

Top tips for buying spanish new build

Spain offers an abundance of attractive, new build homes for all purposes. However, there are many important aspects that must be taken into consideration when buying new property in Spain. Miquel Pi and Astrid Dorfmeister from independent law firm, Dr. Frühbeck Abogados y Economistas, has provided ten top tips for those seeking to buy a Spanish home direct from a property developer:

- Request all building authority registered information regarding the plot of land to be built on and check its validity and correctness locally.
- Request the registered information from the property developer and check for accuracy by comparing it with the Land Registry Information, as it is the developer with whom you will sign the contract.
- Request a provisional agreement signed by the property developer and examine it carefully before making any advance payments.
- Request a contract which includes an accurate description of the property to be purchased, a description of the usable floor space, the building materials to be used and the building specification.
- You are never obliged to accept a mortgage drawn up and signed by the property developer.
- Insist on having the following dates included in the contract: start of work, end of work and acceptance and delivery of property.
- Do not accept any clauses in which the property developer, in case of cancellation or annulment of your obligation to purchase the property, reserves the right to only pay back advance payments, nor clauses where the property developer reserves the right to insert alterations or modifications without your prior notice or consent.
- Demand a statement of guarantee of payment or assurance for all payments made to the property developer, which list all relevant information of the corporations which guarantee the sums paid.
- Demand the repayment of all sums paid plus legal interest or termination of contract in case the starting date or the date for the acceptance of property was not met.
- Keep all documents relating to the property in question, including sales brochures and information material for the duration of the legally required guarantee periods. These periods and terms vary according to the type of loss or damage suffered.

Founded in 1952, Dr. Frühbeck Abogados y Economistas has a wealth of experience in providing legal and fiscal advice in Spain. We advise our mainly German- and English-speaking clients in their own languages and find tailor-made-solutions to their needs. For further details and advice on buying property in Spain, please contact Miquel Pi or Astrid Dorfmeister.

Sound advice you can trust

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