

THE GUIDE TO FINDING YOUR HOME IN ALICANTE PROVINCE



@alicanteole


ALICANTE
Olé

Table of Contents

Introduction	3
Searching for property in Alicante Province	4-5
Top property portals in Spain (2025)	6
Common mistakes to avoid when buying property in Spain	7
The property buying process in Spain	8
Property purchase cost breakdown	9
Understanding property taxes in Spain	10
Things to take into consideration	11-12
Final word & directory	13

Hi! My name is Anne and I'd love to help you find your home in Alicante.

In 2021 I finally made the decision to find my 'place in the sun' after years of watching the well known tv show and exhausting my online searches about buying property abroad, I just went for it – a holiday home in Spain!

After a few years more, travelling back and forth to Spain from the UK and many bumps in the road, as well as a few surprises (both good and bad) I made one of the most exciting – and challenging – decisions of my life: I decided to relocate to the wonderful city of Alicante.

What started as a dream to own a holiday home quickly became a complex life journey filled with many lessons, though ultimately it became a fresh start that I wouldn't trade for anything.

Through first-hand experience, I've navigated the ups and downs of buying property in Spain – from the legalities and estate agents to the cultural differences, and everything in between that life has decided to throw at me.

Whether you're considering a holiday home or a permanent move, I understand the questions, doubts, hopes and fears you have and I'd like to help as much as possible, hopefully saving you time and possibly money.

So, if you're ready to take the leap, this guide is here to help you start your own exciting chapter. My goal is to share practical advice, honest insights, and a bit of encouragement along the way. Let's get started!



Searching for property in Alicante Province

Alicante province is renowned for its Mediterranean climate, beautiful beaches, and blend of modern cities and historic towns.

Here's a quick overview of key locations in the province to consider:

Alicante (Alacant)

- Capital of the province.
- Major port city with a vibrant waterfront.
- Famous for the Santa Bárbara Castle, Postiguët Beach, and Explanada de España promenade.

Elche (Elx)

- Second-largest city in the province.
- Known for the UNESCO-listed Palm Grove of Elche.
- Famous for its shoe industry and the Mystery Play of Elche.

Benidorm

- Popular tourist destination with high-rise buildings.
- Known for nightlife, theme parks, and a large expat community.
- Nicknamed the "Manhattan of Spain."

Torrevieja

- Coastal city popular with UK and northern European expats.
- Features salt lakes, beaches, and a laid-back lifestyle.

Orihuela

- Historic inland city with strong religious and cultural heritage.
- Known for baroque architecture and the birthplace of poet Miguel Hernández.

Alcoy (Alcoi)

- Inland city set in mountainous terrain.
- Known for its textile history, modernist buildings, and Moors & Christians festival.

Dénia

- Coastal town with a castle, marina, and ferry links to the Balearics.
- Noted for its excellent seafood and gastronomy.

Jávea (Xàbia)

- Scenic seaside town popular with expats.
- Known for coves, beaches, and its blend of modern and old-town charm.
- Scenic seaside town popular with expats.
- Known for coves, beaches, and its blend of modern and old-town charm.

Villena

- Inland town with Atalaya Castle and archaeological significance.
- Home of the Treasure of Villena (one of Europe's major gold hoards).

Elda

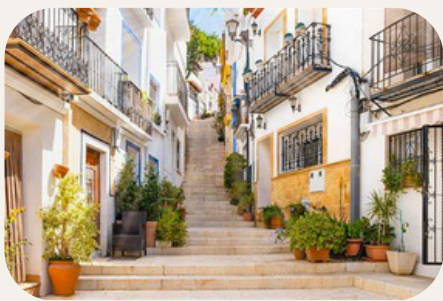
- Industrial town focused on footwear manufacturing.
- Forms a joint urban area with nearby Petrer.

Santa Pola

- Fishing and tourist town 20 km south of Alicante city.
- Popular with Spanish tourists and international expats.

Smaller Traditional Towns

- Agost: Known for traditional ceramics.
- Biar: One of the province's best-preserved medieval towns.
- Cocentaina: Mountain town popular for hiking and its 600-year-old trade fair.



Top property portals in Spain (2025)



1. Idealista <https://www.idealista.com/en/>

- Most-used property site in Spain
- Search by price, area, furnished/unfurnished
- Available in English



2. Fotocasa <https://www.fotocasa.es/en/>

- Great for rentals and sales
- Useful for checking average prices by area
- English version available



3. Habitaclia <https://www.habitaclia.com>

- Strongest in Catalonia, Valencia, Balearics
- Unique listings not always on other platforms

4. Kyero <https://www.kyero.com>

- Designed for international buyers
- Listings in English, ideal for UK and EU expats

My tips for searching

- Set up alerts on Idealista or Fotocasa for new listings.
- Use Google Translate for Spanish-only sites.
- Always verify listings with the agent or owner directly—scams do exist.
- Be cautious of listings with few photos and unusually low prices—they may have okupas (squatters).
- Good properties can sell fast—be ready to act quickly.
- Think outside the box, be adventurous, don't be put off by repairs that need doing or the current decor as most of the time all this can be fixed and updated – just include it in your budget

Common mistakes to avoid when buying property in Spain

Failing to Visit a Location First

Always visit and experience the area/s before buying.

Not Checking Out Different Regions

Don't focus solely on hotspots or tourist traps —explore diverse areas.

Buying Before Renting

Renting first gives vital insight into the neighborhood and lifestyle. You could also try out a few Airbnbs in different locations to get a good feel of the areas.

Ignoring Financial Planning

Consider taxes, inheritance, cost-of-living, and exchange rate impacts.

Underestimating Costs

Additional costs (legal, notary, taxes, etc.) can be 10–15% more than the sale price. Always ask about any monthly community fees especially for apartments and properties in urbanisations.

Skiping Property Inspections

Especially important for older homes—get a structural survey.

Ignoring Legal and Planning Issues

Check that the property has proper permits and no illegal construction.

Not Hiring a Lawyer

Use an independent, English-speaking lawyer (not one recommended by the seller/agent).

Signing Agent Exclusivity Contracts

Avoid limiting your options—read any agreement carefully.

Underdeclaring the Price

Illegal and risky—could lead to fines and tax trouble.

The property buying process in Spain

Hire an English-speaking Lawyer (Abogado)

Independent legal advice is essential to avoid pitfalls.

Get Your NIE

A tax identification number required for all non-resident buyers.

Do thorough Research

Explore the market, visit areas, check Idealista and forums.

Make an Offer

- Step 1: Reservation Agreement (~1% deposit)
- Step 2: Contrato de Arras (10% down). Penalty if buyer backs out.

Finalize the Purchase

- Sign the Escritura (deed) at the notary.
- Pay the remainder plus all fees/taxes.



Don't panic!

Once you find a lawyer (Abogado) in Spain they should be able to provide services such as arranging your NIE, opening up a non-resident bank account, being able to act on your behalf (power of attorney) and registering basic utilities in your name after the property purchase.

Ask your lawyer/s to provide a quote for a property purchase package as it will usually save time and a lot of anxiety.

Property purchase cost breakdown

Type of Cost	Typical Rate
Property Transfer Tax (ITP)	6–11% (resale)
VAT + Stamp Duty	10% + 1.2% (new builds)
Notary Fees	0.1–1%
Land Registry Fees	0.1–1%
Legal Fees	1–2%
Mortgage Setup Costs	Varies
Building/Contents Insurance	Depends on property value



Understanding property taxes in Spain

For Non-Residents

- **Rental Income Tax:**
 - 24% (non-EU residents)
 - 19% (EU residents)
- **Non-resident Income Tax (IRNR):**
 - This annual tax applies even if the property is not rented out
 - Based on the property's Cadastral value
- **Capital Gains Tax (CGT):**
 - 3% withheld by buyer as prepayment
 - Due within 4 months of the sale
- **Local Taxes:**
 - IBI (Council Tax) – Annual tax based on Cadastral value
 - Basura (Rubbish Collection) – Small annual fee

Tax Deadlines

- **Non-resident Income Tax: 31 December**
- **Rental Income Tax: 1–20 January (following year)**



Things to take into consideration

- **Estate Agents**

If you have a slight aversion to estate agents, just remember that it's their job to help you and don't be tied into any exclusive contract with any estate agent. View a few different properties with different estate agents, tell them exactly what you're looking for and your price range and just absorb information from them – don't feel pressurised. The property that is meant for you will find you eventually so even if something falls through, don't panic, keep focused and remember you're one step closer to finding the property for you.

- **Choosing a property**

Make sure you visit your shortlisted properties at different times of the day and think about the different seasons we have in Spain. Does the property have air-conditioning or heating options? How close by/accessible are amenities and transport and how might your needs change in the future?

Also think about a property as an investment. Is it in a good location? Is it structurally sound? Would it resell easily?

- **Look for repairs that may need to be done**

Look for signs of moisture and water damage

Look for any large cracks on floors, ceilings and walls

Check the condition of external doors and windows

Take a look at the main electrical box in the property and the plug sockets/wiring



- **Squatters / Property Management:**

If the property you purchase will be a holiday home please also take into consideration if it will be a good 'lock up and leave'. Can the property be secured to a high standard, are there lots of neighbours, is the apartment building clean and secure?

Consider hiring a property management business such as ourselves to check on the property for you whilst you're away.

- **Rental Licenses:**

Tourist licenses are now compulsory in almost all regions in Spain. If you are thinking about renting your property out in the future please check with your lawyer about the type of license you need.

- **Learn the local Language**

Make the effort to learn and speak some basic Spanish, Valencian or whichever the local language is. . People really appreciate the effort, and it will go a long way in terms of good relationships with neighbours and local businesses.

- **Be realistic**

Most of all be realistic about your needs and try and incorporate potential lifestyle changes in the future.

How far is the nearest airport from the property? If you only have time to visit for long weekends then you don't want to spend too much time getting to and from the airport.

If physical mobility / driving could become an issue in the near future, maybe rethink the dream of a casa in the countryside and opt for a base in a city or town close to amenities. You can always take day trips or book overnight stays in the countryside.

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

My recommendations and affiliate partners

For trusted **legal advice** and property conveyancing in Spain
(English speaking)

[My Lawyer in Spain](#)

For expert advice on **relocation to Spain**, visas services etc.
(English speaking)

[Moving to Spain](#)

Bought Your Property?

Let Us Help With Everything That Comes Next

Many buyers focus on the purchase itself, but the real work often begins after completion. Whether you're relocating permanently, renovating a newly purchased property, or managing a holiday home from abroad, having a trusted local team can make all the difference.

Alicante Ole Multiservicios S.L. provides comprehensive property services throughout the Alicante province, helping homeowners and investors maintain, improve, and manage their properties with confidence. Our experienced English and Spanish-speaking team offers everything from electrical work, plumbing, plastering, joinery, and solar panel installation to complete property reforms and renovations.

We also provide flexible property management and relocation services, making us a single point of contact for many of the practical challenges that come with owning property in Spain. Whether you need a one-off repair, a full renovation project, or ongoing support while you're overseas, we're here to help.

If you'd like friendly, professional advice about your property plans, contact Alicante Ole at info@alicanteole.com We'd be delighted to discuss how we can help you make the most of your Spanish property investment.