

Our legal solutions

Purchase of real estate in Spain

Property conveyancing process:

1. Complete procedure before the AEAT to obtain a certification about the foreign client's need of a Fiscal Identification Number.
2. Complete procedure before the Governmental Department of Home Affairs to obtain a Fiscal Identification Number .
3. Redaction of all kind of purchase contracts to prepare the acquisition of property.
4. Verification of the charges of the real state in the register of deeds.
5. Verification of the accomplishment of the city planning regulations.
6. Verification of the possible debts against the vendor from the community.
7. Verification of the payment of the municipal tax on real state.
8. Simulated liquidation of taxes and expenses to prepare a budget of the total cost of the operation.
9. Verification of the marriage law to be applied in the situation and assessment on the juridical conditions to acquire the real state.
10. Preparation of the notary instrument.
11. Attendance to the bank negotiations to prepare the checks for the payment.
12. Attendance to the celebration of the contract of purchase.
13. Oral translation of the notary deeds.
14. Complete procedure before the Tax Department to pay the taxes for the purchase (TAV or Tax on the transmission of property).
15. Inscription of the notary instrument in the Register of Deeds.