

LAS COLINAS NORDIC

OWNING HERE

The Cost of *Ownership*

What it actually costs to run a home at Las Colinas, year by year, with nothing left out.



TOGETHER WITH ME

The question people *ask me quietly*

The purchase price is discussed openly. The running costs tend to be asked about later, quietly, almost as an afterthought. They should not be.

A home you own with clear eyes is a home you enjoy. A home whose costs surprise you is a source of low-level worry, and worry is the exact opposite of what this place is for.

So this guide does something simple. It walks through every cost of owning a home here, with honest guideline figures, so you can put a number on the whole picture before you commit to any of it. My own family runs a home here, so these are not figures from a brochure. They are the bills I know.

John Uppard
Real Estate and Lifestyle Advisor, Las Colinas Nordic



THE ESTATE

Community fees, and *what they buy*

Every owner contributes to the running of the estate and of their own community. This is the cost people know least about before they buy, and value most once they live here.

Villas	As a guideline, around 2,000 euros a year. The exact figure depends on your community and the size of your home, and can sit a little below or a little above that.
Apartments	As a guideline, around 250 euros a month. Again, the community and the size of the property move the figure in both directions.
What it covers	Security and controlled access around the clock, the upkeep of gardens and communal areas, the maintenance of roads and lighting, and the administration of your community. In apartment communities it also covers shared pools and buildings.
How it is paid	Charged by your community of owners, normally by direct debit from your Spanish account. Your community holds an annual meeting where the budget is set and accounted for.

> WORTH UNDERSTANDING
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> The fee is not a tax and not a margin. It is the shared running cost of the environment you bought into: the gatehouse, the landscaping, the quiet. Estates that charge almost nothing tend to look like it within a decade.

The taxes of *simply owning*

Two taxes arrive every year whether you use the home or not. Both are modest, and both are entirely predictable once you know they exist.

IBI, the local rate	The Spanish equivalent of council tax, charged by the town hall and based on your property's official cadastral value. For homes here it typically runs from a few hundred euros to somewhat over a thousand a year, depending on the property.
Non-resident income tax	Spain charges non-resident owners a small annual tax on a notional rental value of the home, even if you never let it. It is a percentage of a percentage of the cadastral value, and for most owners it comes to a few hundred euros a year. It is declared on a simple annual form your fiscal representative files for you.
Rubbish collection	A small municipal charge, typically well under two hundred euros a year.
Wealth tax	Spain has regional wealth taxes with allowances and thresholds. Whether they touch you depends on the value of what you own in Spain and how it is structured. This is a question for your tax adviser before you buy, not after.
What does not belong here	The taxes of buying and of selling are one-off events with their own rules, and I cover them in the purchase guide. This page is only about the quiet annual cost of simply owning.

In practice the whole of this page is handled by one person. Your fiscal representative files the forms, watches the deadlines and tells you if a rate changes. You will read about it in an email rather than discover it in a letter.

Rates and thresholds change with regional budgets. Your fiscal representative confirms the current figures for your property each year.

MONTH BY MONTH

Utilities, insurance and *upkeep*

Electricity	The main utility cost, and the one that moves with the seasons. Air conditioning in high summer is what drives it. Homes here are new and well insulated, which keeps winters cheap.
Water	Metered and modest for an apartment. A villa with a garden and private pool uses meaningfully more.
Internet and mobile	Fast fibre reaches the whole estate and costs less than most Northern Europeans expect.
Home insurance	Typically a few hundred euros a year for buildings and contents, depending on the property and the cover you choose.
Pool and garden	Villa owners normally contract these locally. Regular pool care and garden visits are the standing costs a villa adds over an apartment.

None of these numbers will decide whether you buy. Seeing them together, before you commit, is what stops any of them ever bothering you.



WHILE YOU ARE AWAY

Who looks after it *when you are not here*

Most owners here live in two countries. The home has to run quietly in both directions, and there is an established way of doing that.

1 ## A fiscal representative

A local accountant or lawyer who files your annual non-resident declaration, watches the deadlines, and receives official post on your behalf. This is a standing arrangement most non-resident owners have, and the annual cost is modest.

2 ## Direct debits for everything

IBI, utilities, community fees and insurance all run from your Spanish bank account. Once it is set up, the home administers itself and you read the statements rather than paying the bills.

3 ## Keyholding and checks

Local firms will hold keys, check the home after storms, receive deliveries and prepare it before you arrive. Owners of villas often combine this with the pool and garden contract.

> MY RULE OF THUMB
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> Set everything to run without you, then have one person locally who notices when something needs attention. That combination is what makes a second home restful rather than a standing item on your to-do list.

WHAT I WOULD SAY

Certainty is the *real luxury*

Nobody has ever told me the running costs here changed their decision. Several have told me that knowing them beforehand changed how the ownership felt.

The pattern I see is simple. The owners who enjoy this place most are the ones who put the full annual number on paper before they signed, set everything to pay itself, and then never thought about it again.

That is what I want for you. Before you commit to anything, we sit down with the specific property you are considering and put real figures against every line in this guide. Then you decide with the whole picture in front of you.

> “A home should cost you money on paper and give you peace in person. Never the other way around.”
>
> JOHN UPPARD



John Uppard

Real Estate and Lifestyle Advisor
Las Colinas Nordic

+47 40 10 55 80

john@lascolinas.no

lascolinas.no

"Ask me for the specific figures on any home you are considering. I would rather you knew everything now than discovered anything later."

About this guide. Written for general orientation only and current as of July 2026. All figures are guidelines rather than quotes: community fees, taxes, utilities and insurance vary with the specific property, its community, its official values and your circumstances, and rates change with regional and municipal budgets. Nothing here is legal, tax or financial advice, and it does not replace such advice.

Please verify before you act. Have the figures for any specific property confirmed independently before relying on them. We can recommend a selection of legal, financial and tax experts if you would like an introduction, but we generally prefer that you choose your own advisers, so that they remain independent and impartial.