

NORTH AMERICA BUYER CHECKLIST

USA/Canada Costa del Sol New-Build Buyer Checklist

Use this before you compare brochures, fly to Spain or reserve an off-plan unit. It is a buyer-side checklist, not legal or tax advice.

Cost and tax checklist

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| ☐ Purchase price and expected tax category confirmed. |
| ☐ Legal, notary, registry, banking and administrative costs budgeted. |
| ☐ Furniture, utilities, insurance and community fees estimated. |
| ☐ Currency transfer timing and mortgage route considered. |

Remote viewing checklist

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| ☐ Shortlist compared before travel by area, budget and lifestyle fit. |
| ☐ Virtual viewing or video walkthrough requested for each serious option. |
| ☐ Walking access, road access and year-round services checked. |
| ☐ Questions prepared before speaking to a developer sales team. |

Off-plan risk checklist

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| ☐ Developer track record reviewed. |
| ☐ Licence status, bank guarantee and payment schedule confirmed. |
| ☐ Reservation and contract terms checked before money moves. |
| ☐ Completion timeline, delay terms and handover process understood. |

Area chooser

☐ Marbella for luxury, services and international recognition.

☐ Estepona for walkable coastal living and modern stock.

☐ Benahavis or Sotogrande for golf, privacy and larger-home searches.

☐ Mijas, Fuengirola or Malaga for access, value range and daily convenience.

Questions before reservation

☐ Why this development instead of the other two best alternatives?

☐ What legal or practical issue could change the buying decision?

☐ What is not included in the brochure price?

☐ What happens if completion timing changes?

Next step: Send your brief and get a buyer-side shortlist matched to budget, timeline and lifestyle.

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