



Buyer's Guide



GG Real Estate Barcelona specialists have operated in the Spanish residential and commercial real estate sector since 1995.

Our goal is to provide the best real estate solutions to all our clients, accompanying them every step of the way and helping them through the process of buying a new home or investment property.

We are driven by people, and our goal is to accompany you from the beginning to the end of the process of any real estate transaction.

We work with enthusiasm and sensitivity, understanding all the circumstances to offer you the best solution.

At GG Real Estate Barcelona, we understand that buying real estate is one of the most important decisions you can make, and we are here to accompany you every step of the way. Our real estate experts offer comprehensive advice and all the necessary services to guarantee the realization of a successful transaction.

In this guide, we present you with a detailed guideline that will help you make the best decision when buying a property of any complexity.

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1 Property information

At GG Real Estate Barcelona, we understand that buying a new home or investment property is one of the most significant decisions you can make, and we are here to accompany you every step of the way.

Our real estate experts provide comprehensive advice and all necessary services to ensure that a successful transaction is realized. Here we present a detailed guide to help you make the best decision when buying real estate.



Real estate registration

Thorough registration checks are conducted to verify the legality and condition of properties for residential and commercial purposes.

Information regarding the registered owner, encumbrances, and any other details related to the purchased property that could restrict its use is supplied by us.

We provide guidance on all necessary details and procedures for executing a successful transaction.



Salesman

We ensure that the property possesses all essential documentation required for a smooth transaction for the buyer, including:

- An official document from the Spanish Property Register verifying real estate ownership.
- Housing plan, in the context of a new construction.
- Residence or Commercial Activity Fitness Certificate.
- Latest property tax payment receipt.
- Compliance Certificate from the Community of Owners at the time of transfer



Bank

In the event of foreclosure, we collaborate with the bank to assess the debt status and consider subrogation as the optimal choice for the buyer.



2 Preliminary steps

We consistently support you.

We compare several mortgages at the same time

1

At GG Real Estate Barcelona, our mortgage department analyzes various mortgage options to identify the best offer that aligns with your financial requirements.

We evaluate multiple options, meticulously analyzing different factors such as interest rate, terms, and fees to ascertain the profitability of a mortgage, providing guidance every step of the way.

Funding availability at 40% of the object's cost

2

When seeking a mortgage to buy a house, **it is crucial to have around 40% of the total home cost saved** to account for extra expenses like notary fees, registration, government duties, taxes, and commissions. Nevertheless, these proportions can differ based on individual circumstances.

Know the condition of the property for encumbrances

3

It is crucial to ascertain the absence of encumbrances on the property, **its mortgage status**, any **legal restraints**, and **community ownership restrictions - all of which will be thoroughly examined beforehand.**

Ownership fees

4

Prior to acquiring a property, we ensure that all outstanding payments and debts are cleared before the ownership transfer occurs, which must be resolved at the time of transfer by acquiring the necessary certificates.

The deposit agreement establishes the basis for the transaction

5

The legal team at GG Real Estate Barcelona drafts the purchase and sale agreement in the most suitable format. It is crucial that the contract encompasses all aspects and agreements made between the parties, establishing the future course of the transaction.



3 Expenses and taxes

Among the expenses that everyone faces when buying a piece of real estate, the law sets some costs for both the buyer and the seller.

We inform you of the notary costs associated with the purchase, making sure all the details are clear. We summarize all the costs that fall on the buyer so that there is no doubt when buying a property.



Notarization

Information is given regarding the expenses involved in issuing the pertinent deed of sale, as well as in offering loans with mortgage guarantees that might be sought during the sale.



Sale-related taxes

Most financial transactions necessitate tax payments to the government. We offer detailed information regarding the applicable taxes in transactions, such as VAT for new properties or ITP for pre-owned properties, advising on the most suitable tax for each scenario.



Real estate registration

Another cost linked to purchasing a property is the registration of the property in the appropriate real estate registry. Similar to notary fees, registration expenses are determined by the government and are uniform across all registrars.

- The tax is determined by the purchase price and the property type, **whether it is new (new construction/primary) or secondary.**
- In commercial real estate, taxes are determined by the owner. Purchase taxes can vary from 10-21%. When buying retail premises, a stamp duty of **2.5% is applied instead of VAT (21%).**
- For new buildings (first transfer), the transaction tax comprises **VAT**, amounting to 10% of the purchase price, and **IAJD**, also known as stamp duty, ranging from 0.5 to 1.5% of the value (depending on the autonomous region). This tax is paid upon signing a public contract with a notary.
- For **secondary properties (second and subsequent transfers)**, typically, the transaction is subject to ITP tax (Property Transfer Tax), which varies between 6 to 10% depending on the autonomous community.



Management

To properly calculate the costs associated with buying and selling, we have the best partnerships with management firms that can handle both the property registry and taxes associated with the transaction, ensuring it is legally enforceable.



Expenditures for insurance

As a mortgage holder, you must insure the mortgaged house against fire (or damage). At GG Real Estate Barcelona, we provide you with this service if you need it, as we have agreements with leading insurance companies offering favorable terms that we can provide you.





4 Sale and purchase procedure

At GG Real Estate Barcelona, a team of professionals is available to support and assist you throughout all stages of the process.

From the inception of the contract to the execution of a public deed at the notary and registration in the real estate register.

The purchase and sale agreement and its general provisions

1

This is a standardized document that spells out all the terms and conditions of the sale. It is usually drafted by our legal department and describes in detail the rights and obligations of both parties (description of the property, price, method of payment, responsibility for covering relevant costs and taxes, etc.).

Mortgage document, if relevant

2

The mortgage agreement is prepared by the identical notary who handles the purchase and sale agreement. GG Real Estate Barcelona will oversee the entire process with the bank until the contract is executed. In such instances, the bank management will handle all property registry procedures and tax payments.

Deed of property ownership

3

The deed is a formal document signed and authenticated by a notary. Subsequently, the transaction is recorded in the real estate registry. Common documents include the deed of sale, mortgage, and new construction declarations.

During a purchase, a notarized purchase and sale agreement is signed by both the buyer and seller. This document outlines all agreed-upon terms and conditions, such as price and payment method. It serves as proof of ownership and finalizes the transaction.



At this stage, we are responsible, in cooperation with the notary, for collecting all the documents that the seller must provide and that are considered necessary to conclude the transaction. Registration of the deed, the last IBI (property tax) receipt, certificate from the Community of Owners that the current payments have been paid, etc.

Property registry

4

Once the deed is signed, the information is entered into the real estate registry. The purpose of registration is to leave a written confirmation of ownership of the property.

It is advisable to do this in order to maximize legal guarantees and to ensure that the sale has all legal consequences in relation to third parties.



The document presentation at the real estate registry is conducted by the buyer (the primary interested party) or by an agency endorsed by GG Real Estate Barcelona. This agency will handle all formalities and streamline the entire bureaucratic process.

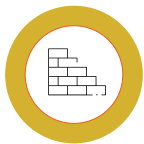
For your peace of mind, the legal department of GG Real Estate Barcelona is always at your service, we ensure that the signing of the sales contract and the drafting of the deed of sale meets your needs, ensuring the authenticity of the process and the transfer of the real estate.



5 After-sales support

Our dedication to providing high-quality service has resulted in offering thorough guidance to our clients.

We can offer you a solution to any of your needs before, during and after the purchase of your home or any investment property. We work to provide people who trust GG Real Estate Barcelona with the peace of mind, security and confidence they need to take care of only the most important things: their comfort, the enjoyment of their dream home and a guaranteed income.



Repair

Our company GG Real Estate Barcelona provides guidance on renovation projects, from conceptualization to meticulous implementation. We prioritize interior design as a key element of our endeavors, undertaking projects of any scale and nature. Collaboration with external suppliers is also an option upon request.



Utilities ownership transfer

We conduct administrative management, including a change of ownership.



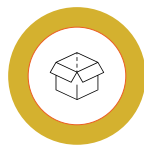
Plusvalía Municipal Tax

The municipal tax on capital gains, known as Plusvalía, is computed and submitted to the city council.



Certificate of Energy Efficiency

We are tasked with streamlining the management and process of acquiring an energy efficiency certificate, a requirement since 2013.



Moving

We provide clients with optimal conditions for relocating and storing furniture.

Furthermore, we have specialized in-house staff and partnerships with leading companies in various industries to offer our clients the best insurance, concierge service, banking and mortgage services, guide services, soccer trips, car rentals, helicopter/airplane rides, legal consulting, etc. to fully meet their needs. This allows us to reduce search and processing time and costs by providing a full range of services and maintaining a high quality of service.

We partner with various companies that specialize and provide services in insurance, appliances, gardening, home automation, art, alarms, complex cleaning, solar panels, electric chargers, boat or private jet rentals and any other type of service our clients need. We also offer property management services, so our clients don't have to worry about property maintenance and leasing procedures.



Buying with **GG Real Estate Barcelona** is the **best** real estate experience, where **professionalism and quality** service come together to meet your needs.





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