



## **Financial and Legal**

**Consulting & Investment Group S.L.** works with highly recommended independent lawyers, mortgage advisers and tax advisers on the Costa del Sol and we would be happy to introduce them to you personally. Many clients feel that they can rely on their advisers, but unless they are fully conversant with the complexities of Spanish law and the Spanish language, we would strongly advise that you allow us to introduce you to professionals here on the Costa del Sol.

### **Legal**

The Spanish convincing procedure can be complicated and may differ to your country's law. Your best option is to consult a bilingual Spanish / English speaking lawyer here on the Costa del Sol who knows the system inside out and can put your mind at rest by checking documentation, licences and contracts thoroughly on your behalf.

### **Mortgages**

There are several of options open to you when seeking finance for property in Spain from Spanish bank.

**Consulting & Investment Group S.L.** can recommend mortgage advisors who will offer a truly independent service and guide you to a product that will suit your individual circumstances. Expect loans of up to 80% of valuation for non-residents, including interest only and non status mortgages.

### **Tax**

When buying property overseas, especially if you're planning a permanent move, it's essential to take advice on tax planning in order to make best advantage of local tax rules. Experts recommended by **Consulting & Investment Group S.L.** can cover everything from wealth tax to inheritance tax and pension planning to purchasing a property through a company for certain fiscal benefits including IVA (VAT) recovery.

**Consulting & Investment Group after-sales team is at your service.**



## The Buying Process

Prior to purchasing a property in Spain, there are several things that you should consider. Firstly, you need to understand the buying process. Here are some basic details.

### **Calculate your budget**

Always start with your budget before you begin to search for properties. Remember, taxes and other fees will have to be included so it would be advisable to add around an extra 10% to cover these costs. These other costs include aspects such as legal fees, which are usually in the region of around 1-2% of the purchase price plus VAT. Notary fees are also around 1-2% of the declared value of the property and are fixed by law.

Here are example costs for a property priced at €200,000 without a mortgage:

Purchase price = €200,000  
7% Transfer tax = €14,000  
1% Legal fees = €2,000  
1% Notary fees = €2,000  
0.6% Land registry fees = €1,200

Total amount = €219,200

### **Establish the lifestyle you desire**

After this, it is important to consider the kind of lifestyle you are looking for and what facilities attract you the most. Such amenities as swimming pools, golf courses and fitness suites are just a few of the superb facilities available.

**Payments need to be made in euros** and so if you live outside of Spain, this could lead to additional costs. However, you can make your money go a lot further by ensuring that you use the best currency exchange company. It would also be highly advisable to use an English speaking, Spanish lawyer in all the legal processes.

### **Buying off-plan**

If the property purchased is still under construction then instead of exchanging a private contract, we will provide you with a bank bond or insurance certificate. This is so that if the construction cannot be finished for any reason, you will be able to regain your money with interest. This will be given to your lawyer before the deposit has been handed over.

**Surveys and evaluations.** If a mortgage is required then the company providing the mortgage will conduct official valuation giving approval of the loan. The final part is signing the title deeds before a notary, who is a local government official. If you have used a mortgage to purchase the property then a bank's representative will also be present. This is when the final payment is made. If you require any additional information, please don't hesitate to contact [info@cig-sol.com](mailto:info@cig-sol.com).

Here at **Cig-Sol**, we understand the personal needs of each client and strive to exceed the requirements of each individual. Our main aim is to take on board every aspect of the clients' desires, not only offering a property but a way of life.



## **Mortgages**

In Spain it is easy to get a mortgage as long as you can justify your incomes and assets. For foreigner, the amount given by banks can reach 70% of what you need to buy your property.

## **Other Costs**

Should you need to know the total costs of your purchase, including notary, registration, taxes, lawyer and other fees, please [contact us](#) so that we supply you with the complete calculation

## **Buying process in details:**

The Buying Process in Spain is no more or less complicated or problematic than in other country in Europe. However don't lose your head and relaxed, just do as doing as you would back home and ask an English-speaking lawyer, preferably based in Spain, to run the usual checks on contracts, licences, unpaid taxes on the property etc.etc.etc. On your behalf.

Once you've settled on the property that's right for you the first step is to take it off the market by placing a non-refundable reservation fee of around 3,000 - 6,000 euros dependant upon the value of the property. These monies are generally held by selling office/promoter and give you around 30 days' grace to organize the financing of stage payments for a new build or the balance due for a resale, arranging a mortgage if necessary.

On the day of completion you will be required to sign private purchase contract, in the presence of a notary (a Spanish public official required by law to witness the signing), and all documentation will be sent off to the Land Registry who will officially record you as the legal owner in the Title Deeds and register.

There are several additional costs to be aware of and you should allow up to 10% of the purchase price to cover these. Although changes of legislation may affect the exact percentage rates, the below serves as a rough guide:

### **In case of existing/used/older building**

- 7% transfer tax (ITP)
- 1 % legal/lawyer fees
- Notary fees (on a scale fixed by law, expect between 300 - 1,200 euros)
- Land registry fees 250 – 900 euros

### **In case of off-plan/new building**

- 1% transfer tax (ITP), payable upon completion,
- 7% IVA (VAT, Spanish sales tax), payable with each instalment
- 1% Stamp Duty (AJD), payable upon completion
- 1 % legal/lawyer fees
- Notary fees (on a scale fixed by law, expect between 300 - 1,200 euros)
- Land registry fees 250 – 900 euros

### **If you need a mortgage, additional costs include:**

- Valuation fees
- Approx.1% fee to bank for mortgage arrangement



- Building/ content insurance

**Essentials point when buying property in Spain and need mortgage:**

1 - Spanish bank account, simple to open, but necessary for paying for: firstly the property, then utility bills, community fees, IBI (property Tax) and so on.

2- A. NIE number (your personal Spanish tax number) must be obtained prior to purchase - this is straightforward but can be time-consuming so doesn't leave it until the last moment. Your lawyer will arrange that.

3- The mortgage bank in Spain wants a BANK CERTIFICATE from your bank in your country with following information on it:

- Your full name
- Your full address
- How many years you're their customer and date of opening the account
- Your turn over, Deposit and withdrawal for the last 6 month
- Your balance
- That your relation with the bank has been good
- Needs to be translated by official translator and stamped

**The occupations and income proof certificate with following information on it:**

- Information of the company: Name address telephone...etc...
- Organisation number of the company on the company official paper
- Your full name and ID number (Passport nr.)
- Your full address
- Your title and position in the company
- How many years you are working in the company
- Your average income in the last 3 years after taxes
- Your net income after tax for the current year
- The signature has to be from the Chief Accountant of company
- Needs to be translated by official translator and stamped

Consulting & Investment Group S.L. is on hand to advice and supports you throughout the entire buying process that is our job.



## **Properties for rent**

For those who want to wait before taking the decision to buy or to invest, for those who just want to enjoy Spain for a short while, We have many rental properties available in several locations and within the Benalmadena and Calahonda area.

### **SHORT TERM RENTAL RATES**

1 bed 1 bath: € 390 - € 590 a week  
2 bed 2 bath: € 490 - € 890 a week  
3 bed 2 bath: € 540 - € 990 a week  
Villas from: € 990 - € 2000 a week

All apartments are fully furnished and contain air-conditioning, colour TV, satellite, washing machine, linen, swimming pool, parking and cleaning on the end of rental.

### **LONG TERM RENTAL RATES**

Prices from € 500 to € 1500 a month for Apartements

Prices from € 1500 to € 13500 a month for Villa

Furnished and unfurnished.  
From 3 months.

In case you are interested in one of these options, or you would like us to consider your specific case, please fill in the following form.

## **FAQs**

### **Where do I begin with my Spanish property search?**

Using our website, you can browse the great selection of properties we have to offer. Our emailing facility means that any questions you may have can be answered and a range of ideas can be presented to help you find your perfect property.

### **What are the advantages of using an estate agent?**

Finding a property in Spain can be made much easier and quicker using an estate agent with a good understanding of the local property market. Their invaluable knowledge and pre-screening can make sure that you find the best property for you without wasting time looking at unsuitable properties. It is advisable, however, that you also consult a lawyer.

### **Where do I go from here?**

Start off looking through our website. Get an idea of the style of properties available and a different area to live in. Always keep in mind that any help you may need is only a phone call away.



## **After Sales**

Very often finding the ideal holiday home or property investment is the easy part, but for many people buying property abroad the big question is, what happens next? Unfortunately most estate agents consider you to be 'old news' once they have their commission, but we see this as just the beginning of an ongoing relationship.

Our After sales service starts by providing you with written updates about your property. This is especially useful if you have purchased a unit off-plan that won't be ready for a year or so, thus saving you the time and cost of flying back and forth. Ideally about three months before the expected completion dates you should come over for a 'pre-completion' visit to check that everything is in place for that all important signing.

**Consulting & Investment Group S.L.** helps arrange transfers, hotel accommodation and send you in advance an itinerary of meetings organised on your behalf. Whilst all clients' needs are different, generally the 'pre-completion' visit will include appointments with your chosen lawyers, mortgage brokers, a trip to the notary to sign over power of attorney, a site visit to the development / property and maybe a discussion on rental and furnishing options. Once the title deeds bear your name the real work starts. Without an understanding of the language or systems here in Spain, seemingly simple tasks such as connecting to utilities, reporting wishes to the developer and finding competitive quotes for any additional work, can become troublesome. We are aware of this, because we have been through it ourselves, and this is where our experience and support will be invaluable.

**Consulting & Investment Group, after sales team is at your service.**



## **COSTA DEL SOL**

Costa del Sol takes up about 161 kilometres of the Mediterranean littoral that corresponds to the province of Malaga.

Protected from the northern winds by a mountain chain that in some parts comes down to meet the sea, this sheltered coast is shaped by a succession of extensive beaches, coves almost hidden between cliffs, marinas and anchorage for fishing.

The mild climate, infrequency of rainfall and the sea breeze make for semitropical vegetation in which palm and cypress trees, bougainvillea, oleander and hibiscus are common. The proximity of such different landscapes -the mountain, the valleys blanketed in vegetable gardens and the sea- is, without a doubt, one of the greatest attractions of this coastline which combine all the appeal of the Mediterranean landscape and culture. Residential areas, marinas, golf clubs, entertainment centres, nightclubs and many more tourist attractions have been built around and now coexist within the peaceful ambience of country villages, which have astonishingly conserved their traditional town centres.

Summer beach holidays and all the appeal that this can offer along this stretch of the Mediterranean is not, however, the only attractions offered by the Costa del Sol: you will have the chance to uncover the most genuine, authentic features of the Andalusian culture very close by. In addition to the folkloric displays in the tourist centres, you can also experience the lively and popular celebrations. The fiestas, Easter parades, song contests and the bull runs without a doubt claim first place on the list of recommendations for travellers who want to see beyond what first meets the eye. Tasting country wines in the intimate cellars of yore and having some traditional fried fish (cooked to perfection by the local folk) are some of the temptations that will seduce all visitors, specially those that prefer the wonders of local gastronomy over the ever-present international fare.

The Costa del Sol, "California of Europe" in the top holiday destinations and number One in property's investment in Europe.

Famous all around the world for its cosmopolitan flavour, leisure and cultural activities, excellent beaches, good health services, low crime rate, affordable living, many golf courses and easy airport access.

Independent research, based upon the above mentioned criteria, claims it is one of the best places in the world to be. It has a warm, mild climate all year round. With an average temperature of 26 degrees in summer and 18 degrees in winter, people from all over the world are attracted to this area.

If you want to know more about the Costa del Sol,  
Please click here:

[www.visitacostadelsol.com](http://www.visitacostadelsol.com) or [www.spain.info](http://www.spain.info)



## **LIFE STYLE**

### **Social Scene**

Marbella has long enjoyed jet-set status, and celebrities and royals have gathered at the world famous Marbella Club Hotel for decades.

The unique mix of nationalities and cultures is reflected in Marbella's glittering social round of galas, charity events and seemingly never-ending nightlife. Cultural events include ballet, theatre, opera, exhibitions and world class concerts. One will also find a world of high fashion and stunning jewellery in Marbella and Puerto Banus. Here is a great selection of designer furnishings for your sunshine home

### **Family & Lifestyle**

Leisure centres, too, are on the increase. Malaga's Plaza Mayor features a 20 screen cinema, 20-lane bowling alley, a vast gym, indoor/outdoor discotheque, more than 50 bars and restaurants and shops. Moreover, there are theme parks abound throughout the coast. Extremely popular with young children is Tivoli World in Arroyo de la Miel, and Selwo Safari Park a fantastic recreation of the African savannah landscape featuring all manner of exotic animals in a semi-wild setting.

Equestrians are also well catered for in Marbella. Races are held year round at the Costa del Sol Hipodromo in Mijas Costa, while the prestigious Santa Maria Polo Club in Sotogrande is a firm favourite with European aristocracy and visiting Royals.

For skiers, the fabulous Sierra Nevada is a 90 minute drive away, while Tarifa - windsurfing capital of Europe - with its stunning white beaches, is just a short distance from the Costa del Sol.

### **Fast Forward to the 21st Century**

The freedom of EU citizens to work anywhere within Europe has meant that southern Spain has attracted various international corporations eager to set-up shop in a booming marketplace. Central to this development is the growth of internet connections and improved communications with the rest of Europe. In 2002, ten million passengers passed through Malaga International Airport and the airports of Gibraltar, Sevilla and Granada also serve the region. Spain's road network is excellent and the completion of the toll road (A7) along the coast means that all areas are easily and speedily accessible.

### **Health Facilities**

The standard of healthcare available on the Costa del Sol is a match for anywhere in Europe. The level of training for healthcare professionals is high and the facilities in which they operate are modern and well funded. The excellent hi-tech facilities, especially for cancer care, have been funded in part by donations from local ex-pat charities and King Fahd of Saudi Arabia.

### **Health Clinics**

There are many private clinics operating in the area offering the complete range of medical and cosmetic treatments. Private clinics range from general practices to small centres housing specialists ranging from podiatrists to dentists to physical therapists to alternative health specialists. Also, the long established Inacsol health resort in Marbella offers top-quality medical treatment to patients from all around the world.

### **Healthy Living**

Just living in Spain can offer many benefits to your health. The world famous Mediterranean diet is just one of them. Another is the chance to be pampered by specialists in health and beauty in one



of the many spas and health farms. In these a variety of treatments are available, from mud baths and massages to hydrotherapy.

### **School and Education**

The international fee-paying schools along the coast tend to follow a UK curriculum, although other qualifications such as the IB are available and there is a certain cross-over with the Spanish LOGSE. Most provide coaches to pick-up and drop-off pupils before and after school.

### **State Schools**

Compulsory education termed the basic general education begins at six years of age in a primary school and lasts for eight years. At the age of 14, students receive a school-leaving certificate, which determines the course of their future education.

Those with high marks are awarded a titulo de graduado escolar certificate and may attend a higher secondary school to study for their baccalaureate. Less academic students are awarded a school certificate, and attend a vocational programme providing specialised training for a specific career.

### **School Holidays**

The academic year runs from the first week in September to the end of June, although there may be a slight variance, depending on area. The main holidays are at Christmas, Easter and the long summer break. School hours vary depending on the school and are usually from 0900 to 1600 with an hour's break for lunch. However, an increasing number of schools don't have a lunch break and finish classes for the day at 1.30 pm or 2.00 pm.

Most schools provide a subsidised bus service to take children to and from their homes in outlying regions and state schools generally provide an after school nursery (guardería) for working mothers.

It's not hard to see why eating and drinking is a national pastime in Spain. And it's easy to enjoy, whatever your budget. Life on the Costa del Sol revolves around its restaurants and bars.

The latter come in various guises, including bodegas (traditional wine bars), chiringitos (beach bars), cervcerías (beer bars), tabernas (taverns) and pubs.

Tapas is available in most of these places, as well as more substantial meals and snacks.

Here is a selection of some of our favourites:

### **BARS**

**Terra Blues, 2nd line Puerto Banus** You'll find a lively crowd dancing and drinking until late into the night.

**Sinatras, 1st line Puerto Banus** Occupying a prime position at the entrance to the port this is an ideal place to sit back and watch the world go by, with G&T in hand!

**MC Café, Marbella Club Hotel, Marbella** Stylish café-bar with a terrace where the beautiful people mix with visiting celebrities to create a sophisticated atmosphere.

**Trader Vics, La Alcazaba, Puerto Banus** Cocktail heaven combined with Polynesian titbits feature at this established bar-café-restaurant. Sushi nights are a regular feature.

**Frank's Corner Bar, Camilo Jose Cela, Marbella,** A lively mix of locals and visitors enjoy this film-themed bar. Where else can you sip a beer in the open air and gaze at the bike used by Arnold Schwarzenegger in Terminator?



## RESTAURANTS

**Terra Sana, Nueva Andalucia** is the cool place to meet, eat and relax on the Costa del Sol. The colourful, eclectic styling, healthy menu have turned the brand into a phenomenon in just three years.

**Zozoi, Old Town, Marbella**, a firm favourite, this old converted house provides the perfect atmosphere for their exciting brand of international cuisine. Closed on Sundays.

**The Suite, Puente Romano Hotel**, the new place to be seen. Creative fusion food with a Moroccan influence. Attracts the young and fashionable for food and late night music.

**Dalli's Pasta Factory, 2nd line Puerto Banus** has been serving pasta and pizza to appreciative diners in Marbella for over 40 years. Highly popular fresh pasta and pizza cooked to perfection.

**Tikitano, New Golden Mile**, set in a wonderful beachfront location with something for everyone. Lively yet comfortable the international menu and charcoal grill will have even the most jaded of palettes salivating.

As a favourite destination of the rich and famous, the Costa del Sol would not be complete without top of the range shops and labels.

department stores and interior design outlets, this area has it all.

The most glamorous shops are naturally centred around Marbella and Puerto Banus.

Almost every top brand can be found here, from Prada, Versace, Bulgari and Cartier to the best in furniture, yachts and luxury cars.

The whole coastline is well served by large hyper markets and supermarkets and it's entirely possible to get hold of everything you're familiar with at home.

## SHOPPING

### **El Cortes Ingles, Puerto Banus**

Large department store overlooking the main square of Puerto Banus. Here you'll find an excellent selection of Spanish and world-wide designers as well as departments dealing in everything from hi-fi's to watersports and briefcases to barbecues. Once you've explored this be sure to check out the rest of the designer boutiques throughout the port.

### **Plaza Mayor, Malaga**

A recently opened theme-park style shopping centre with loads of leisure facilities if you get distracted from spending your euros. Also houses a multiplex cinema that shows films in English.

### **La Cañada, Marbella**

Now that the new phase has opened it's probably the largest selection of shops outside a town centre. Home to many familiar names such as Miss Selfridge and Evans it also houses a new fnac store where you can buy many English books, DVD's and CD's.



## **Markets**

There are all manner of outdoor markets in the towns and areas of the Costa del Sol. From the large flea market in Fuengirola to the conventional food markets held in most towns at some point during the week.

Browse the stalls to find the bargains and be sure to haggle on the prices, there's always a discount available! Still an excellent place to pick up leather goods, foodstuffs and carpets, as well as the usual selection of fake sunglasses and handbags.