below a few useful 'do's' and 'don'ts' when it comes to buying your property in Valencia...”

Simon Creed, owner of Azahar Properties

‘Do’s’

1. Once you’ve made up your mind to move here, the fun part can start and you can begin searching for your perfect Valencian property. When you are looking at villas, always use a reputable agent, preferably a well established AIPP registered estate agent/Inmobiliaria, like myself.

The AIPP has been set up to guide and to regulate the international property market and to provide quality assurance to overseas buyers. I have signed up to follow all aspects of the AIPP Code of Conduct and have proudly been a member for over ten years.



The work of the AIPP and that of its members will improve the quality of the service and product delivered to you as the buyer when buying property abroad. When you see that a company is a member, it means:

- A company has been vetted and approved
- A company has agreed to follow the AIPP Code of Conduct, one established to help and reassure you, the buyer, by ensuring its members follow professional guidelines.

2. Always use an estate agent with a good knowledge of the area you are looking to buy in. I have lived and worked throughout the province of Valencia for over seventeen years. I have gained vast experience within the property market here, both as a property expert and as a property developer. I am familiar with all of the services associated with property sales and purchases.

This is complimented with my range of qualified contacts that can help you with your property management, reforms, and property construction. Through my detailed experience, I am also familiar with all of the towns and their local tradesmen and businesses. I can share access to the right people and to all of the services that you will need to reform and manage your chosen property.

'Do's' continued...

3. Once you have seen a choice of properties for sale in Valencia, I would advise you to always aim to view the property twice before you decide to buy. Second viewings give you the opportunity to ask as many questions as you want to the vendors if they are present. Your estate agent should be able to provide you with the answers to all of your questions on the day or via email.

4. Always buy through a lawyer who knows the area of Valencia. We can recommend English/French/German-speaking Spanish lawyers all based here in Valencia. Do not try to cut corners. You would always use a lawyer in your home country, therefore, you should ALWAYS use a lawyer here in Spain to manage the full conveyancing in detail for your chosen property. A good lawyer will also obtain your N.I.E. (Tax identity number required to purchase property in Spain).

A good lawyer will make sure all of the utilities are changed over correctly into your name once you have completed your property purchase. Do not listen to anyone who tries to tell you not to use a lawyer.

Of course, we only offer properties that have escrituras (title deeds), and that are registered at the cadastral and the land registry office. A good lawyer will be able to guide you through the buying process effortlessly, making sure your chosen property is fit for purchase.

Your lawyer will also make sure that there are no debts on the property thus giving you further peace of mind and protection.

5. Make sure the property has its own title deed/escritura for both the land and its constructions. The escritura should be made available from the start of the buying process for your lawyer to start their searches. If the title deed is not up to date, then don't panic as it is always the seller's responsibility to pay for an architect to visit their property if the description needs to be updated. New plans are then drawn up if required to update the title deed.

This can only be done if the law and classification of the land allow for this and this should be advised to you by your estate agent from the outset. As always, you can speak to me, your estate agent regarding any discrepancies or concerns that you would have first. If a problem should exist with your chosen property, listen to see if a legal solution can be offered in conjunction with your appointed lawyer, as solutions in most cases can be found.

6. Another thing to remember is that on top of the cost of the property that you wish to buy, you will also be liable for a ten percent purchase tax. This is a 10% tax that you must pay after you complete the full purchase of your property. The Notary fees are also paid by the buyers, it is the Notary's job to create a new title deed/escritura in your name playing a very important role. He or she also acts as a witness under Spanish law to the sale and purchase of the property.

Once the paperwork is signed and stamped by the Notary and you complete your payment to the sellers, the keys are then handed over to you, as the new owners. I will always attend the Notary appointments with you, to guide you through every step until the keys to your new property are safely in your hands. I then continue to assist you after the sale has completed, ensuring the most comfortable purchase experience in buying your new home here in Valencia.

'Don't's'

1. Do not try to hold back too much information from me, as your estate agent. Please appreciate that I am here to consult with you professionally to find you the correct property to suit your needs. The more help you can give me in explaining all of your requirements, the better the choice of properties you will have and the more rewarding your viewings will be.

2. Never part with any money until an initial Reservation Contract has been drawn up between the buyers and the sellers. The Arras contracts must be written in Spanish to be legal here in Spain. These reservation contracts should have an exact translation of everything written. If you do not speak Spanish, the contracts are also written in your own language. This contract will outline how the deposit must be paid and will have clear instructions on how the sale/purchase will be conducted, under Spanish law.

3. Never use an agent who does not provide a trusted after-sales service, as this is very important to help you with your relocation to Spain. I appreciate that for you to have a helpful contact whilst you're settling into your new lifestyle is essential and indeed priceless! I am always pleased to help you.

I acknowledge that by helping you to buy your property here in Valencia is not the end of my service. Ensuring that you are happy in your property is my long term goal.

I now look forward to helping you to buy your dream property here in Valencia and assisting you at every stage. You will see that I provide a wide choice of properties for sale in Valencia and I keep our website updated daily. Happy house hunting!



***Find your picture perfect property
in Valencia with Simon and his team***

