

FREE BUYER CHECK

10 Things I Check Before Getting Serious About a Property in Spain

A quick pre-offer reality check based on questions I now ask from buying and renovating abroad.

Use this before you fall in love with the property.

Ten checks to expose what still needs investigating before you commit.

PROPERTY NOTES

Property / listing

Location

Viewing date / asking price

Before I get serious, I check these 10 things

A starting point, not a full due-diligence list. Tick each box when you have investigated the answer.

☐ **1. Can I legally use it the way I intend?**

Check the intended use: home, long-term rental, holiday rental or renovation. Rules can differ by municipality, autonomous community, building and property type.

☐ **2. Who owns it - and what am I actually buying?**

Verify the registered owner, the property's description and any extensions or alterations that do not match what you see.

☐ **3. What debts, charges or restrictions need checking?**

Identify the documents and professional checks for mortgages, liens, community debts, planning issues, easements and other restrictions.

☐ **4. What is the total cash I need - not just the asking price?**

Estimate purchase tax, notary and registry costs, professional fees, financing, immediate works and a contingency.

☐ **5. What changes by region or by my circumstances?**

Check current rules for the autonomous community, property type, new-build or resale status and your buyer circumstances.

Keep checking before you commit

Use these prompts to ask better questions at the viewing and before making an offer.

☐ **6. What does the community of owners allow?**

For an apartment, check community fees, expected assessments, building works and rules affecting your intended use.

☐ **7. What am I not seeing during the viewing?**

Check damp, cracks, windows, electrics, plumbing, noise, access and common areas beyond the staging.

☐ **8. What will I spend immediately after completion?**

Separate essential repairs, furniture, appliances and safety work from optional improvements. Allow for surprises.

☐ **9. If I rent it, do the numbers work under stress?**

Test lower rent, vacancy, maintenance, management, taxes, insurance and running costs.

☐ **10. What is my walk-away condition?**

Decide your limits for missing documents, legal restrictions, renovation risk and total cost before emotion takes over.

Looking at a property in Spain?

The paid toolkit adds the e-guide, BUY IT / RUN IT / SELL IT calculators, viewing tools and red flags.

EXPLORE THE SPAIN PROPERTY BUYER TOOLKIT >

Educational starting point based on buyer experience. Legal, tax, planning and rental rules change. Verify current requirements with official sources and qualified local professionals.