

**A Villasol Real Estate Guide**

# **The advantages of Winter & Long Term Rental for your Spanish property**



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## A Villasol Guide - The Advantage Of Long Term Rental Over Short Term Holiday Letting

Navigating Spain's property market can present a fantastic opportunity for both lifestyle and investment. While the allure of holiday rentals is strong, the evolving regulatory landscape is prompting many owners to reconsider their options. At Villasol Real Estate, we've seen a significant shift in the market, and we want to share a compelling alternative that offers stability, reduced stress, and often, a greater return on investment: **long-term rentals**.

With over 20 years of experience in the Nerja and Eastern Costa del Sol region, we've helped countless clients find the right path for their property. While holiday lets might seem appealing on the surface, the benefits of long-term rentals are often more substantial and sustainable in the long run.

### Why Choose Long-Term Over Short-Term Rentals?

In today's market, the advantages of renting your property on a long-term basis are clearer than ever. It's a strategic choice that provides peace of mind and financial security.

- **Consistent Income & Cost Coverage:** A long-term rental provides a stable, predictable income stream month after month. This steady revenue is often more than enough to cover your mortgage, community fees, and general maintenance, giving you financial stability throughout the year—including the quieter winter months when holiday rental income typically vanishes.
- **Reduced Costs & Effort:** The financial and administrative burden of a long-term rental is significantly less than for a holiday let. With a long-term tenant, costs for utilities like electricity, water, and internet are typically covered by the renter. You also eliminate the endless cycle of paying for cleaning services, laundry, and increased property maintenance.
- **Minimal Administration:** The time and effort required for long-term rentals are minimal. You're not managing frequent bookings, check-ins, or changeovers. Once a tenant is in place, your role shifts from a full-time operator to a landlord with a stable income.
- **Enhanced Property Security:** A property occupied by long-term tenants is a secure property. This greatly reduces the risk of burglaries, vandalism, or squatters—a significant concern for vacant short-term rental properties, particularly during low season.
- **Simpler Regulations:** One of the most significant advantages today is the lack of complex bureaucracy. Unlike highly regulated holiday rentals, which require community approval, specific licenses, and a mountain of paperwork, long-term rentals are straightforward. All you need is a solid rental contract, and you're ready to

proceed. Many owners who relied on platforms like Airbnb have been forced to delist their properties due to these new, stringent regulations, leading to a loss of income and a great deal of stress.

### **How Villasol Real Estate Supports Long-Term Rental Owners**

At Villasol Real Estate, we understand that for many of our foreign clients, a property in Spain is a valuable investment. You want to see a return without the headaches of daily management. That's where our long-term rental management service comes in. We offer a comprehensive, hands-on approach to ensure your property is well-managed and your investment is secure.

- **Understanding Your Needs:** We begin by listening. With over two decades in the industry, we have a deep understanding of what our clients need and expect. We tailor our services to your specific situation, ensuring a smooth and stress-free experience.
- **Due Diligence & Vetting:** We take the guesswork out of finding reliable tenants. Our team conducts thorough due diligence on all prospective renters, including checking for personal identification and proof of financial stability. This crucial step protects your property and ensures a reliable income.
- **Open Communication & Management:** Transparency is key. We act as your primary point of contact, handling all the details so you don't have to. We field all questions and address any problems that may arise. Our services also include managing the client's property registration and ensuring your property insurance is in place. For foreign owners who are not in Spain, we are your trusted representative on the ground, providing peace of mind that your investment is in expert hands.

For many owners, a well-managed long-term rental is the perfect solution. It's an opportunity to see a consistent return on your investment with far fewer headaches than holiday lets. Winter and long-term rentals truly can be the answer.

Contact **Villasol Real Estate** today to discuss how we can help you turn your property into a hassle-free, long-term success.

### **Spain's New Holiday Rental Rules: Your Guide to a Stress-Free Rental Income**

Spain has long been a top destination for tourists, and the holiday rental market has boomed as a result. While this has been a fantastic opportunity for many property owners, the rapid growth has also brought challenges for residential communities. To address these issues and create a more balanced and sustainable market, Spain has introduced new regulations for short-term rentals.

Far from being a setback, these changes are a positive step forward. They bring clarity and structure to the market, creating a professional environment that benefits property owners,

neighbours, and guests alike. At **Villasol Real Estate**, we believe these new rules offer a chance to streamline the process, reduce stress, and ensure your rental business is both profitable and fully compliant.

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### What Has Changed To The Short Term Rental Rules In Spain? Key Rules You Need to Know

A new national law, Organic Law 1/2025, and supporting regional decrees are reshaping the holiday rental landscape. The most significant changes are designed to give residential communities a voice and increase market transparency.

- **Community Approval Is Now Mandatory:** If you own an apartment in a residential building and wish to use it for short-term rentals, you now need a three-fifths majority vote from your community of owners. This ensures that everyone in the building is on the same page and that holiday lets can operate without disrupting long-term residents.
  - **Mandatory Registration:** All short-term rentals must be registered with the regional tourism authority and display a unique registration code—like the **VFT/MA/XXXX** number for properties in our region of Andalucía. This ensures every property meets legal and safety standards.
  - **Platform Compliance:** Major booking platforms like Airbnb are now required to remove listings that don't have a valid registration code. This crackdowns on illegal rentals and protects both owners and guests.
  - **Increased Fines:** Non-compliance can lead to substantial fines, with penalties reaching up to €600,000. This reinforces the importance of following the rules from the start.
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### Why Changes To The Short Term Rental Rules In Spain Are Good News for Everyone

You might see these new rules and think they create extra work, but we see them as an opportunity. These regulations provide a clear and straightforward path to legal and profitable renting. By ensuring your property is compliant, you can operate with confidence, knowing you are protected from potential fines and legal issues.

- **Reduced Stress:** The regulations create a clear framework, eliminating the uncertainty of operating in a Gray area. By working with your community and getting the necessary licenses, you can enjoy a stress-free rental process.
- **A Professional Market:** The new rules are pushing the holiday rental market toward a higher standard of professionalism. This benefits well-managed properties that follow the rules, as they stand out and attract more guests.

- **Happy Neighbours, Happy Guests:** The new community approval process encourages communication and good neighbour relations. When your neighbours are happy, you can be sure your guests will have a peaceful and enjoyable stay.
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### Your Partner in Property Rental Success: Villasol Real Estate

Navigating these new regulations can seem complex, but you don't have to do it alone. At **Villasol Real Estate**, we have extensive local experience in Nerja and the Eastern Costa del Sol. Our dedicated, bilingual team is here to guide you through every step of the process.

**If you're an existing property owner**, we can help you with:

- Understanding and fulfilling the new registration requirements.
- Liaising with your community of owners to secure approval.
- Providing comprehensive property management services to ensure your guests are happy and your neighbours are respected.

**If you're considering buying a property** to generate rental income, we can help you:

- Find properties in buildings and locations that are favourable for holiday rentals.
- Advise you on the potential rental income and legal requirements before you make an offer.
- Manage the entire rental process for you, from marketing your property to handling bookings and guest communications.

The new Spanish rental laws are a step toward a more sustainable and professional market. Embrace these changes and turn them into an advantage. With the right advice and support, you can ensure your property is a successful and stress-free holiday rental.

Ready to make your property a success? Contact **Villasol Real Estate** today. We're here to help you navigate the new regulations and maximize your rental income with confidence.



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