



WELCOME TO
SPANISH HOMES

Harland & Poston
GROUP

AFTERSALES WITH SPANISH HOMES

PROPERTY MANAGEMENT

Thinking about property management is to think about the future of your property. A property management company is, in fact, your eyes and ears in Spain. Property management is included for free in our "after care" package.

Our property management team are professionals that are used to a meticulous process associated with the perfect maintenance of a property. From connecting utilities to detailed inspection reports. These professionals are your eyes and ears on the field, making you feel like you're really in the property. They will keep you updated in every aspect of your investment such as maintenance work, installation of equipment and also visits from local authorities, such as City Hall appointments.

PROPERTY SNAGGING

Once your property is complete there is a period when the developer waits for the license to be granted. This takes a time period of around 3 months, making this the ideal opportunity for us to snag your apartment.

Property snagging is a detailed check of your property. We send a member of our after sales team to visit the property and check if there are any problems or if everything is working as it should be. We then make a report where we indicate what is working well, and what isn't; we will give our recommendations on what can be done to fix these issues.

Buying a resale property, for instance, makes it important to take time to ensure that a snagging of the property is allowed,

always having in consideration the age of the property. We can also arrange a surveyor's report once the building is complete, allowing you to relax at home.

Despite the physical distance, not only can you count on detailed reports but you also have access to professionals who are available to answer any questions that you may have.

RENTAL SUPPORT

How much income your property can generate depends entirely on the strategy you wish to adapt. Renting your property in the holiday season is quite a frequent move to most of the investors as its incomes are considerably quite high. With tourist destinations such as Marbella, Alicante and Tenerife, the move is almost mandatory as it is quite profitable.

RELOCATION SERVICES

When relocating with Spanish Homes, all the hard work is taken care of for you. Our team is available 24/7 to sort your needs, whether that be fixing a light or making sure you have all your utilities that you need. We understand the stressful routine that moving to another country represents. This is why we offer our relocation services for your delights. Our After Sales team is here to help you move to another country as smoothly as possible. They can help with the following:

Shipping your belongings anywhere you want
Planning your trip

Finding the most suitable activities for you
The best schools for your children

MORTGAGES

By hiring a specialist broker, you will be provided with specialized counselling having in mind the best options available to direct you to the cheapest and most accessible deal for you, always considering your personal financial circumstances.

Spanish Homes has its own house financial advisor that will be constantly at your side to guide you throughout the path that will help you purchase your dream home. Just request to have a meeting during your stay in Spain, or if you prefer, you can send a private email to info@spanishhomes.com where you will be able to book a private meeting.



Services we offer when you choose to relocate with us:

We understand the stressful routine that moving to another country represents. Either it is facing a new culture or rediscovering your place in the world. Because we understand those issues, we offer relocation services for your delight. It doesn't matter how many belongings you want to move from one place to another or how many family members you want to bring with you in the new chapter of your life - the After Sales team is here to help you.

Shipping your belongings anywhere you want

If your desire is to live or retire in Spain, you do not have to worry about carrying too many things. As mentioned, the After Sales department secures this service by working alongside its partners. Just tell us what you want to bring to your new home and we shall arrange it!

Planning your trip

Seems simple but the truth is that organizing a trip requires a disciplined approach in order to make sure you do not forget anything. We can book your flight according to your preferences: day, time of the day, the seat you wish to be seated, you name it. All of this so that your arrival in your new country of residence can be compared to a Chief of State with a professional chauffeur to take you and your family to your home where your belongings await you.

Finding the most suitable activities for you

Our concierge skills reach here as well. Fan of golf? We can take you to the best golf resorts in Spain. Interested in cultural events? Spain is a very cultural country that has plenty of activities to offer you, such as theatres, cinemas, festivals and fairs. You tell us what you wish to do and we arrange it for you.

Suggesting the best schools for your children

Having a family obliges you to take certain precautions in order to assure certain aspects of your dear ones. Adapting to a new environment can be challenging to any child, particularly new schools and teaching methods. That is why we compromise ourselves with the mission of finding the best schools for your children. Spain does have quite an exquisite educational system, from kindergarten to college, with high academic standards.



FURNITURE PACKS

The company to bring your ideas to life and create the perfect apartment to best suit your budget. With Spanish Furniture Packs we specialize in providing our customers with a wide selection of affordable and luxury packages.

We have a wide range of furniture packages available that can be tailored to suit your needs, from "Student to Executive" or "Basic to Luxury". With Short Term or Long Term Rental options available we have a package for every property that will not only provide a great solution but will transform your property into a home or a great investment for rentals. Born out of increasing demand for quality packages at affordable prices, our company has gone from strength to strength offering a unique service for clients that live overseas. We can design and fit your apartment without you having to visit Spain and have a wide variety of furniture packages to suit your individual needs without breaking the bank. Our staff has the knowledge and experience to create and personalise your package so it's unique yet practical, with the best prices for quality furniture that lasts.





TAXES IN SPAIN

There are different taxes you should be aware of when buying a new property or a resale property.

New Property

Property is sold new, usually by a developer and has never had an owner before and it must come with a certificate mandating the property as brand new, this certificate must be signed by the architect and engineer.

Resale

Property isn't new and there is a transmission of ownership

New buildings

IVA or VAT

The biggest tax in Spain when you buy a new property is called IVA (impuesto sobre el valor Añadido) and is calculated at 10% of your purchase price. This is paid when you go to the deed.

AJD or Stamp duty

Actos Jurídicos Documentados is charged at 1% of the purchase price. This is also paid when you go to deed

Lawyers Fees

Are paid in advance and are usually around 1% of the purchase price.

Land Registry Fee is usually around 1% and Notary Fees are 0.5 to 1%. Which is paid when you go to the deed.

In summary, allow 12% to 15% of the purchase price.

Resale buildings

ITP (Impuesto de Transmisiones Patrimoniales)

Instead of IVA and AJD, you pay property transfer tax known as ITP it ranges from 6% to 11%, depending on which area you choose to buy (please use the calculator below, to get more detailed taxes on your preferred area of purchase).

Lawyers Fees

Are paid in advance and are usually around 1% of the purchase price.

Land Registry Fee and Notary Fees

Land Registry Fee is usually around 1% and Notary Fees are 0.5 to 1%. Which is paid when you go to the deed.

As the taxes you have to pay to depend on your purchase price, it is difficult for us to put a number on it until you have chosen property of interest, but in summary, expect 9% to 15% of your purchase to cover all fees and taxes.

For the full comprehensive list of all the taxes associated not only when buying but after purchase including rentals and Income tax please fill out the form at the bottom of the page to download them instantly.



www.spanishhomes.com
eMail: info@spanishhomes.com

Avenida da Liberdade 67b - 5th Floor
1250-140 Lisboa Portugal
+213 471 603

Harland & Poston
GROUP