

# The Ultimate Guide *to Financing a Property Purchase in Spain*



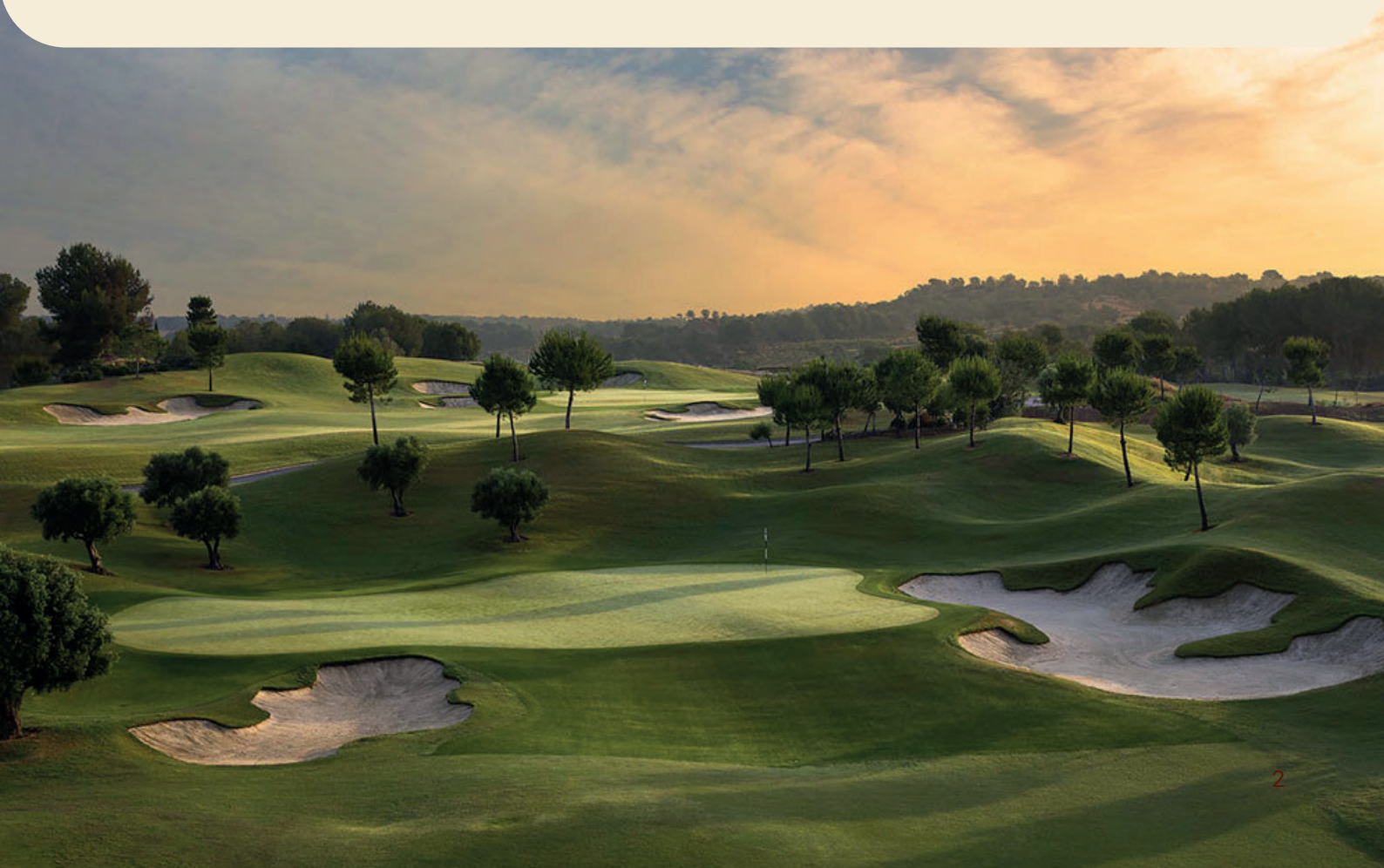
# The Ultimate Guide to Financing a Property Purchase in Spain

Buying a property in Spain is a dream for many. At the same time, the process can feel complex—especially if you live outside of Spain and plan to finance the purchase through a Spanish mortgage. That's where Haben comes in. We guide you through every step of the way with expert advice and complete peace of mind.

In this guide, we cover all the key elements of the home-buying journey: how to prepare your finances, understand the Spanish market, how Spanish mortgages work, and what legal and administrative steps are required.

## Las Colinas Golf & Country Club

Interested in buying a property at Las Colinas Golf Resort & Country Club? Send an email to [john@lascalinas.no](mailto:john@lascalinas.no) and write "Las Colinas Golf & Country Club" in the subject line.



# Prepare Your Finances

## Budgeting – Think beyond the purchase price

When buying property in Spain, it's essential to have a full understanding of your total financial needs. You will need to cover:

- **Down payment:** Spanish banks typically offer up to 70% loan-to-value (LTV), meaning you must be prepared to cover at least 30% with your own funds.
- **One-time costs:** In addition to the down payment, you should expect around 10–15% of the property price in extra costs, including:
  - **Transfer tax:** 6–10% depending on the region
  - **Legal fees** 0.8–1% of the purchase price
  - **Notary, land registration, property valuation, and bank fees**
  - **Haben fee:** 1% of the approved loan amount

Total capital requirement: Around 40–45% of the property value in available capital.

### Example

#### Buying in Andalusia

**Property price:** € 300,000

**Mortgage (70%):** €210,000

**Fixed interest rate:** = 2,7%

**Term** = 20 years (240 months)

**Monthly payment**

(interest + principal): Approx. €1,130

#### Estimated one-time costs:

Down payment (30%)	€ 90,000
Transfer tax (7%)	€ 21,000
Notary & land registration	€ 1,400
Legal fees	€ 3 000
Bank opening fee	€ 2 100
<b>Total capital required</b>	<b>€ 117 500</b>

# Financing – Why Choose a Spanish Mortgage?

While many home buyers know it's possible to get a mortgage in Spain, they often opt for other solutions due to language barriers, uncertainty, or complex paperwork. However, this often means missing out on better terms and local knowledge.

## Benefits of a Spanish mortgage:

- **Competitive interest rates** – compared to your home banks
- **Local market expertise** – from banks familiar with Spanish property values
- **Flexible loan types** – fixed, variable, or hybrid options
- **Higher loan-to-value** – up to 70% for non-residents
- **Lower financial risk** – avoid securing the loan against your home in your home country
- **Currency alignment** – borrow in euros for euro-denominated assets
- **Tax benefits** – improved structure for capital and tax planning
- **Preserve liquidity at home** – no need to tie up your cash reserves

With the right support, a Spanish mortgage can be a smart, strategic, and long-term financing choice.

## Legal and Administrative Preparation

Buying property in Spain involves several legal and administrative steps that can be challenging, particularly for foreign buyers. An experienced lawyer is essential to ensure that everything proceeds correctly and in full legal compliance.



### 1. NIE number

Required for all buyers in Spain; handled by your lawyer

### 2. Due diligence

Verifying the legal status and any debts on the property

### 3. Purchase contract

Reviewing and negotiating legal clauses and terms

### 4. Payment handling

Coordinating and verifying all financial transactions

### 5. Notary representation

Acting on your behalf via Power of Attorney if needed

### 6. Post-completion assistance

Ownership transfer, utility registrations, property tax setup, etc.

Typical legal cost: 0.8–1% of the property price

## How We Help You Secure a Spanish Mortgage

Haben specializes in Spanish mortgages for international buyers. We offer personalized support and manage the entire process from application to disbursement.

### What banks look for:

- Spanish banks assess your **DTI (Debt-to-Income ratio)** – the percentage of your monthly net income used to cover all loans.
- Most banks require your DTI to be below 40 %, including the new mortgage.

### How to start:

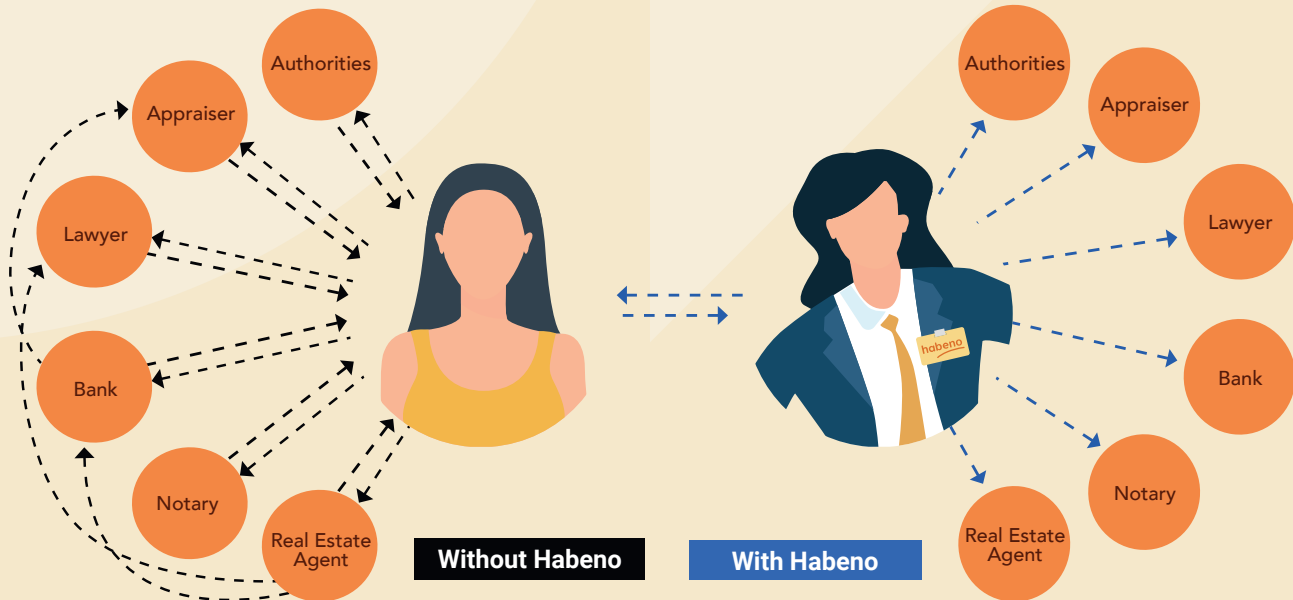
- Prepare a household budget with **your income** and **existing loan payments**
- **Gather the following documents:**
  - Copy of passport for all applicants
  - Most recent 3 payslips
  - The 2 most recent tax returns
  - Copy of credit report
  - Current mortgage statement
  - Promissory note(s) for any home loans in the home country
  - Bank statements for the past 6 months
  - For self-employed applicants: financial statements and annual report

### Do you need a lawyer?

We work with professional legal partners who can assist you with the entire legal process. Contact us for more information.

## Why choose Haben?

At Haben, we specialize in helping foreign buyers finance their dream homes in Spain. Our local experts support you from day one—from the initial mortgage application to getting the keys. Here's how our process works:



### Without Haben

**5 reasons why handling everything yourself can be complicated:**

#### You have to manage everything on your own

- Without Haben, you're responsible for coordinating with the bank, lawyer, agent, appraiser, and authorities.

#### Risk of worse loan terms

- If you only speak to one bank, you may miss out on better offers and lower interest rates from others.

#### No one to follow up for you

- You're on your own in a complex, time-sensitive process.

#### High risk of misunderstandings and delays

- Language barriers and lack of oversight can lead to costly mistakes.

#### Unnecessarily stressful and frustrating

- The entire buying journey becomes more demanding than it needs to be.

### With Haben

**5 Reasons to Choose Haben as Your Mortgage Partner in Spain**

#### Multiple offers with one application

- With a single application, we compare mortgage offers from leading Spanish banks and negotiate the best mortgage offer for you.

#### Pre-approval from day one

- You get a clear idea of your budget from the start – making your property search more secure and efficient.

#### Full coordination of the entire process

- We manage everything – bank, lawyer, agent, appraiser, and notary. No need to chase multiple parties.

#### Your personal mortgage advisor

- A dedicated advisor supports you every step of the way – from application to closing.

#### Simple and stress-free experience

- Save time, money, and avoid unnecessary frustration. We make the mortgage process as smooth as it should be.



# Advantages of a Spanish Mortgage vs. Home-Country Financing

*Choosing a Spanish mortgage can offer financial benefits when buying your dream home in Spain.*

Buying a property in Spain is an exciting venture, and how you finance it can have significant implications. You generally have two options: take out a Spanish mortgage (using the Spanish property as collateral) or leverage your home-country property (for example, remortgaging your house at home to fund the purchase). Below we outline the key advantages of financing in Spain with a local mortgage, and highlight the drawbacks of using a home-country loan for your Spanish home purchase. We cover critical factors like interest rates, currency risk, tax implications, and more, in a reader-friendly “brochure” style summary.

## Financing Your Spanish Property: Should You Take a Spanish Mortgage?

If you're buying a home in Spain, you generally have two main financing options:

1. Take a **Spanish mortgage** using the property in Spain as collateral.
2. Borrow against your **home-country property** (e.g., in Sweden, Netherland, or the UK).

This guide highlights the **advantages and disadvantages** of each — particularly for European buyers — to help you make an informed decision.

### ✓ Benefits of a Spanish Mortgage

- **Euro loan = no currency mismatch**  
Your loan and asset are both in euros, protecting you from exchange rate risk.
- **Better tax efficiency in Spain**  
Mortgage debt reduces your taxable base for Spanish wealth and inheritance taxes. If you rent out the property, interest can be deductible.
- **Preserves your home-country property**  
You don't risk your primary residence or reduce your borrowing power at home.
- **Spanish banks conduct legal due diligence**  
Helps ensure the property is registered and free from issues.
- **Admin made simple**  
All in euros, with Spanish bank support for insurance, accounts, etc.

### ✗ Risks of Borrowing in Your Home Country

- **Currency risk**  
A SEK/NOK/GBP loan to finance a EUR asset exposes you to currency swings.
- **Higher risk to personal property**  
Your main residence is used as collateral — even for a foreign purchase.
- **No tax benefits in Spain**  
Your mortgage won't reduce Spanish wealth tax or be deductible from Spanish rental income.
- **Lack of legal/local support**  
Domestic banks don't assist with Spanish legal checks or processes.
- **Extra complexity and cost**  
Forex transfers, hidden fees, and admin across two countries.

For most buyers, a **Spanish mortgage** is the smarter and safer route. It aligns your financing with your asset, unlocks local tax and legal advantages, and protects your home-country property.

Talk to our team to see what solution fits your profile — *we're here to guide you every step of the way.*

# Habenó's Mortgage Process – Step by Step

## 1 Get a free pre-approval

The first step is to submit an application on **Habenó.com**. Based on your information, you'll receive a quick and free preliminary mortgage offer. This gives you an initial estimate of your chances of obtaining a mortgage in Spain.

- ✓ Simple questions with only basic details
- ✓ Takes just 2 minutes to complete
- ✓ No documents required

## 2 Expert Team Support

Once you've submitted your application, you'll be assigned a personal advisor from Habenó. We will contact you via phone (Spanish number) for an initial conversation to review your financial situation and timeline. Our goal is to understand your needs and circumstances so we can guide you effectively through the process.

- ✓ Dedicated senior advisors
- ✓ Multilingual support
- ✓ Legal advisor – available if needed

## 3 Upload Documents

After your call with your advisor, you'll need to upload three essential documents: your passport, credit report, and tax return. This preliminary review allows us to confirm that we can help you secure a mortgage with a Spanish bank. It also helps us provide a clearer estimate of how much you can borrow. The documents can be easily and securely uploaded via your account on **Habenó.com**.

- ✓ Receive help and guidelines on where to find documents
- ✓ Upload securely directly to **Habenó.com**

## 4 Bank Comparison

We create a complete credit profile for you and send it to the banks that best match your needs. We then negotiate with the banks to secure favorable mortgage terms on your behalf.

- ✓ Build your digital financial profile
- ✓ Compare and negotiate with banks

## 5 Present Offers

Once we've gathered and negotiated multiple mortgage offers, we schedule a meeting with you. During this meeting, we review your options, provide a recommendation, and answer all your questions. Our goal is for you to feel confident in your decision.

- ✓ Analyze and provide a list of offers
- ✓ Recommend the best offer
- ✓ Guide you through a digital consultation

## 6 Finalize the Mortgage

After you've selected an offer, we take care of the entire process leading up to the handover date. We coordinate with the bank, real estate agent, appraiser, lawyer, and notary to ensure a smooth and secure transaction. This allows you to focus on your new home in Spain.

- ✓ Property valuation
- ✓ Legal support
- ✓ Bank coordination

# Read About Our Clients' Experiences



## Highly Recommended!

Dec 12, 202

We had such a great experience with Haben, we would not have been able to handle the home purchase process as efficiently on our own. We attempted to, and it was very difficult to reach different representatives at each bank. Purchasing a home in another country is a complex and often confusing process and having someone to ask questions and be there for us have been invaluable. We worked with Gorka and he answered all of our questions and helped us during every step of the process all the way up to getting the keys to our home. I highly recommend using Haben if you are looking to purchase a home in Spain!

 **Kamille M**  
Spain



## Haben helped us to get a loan for our...

Nov 15, 2024

Haben helped us to get a loan for our second home. Their help was the key! I believe that without their help, we would not have received the loan from Spain. And, the service was easy and Gisele was very active in taking care of our case. Many thanks to all of them!

 **Katja Keränen**  
Finland



## Absolute top service

Feb 14, 2024

Absolute top service. This made the process of a mortgage in Spain so much easier and smooth. We've had the pleasure of working with Gisele and she was really fantastic. Kind, supporting and always available for answering questions. We strongly recommend Haben.

 **René Sielhorst**  
Netherlands



## Haben customer service & loan...

Jul 7, 2024

Haben customer service & loan representative (Giselle) have made the process of obtaining a loan from the United States a breeze. All of the documentations that were needed were communicated on time. Haben monitored all aspects of documentations and banks needs until the day of property deed transfer. Could not have done it without their help and trust.

 **Chafic Hammoud**  
United States



# The Habenó Team



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## Start your application today

[john@lascolinas.no](mailto:john@lascolinas.no) and write  
"Las Colinas Golf & Country Club"  
in the subject line.

Don't forget to include your  
contact information and the best  
way to reach you.



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# FAQ

## How much down payment is needed?

Spanish banks typically finance up to 70% of the property's value, meaning you as the buyer need to provide at least 30% in equity. Additionally, you should account for another 10–15% of the purchase price to cover other costs such as taxes, legal fees, notary fees, etc.

Would you like a more accurate estimate of your total costs? Get in touch with us – we're happy to help with the calculation!

## How long does it take to get a mortgage in Spain?

Arranging a mortgage abroad on your own can be a long and demanding process, often taking up to 4–6 months. With our help, the process becomes both easier and faster – you won't need to handle communication or negotiations with the bank yourself. We typically receive loan offers within 1–2 weeks, and the full process usually takes 45–60 days from initial contact to closing.

## Why should you use a lawyer when buying property in Spain?

A lawyer ensures the contracts contain the right clauses and that there are no hidden issues. They verify that the property is correctly registered and matches the official property registry – which is not always a given in Spain. The lawyer ensures that the entire purchase is legally correct, reviews all legal documents, checks for any encumbrances, and protects your interests throughout the process.

## Why use a mortgage broker like Haben when financing through a Spanish bank?

With Haben, you gain access to all leading banks in Spain. We negotiate the best mortgage offer for you – with just one application. You save both time and money since we handle everything digitally, together with you. In addition to the financing, we coordinate the entire process with all involved parties until completion.

## What additional costs should I expect?

As a general rule, you should expect an additional 10–15% of the purchase price to cover extra costs such as taxes, legal fees, notary fees, etc. A large portion of these expenses goes toward Spanish taxes.

## Can I get a mortgage in Spain regardless of age?

Spanish banks usually require the mortgage to be fully repaid by the age of 75. In practice, this means you should be no older than 65–70 years when applying, depending on the loan term.

## Do I need to make repayments on a Spanish mortgage?

Yes, in Spain, annuity loans are always used. This means you pay a fixed monthly amount that includes both interest and principal. Typically, the loan is repaid over a period of 20–25 years, depending on the terms.

## More questions?

Read our FAQ at [habeno.com/en/faq](https://habeno.com/en/faq) or send an email to [john@lascalinas.no](mailto:john@lascalinas.no) with the subject line “Las Colinas”.