

A BUYER'S GUIDE

What it costs to buy, and to *own*

The costs of buying a new build or a resale in Spain, and what a home at Las Colinas costs to run each year. Rounded figures, so you see the whole picture.



YOUR ADVISOR

A buyer's *advisor*

My role is not to sell you a house. It is to walk beside you through every step.

I have spent over 30 years in the resort and property industry, first as a golf professional and then building golf clubs and courses across Norway. That work taught me what holds up over time, and what does not.

My family bought at Las Colinas in 2019, before I ever represented anyone here. I went through the process as a buyer first, which is how I know where the gaps are.

Most estate agents hand you to the developer and then leave. That is where my work begins. I speak to Las Colinas on your behalf alone, follow the build as your project manager, take you through the handover, and stay beside you for the first twelve months of ownership.

I work only with Las Colinas. I am not a general agent covering the whole coast. I chose this estate because I believe it is the finest in the region, and in 2026 the World Travel Awards recognised it as Spain's Leading Villa Resort for the tenth time.

I work with a handful of families each year, and I work exclusively for them, so they secure the best possible home. I respect your own criteria and your own timeline, and I never push. If Las Colinas does not suit the life you want, I will tell you so, and we leave it there.

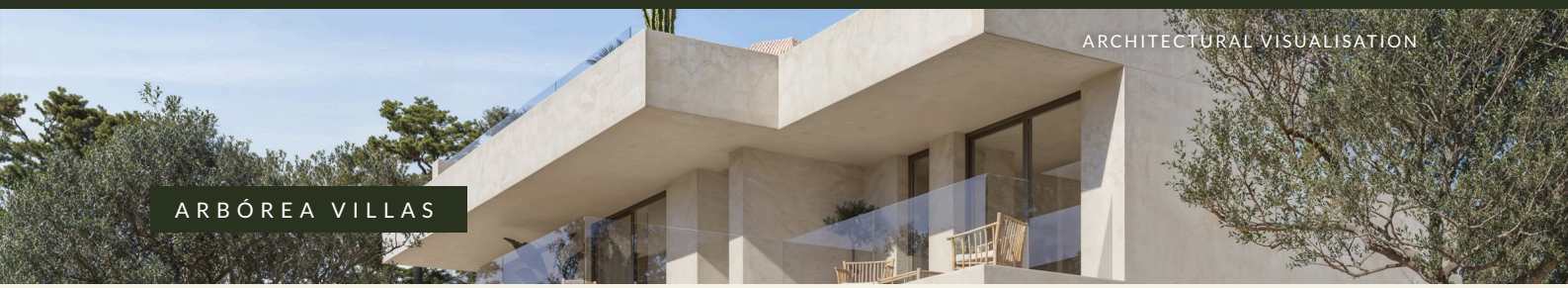
John Uppard

Buyer's Advisor, Las Colinas Nordic

30+
years in the resort and property industry

2019
the year my family bought at Las Colinas

12
months beside you after the keys



EXAMPLE: A HOME ADVERTISED AT €500,000

What you pay on top of the *price*

A new build and a resale are taxed differently. The other costs are much the same.

	NEW BUILD *€500,000 + IVA*	RESALE *€500,000*
VAT (IVA)	10%, about €50,000	*Not charged*
Transfer tax (ITP)	*Not charged*	9%, about €45,000 11% above €1 million
Stamp duty (AJD)	1.4%, about €7,000	*Not charged*
Notary	about €1,000	about €1,000
Land registry	about €500	about €500
Your own lawyer, about 1% plus VAT	about €6,000	about €6,000
Paperwork, NIE and sundries	about €1,000	about €1,000
ON TOP OF THE PRICE	*about €65,000 to €70,000* 13 to 14%, at any price	*about €53,000 to €55,000* about 11%, about 12% above €1 million

NEW BUILD

Water and electricity contracts are set up at handover, at a modest extra cost. Ask your lawyer for the figure.

RESALE

The seller pays the local tax on the gain in land value (plusvalía). If the seller lives abroad, 3% of the price is held back for their tax, at no cost to you.

COMPARED WITH BUYING AT HOME

	TAXES	LEGAL AND REGISTRY	ADDED TO THE PRICE
UK	Stamp duty, about 3 to 4.4%	Solicitor, about £1,600 to £3,000	*about 3 to 5%*
Spain	IVA and stamp duty on a new build. Transfer tax on a resale: 9%, or 11% above €1 million	Your own lawyer, notary and registry	*13 to 14% new build. Resale about 11%, about 12% above €1 million*

UK: stamp duty in England on a main home of £500,000 to £1 million. If you already own a home, it is 5% higher on every band.

> *Spain asks more at the start, and only once. That includes your own lawyer checking everything for you, and on a new build every stage payment is guaranteed in your name.*

CHECK BEFORE YOU RELY ON IT

These are rounded guides for a typical purchase, not a quote. Fees vary with the property, the lawyer and the year, and tax rates change with regional budgets. Before you commit, ask your own lawyer or chosen adviser to confirm every figure for the home you have in mind.


BUGANVILLA APARTMENTS


ARCHITECTURAL VISUALISATIONS

LIMA COLLECTION VILLAS

A YEAR AT LAS COLINAS

What a home costs to *run*

Rounded yearly figures for a home used part of the year and not let out.

	3-BEDROOM APARTMENT *Shared pool and gardens*	VILLA, 3 TO 4 BEDROOMS *Own plot, garden and pool*
Community fees, including rubbish collection	about €3,000	about €2,000
Local property tax (IBI)	about €500 to €1,000	about €800 to €1,500
Non-resident income tax	about €400 to €600	about €500 to €900
Home insurance	about €200 to €300	about €400 to €700
Electricity, water and internet	about €1,200 to €2,000	about €2,000 to €4,000
Pool and garden care	In the community fee	about €1,500 to €3,500
Yearly tax filing	about €200 to €400	about €200 to €400
EACH YEAR	*about €5,500 to €7,500*	*about €7,500 to €13,000*

> *The monthly fees may surprise you. The landscaping across the whole estate is kept to an exceptionally high standard, and security runs around the clock. For all of that, the fees are low compared with a home of a similar standard in Northern Europe.*

NON-RESIDENT INCOME TAX

Spain taxes a notional income on a home you do not let. The rate is 19% for residents of the EU, Norway, Iceland and Liechtenstein, and 24% for residents of the UK and elsewhere, so UK owners pay somewhat more.

NOT INCLUDED

Letting and management, a mortgage, furnishing and larger repairs. Wealth tax, and how your home country treats the home, are questions for a tax adviser who knows both countries.

CHECK BEFORE YOU RELY ON IT

Community fees, local tax and insurance differ from one community and one home to the next, and change each year. Your lawyer or chosen adviser can give you the actual figures for a specific home, including its official cadastral value, which sets both the local tax and the non-resident tax.



A COMPLIMENTARY ADVISORY CALL

Twenty-five minutes, before you *decide*

Every home is different. In a 25-minute call we can go through the costs of the homes you have in mind, and how a purchase works here.

- What a specific home will cost you, to buy and to run
- How a purchase works here, step by step
- The questions worth asking your lawyer

BEGIN THE CONVERSATION

No cost, no obligation, and nothing to prepare.

ABOUT THESE FIGURES

General orientation only, current as of October 2026, and not legal, tax or financial advice. Every figure is a rounded guide, not a quote. VAT is a national rate. Transfer tax and stamp duty are those of the Valencian Community and change with regional budgets. Local taxes, community fees, insurance and utilities vary with the property, its community, its official values and your circumstances. Confirm every figure with your own lawyer or chosen adviser before you rely on it. I can introduce legal and tax advisers if that helps, although I would rather you chose your own, so their advice stays independent. Las Colinas Nordic AS accepts no liability for decisions taken on the basis of this document alone.



John Uppard

Buyer's Advisor, Las Colinas Nordic · +34 711 258 991 · john@lascolinas.no · lascolinas.no