



# Spain Property Purchase Timeline



# Knowing When to Act



If we would've had this timeline from the start, we wouldn't have stressed so much rushing to wire funds, organize same day payments, scrambling to finish eternal renovations and buy furniture because we didn't realize how early those steps should have been done.

Everything felt urgent because we were figuring it out as we went.

This timeline exists because we learned that a stress-free investment process happens through preparation. Knowing what to do before it becomes urgent changes the entire experience including better decisions, and fewer costly mistakes.

# Property Purchase

## TIMELINE

Research Stage	Post-Purchase
1. Learn how to spot the right properties 2 weeks	15. Renovate 3-4 weeks
2. Get a NIE 2 weeks	16. Furnish and decorate 1 week
3. Open a Spanish bank account. 2-4 weeks	17. Take photos and videos of finished property 1 day
4. Visit at least 30 properties 3-4 weeks	18. Hand in key to agent to rent 1 day
5. Wire an initial deposit in your bank account 1 week	19. Decide about property management. 1 day
	20. (Optional) Interview and choose tenant 1 week
<b>Closing your property</b>	21. (Optional) Process tenant insurance 3 days
5. Reserve the property 1 day	22. Sign contract and get deposit! 1 day
6. Get clarity on what renovations you're going to make. Take measurements 1 week	
6. Get >4 reformista quotes 1 week	
7. Sign <i>arras</i> 1 day	
8. Wire the rest of the money to Spain 1 week	
9. Find out how buyer would prefer to get paid 1 day	
10. Go to bank and organize payment for the day of 1 day	
11. Buy home insurance 1 day	
12. Start buying furniture, electrodomesticos, decoration and basics for reformista. (delivery can take up to 3 weeks on many things) 1 week	
13. Go to notary, sign and pay 1 day	
14. Pay ITP 1 day	
	<b>START COLLECTING RENT!</b>



If you're ready to invest and are looking for *personalized* guidance based on your **goals, budget, and target returns**, our one-on-one consulting session will help you avoid costly mistakes and move forward with confidence.

We'll walk you through real deals, numbers, and decisions using the same process we use for our own investments in Spain.

See you on the side!

Jade & Gustavo