



+ BUYING NEW BUILD PROPERTY IN SPAIN

Essential Things You Need To Know
Follow Our 15 Point Checklist!

Introduction – Buying Off Plan.

Buying off plan is the term for purchasing a property that has not yet been built. In other words, making a decision to buy an apartment or house based on the documentation available prior to construction. This includes all financial and legal documentation which explains the contractual commitments, architectural plans and exterior/ interior visual computer generated images.



Our buyer's check list guide outlines the key points to consider, and should, if followed, help ensure that your property transaction is a seamless process and that there will be no shocks down the line when your keys are delivered for your new home.

Benefits Of Buying A New Property.



Choice Of
Property &
Bespoke
Finishes

Discounted
Pricing For
Early
Investors

Modern State
Of The Art
Qualities &
Design

Building
Guarantees &
Security Of
Funds

% Capital
Appreciation*
Throughout
Construction

Appealing
Staged
Payment
Terms

*Based on natural growth and market appreciation

Disclaimer: Direct Property Investments does not guarantee any level of appreciation.

Follow our 15 point pre-purchase checklist.



#1

Check the credentials of the developer / builder / architect and investigate their past projects. Has the developer engaged a builder? Who are they?

#2

Ensure the developer has obtained all of the approvals for the project to commence and if not, and out what still needs to be approved. Get your lawyer or agent to check that these are provided prior to signing contracts.

#3

Location & surrounding plans for development – it is important to check what is planned for surrounding land that may have a beneficial or negative impact on the development



#4

Check the history of similar property & developments in the area to make sure the price of the property reflects market value.





#5

Arrange to visit the onsite show home and examine the plans so you know exactly how the property will look once complete.

#6

Use a legal representative that is experienced in buying off plan to review the contract and make sure the information corresponds with what the developer has told you. Also ask your lawyer about all relevant insurance and warranties so you are fully covered.

#7

Check the layout of the building from the plans – where is your property in relation to views, common areas, lifts & amenities?

#8

Review the contract carefully, especially with regard to: Finishes and fittings Can the property be on sold before completion?

Completion date delays. Defects identified post completion – will the builder rectify these?

#9

Make sure all features and items on display appear in the 'inclusions' section of the contract (such as oven, dishwasher, window furnishings and respective quality/brands).



#10

Know how the area of the property has been measured. Make sure the developer explains what the internal area is (excluding terraces) and does not include it as a total area.

#11

Ask to see samples of materials and fittings being used in the construction. Is landscaping included within the development?

Check which services will be connected (i.e. gas, power, water)

#12

Note the heating and air conditioning system – is this fully installed?

Pre-Installation of air-conditioning does not necessarily include the machinery.

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#13

What energy-efficiency measures will the building have and what energy rating does it conform to?

#14

Ensure all of the insurances and warranties are in place. Including Bank guarantees, construction and installation warranties.

#15

Ask what the ongoing associated costs are of the property, such as the estimated communal fees, the council rates, water rates etc.

