

INDEPENDENT BUYER'S GUIDE

Independent buyer's guide · 2026

# How to buy property on the Costa del Sol safely.

The independent buyer's guide to new-build and off-plan property across the Costa del Sol, Málaga and Southern Spain. Use it to check the project, understand the costs, and avoid the common mistakes that catch buyers out.

- What to check before you buy
- Where buyers get caught out
- How to protect your deposit

NO BUYER FEE

DEVELOPER  
PAYS

LEGAL REVIEW

Daemi · Avenida Ricardo Soriano 35, Marbella ·  
newbuilds.daemirealestate.com · +34 627 72 33 88

**Independent buyer representation. Daemi is not the developer.**



NO BUYER FEE • DEVELOPER PAYS

New Builds by Daemi | Avenida Ricardo Soriano 35, Marbella  
newbuilds.daemirealestate.com | +34 627 72 33 88 | info@daemirealestate.com  
Independent buyer representation. Daemi is not the developer.

# 1. What off-plan actually means

Off-plan is buying before the home is finished, sometimes before construction starts.

You reserve from plans, specifications and a show home, then pay in stages as the build progresses. That is different from a key-ready new build, where the property is complete and ready to move into, and from a resale, where the home has already been owned.

**Why buyers choose off-plan**

**Where it suits buyers**

Longer timelines for homes, or buyer warranties.

## Start with the buyer's question

Not whether the development looks impressive, but whether the location, developer, paperwork and payment structure work for your budget and timing.

## 2. How the purchase process usually works



The sequence is often simple. The risk is in the documents you sign along the way.

<b>1. Reservation</b>	A deposit takes the unit off the market while contracts are prepared. Confirm what happens if the deal cannot proceed.
<b>2. Private purchase contract</b>	This is the key document. Review the price, payment timetable, completion date, specification and remedies for delay.
<b>3. Staged payments</b>	The balance is usually split across the build. Never pay a stage without checking the guarantee or insurance in place.
<b>4. Completion at the notary</b>	You pay the remaining balance, sign the deed and receive the keys once the project is ready.

Most non-resident buyers need to plan the completion balance and mortgage timing early. A good rule is to decide the financing route before you are under pressure to reserve.

### 3. The real cost of buying

The headline price is not the full price.

For a new build, buyers should normally budget around 10-13% on top of the purchase price for taxes and fees, depending on the exact structure of the transaction and the location.

Typical cost	What it covers
VAT (IVA) - usually 10%	The main purchase tax on new-build property.
Stamp duty (AJD)	Varies by region and deal structure. In Andalusia, it is commonly around 1.2%.
Notary and Land Registry	Registration and completion costs that should be estimated in advance.
Legal representation	Independent due diligence, contract review and completion coordination.

#### Protection to insist on

Bank guarantees or insurance for stage payments, a clear escrow structure where applicable, and the warranty coverage that should apply to finishes, installations and structure.

## 4. The five risks buyers should control

Every one of these risks is manageable if the checks happen early enough.

- **Developer insolvency:** never pay stage money that is not protected by a guarantee or insurance policy.
- **Construction delays:** the contract should clearly set the completion date and what happens if it slips.
- **Specification changes:** make sure the written specification matches what you were sold.
- **Licences and planning:** verify the building licence and project documentation before you reserve.
- **Pressure tactics:** unusually fast deadlines and off-script payment requests are warning signs.

What good due diligence does

What it prevents

Buying into a pr  
weak on paper

## 5. Pre-reservation checklist

If you cannot tick these off, do not sign yet.

- Is there a valid building licence for the project?
- Is the developer financially sound and does it have a track record?
- Are stage payments protected by a bank guarantee or insurance?
- Does the purchase contract set the price, schedule and remedies for delay?
- Have you budgeted 10-13% for taxes and fees on top of the price?
- Do you have independent legal representation acting only for you?

### Why independent matters

Most agents on the Costa del Sol sell developer stock. An independent buyer's advocate is paid by the developer or seller but works for you: checking the project, reviewing the contract and being prepared to walk away when the deal is not right.

## 6. Why Daemi exists in the process



Buyer-side support is strongest when search, legal review and mortgage guidance are coordinated.

Daemi helps buyers compare Costa del Sol new-build projects, narrow the shortlist, and move through the legal and financial steps with less friction. The commission is paid by the developer or seller, so there is no buyer-side fee for the advisory service.

<b>In-house lawyers</b>	Due diligence, contract review and legal protection.
<b>Developer and licence checks</b>	We verify the project, licences, status and guarantees.
<b>Mortgage support</b>	We help buyers compare suitable non-resident financing routes.
<b>After-sales support</b>	Support from reservation through snagging, completion and beyond.

If you are relocating or retiring, factor in long-term livability as well: lift access, practical floor plans and the right location for daily life, not just holiday use.

## 7. Next step



Use the guide, then ask for a shortlist.

The right next move is usually not to browse more listings. It is to narrow the search around your budget, preferred areas and timing, then ask someone to verify the projects that remain.

### Talk to Daemi

Book a consultation or send your brief and we will shortlist developments that match your priorities.

**[newbuilds.daemirealestate.com](https://newbuilds.daemirealestate.com) | +34 627 72 33 88 | [info@daemirealestate.com](mailto:info@daemirealestate.com)**

This guide provides general information only and is not individual legal, tax or financial advice. Always confirm current figures and documents before signing.