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SIRA

Spanish International Realty Alliance®

"The Ultimate Guide to
Selling Property : Tips,
Tricks, and Must-Knows
for Home Owners !"



REALTOR®

www.luxsolestaets.com

LUXSOL ESTATES

TAILORED LUXURY HOMES, EXCEPTIONAL LIFESTYLES

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An aerial photograph of a city in Costa del Sol, Spain. The image shows a mix of traditional Spanish architecture with tiled roofs and modern buildings. A prominent church tower with a dome is visible on the left. In the foreground, there are several tall palm trees and a modern white building. The background shows a dense urban area with hills in the distance.

Maximizing Your Property's Value: LUXSOL ESTATES Comprehensive Selling Solution in Costa del Sol

We presents a comprehensive approach to maximizing your property's value in Costa del Sol. Our seasoned team offers top-notch guidance and the latest market insights to ensure you achieve the best price for your Spanish property. We exceed expectations by constantly innovating, providing new tools and services for vendors. From strategic property marketing to linking you with reliable financial advisors and lawyers, we deliver a holistic solution. Trust our expertise and extensive network, managed by a committed real estate agent dedicated to guiding the selling process from start to finish

FAQS

STRATEGIZING PROPERTY PRICING FOR MAXIMUM VENDOR VALUE IN COSTA DEL SOL

At our Costa del Sol location, achieving a successful sale hinges on precise property pricing, fundamental for maximizing vendor value through meticulous property valuation. Our adept sales teams continuously synchronize with current market data, meticulously evaluating your property against comparable sold listings. This process determines the accurate value of your property in the dynamic market landscape.

Once the sale price is established, we initiate a pivotal phase—signing a comprehensive sales agreement. This agreement not only delineates the collaboration between us but also transparently outlines our fee structure

Essential Documentation Checklist for Legally Marketing Your Property

BEFORE INITIATING THE LISTING AND SALES PROCESS, SPECIFIC DOCUMENTATION IS NECESSARY TO LEGALLY MARKET YOUR PROPERTY:

1. **NIE NUMBERS AND PASSPORTS:** REQUIRED FOR ALL PROPERTY OWNERS.
2. **COPY OF NOTA SIMPLE:** ESSENTIAL TITLE DEED DOCUMENTATION.
3. **MOST RECENT IBI RECEIPT:** PROOF OF PROPERTY TAX PAYMENT.
4. **MOST RECENT ELECTRICITY BILL:** VALIDATION OF CURRENT ELECTRICITY CHARGES.
5. **MOST RECENT WATER BILL:** CONFIRMATION OF RECENT WATER USAGE CHARGES.
6. **MOST RECENT COMUNIDAD BILL:** DOCUMENTATION FROM THE ASSOCIATION; INCLUDE CONTACT DETAILS FOR THE ASSOCIATION.
7. **CERTIFICADO ELECTRICO:** MANDATORY ENERGY DECLARATION DOCUMENTATION

Maximizing Property Sales with Cutting-Edge Digital Presentations

In today's real estate market, a robust digital presentation stands as the linchpin for successful property sales. Our commitment guarantees a top-tier, professional-grade digital presentation, ensuring the highest quality standards. With an exceptional digital footprint across major international platforms, we assure comprehensive exposure. This strategic approach caters to diverse buyer profiles and nationalities, guaranteeing optimal prices and expeditious closures for your property



Your property will be published on up to **100 portals** all around the world

International network

Reach the largest property portals network worldwide.

+150 M
potential buyers

+60
countries



Contact me to discover more

Through our partnership with international portals, your property will attract more buyers and sell faster.

Luxsol Estates SI  GLOBAL AGENT

 info@luxsolestates.com

Exclusive audience on real estate **luxury** portals

Luxury network

Your property can be published on the best luxury portals in the world like Mansion Global and The Wall Street Journal.



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Immovlan.be
immo.vlan.be



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MansionGlobal.com
www.mansionglobal.com



WallStreetJournal.com
realestate.wsj.com



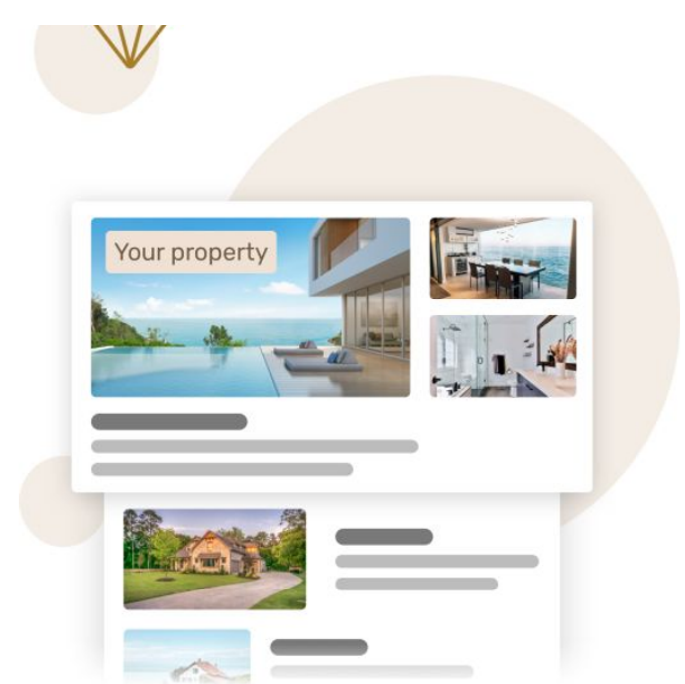
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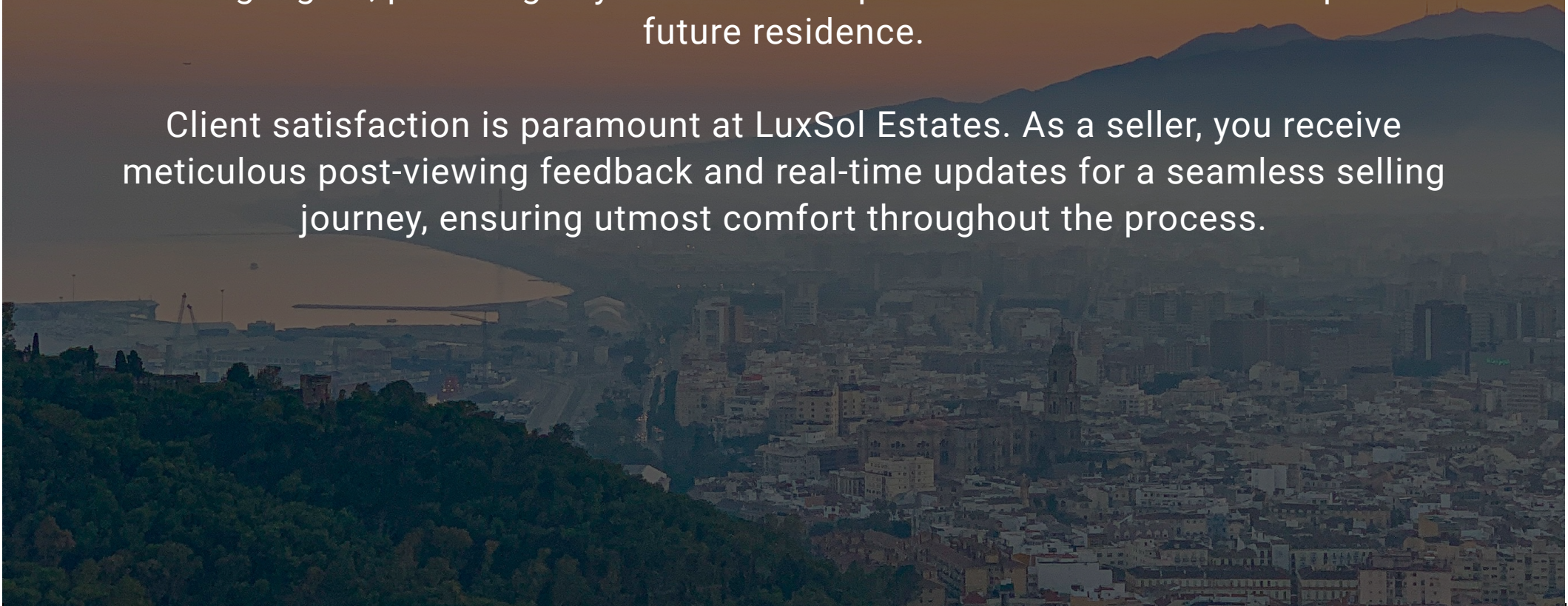
Through our partnership with luxury portals, your property will attract more buyers and sell faster.



Enhancing Property Showcase and Buyer Experience: Luxsol Estates' Client-Centric Approach

At Luxsol Estates, our priority is crafting impeccable first impressions to showcase your property's finest attributes. Our well-informed agents ensure potential buyers receive comprehensive property details during viewings. We engage with buyers well in advance of their Spain trip, meticulously curating property visits to match genuine interests, avoiding time wastage. Delving beyond property tours, we highlight the area's highlights, providing buyers with a comprehensive outlook on their potential future residence.

Client satisfaction is paramount at LuxSol Estates. As a seller, you receive meticulous post-viewing feedback and real-time updates for a seamless selling journey, ensuring utmost comfort throughout the process.



Navigating the Property Selling Process in Spain: A Comprehensive Overview

1. Reservation Contract: Upon mutual agreement between the sellers & buyers , a reservation contract detailing the price, takeover date, and essential terms is drafted. The buyer submits a deposit to the sellers lawyers client account , signifying commitment to the property purchase.

2. Private Purchase Contract: Following the buyer's completion of legal due diligence, a private purchase contract is signed, typically entailing a 10% deposit of the sales price.

3. Signing Title Deeds: The final step involves signing the title deeds (Escritura Pública de Compraventa) at the Public Notary, culminating in the property's sale. Luxsol Estates along side with seller legal representative can facilitate this process swiftly.

Additional tasks entail altering utility agreements, declarations, and tax documentation, among other final paperwork requirements.

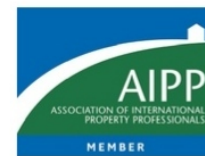
" THE ROLE OF SOLICITORS IN ENSURING A LEGAL AND ACCURATE PROCESS"

It is highly recommended that both buyers and sellers seek legal guidance when engaging in property transactions. We are pleased to offer our assistance in connecting clients with solicitors who provide multilingual support and can guide them through the entire buying or selling process. The solicitor's role is to ensure that all aspects of the transaction are accurate and in compliance with the law.

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Your trusted realtors.



THANK YOU FOR READING THE SELLERS GUIDE

We hope that this guide will help you on your journey to Selling your Property in Spain. We also publish news, feature articles and blogs Find them all via our website:
www.luxsolestates.com