



## *Our Services*

### **Buying a home on the Costa Del Sol**

If you are thinking of buying a property on the Costa del Sol, the first thing you need to do is choose a Real Estate agency.

#### **The real estate agency you choose should have...**

- Experience and knowledge of the Spanish real estate market in general and specifically the Costa del Sol.
- A large portfolio of properties to offer you the best choice.
- Highly qualified staff in all areas of their business.
- Staff that speak the most important European languages as well as the Spanish autonomy languages, to enable them to attend you in the language you prefer.
- A Guarantee that your purchase will have no hidden surprises.
- Be with you throughout the whole purchase process.

We fulfill all of these requirements, making the agency for even the most demanding clients.

### **After Sales**

Casa del Sol's aim is to achieve excellence in the service offered to our clients. A service which doesn't end when the property has been purchased. You will find, in all of the Casa del Sol offices, the necessary specialists at hand to resolve any problems that may arise during the complicated process of the purchase and sale of a property.

Within the Casa del Sol infrastructure there is a team of Real Estate tax experts, a legal department, a complete department of listers that take care of finding and putting property on the market, pre-valuation and placing the property details on our database which in turn enables our sales consultants to offer the properties to clients as soon as possible.

Casa del Sol strives to offer a complete service. Casa del Sol will not only accompany the client to the Notary at the signing of the contract, but can also offer to work through the bureaucracy of transferring a property to a new owner. This includes setting up of household bills or the transfer of existing billing, avoiding any inconvenience for you.

If you need to make minor repairs or major renovations the Casa del Sol [Projects and Reforms department](#) can take care of everything.

Finally because Casa del Sol wants to avoid any problems that may arise after the purchase we offer title deed [insurance](#) from the date of the signing of the contract at the Notary. Currently Casa del Sol offers the most complete real estate service available.



## **The stages of a property purchase with Casa del Sol.**

1) After finding out the details of the type of property you wish to buy, the agent will show you a wide range of possibilities and advise you of the advantages and disadvantages of each property.

When you are interested in a property, do not hesitate to ask your agent details of any household charges, counsel tax, community charges, as well as details of title deeds and mortgage.

2) Once you have decided on a property, the office manager will explain in detail the costs of the purchase. The amount of the costs will depend on the characteristics of the property (new, resale, commercial premises, plot...) and the buyer (company, individual, age and financial status).

It is very important that you leave this meeting understanding clearly how much the property will cost you.

When you have made the decision to buy, the manager will ask you to leave a deposit so as to take the property off the market and make sure that it cannot be sold to another buyer.

3) When the deposit has been made, the financial/legal team at Casa del Sol will do all the necessary investigations with the property register to assure you that you are buying the property from the real owner and that there are no hidden charges.

If you need a mortgage, Casa del Sol will take care of everything. We will supply several banks with all the necessary paperwork, we will arrange an evaluation in your name and provide the lowest interest rate for you.

4) Two weeks after the deposit has been placed, you will have to add to it to make up 10% of the purchase price.

Finally, on the day of signing the title deeds, one of our legal/financial consultants will accompany you to the Notary to sign the contract of the property. The notary will ask the Land Register to fax a copy of the latest data of the property to confirm the owner's name and that there are no debts being passed on.

Once you sign the contract and pay the rest of the price, you will receive the keys of the property. The Notary will then fax the Land Register your details to avoid the property being sold twice.

The property is now yours. For consistency you must register your title deed. Casa del Sol can take care of this if you so wish as well as putting your name on household bills and local property taxes.

If you wish to have a lawyer with you at the purchase, you should estimate the cost between 1% and 2% of the purchase price. Casa del Sol can put you in contact with lawyers that have a good reputation that can also speak your language.



## Rental

Our [Rentals department](#) can manage a property to ensure returns on your investment.

As well as the service offered to buyers and sellers, Casa del Sol also has a complete portfolio of rental properties along the Costa del Sol. This is perfect for buyers that want the best returns from their investments.

Casa del Sol rentals will take care of property maintenance, makes sure the property is let under the best conditions with the supervision of our team of professionals.

But if what you're looking for is a short term or a long term rental. We have what you want. Please [contact us](#) and tell us what you are looking for.

## Mortgages

Working with the best terms offered to us by financial companies and banks, we will help you get the best mortgage and help you towards owning a property.

We study the market and the specific needs of a client and find the best on offer.