

# NCALMA

## HOMES

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### **BUY IN SPAIN**

From **NCalma Homes**, we will love to help you and point you in the right direction to follow during your purchase process.

Buying off plan is quite frequent, for the benefit of having a new place built with a modern lifestyle and regulations, where you can decide and follow a flexible payment plan, instead of a quick sale of older second-hand, in which the property is already designed according to the needs of the previous owner.

If you are not a Spanish citizen, you will be required to have a Spanish bank account, in order to carry out all transactions related to the property and cover the costs throughout the purchase process. You will need your Passport or Foreigner Identity Card (TIE) and for the notarial certificate of formalization of the sale you will need a Spanish Foreigner Identity Number (NIE).

Before making the dream of buying a house come true, it is good to know:

#### • Mortgage:

Know your finances. Before choosing your home with your needs and desired location, organize how much you want to spend. Please note that you will need to be able to make a payment 30% to 40% of the price of the house, before applying for a mortgage, if you wish to do so. Like any mortgage, offers in Spain can vary from lender to another, who will assess the affordability of the loan for the desired property. A mortgage broker or financial advisor at a wealth management company based in the EU could be a professional help to look here if needed.

#### • Purchase cost:

When buying in Spain, there is always a purchase cost added to the list price of the property. If it is second-hand (resale), depending on the price, it may be subject to a tax of 8-11%.

In Ibiza, the cost of buying a new build directly from a developer is taxed flat at 10% VAT (sales tax). That in NCalma you pay according to the payment in advance. Another cost to consider is the registration tax of approx. 1.5%, which is paid at the time of registration. A legal representative or "management"/lawyer to help you during the process of purchase, if you wish, you can charge normally .07-1% approximate, of the price of purchase.

## **PURCHASE PROCESS WITH NCALMA HOMES**

Once you have chosen a home, these are the simple steps to follow:

### **• Pre-reservation:**

Inform NCalma of your desired property, confirming your selection and wishing to proceed with said unit along with providing your ID/passport. NCalma will hold the property for you, for 3 to 5 days, and provide you with a reservation document containing the information of the property you plan to purchase, along with the terms of the purchase agreement and payment plan and other pertinent information for this transaction.

Followed by, you must then proceed during this period to sign and pay for the reservation.

### **• Reservation:**

To reserve a property, you must pay 11,000€ (10% VAT included) of the property. The reservation period is 45 days. The terms of retracting can be fully refundable or have a cost.

This will depend on the property and its terms of purchase. This contract can be sign online, it is not necessary for the buyer to be in Ibiza for this step.

### **• Private contract:**

Before the end of the reservation period, a private contract is made between both parties, in which all the terms are agreed, and together with the signing of said contract a payment of 10 to 20% is paid. This contract can be signed online, not it is necessary that the buyer is in Ibiza for this process.

### **• Other advances:**

Depending on the property and how advanced the site is, this may vary. But normally 20% of the purchase price should be paid when achieves the structure and closures of the property.

- Deed and Home Delivery

In Spain, the formalization of the sale is carried out before a notary public.

The notary represents the state and its laws. At the end of the sale, the Buyer must pay the remaining amount (60 to 70%) and the seller will provide the relevant legal documentation and deliver the property to the buyer. If the buyer cannot be present, a power of attorney can be given to someone who must be present and represent the buyers in the notarial act.