

5 QUESTIONS TO ASK WHEN BUYING A PROPERTY IN ALICANTE



A QUICK GUIDE TO HELP YOU BUY SMARTER, SAFER,
AND WITH CONFIDENCE

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1. Is the property fully legal and registered correctly?

Spain has had issues in the past with illegally built or improperly registered homes.

Make sure the property has:

- A valid title deed (escritura)
- Habitation certificate (cédula de habitabilidad)
- Up-to-date land registry and catastro records

Tip: Always work with a trusted legal advisor, not just the sellers agent.

2. What are the community fees and rules (if in a complex)?

Many apartments in Spain are part of a community of owners, which means:

- Shared maintenance costs (lifts, gardens, pools)
- Specific rules (pets, rentals, noise)

Tip: Ask for the latest acta de junta (meeting minutes) and budget statement.

3. Does the property need any urgent repairs or upgrades?

Older buildings often need:

- Electrical rewiring
- New plumbing or insulation
- Lift upgrades or façade work

Tip: A technical property survey can save you and avoid surprises.

4. Can I rent the property out legally (short or long term)?

Many areas have restrictions on holiday rentals (Airbnb, etc.).

- Check if a tourist licence is required
- Ask if the community of owners allows rentals

Tip: Clarify this before buying, especially if rental income is part of your plan.

5. Is the location right for your lifestyle and resale value?

Think beyond sun and sea:

- What's the local noise level like?
- Are there year-round residents or is it seasonal?
- How close is it to healthcare, shops, and transport?

Tip: Visit during different times of the day/week or speak to local people/potential neighbours.

We wish you the very best of luck on your journey!

If you need some advice on your search or you'd appreciate some recommendations feel free to get in touch **info@alicanteole.com**

