



ROMANO GOLF VILLAS

Buyer's Guide

If you have decided to look for a new home for your family, rest assured that Romano Golf Villas will be your best option. We have designed this guide to assist you in the purchase process. We have an experienced team that will accompany you throughout the process and will be at your entire service for any questions or queries.

1. Choice of housing type

We advise you to visit our offices and transmit your wishes. We will study every detail of the project, the most appropriate qualities and the dimensions of each room. We are sure that we can adapt the project to your needs.

We will show you the plot where your home will be located so you can check for yourself the magnificent views each and every room will have: the wonderful golf course of Valle Romano, the Sea and the Mountain.

2. Hiring a Lawyer

After deciding to buy one of our villas we recommend that you hire the services of a lawyer to represent and advise you throughout the purchase process in a way that is easier for you. In case you need it, we can recommend a trusted lawyer.

Your lawyer will then be responsible for carrying out the necessary legal procedures of the purchase process, which will be the following:

- Verify ownership of the property in order to verify that the seller is the owner thereof and that said property is legally registered in the Property Registry of Estepona and that it is free of charges and debts (mortgages, foreclosures, etc.)
- Check that the property has the planning permission and work permit granted by the City Hall of Estepona.
- Guarantee that the property complies with the legal construction regulations.
- Review and sign the private contracts (reservation contract and purchase agreement) as well as the public contracts (deeds) necessary to execute the purchase transaction.
- Payment of taxes and fees resulting from the purchase and registration in the corresponding property registry.
- Contracting of supplies in your name and registration in municipal taxes for the ownership of the property.

3. Legal purchase procedure

The usual procedure consists of first signing the reservation contract, then, once the construction license is obtained, the private sales contract will be signed, at which time we will begin the works of your home. And once the works are finished we will sign the public title deeds.

a) Property Reservation

We will provide you with the reservation contract in which all the terms and conditions of both the property that is being reserved and the reservation itself are detailed. To be able to formalize the reservation contract you will be asked for a deposit of € 50,000. This is a usual procedure to proceed to withdraw ownership of the market and justify the purchase intention on your part.

b) Sales Contract

Once the private contract is signed, both parties - buyer and seller - are legally subject to the purchase and sale of the property.

With the signing of this contract the buyer will have to make an equivalent payment to complete 30% of the total value of the house discounting the amount of the reservation.

The next payment milestone coincides with the completion of the structure of the home - approximately 6 months from the start of the works - at which time another 30% of the total value of the home must be paid.

c) Signature of the Title Deed

When your villa is finished and ready to be given to you, it is time to sign the final document of public nature: the title deed of your property.

For this, on the day of signing, you or your legal representative will be responsible for organizing the pending payment of the amount of 40% of the sale price. The signature can be made with the presence of the buyer or by another person who represents him by power of attorney.

CONGRATULATIONS! ... From this moment you will have the keys of your new home.

Next, the payment of taxes and fees resulting from the purchase and the registration of the title deed must be made at the Property Registry of Estepona.

Simultaneously, it will be necessary to effect the registration or change of ownership in the supply contracts and municipal taxes in the buyer's name, in addition to requesting the direct debit of the same in his bank account.

We can recommend different trustworthy professionals for any service you might need: interior and furniture designers, gardeners, landscapers, maintenance personnel, security companies, etc.

Purchase costs

We estimate that the current costs associated with the purchase of a new home in Spain range between 12 and 14% of the total price of the property. The approximate breakdown of costs would be as follows:

- Value added tax (I.V.A.): 10%
- Legal fees: 1% (depending on the law firm and the services provided)
- Notary and Land Registry: 1%
- Autonomous taxes: 1.5% Tax on Transfer of Property and Documented Legal Acts, in the form of Documented Legal Acts.
- Mortgage fees (if applicable): 1-2% (depending on the bank and mortgage conditions)

Annual expenses after purchase

Maintaining your home after the purchase will cost you around 2% of the purchase price annually, the main expenses being:

- Tax on real estate (IBI)
- Garbage collection tax
- Maintenance of gardens and pools
- Home insurance
- Supplies invoices (electricity, water, gas, telephone, etc.)

We appreciate your trust and invite you to contact us whenever you need any help.



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