

## GUIDE TO BUYING A PROPERTY in MURCIA OR ALICANTE

When you decide to buy a property in Spain, either in Alicante or Murcia we are the right realtors to deal with. We make this process as easy and as swift as possible.



**LOCAL EXPERTS  
YOU CAN TRUST**



**2000+ PROJECTS  
NEW BUILD HOMES**



**PERSONAL SERVICE  
BY YOUR SIDE**



**FROM VIEWING TO  
KEY HANDOVER**

1



### VIEWING TOUR

- ✓ We can plan either Live Online or Physical viewing.
- ✓ We are here to listen to you and to represent your best interests. Once you have set a date for your visit, we will organize viewing(s) of your chosen properties.
- ✓ If you decide to come, we will again make all the arrangements and book viewings in advance to ensure you see all the properties you shortlisted.
- ✓ We have 2000+ projects / new build homes in our database only from reputable, trusted construction companies, alone. With resale properties or second-hand homes, we work in collaboration with best agencies aside from our own direct listings and have access to a wide range of resources as local realtors in Murcia and Alicante. Thus, you will see properties in line with your expectations, needs, and expressed interests.



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### SALES CONTRACT / RESERVATION CONTRACT

If you decide to buy one of these properties, you will receive a sales contract commonly known as the Reservation Contract. The Contract stipulates the deposit that must be paid to secure the property for you and thus take it off the market; it contains information about the seller, buyer and legal representative, property details and features included in the price, payment terms, completion date, and title deed delivery.

- ✓ **The Reservation Contract is valid once you put a deposit of around € 6.000.**



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### AFTER RESERVATION: OPENING A BANK ACCOUNT AND GETTING A NIE NUMBER

In order to complete the sale, non-Spanish Residents need a NIE Number, which is also required to be able to open a Spanish Bank Account - both a must to buying your ideal property in Spain and I will assist you with both.

#### TO OBTAIN NIE:

- 1 Best give power of attorney, granting your lawyer the legal permission to apply for the NIE on your behalf. It can be signed at a notary in Spain or in your home country.
- 2 Your Valid Passport, original passport and a complete copy of it.
- 3 **Proof of Purpose:** You must provide official documentation proving why you need the NIE. In this case a property purchase agreement reservation contract or (contrato de arras)

#### TO OPEN A BANK ACCOUNT, YOU WILL NEED:

- Your valid passport
- Foreigners' Identification Number (NIE - Número de Identificación de Extranjeros or TIE-Tarjeta de Identidad de Extranjeros)
- Proof of your residential address, which could be a utility bill or an official letter from a government agency
- For non-EU countries nationalities proof of income or last tax return



The legal representative as part of the legal fees, covers both NIE and opening a Spanish bank account.



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### TITLE DEED DELIVERY / NOTARY DATE

- ✓ The title Deed process will be fully under M.A. Properties Spain guarantee and professionalism.
- ✓ Title Deed should be signed in front of a Notary. You will pay the remaining amount for the property at this stage and you will have your property.
- ✓ Optional - Power of Attorney in which case you do not need to be present. We alongside your lawyer will attend and ensure successful completion of your property purchase.
- ✓ The keys will be held in agreement with you, either by the chosen lawyer or the agent until You arrive to enjoy your new home.



★ ★ ★  
**YOUR DREAM  
PROPERTY  
OUR PROMISE**

*We make it simple.  
You make it home.*



**LOCAL KNOWLEDGE  
IN MURCIA & ALICANTE**



**HONEST ADVICE &  
TRANSPARENT SERVICE**



**WE ARE WITH YOU  
EVERY STEP OF THE WAY**

