

HOW IS THE MARKET?

May 2022

Who bought real estate in 2021 in Marbella & Benahavis?



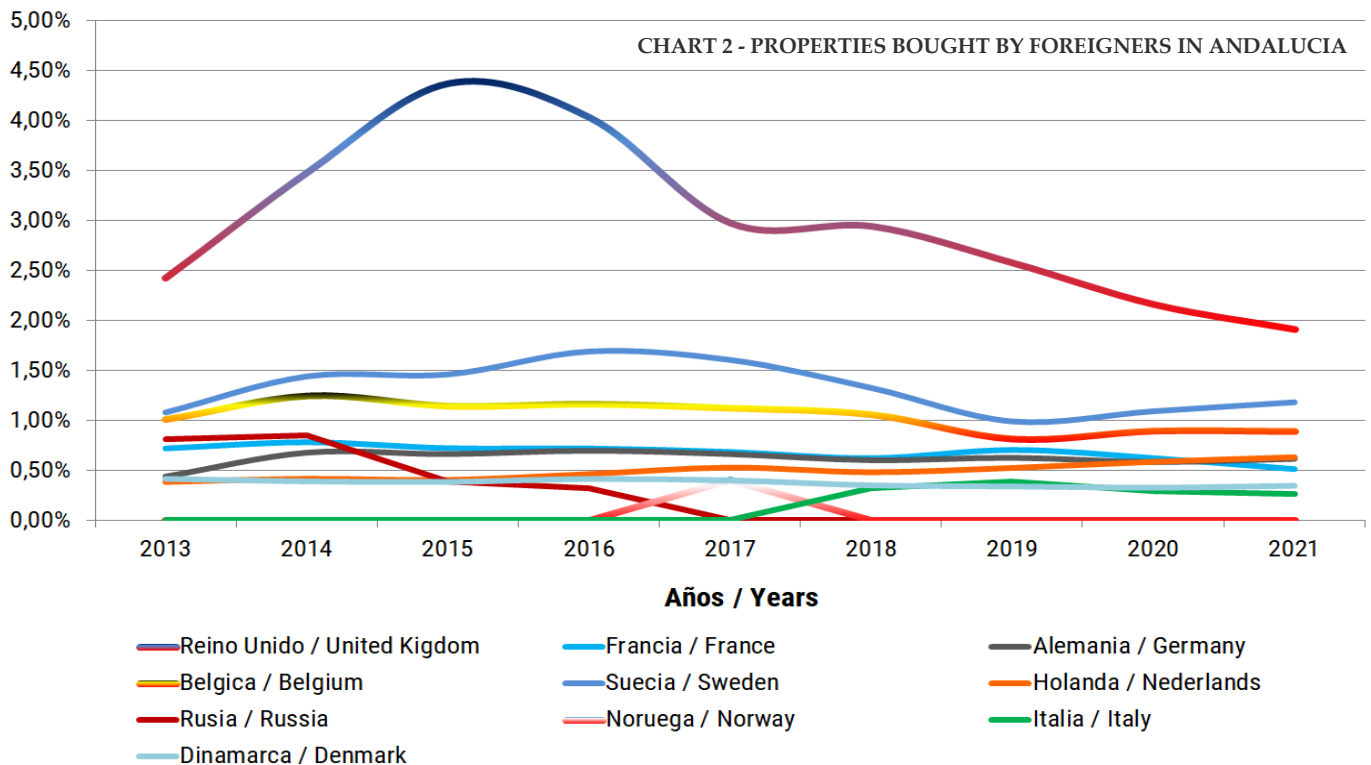
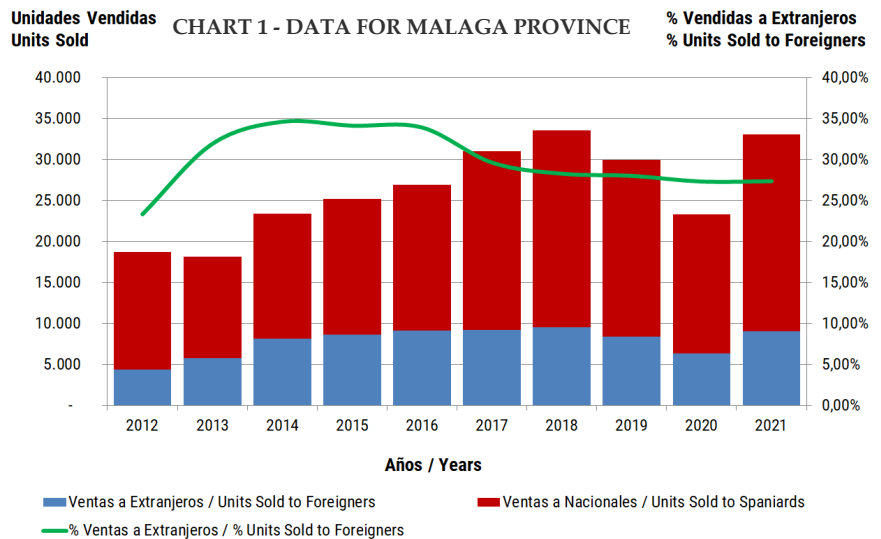
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Although when working on real estate at the Costa del Sol we have a rough idea of the nationalities that are buying more properties, it is always interesting to see what the actual numbers show based on the data published by the Association of Land Registrars.

As shown on chart 1, the percentage of foreigners buying on the Costa del Sol has practically not changed since 2018. The number of sales is much higher than the one of 2020 but similar to the numbers closed between 2016 and 2018.

Regarding the nationalities and chart 2, it can be seen that the British are still the nationality that buys more properties in Andalusia but with a clear decline after the Brexit vote in 2016. Second and third on that ranking appear Swedish and Belgium buyers. To be noted is also the decline of the sales to French and to Russians who have almost a neglectable percentage coming from a fourth place in 2013. Although it is not on the chart, the percentages for the province of Malaga follow the same pattern with British, Swedish and Belgiums as the nationalities buying more in the area.



Source: Registradores, Ministerio de Fomento

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What is an urban infraction certificate and why is it requested in home purchases?

Before going into what a Certificate of no urban infraction is, it is necessary to explain that an urban infraction is, in general, a violation, fault or non-compliance with the regulations established by urban planning. There are many particularities about these infractions which are also classified according to their seriousness and, in some cases, can lead to the demolition of what has been built illegally. In Marbella, where most of the main infractions come from the time of the GIL corruption, the most common are excess of edificability, construction on plots not classified for residential use, and not respecting the public domains, among others.

But without going into more details of what an urban infraction is, what is the Certificate of no urban infraction?

Actually it is a certificate in which the City Council certifies that a certain property does not have an open file of discipline, or infraction, for urban planning. This does not mean that the property complies with the town-planning legality but that the corresponding Town Hall has not initiated any file of urban planning discipline against it.

If it does not guarantee the legality of the property, why is this certificate of no urban infraction requested in the purchase and sale of real estate?

In practice it is requested as verification that the property to be bought does not have a disciplinary file already opened and to avoid surprises after the purchase. Although this document is not obligatory for the purchase nor is it required by the Notaries at the time of signing the deed of sale, it is an additional guarantee that the property is free of problems.

** Given that each case is different and being this text just a simple touch on the issue, we recommend consulting your lawyer regarding the contents of this article.



Montemayor, Benahavis

4 Bed, 3 Bath, 397 Sqm built and sea views
890.000€



Puerto del Almendro, Benahavis

2 Bed, 2 Bath, 116 Sqm built and sea views
249.000€

Owner's Review



"Whether you're interested in buying or selling in Marbella, these are the people who can help you best. We've bought and sold properties since 2009, each time with Alfonso and his team. They are supportive, thorough and professional. You will be 100% satisfied."

May 2022



**Thinking of selling or tired of waiting for a sale?
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