



The Hamilton Homes Buyer's Guide

Buying Property on the Western Costa del Sol with Clarity and Confidence

Since 2003, Hamilton Homes has guided buyers across the Western Costa del Sol with honesty, simplicity, and clarity. Our role is to ensure each stage of the buying process makes sense before you move forward.

How Buying Works in Spain

In Spain, properties are commonly shared between professional agents. By working with one trusted representative, you can access the wider market without needing multiple points of contact. At Hamilton Homes, we represent you across the full market while coordinating the entire journey from start to finish.

Our Tailor-Made Approach

We begin with a thoughtful discovery conversation to understand your plans, priorities, and timing. From there, we organise a carefully planned viewing experience, known as our Tapas Run, designed to help you gain clarity before making decisions.

The Buying Process

The purchase of a property in Spain typically follows three structured steps:

Step 1: Once the right property is found and a price agreed, a €6,000 reservation deposit is paid to take the property off the market.

Step 2: Approximately 10–14 days later, once legal checks are underway, the private purchase contract is signed and the balance of the 10% deposit, less the €6,000 already paid, is transferred.

Step 3: Completion takes place at the notary, where the remaining balance is paid and ownership is formally transferred.

Costs to Consider

Buyers should budget approximately 10–14% in addition to the purchase price to cover taxes and professional fees. Ongoing costs generally include community fees and IBI, with rubbish collection charges where applicable, as well as utilities based on usage.

Legal Essentials

An independent Spanish lawyer protects your interests throughout the transaction. Key elements include obtaining an NIE number, reviewing the Nota Simple, confirming relevant licences, and overseeing completion.

Start Your Journey

When you are ready to explore further, we are here to assist.

casa@hamilton-homes.com

www.hamilton-homes.com