



The safest way to buy a Spanish property

Ábaco Advisers

Legal and tax security for your home in Spain

Ábaco Advisers is an independent legal firm based in Torrevieja, Alicante and Marbella. We specialise in Spanish property law and have been helping people to purchase property safely and easily in Spain since 1999.

We will provide you with:

- Professional practice backed by 25 years experience
- A wealth of specialist knowledge supplied by more than 50 experts in their field, including lawyers, economists and tax advisers
- Advice in ten languages: English, Swedish, Norwegian, Russian, German, French, Dutch, Czech, Polish and Spanish
- The confidence of knowing that we have helped more than 40,000 satisfied customers buy their new home in Spain

If you are needing legal or tax advice in Spain then we will do our very best to meet your needs. Please do not hesitate to contact us.

Conveyancing in 6 clear steps

INDEPENDENT LAWYER

As your independent representatives, Ábaco protects your interests when purchasing your Spanish dream property. We offer free, non-binding, pre-purchase legal advice and a comprehensive conveyancing cost estimate.

PROPERTY LEGAL CHECKS & CONTRACTS

Get the “all clear” from our team before signing contracts or paying deposits. Ábaco checks both the legal content of contracts that you sign, but also ensures that the property you’re buying is free of debt, mortgages or other encumbrances.

POWER OF ATTORNEY & NIE

With a Power of attorney Ábaco will be able to carry out all the stages of the conveyancing process on your behalf. Leaving you with more time to come and enjoy your property.

BANK ACCOUNT & CURRENCY EXCHANGE

Getting the right foreign currency exchange (CFX) company to transfer your local currency to Euros means increasing your purchasing power for your new home. Ábaco can help you with finding the right CFX partner and opening a Spanish bank account.

SIGNING PURCHASE DEED & UTILITIES



This is when the property becomes yours. We take care of the signing appointment at the Notary and setting up your utilities in the shortest amount of time possible.

TAXES, SPANISH WILL & VISA/RESIDENCY

Our post-purchase service guides you through future annual tax payments, fiscal representation, Spanish wills, as well as helping you acquire the relevant visa or residency permit through our partners.

Property due diligence

The Ábaco Legal team ensures your property is safe to purchase.

Our Spanish property health check includes:

- Making sure that your interests are taken care of in the contract
- Who the official owners are and that they are legally able to sell
- If there are debts held against the property
- If the property conflicts with local planning laws
- The construction of the property and the current information in all Spanish property registries coincide.

Nothing gets lost in translation

Legal information, queries answered and regular updates are all communicated via your personal contact person.

With their support you will never have to struggle to be understood or feel the language barrier.

Whilst our lawyers ensure your purchase meets the correct legal criteria your contact person will keep you informed and notify you in good time what you need to do and when.

Conveyancing Solutions in Spain - Services you can trust

Call our Helpline (+34) 96 670 3748

Call us from Monday to Thursday, from 09:00 to 18:00, and Friday from 09:00 to 15:00.

Send us an email to:

conveyancing@abacoadvisers.com

Visit our web:

www.abacoadvisers.com

Visit our offices:

Torrevieja Office | C/ María Parodi, 8 - 3º • ES-03181 Torrevieja (Alicante) - Spain

Alicante Office | Plaza Calvo Sotelo, 12 - 2º • ES-03001 Alicante - Spain

Marbella Office | Urb. la Alzambra, local 3-1 • ES-29660 Marbella (Málaga) Spain