



*YOUR
DREAMS
START
HERE...*



DREAM HOMES ALMERIA BUYERS GUIDE



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ARBOLEAS, ALMERIA, SPAIN



ABOUT US



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SALES ADMINISTRATOR

Dream Homes Almeria is a local estate agency based in Arboleas, just an hour's drive north of Almeria City; 35 minutes inland from Mojacar and the Mediterranean Sea.

The Dream Homes Almeria team is led by Andrea who's lived in Arboleas for over 22 years, working in property all that time. With Andrea's extensive local area knowledge and a wealth of property sales and marketing experience; **many satisfied clients are now "LIVING THE DREAM" in Almeria.**

We meet clients and introduce them to the area that we love on a daily basis. Estate Agency here is unlike Northern Europe. In your home country you generally have an inkling of where you would like to live, whether it be a particular postcode, catchment area for school or the commute to work. People arrive in Almeria generally not knowing much about the area and all the region has to offer; perhaps only having a pre conceived idea from what's been researched on Social Media and Web searches.

Whilst there's now a wealth of information available on the Web about buying property abroad and general info about areas; the best option is to come and visit Almeria and see it for yourself.



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MOVING TO A FOREIGN COUNTRY

Moving to a foreign country is a huge step. So making sure that the area offers what you need, imagining yourself living here and importantly seeing what your money can buy is just the start of the journey.

The region of Almeria is vast, covering some 8774km². The area we cover is the Almanzora Valley in the north of the Province. We deal with a wide variety of property types from coastal properties, inland villas, plus traditional styled village houses and farmhouses/cortijos.

At Dream Homes Almeria we won't just sell you a property; you'll also benefit from our wealth of local knowledge. With a friendly and professional approach we offer a full service, spending as much time with you as you need to help you to get a real feel for the area. We'll introduce you to different locations, property styles and designs and show you property options that will suit your requirements.

We offer a no pressure sales approach as we firmly believe in listening to you to understand your requirements. Our years of experience to find you your perfect property. We don't sell you a property, if the property is the right one for you it will sell itself to you. Once your dream home is found, we will guide you through Spain's purchasing process to make it as stress free as possible. We're on hand after the completion of your dream home to help you settle into the area and get the most from your exciting new life. We consider many of our clients from over the years as our good friends. Don't just take our word for it, read what recent

clients have had to say about us and the service we offer.





<https://dreamhomesalmeria.com>

YOUR PROPERTY SEARCH BEGINS

We realise that buyers want to see as many properties as possible when visiting. There are many different styles of property and the locations vary; so allow yourselves two or three days to view your options. Please also allow time to explore the areas by yourself to get a feel for the lifestyle in the areas that interest you most.

The best use of your time is to put your trust in an estate agent that is established in the area that you are looking to buy in. Then let them do their job for you. It's only when we meet you, start to chat properly and go out looking at properties together, that we can learn about what will be right for you. Be open with us about what you do and don't like when viewing a property as this allows us to use our many years of experience to help you find your DREAM HOME.

Occasionally a client will fall in love with the property they've been looking at on the internet for months and buy it; but in reality that's a very rare thing. Properties look and feel completely different when you see them in situ. You may not like the location or it could be as simple as it just doesn't feel right without being able to pinpoint exactly why. That's where we come in, our many years of experience means we can read between the lines, suggest other alternatives and make sure you see the right properties that suit you.

We know the area very well and the properties that are available at any given time.





THE PERFECT PROPERTY...WHAT NEXT

Once we've found your perfect property our next step is to get that property for you at a price that suits both you and the seller. You as the buyer are important to us but as equally are our sellers who have placed their confidence in us to market and sell their property. It's important to us that both parties are happy with the price agreed.

The property market has been very buoyant in recent years and in general prices have been increasing. Despite what you may still see on the television or internet, owners are not accepting huge offers below asking price any more. Yes there is always scope for a little negotiation but each property and owner is different. As a rule of thumb a reasonable offer would be a reduction of between 3% and 5% below asking price. Generally though having the confidence of our sellers means we will have an idea of what they are likely to accept as a reasonable offer. We will guide you on where we suggest negotiations should commence. Negotiations on the price can include furniture or this can be agreed and paid for separately. Occasionally a vendor will want to take their furniture with them or you may want to buy new or bring yours with you from your previous home. This is something we will discuss with you to make sure that where possible we achieve the best outcome for you before commencing negotiations with the vendor.



LEGAL COSTS & TAXES

BEFORE THE OFFER

When making an offer make sure that you allow for the legal costs and taxes applicable in this region. As a general rule you should budget for an additional 11% on top of the purchase price. This includes 7% purchase tax, notary and land registry fees, Lawyers costs and utility name changes.

AFTER THE OFFER

Once you've had an offer accepted, the next step is to make sure that the property is taken off the market as soon as possible so that it cannot be sold to another party. To do this a Reserve deposit of 3000 to 6000 euros needs to be paid and a Reserve Contract signed.

We will draft the Reserve Contract which both buyers and sellers sign. This is a simple initial contract which includes the following;

“
Andrea was the consummate professional
and after opening the properties allowed us
to wander around for as long as we wanted
but never too far away to answer questions.
Philip and Annette Bell”



RESERVE CONTRACT INCLUDES

- a) Names and passport / NIE numbers of all parties.
- b) Property address.
- c) The agreed price and whether this includes furniture. If it does then an inventory of what is included will be attached to the contract.
- d) Details of the reserve deposit to be paid, usually 3000 to 6000 euros and where it is to be paid, usually to a Solicitors account.
- e) Agreement that the property will be taken off the market for a 28 day period to allow your lawyer to check the legal paperwork to confirm that they are happy for you to proceed with the purchase.
- f) The date by which all of the legal paperwork must be provided by the sellers.
- g) A clause that should your lawyer confirm the property is illegal the reserve deposit will be returned to you.
- h) A clause that should you change your mind for any reason other than legality that you will forfeit the deposit.
- i) A clause that should the seller default on the agreed price or decide not to sell the property that he/she will return the reserve deposit to you plus pay the same amount again in compensation.
- j) A date by which the buyers lawyer should produce the Purchase Contract and the next deposit payment of up to the balance of 10% will be made.
- k) If known at this stage, a timescale for final completion.



INSTRUCTING A SOLICITOR

For your own peace of mind you must ensure that you instruct a good Solicitor or Conveyancer to undertake all of the legal searches and checks on the property on your behalf.

Buying a property in a foreign country can be daunting but having the right estate agent followed by the right legal assistance will take away most of the stress. Trust in the fact that Dream Homes Almeria deal with property sales and purchases every day. We'll be here to help and guide you every step of the way and we only sell fully legal properties.

Under Decree 218/2005. Estate Agents in Spain are required to hold on file certain legal documents to prove the legality of the properties they market.

These include;

Escritura (Title Deeds)

Nota Simple (Land Registry Document)

Utility bills for electric, water, Basura (rubbish collection) and IBI (council tax)

EPC (Energy Performance Certificate)

1st Occupation License

Licenses for pools, extensions, outbuildings

Unlike the UK, each region has different rules regarding planning, requirements for paperwork etc so you are best advised to use a Solicitor / Conveyancer in the region you are looking to purchase.



LEGAL REPRESENTATION

We do not recommend any Solicitors / Conveyancers as that would be a conflict of interest however below are a number of excellent English speaking ones in the area that clients have used in the past and all come highly recommended.

Maria Maroto
Mundi Abogados
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0034 950460999

Angela Morales
AM and RG Abogados
ms1961@caalmeria.com
0034 950478984

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info@lex-fix.es

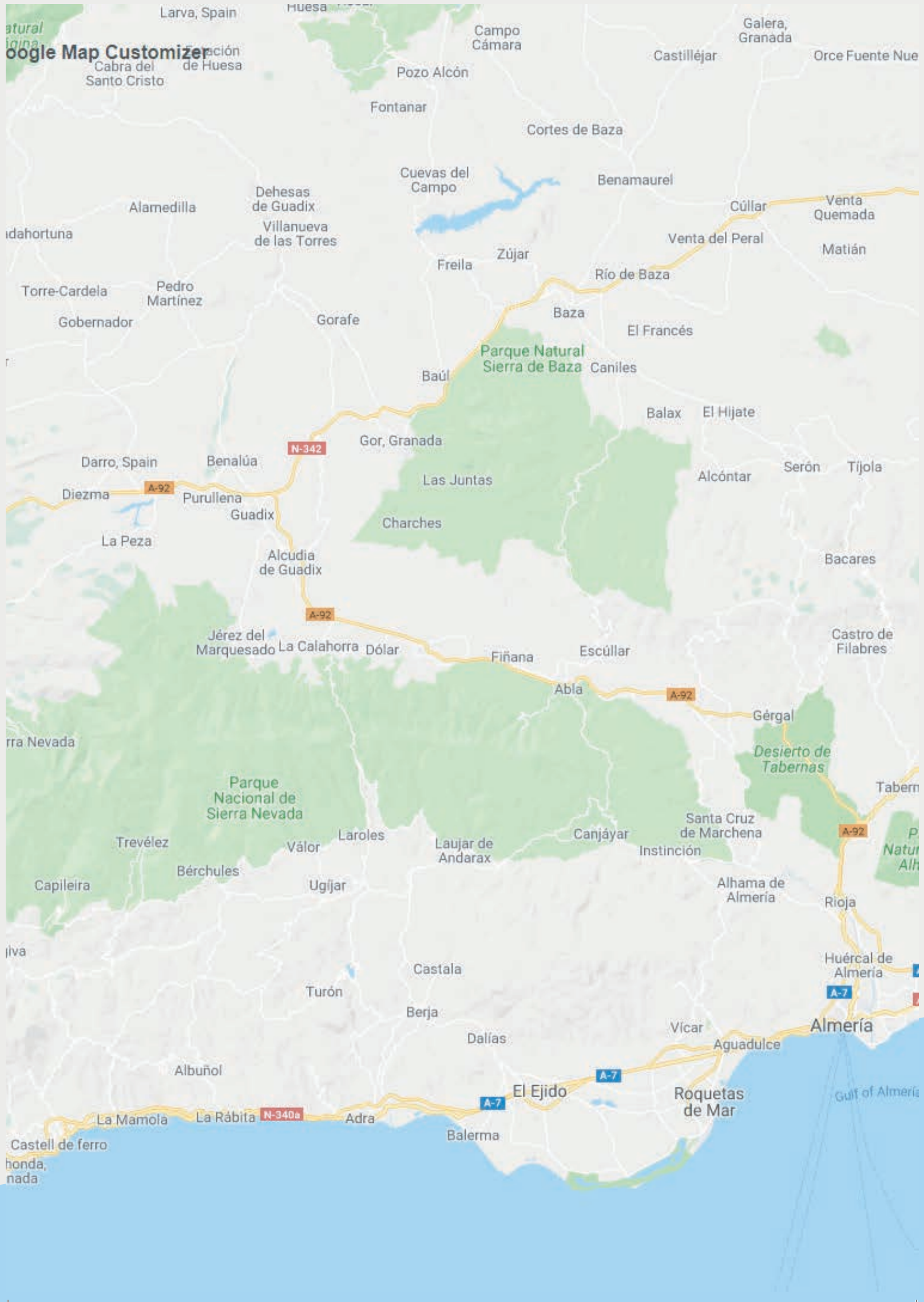
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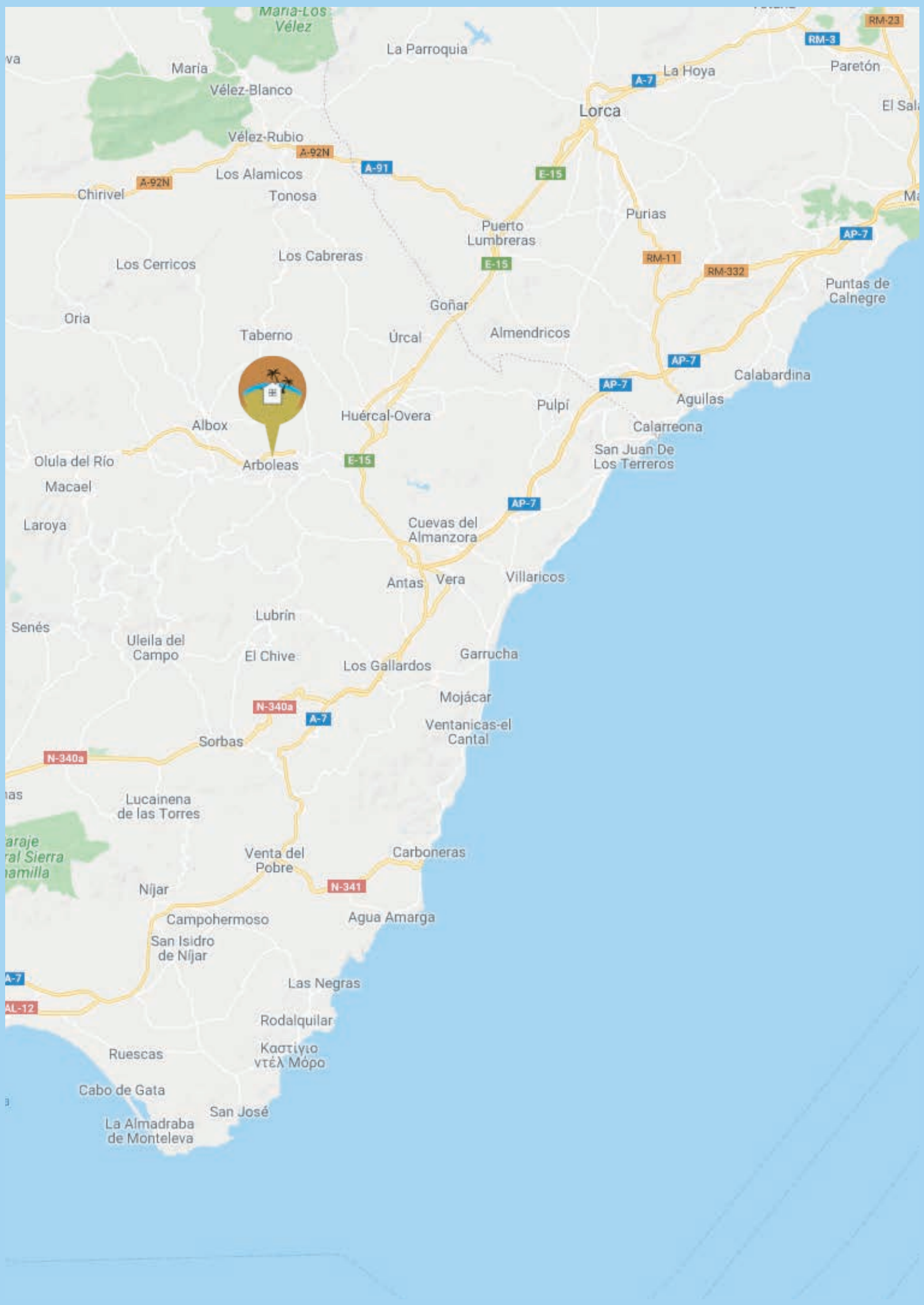
M. Mercedes Flores Mirón
mercedesflores@telefonica.net
Tel: 950120553

Mario Redondo
mariosolicitor@gmail.com
0034 950430222

Maria Angeles Guirao Sanchez
BABELIA SOLICITORS
Despacho de Abogados
maria@babeliasolicitors.es
0034 950 397 114

“
Andrea has been so supportive and absorbed the tension when stress levels were creeping up, as they inevitably do when folks are making life-changing decisions!
Angela Curran”







NUMERO IDENTIDAD EXTRANJERO -NIE

To purchase a property in Spain you need an NIE number (Numero Identidad Extranjero).

Although NOT needed to make the initial offer nor to start the property purchase process; it is required to be in place for completion or shortly thereafter for payment of the taxes.

The NIE number is applied for at the foreign office in Almeria city. The easiest way to obtain this is to give Power of Attorney to your Solicitor or Conveyancer. They will then apply for the NIE on your behalf saving you time and travel costs.



“
Andrea has since seen us through the
process from start to finish, displaying the
same high standard of professionalism
throughout.
Donna and Pete Coles



POWER OF ATTORNEY

If you have sufficient time whilst in Spain you can meet with your appointed Solicitor / Conveyancer in person and go to the notary to give them Power of Attorney. This is a simple process and costs approximately 150 euros.

If you are only in the area for a very short time and do not have time to meet with a Solicitor / Conveyancer, initial correspondence can be done via email. He/she can also help you to arrange Power of Attorney from your home country via a Public Notary there.

With your Power of Attorney he/she can apply for the NIE number on your behalf, open a bank account, sign at the notary for the completion and change the property utility bills into your name via your new bank account, once the property is signed into your name.



“
We found Andrea extremely professional and helpful guiding us through the buying process. Following our second viewing of the property we eventually agreed to buy and the negotiations conducted by Andrea were complete within a couple of hours.
Paddy and Di”



I Agree



PURCHASE CONTRACT (COMPRA VENTA)

Once your Solicitor is satisfied with the legality of the property after carrying out all the necessary searches; they will prepare the Purchase Contract (Compra Venta).

At this stage a further payment is made which is generally 10% of the purchase price agreed, minus the reservation deposit already paid.

For example with a purchase price of 200,000 Euros with an initial 6000 Euros reserve deposit paid, the 10% payment will be $20,000 \text{ less } 6000 = 14,000 \text{ Euros}$.

Once the Compra Venta is signed, the funds are usually paid into the sellers bank account or that of their lawyer.

In the purchase contract will be an agreed date for completion of the purchase. On average it's a further 60 days from the date of the 10% payment, this is flexible depending on the circumstances and agreement of the parties.



“
Andrea gave us solid advice and made the
whole procedure very smooth and stress-
free.
Clive & Jo Kershaw

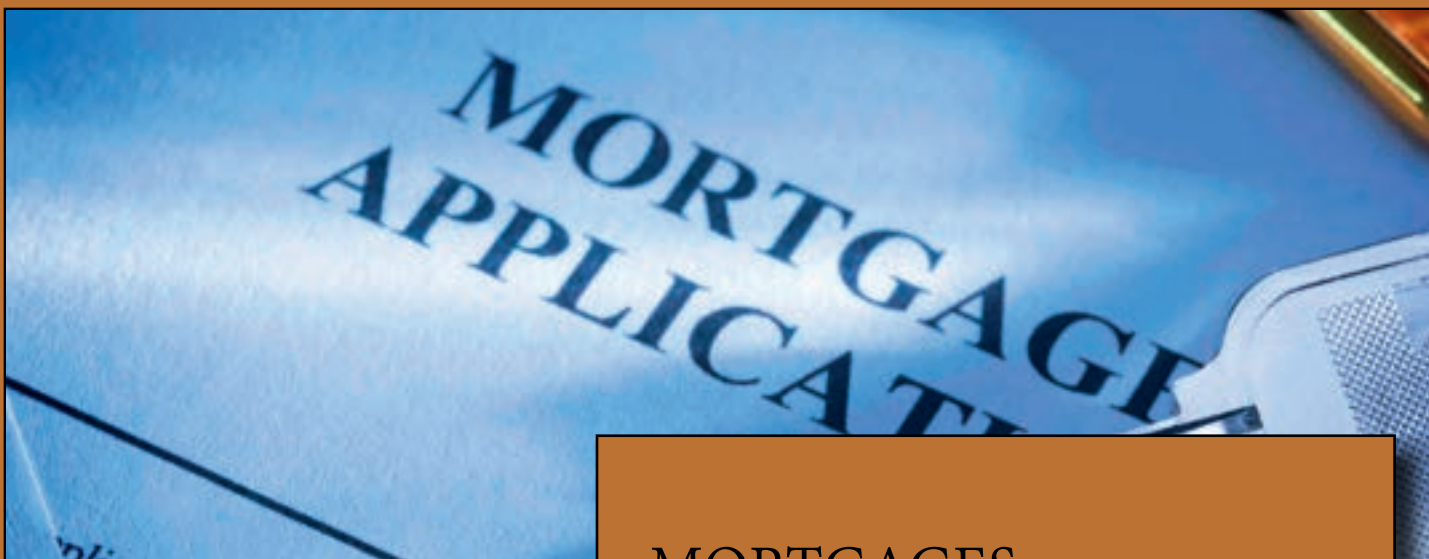


COMPLETION & POST COMPLETION

The final stage of a Spanish property purchase takes place at the Notary office which is chosen by the buyer's lawyer. Both sellers and buyers attend the notary with their lawyers (unless either has given power of attorney) The new Escritura (Title Deed) is drafted at the Notary office and is then signed in front of the Notary by all parties and their lawyers. At this stage final payment for the property and any agreed furniture etc is made and the keys are handed over to you. The payment is arranged by the lawyers and can be either by bank transfer or bankers draft.

Post Completion

After the signing of the new Escritura (Title Deed) you will be given a copy of the new deeds from the Notary. These are known as the Copia Simple. Your lawyer will then arrange for your deeds to be sent to the Land Registry for the property to be registered in your name which takes a couple of months. The new Escritura will be collected by your Solicitor when it is ready and can be held by them or handed over to you whichever you prefer. Your Solicitor also arranges transfer of the utility bills to your name and bank account.



MORTGAGES

In the last recession, Spanish banks became more reluctant to lend money to foreign buyers for property purchases. With the increase in the property market we are seeing more purchases aided by loans from Spanish banks. However, the vast majority of properties purchased in Almeria are with cash and not via mortgage funding.

There are different types of mortgage available and your local bank will be able to guide you on what type is best suited to you and your requirements, financial position etc. These include Fixed Rate, Interest Only and Variable Rate. Repayments vary according to the Euribor base rate set by the European Central Bank.





HOW MUCH CAN I BORROW ?

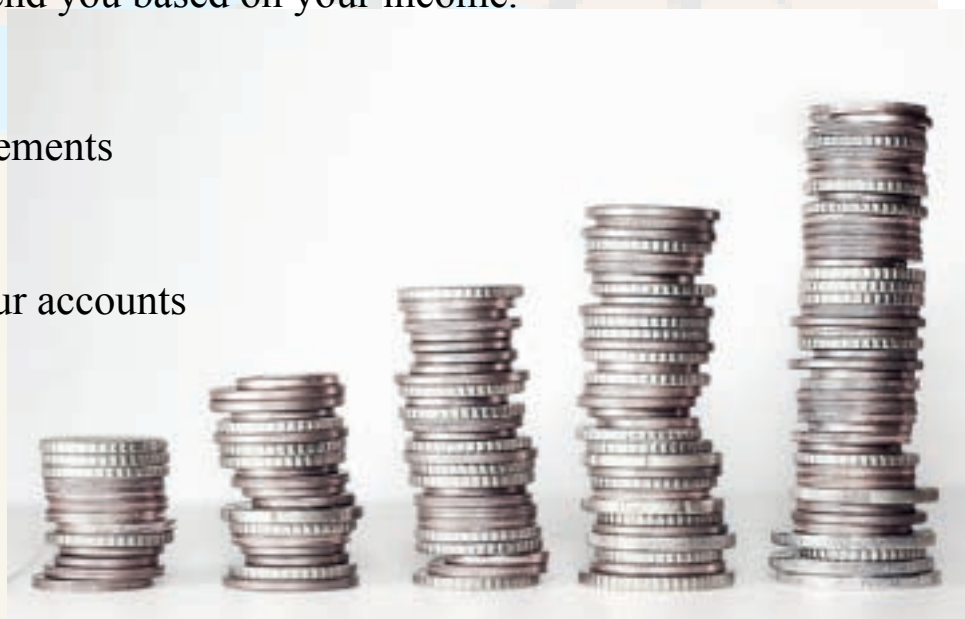
As a general rule the bank will lend a maximum of 70% of the valuation of the property, set by their chosen valuer, or the purchase price, whichever is the lower. The remainder of the purchase price you will need to fund plus your costs, taxes and mortgage arrangement fees.

A Spanish mortgage term can range from 10 to 25 years, sometimes longer depending on the age of the applicant.

You will need to provide financial documents from which the bank can assess how much they will lend you based on your income.

These include -

- a) P60**
- b) 6 months bank statements**
- c) 6 months payslips**
- OR**
- If self employed - your accounts**
- d) An Experia report**





MORTGAGE COSTS

There are additional costs involved in obtaining a mortgage in Spain which you need to take into account when calculating your budget.

These costs include

- a)** Property valuation fee
- b)** Mortgage opening fee (generally around 1%)
- c)** Mortgage insurance through house and contents insurance and some banks will insist on life insurance policies being in place
- d)** Early redemption fees will be quoted.
- e)** Notary Fee to register the mortgage against the property AJD (Spanish stamp duty) a tax paid on mortgages to the government and is calculated as a % of the mortgage.
- f)** Deed arrangement fee to cover the cost of the banks appointed Gestoria (Legal administrator) ensuring the mortgage is properly registered against the property
- g)** Land Registry fee to complete registration of the mortgage.

Cost of living in Almeria

The cost of living in Spain is a lot cheaper than Northern Europe. The Almeria region, still remains relatively unspoilt, is rural and predominantly Spanish so offers the best value for money not only in terms of property prices but also the cost of living.

Something we are often asked is how much you can expect to have to pay to run a property with utility costs, insurance, council tax (IBI) etc.

Utility costs will of course depend on the property type and your usage, council tax varies depending on the location, size of build of the property and the plot.

Below is a rough guide to approximate annual running costs.

Electric.....	1200
Water.....	180
Gas (bottle not mains).....	210
Pool maintenance (if not self maintained).....	800
House insurance.....	450
IBI (council tax).....	350
Basura (rubbish collection).....	144
Internet.....	180
Total.....	3414 euros

..





BUILDING COSTS... HOW MUCH ?

Sometimes a property can be in the right location but doesn't yet have all of the things that you would like. Perhaps you want to add a garage, a pool, a car port, or a fly screen enclosure. The cost of works is a lot less than you would expect it to be especially if you are comparing it to building costs in the UK.

For most building work it is necessary to obtain a license from the local town hall. Each Town Hall has different rules and regulations/criteria depending on the classification of the land. In rustic areas for example it will be difficult if not impossible to obtain a license for a swimming pool. If you are looking at purchasing a property and you want to add a swimming pool or garage etc; then discuss your ideas with us so we can check whether your ideas will be possible before you proceed further.



8 x 4m tiled swimming pool including licences and project - **12,000 Euros**

10 x 5m swimming pool as above **17,000 Euros**

Single block built garage with tiled roof including licence and project - **8,000 Euros**

Double garage: as above **13,000 Euros**

Car port approximately **1500 Euros** depending on materials used

Block built store room (casita) with window and tiled roof approx 5000 Euros

Tiled terrace with concrete base approx **60 Euros m2**

Irrigation timer system between **500/700 Euros**

Fly screens based on pull down / slide across version on all windows and one double door (non electric versions) **2,800 Euros**

Fly screen enclosures prices vary depending on size, structure, roofing material, doors etc but allow from **3000 to 12,000 Euros** depending on your design

Air conditioning approx **2,400 Euros** for a 3 bed villa

Fitted wardrobes approx **1200 Euros** per double wardrobe

New kitchen depends on the size of the kitchen and also the quality of the units, appliances and type of worktop but an average of 3000 to 6000 Euros. Often the units themselves are in good condition and all that is needed are new doors and end panels, perhaps a change of border tile and worktop to give a kitchen a whole new look for a fraction of the cost of a new kitchen.

Stone cladding around exterior villa walls approx **4000 Euros** for an average 3 bed villa

Decoration, interior or exterior approximately **800/1200 Euros**

UK TV system: 2 main options currently in use:

Full Satellite dish cost **1,200 Euros**

Android streaming box cost **75 Euros to 240 Euros** per year depending on the provider and whether you require Sky TV



ROUGH COSTS FOR SEVERAL PROJECTS

Currencies
Direct



We're at your service

We always put our customers first. So whether you want to make your currency transfer over the phone, online or through our handy app, our expert team is on hand to help.

If you're buying foreign property, transferring a pension overseas or moving money home, we're here to make sure you always get a great deal.

Contact us for more information

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