

# Your Guide To Buying An Apartment In

# NERJA



Villasol Real Estate, supporting spanish property buyers since 2002

# Your Guide to Buying an Apartment in Nerja, Spain:

## From Dream to Ownership



Hola, future Spanish property owner! Are you dreaming of waking up to the gentle whispers of the Mediterranean Sea, sipping your morning coffee on a sun-drenched terrace, and living the relaxed pace of life that only the south of Spain can offer? If you've found yourself nodding enthusiastically, then you're in the right place! We're here to guide you, not just as your expert real estate advisors, but as your friendly navigators on the exciting journey from simply dreaming about a Spanish apartment to holding the keys in your hand.

At Villasol Real Estate, we've been helping people just like you find their perfect slice of paradise in Nerja and its charming surroundings for years. We know this corner of Andalusia like the back of our hand – every cobbled street, every hidden cove, every buzzing plaza. And we're not just about transactions; we're about turning your vision into a vibrant reality. So, buckle up, grab a virtual sangria, and let's dive into everything you need to know about buying an apartment in Nerja, Spain.

### Why Nerja? The Jewel of the Costa del Sol Oriental

Nerja isn't just another pretty face on the Costa del Sol. Oh no, it's a real gem! While some parts of the coast have succumbed to high-rise development, Nerja has fiercely protected its traditional Andalusian charm. Think whitewashed buildings adorned with vibrant bougainvillea, narrow winding streets leading to breathtaking sea views, and the iconic Balcón de Europa – a panoramic viewpoint that feels like the edge of the world.

But it's not just about aesthetics. Nerja offers:

- **Year-Round Sunshine:** With over 320 days of sunshine annually, you can kiss those grey skies goodbye!
- **Stunning Beaches:** From the bustling Burriana beach with its array of chiringuitos (beachfront restaurants) to the secluded coves perfect for snorkelling, there's a beach for every mood.
- **Vibrant Culture:** Festivals, flamenco, delicious tapas – Nerja is alive with authentic Spanish experiences.

- **Outdoor Activities:** Hiking in the Sierras de Tejeda, Almijara y Alhama Natural Park, exploring the Nerja Caves, or enjoying water sports, there's always something to do.
- **Friendly Expat Community:** You'll find a welcoming mix of locals and international residents, making it easy to settle in.
- **Excellent Connectivity:** Malaga Airport is just a 45-minute drive away, offering fantastic links to Europe and beyond.



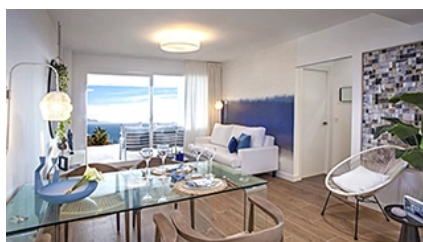
Nerja truly offers the best of both worlds: a tranquil, authentic Spanish lifestyle with all the modern conveniences you could wish for. It's no wonder it's such a popular choice for both holiday homes and permanent residency.

## Is an Apartment Right for You? The Smart Investment

You might be wondering if an apartment is the best choice for your Spanish dream. The answer, for many, is a resounding *¡Sí!* Here's why apartments in Nerja and the surrounding areas are such a fantastic investment:

- **Manageability:** Less maintenance than a villa or townhouse, perfect if you're not planning to be here year-round or prefer a lock-up-and-leave option.
- **Community Living:** Many apartment complexes offer communal pools, gardens, and sometimes even tennis courts, fostering a sense of community.
- **Rental Potential:** Nerja is a highly sought-after holiday destination. An apartment, especially one with a sea view or communal pool, can generate significant rental income, helping to offset your costs or provide a tidy profit.
- **Accessibility:** Often centrally located, putting you within easy reach of amenities, beaches, and the lively town centre.
- **Affordability:** Generally, more affordable than villas, making the dream of Spanish ownership more attainable.

Whether you're looking for a holiday bolthole, a place to retire, or a smart investment to diversify your portfolio, an apartment in this region ticks all the boxes.



## Beyond Nerja: Exploring the Eastern Costa del Sol (and a bit of the Tropical Coast!)

While Nerja holds a special place in our hearts, the beauty of this region extends far beyond its charming borders. As your local experts, we at Villasol Real Estate can guide you through the distinct flavours of each neighbouring town and village, ensuring you find the perfect fit for your lifestyle and investment goals.

### Frigiliana: The Picture-Perfect Pueblo Blanco



Just a short, scenic drive inland from Nerja, you'll discover Frigiliana, consistently voted one of Spain's most beautiful white villages (pueblos Blancos). Its whitewashed houses cascade down a hillside, adorned with vibrant flowers, leading to breathtaking views of the Mediterranean. It's quieter than Nerja, offering a more tranquil, traditional Spanish experience.

- **Vibe:** Romantic, artistic, idyllic.
- **Property:** Charming townhouses, often renovated, and apartments within the historic centre or on its fringes. Can be excellent for holiday rentals due to its postcard-perfect appeal.
- **Ideal For:** Those seeking a peaceful retreat, artists, history buffs, and anyone who appreciates undeniable beauty.

### Torrox Costa & Torrox Pueblo: Europe's Best Climate?



Moving West from Nerja, you arrive in Torrox. This municipality boasts two distinct areas: Torrox Costa and Torrox Pueblo. Torrox Costa is known for its long, well-maintained beaches and vibrant promenade, while Torrox Pueblo, nestled slightly inland, is a traditional white village with narrow streets and a more authentic feel. Torrox famously claims to have "The Best Climate in Europe," and who are we to argue?

- **Torrox Costa Vibe:** Beach-centric, lively, convenient.
- **Torrox Costa Property:** Modern apartment complexes, often with communal pools and sea views. Good value and strong rental potential, particularly during the summer.

- **Torrox Pueblo Vibe:** Traditional, peaceful, authentic.
- **Torrox Pueblo Property:** Charming village houses, often with rooftop terraces, and smaller apartment blocks. Offers a glimpse into traditional Andalusian life.
- **Ideal For:** Torrox Costa for beach lovers and families, Torrox Pueblo for those seeking a quiet, traditional Spanish experience.

### El Peñoncillo & El Morche: Coastal Charms and New Developments



Nestled between Torrox Costa and Nerja, El Peñoncillo and El Morche are increasingly popular choices. El Peñoncillo, in particular, has seen a rise in attractive new developments, offering modern amenities and often stunning sea views. El Morche, a little further east, is a traditional fishing village with a relaxed atmosphere and lovely beaches.

- **Vibe:** Relaxed, up-and-coming, authentic (El Morche).
- **Property:** New build apartments and townhouses in El Peñoncillo, more traditional apartments and houses in El Morche. Excellent potential for capital appreciation as the areas grow in popularity.
- **Ideal For:** Buyers looking for modern properties, those seeking a quieter beach experience, and investors eyeing growth.

### Caleta de Vélez & Torre del Mar: Bigger Towns, More Amenities



Further west, beyond Torrox, you'll find Caleta de Vélez and Torre del Mar. Caleta de Vélez is a working fishing port, giving it an authentic, bustling feel, with some lovely seafood restaurants. Torre del Mar is a much larger resort town with a long, wide promenade, a water park, and a wider array of shops and services.

- **Caleta de Vélez Vibe:** Authentic, coastal, local.

- **Caleta de Vélez Property:** Mix of older apartments and some newer developments, often with port or sea views.
- **Baviera Golf Course:** A good mix of re sale apartments, Town houses plus new developments.
- **Torre del Mar Vibe:** Bustling, family-friendly, well-serviced.
- **Torre del Mar Property:** Wide range of apartments, from older blocks to modern residences, often with extensive communal facilities.
- **Ideal For:** Those who want a larger town feel, excellent amenities, and a more Spanish-centric atmosphere.

### Rincon de la Victoria: Malaga's Coastal Neighbour



Heading even closer to Malaga city, Rincon de la Victoria is a popular residential town for Spanish families, offering excellent beaches and a relaxed atmosphere. It's less tourist-oriented than Nerja, providing a more authentic local experience while still being within easy reach of Malaga's urban delights.

- **Vibe:** Residential, local, well-connected.
- **Property:** Primarily apartments catering to Spanish families, with some newer developments boasting sea views.
- **Ideal For:** Buyers looking to integrate into a more Spanish community, those who need easy access to Malaga city, and those seeking a quieter coastal life.

### Almuñécar & La Herradura: Granada's Tropical Coastal Gems



Venturing west into the province of Granada, you enter the "Costa Tropical," known for its unique microclimate that allows tropical fruits to flourish. Almuñécar is a larger, vibrant town with a rich history, Roman ruins, and a lively atmosphere. La Herradura, just west of Almuñécar, is nestled in a stunning horseshoe-shaped bay, famous for its diving and beautiful natural setting.

- **Almuñécar Vibe:** Historic, lively, tropical.
- **Almuñécar Property:** A diverse range of apartments, many with good rental potential, particularly near the beaches and town centre.
- **La Herradura Vibe:** tranquil, natural beauty.
- **La Herradura Property:** Often more luxurious apartments and penthouses, many with spectacular bay views. A popular choice for those seeking high-end living.
- **Ideal For:** Almuñécar for those who enjoy a bustling town with historical depth, La Herradura for a more exclusive, serene, and nature-focused lifestyle.

Each of these locations offers something unique, and our team at Villasol Real Estate has an extensive portfolio spanning them all. We don't just show you properties; we introduce you to communities, lifestyles, and investment opportunities tailored to your desires.

## The Journey from Dream to Ownership: Your Step-by-Step Guide



Buying property in a foreign country can seem daunting, but with the right guidance, it's a smooth and exciting process. At Villasol Real Estate, we pride ourselves on making it as stress-free and enjoyable as possible. Here's a breakdown of the typical steps involved:

### Step 1: Define Your Dream (and Your Budget!)

Before you even step foot in Spain, or start Browse online, take some time to really think about what you want.

- **What's your purpose?** A holiday home, a permanent move, an investment for rental income?
- **Your "must-haves":** Number of bedrooms, outdoor space (terrace, balcony), communal pool, sea views, proximity to beach/town.
- **Your "nice-to-haves":** Modern vs. traditional, parking, lift, specific amenities.
- **Crucially: Your budget.** Be realistic and remember to factor in additional costs (taxes, legal fees, etc.) on top of the property price. We'll get to those later!

## Step 2: Partner with the Experts (That's Us!)



This is where Villasol Real Estate comes in. Don't try to go it alone! A reliable local estate agent is invaluable.

- **Why Villasol Real Estate?** We're not just a website; we're a team of dedicated professionals based right here in Nerja. We have an unparalleled understanding of the local market, including properties from other agencies, giving you the widest possible choice. Our humanised, friendly, and expert approach ensures you feel supported and informed every step of the way. We speak your language (literally!) and translate the complexities of the Spanish buying process into plain English. Check out our glowing testimonials – our clients consistently praise our professionalism, honesty, and going "above and beyond" to find their dream homes. We believe in building relationships, not just closing deals.
- **Initial Consultation:** We'll have a chat (in person, by phone, email, or whatsapp) to truly understand your needs, preferences, and budget. This helps us narrow down the search and present you with properties that genuinely fit.

## Step 3: The Property Hunt – The Fun Part!

With your criteria established, we'll curate a selection of properties for you. We can arrange viewings that fit your schedule, whether you're here for a short trip or living locally.

- **Guided Viewings:** We'll accompany you to each property, offering insights into the area, the building, and answering all your questions. We're here to help you see the potential and understand the nuances.
- **Virtual Tours:** If you're not in Spain, we can arrange virtual viewings and provide detailed photos and videos.

## Step 4: Making an Offer and Reservation

Once you've found "the one," it's time to make an offer! We'll guide you on market values and help negotiate on your behalf to secure the best possible price.

- **Reservation Agreement:** When an offer is accepted, a small reservation fee (typically between €3,000 and €5,000) is paid. This takes the property off the market for a set period (usually between 14 -21 days) while your lawyer conducts their due diligence. This fee is usually held by the real estate agency.

## Step 5: Legal & Financial Foundations – The Nitty-Gritty (Made Easy with Us!)

This stage involves crucial administrative and legal steps. Don't worry, we'll connect you with trusted, independent, and multilingual lawyers and financial advisors who specialise in assisting international buyers.

- **NIE Number:** This is your "Número de Identificación de Extranjero" – an essential tax identification number for all financial transactions in Spain. We'll assist you with the application process, which can often be done efficiently with your lawyer's help.
- **Spanish Bank Account:** Crucial for paying property-related expenses, utilities, and taxes. We can help you navigate opening a non-resident account.
- **Mortgage (if required):** If you need financing, now is the time to apply. Non-residents typically require a larger deposit (expect to finance 60-70% of the property value, compared to 80-90% for residents). We can introduce you to banks that are experienced in assisting foreign buyers.
- **Legal Due Diligence:** Your chosen lawyer will conduct thorough checks on the property, ensuring it's legally registered, free of debts or charges, has the necessary planning permissions, and that the seller is indeed the legal owner. This is a vital step to protect your investment.

### **Step 6: The Private Purchase Contract (Contrato de Arras / Contrato Privado de Compraventa)**

Once the legal checks are satisfactory, a private purchase contract is drafted and signed by both buyer and seller.

- **Deposit:** At this stage, you typically pay a 10% deposit (minus the reservation fee already paid). This contract legally binds both parties, and penalties apply if either party pulls out without valid reason.
- **Key Details:** The contract outlines the property details, agreed price, payment terms, and the completion date for signing the final deed.

### **Step 7: Completion Day! Signing the Title Deeds (Escritura de Compraventa)**

This is the big day! You'll meet at a Notary Public's office, where the final deed of sale is signed in front of the Notary.

- **The Notary's Role:** The Notary acts as an independent public official, ensuring the legality of the transaction and that all relevant taxes are paid.
- **Final Payment:** The remaining balance of the purchase price is paid, usually by bank transfer or certified bank cheque.
- **Key Handover:** Once the deed is signed and payment made, you officially receive the keys to your new Spanish apartment! *¡Felicidades!*

### **Step 8: Post-Completion Essentials (We're Still Here!)**

Our support doesn't end when you get the keys! We can help you with:

- **Property Registration:** Your lawyer will register the property in your name at the Land Registry (Registro de la Propiedad).
- **Utility Connections:** Setting up water, electricity, and internet in your name.
- **Tax Payments:** Assisting with the various taxes associated with property ownership in Spain.
- **Property Management:** If you plan to rent out your apartment, we will cover everything, from finding a suitable tenant, to managing the property for you.

## Costs Beyond the Purchase Price: Be Prepared!

It's crucial to factor in additional costs when budgeting for your Spanish apartment. These typically range from 10-14% of the purchase price, depending on whether it's a new build or a resale.

### For Resale Properties (Second-Hand):

- **Property Transfer Tax (ITP - Impuesto de Transmisiones Patrimoniales):** This is the biggest cost, a regional tax that varies. In Andalusia, it is a fixed amount equal to 7%.
- **Notary Fees:** Legally regulated fees for the public deed, typically between €600 - €1,000, depending on the purchase price.
- **Land Registry Fees:** For registering your ownership, usually around €300 - €600.
- **Legal Fees:** Your lawyer's fees, typically 1% (+VAT) of the purchase price.
- **Plusvalía Tax:** This is a local municipal tax on the increase in value of the land from the last sale. Legally, it's paid by the seller, but sometimes negotiated otherwise. Your lawyer will check this.

### For New Build Properties:

- **VAT (IVA - Impuesto sobre el Valor Añadido):** 10% of the purchase price.
- **Stamp Duty (AJD - Actos Jurídicos Documentados):** 1.2% of the purchase price (in Andalusia).
- **Notary Fees:** As above.
- **Land Registry Fees:** As above.
- **Legal Fees:** As above.

It's important to have these figures in mind from the start so there are no surprises down the line. Our team will provide a clear breakdown of all anticipated costs relevant to your specific property.

## Investing in Your Future: Rental Potential and Beyond

Many of our clients view their apartment purchase in Nerja as not just a lifestyle choice, but a shrewd investment. The rental market in Nerja and its surrounding areas is robust,

Particularly for holiday rentals plus Winter rentals.

- **High Demand:** Nerja's popularity ensures consistent demand for rental properties, especially those with amenities like pools and sea views.
- **Attractive Yields:** Depending on the property and its location, you can expect attractive rental yields, helping to cover your mortgage or generate passive income.
- **Long-Term Appreciation:** The Eastern Costa del Sol's commitment to sustainable development and its enduring appeal suggest good long-term capital appreciation for well-located properties.

If rental income is part of your plan, we can advise on the best areas for rental potential, typical rental rates, Villasol can handle everything from marketing and bookings to cleaning and maintenance, making it a truly hands-off investment.

## Why Choose Villasol Real Estate? Your Nerja Estate Agent Experts.

We know you have choices when it comes to finding your perfect apartment in Spain. But at Villasol Real Estate, we offer something truly special: a blend of unparalleled local expertise, a genuinely human approach, and a commitment to your satisfaction that goes beyond the typical agency.

- **Decades of Experience:** We've been deeply rooted in the Nerja and Axarquía real estate market since 2002. This isn't just a job for us; it's our home, and we love sharing it. We know the history of the market, the current trends, and where the best opportunities lie.
- **Local Knowledge, Global Reach:** While our focus is intensely local, our network and marketing reach are international. We understand the unique needs of foreign buyers and can bridge any cultural or linguistic gaps.
- **Personalised Service:** We listen. Really listen, we care, We don't just push listings; we get to know you, your dreams, and your requirements. This allows us to tailor our search and advice specifically for you.
- **Transparency and Trust:** The Spanish property market can seem opaque, but we pride ourselves on being completely transparent. We explain every step, every cost, and every piece of paperwork in clear, understandable terms. Our reputation is built on honesty and integrity.
- **After-Sales Support:** Our relationship doesn't end on completion day. We're here to help you settle in, whether it's recommending local tradespeople, navigating bureaucracy, or simply pointing you to the best tapas bar!
- **A Proven Track Record:** Our client testimonials speak volumes. People consistently praise our professionalism, friendliness, efficiency, and the seamless experience we provide. We've helped countless individuals and families achieve their Spanish dream, and we'd be honoured to help you too.

## Ready to Turn Your Dream into Ownership?

The idea of buying an apartment in Nerja or one of its beautiful neighbouring towns might feel like a distant dream right now, but we promise, it's far more achievable than you think. With the right guidance, the process is straightforward, exciting, and ultimately, incredibly rewarding.

Imagine: waking up to the Spanish sun streaming through your window, stepping out onto your balcony with a fresh orange juice, and hearing the distant call of the gulls or the gentle murmur of village life. That could be your everyday. Don't let the thought of navigating a foreign property market hold you back. Let Villasol Real Estate be your trusted guide. We're more than just an estate agency; we're your partners in creating your new life under the Spanish sun.

Visit our website at [www.villasolrealestate.com](http://www.villasolrealestate.com), send us an email, or better yet, if you're in Nerja, pop into our office for a friendly chat. We're eager to hear about your dream and help you take that exciting step from envisioning your Spanish apartment to proudly calling it home.

*Your dream Spanish apartment is waiting. Let's find it together!*

## Spanish House Prices: Soaring at Twice the EU Average – What This Means for Your Dream!



Alright, let's talk numbers, shall we? Because while we love to wax lyrical about the endless sunshine and delectable tapas, it's also important to keep our feet firmly on the ground when it comes to the nitty-gritty of property investment. And here's a headline that's certainly got the market buzzing: **Spanish house prices are currently soaring at more than twice the EU average!**

Now, before you spill your morning coffee in surprise, let's break this down with a dash of our trademark Villasol expert insight. New Eurostat figures for the first quarter of 2025 show an eye-watering 12.3% annual rise in Spanish housing prices. To put that in perspective, the average across the entire EU bloc was a mere (and we say "mere" with a knowing wink) 5.7%. So, yes, Spain is officially a hot topic in the property world, and we're not just talking about the summer temperatures!

This jump places Spain as the fourth highest in the EU for house price growth, just behind Portugal, Bulgaria, and Croatia. And when you look at the Eurozone, it makes Spain the third in terms of what's affectionately (or not so affectionately, if you're a first-time buyer on a tight budget!) called "affordability erosion." Only Slovakia and Hungary are seeing similarly rapid shifts. Meanwhile, in Finland, property prices decreased during the same period, indicating a different trend compared to the rise observed in Spain.

Even Spain's own National Statistics Institute (INE) has chimed in, confirming similar findings with a 12.2% increase from January to March. This is the steepest spike we've seen since the pre-2008 financial crisis days and marks a full decade of consistent upward movement. Both second-hand and new-build homes are seeing significant rises, indicating that everyone, from seasoned investors to eager first-time buyers, is keen to get a slice of the Spanish property pie.

**So, what's fanning these flames, you ask?** Well, it's a bit of a perfect storm, really. We've got:

- **Low Interest Rates:** Making mortgages more accessible and tempting buyers to jump in.
- **Persistent High Demand:** Everyone, it seems, wants a piece of Spain!

- **Tight Supply:** There simply aren't enough properties being built or coming onto the market to satisfy the hunger.
- **Accessible Financing:** It's easier than ever for both foreign investors and local Spaniards to secure funds.

Now, if you're a current property owner or looking to sell, this is undoubtedly fantastic news! Your asset is appreciating beautifully. But for renters, first-time buyers, and particularly younger generations hoping to stay in their beloved cities, this dynamic is causing a few headaches and a fair bit of frustration.

It's no surprise, then, that housing affordability is no longer a slow-burning ember; it's a full-on bonfire of public debate. Surveys in places like Barcelona show a significant majority favouring stricter limits on tourist lets and more aggressive rent controls. Even the big wigs in Brussels have taken notice, urging Spain to take "decisive action" to tackle what they've labelled a "housing shortage," especially impacting young and vulnerable households. Their recommendations? Think unlocking public land for development and boosting affordable rental housing – "expanding the stock of public and affordable rental housing will increase availability," they sagely advise.

While there are some promising "green shoots" like new affordable rental projects popping up in places like Tarragona, the general sentiment is that supply is crawling while demand is sprinting. The big question remains: will government promises, and long-term planning be enough to cool this very hot market?

### **What does all this mean for *your* apartment buying journey in Nerja and its glorious surroundings?**

Firstly, it reinforces what we've always known at Villasol Real Estate: **Spanish property, especially in desirable locations like Nerja, is a solid and sought-after asset.** The consistent price growth, even with external pressures, speaks volumes about its enduring appeal and investment potential.

Secondly, it means **acting sooner rather than later could be a smart move.** While we never advocate for rushing into decisions, the current market trends suggest that waiting too long might mean paying a higher price down the line.

Finally, and perhaps most importantly, it underscores the absolute necessity of partnering with an **experienced, deeply knowledgeable, and well-connected local real estate agent like Villasol Real Estate.** In a market that's moving fast and facing increasing scrutiny, you need an expert on your side who understands every nuance. We're not just here to open doors; we're here to offer insights into market trends, navigate complexities, and ensure you make a smart, informed decision that aligns with your dreams and your budget. We know the areas where value is still strong, where rental yields are robust, and how to position you advantageously in this dynamic market.

Yes, the Spanish property market is hot, hot, hot! But with Villasol Real Estate as your guide, you won't just keep up with the heat; you'll thrive in it. Let's turn those soaring prices into soaring opportunities for you!



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