



LPB SOLICITORS

# THE 2026 COSTA BLANCA PROPERTY & LEGAL GUIDE

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**Exclusive Property Portfolio &  
Legal Roadmap: Costa Blanca  
2026**



[WWW.LPBSOLICITORS.COM](http://WWW.LPBSOLICITORS.COM)



**LPB Solicitors is an advisory firm specialised in assisting foreign clients relocating to Spain; mainly from UK, US & UAE.**

**After many years working in the sector, we have helped international buyers and families successfully move, invest and establish themselves across Spain.**

**Through our network of trusted developers, agencies and business partners, we have access to a wide range of selected properties suited to different budgets and lifestyles.**

**Our role goes far beyond introducing properties. We manage the full legal side of the transaction, including document checks, due diligence, negotiation support and completion of the purchase, ensuring every client buys with maximum security and peace of mind.**

**We have successfully assisted clients with investments from €200,000 to multi-million euro acquisitions, including transactions of up to €9 million.**



The first step is to carry out full legal due diligence. This includes checking ownership, charges, debts, planning permissions, licences, community fees and any legal risks, ensuring the property can be purchased safely.

Once everything is verified, the first document usually signed is the Reservation Agreement. This is the initial offer made by the buyer, where purchase price, completion timeline and main conditions can be negotiated. If accepted, the seller signs. If not, the seller may respond with amended terms until both parties reach an agreement.

The second stage is the Arras Contract; a binding private purchase contract used widely in Spain. At this point, the main legal clauses of the transaction are fixed and a deposit is normally paid, commonly around 10%, although this amount can be negotiated depending on the case. If the buyer withdraws without legal cause or fails to complete on time, the deposit may be lost. If the seller withdraws, they are generally required to return double the amount received.



At this stage, foreign buyers must also obtain their NIE number, the Spanish tax identification number required to purchase property and pay taxes. It does not grant residency, but it is essential for the transaction.

The next phase includes preparation of funds, source of funds compliance, bank transfers, final document checks and coordination with all parties involved.

The final step is completion before a Spanish Notary, where the title deed is signed and ownership transfers officially.

After completion, the property is registered, taxes are paid, and utilities such as electricity and water are transferred into the new owner's name.





## FINESTRAT

Exclusive Villa in a Prime Location

3,500,000€



5 bedrooms



6 bathrooms



Private swimming pool



Terrace / garden



Parking and storage room





## FINESTRAT

Exclusive Villa in a Prime Location

2,900,000€



4 bedrooms



3 bathrooms



Private swimming pool



Terrace / garden



Parking and storage room





## FINESTRAT

Exclusive Villa in a Prime Location

2,600,000€



5 bedrooms



4 bathrooms



Private swimming pool



Terrace / garden



Parking and storage room





## FINESTRAT

Exclusive Villa in a Prime Location

2,500,000€



4 bedrooms



5 bathrooms



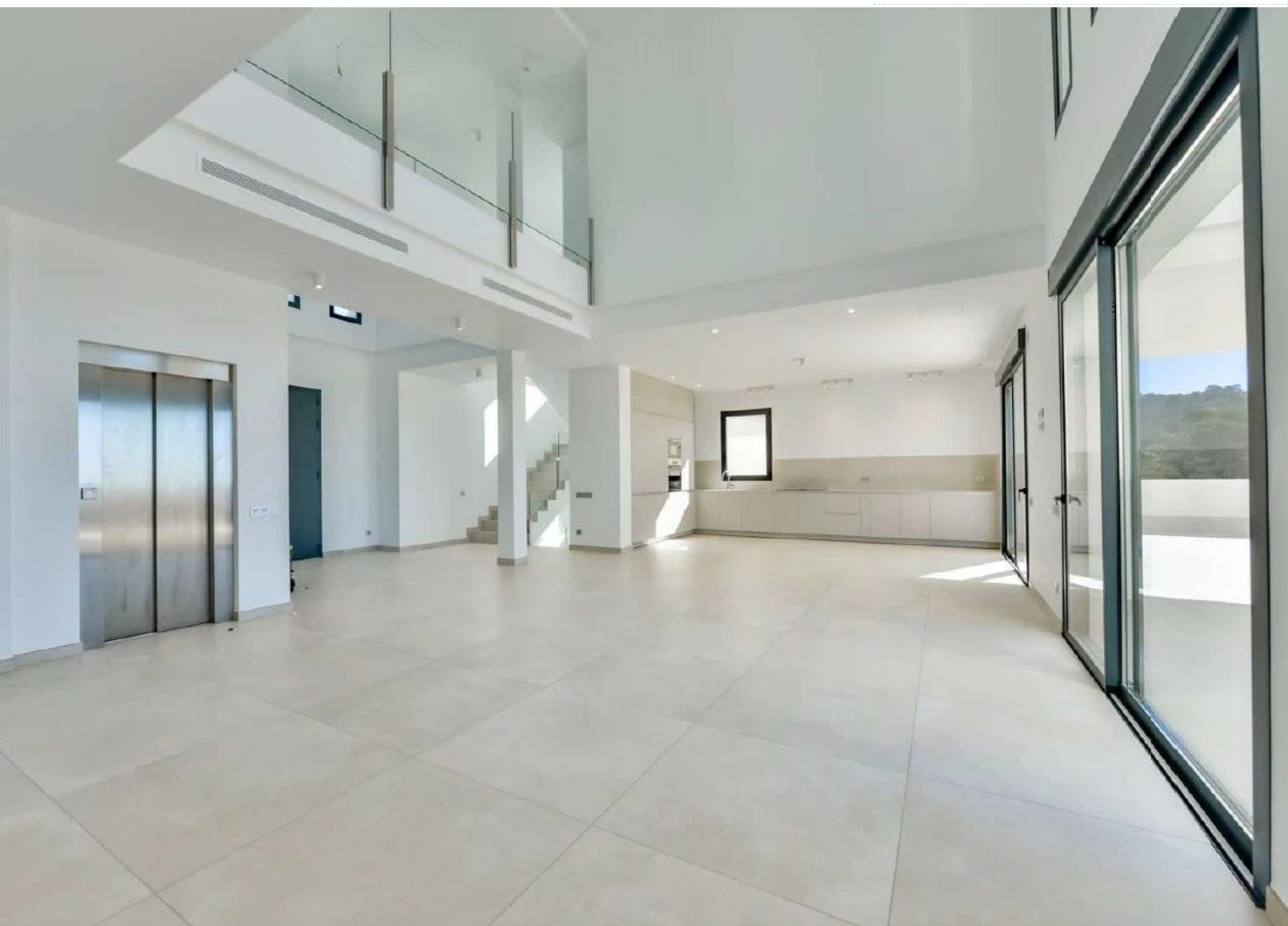
Private swimming pool



Terrace / garden



Parking and storage room





## FINESTRAT

Exclusive Villa in a Prime Location

1,900,000€



7 bedrooms



7 bathrooms



Private swimming pool



Terrace / garden



Parking and storage room





## FINESTRAT

Exclusive Villa in a Prime Location

1,800,000€



4 bedrooms



3 bathrooms



Private swimming pool



Terrace / garden



Parking and storage room





## PILAR DE LA HORADADA

Newly Built Luxury Villa in a Prime Golf Community

574,000€



3 bedrooms



2 bathrooms



Private swimming pool



Terrace / garden



Parking





## REUS, TARRAGONA

Exclusive Fully Renovated Home with a 1,000 m<sup>2</sup> Private  
Outdoor Oasis

469,000€



2 bedrooms



2 bathrooms



Private swimming pool



Terrace / garden





## ALICANTE

Last 3 villas units available in a modern neighbourhood apartments

430,000€- 470,000€



3 bedrooms



2 bathrooms



Swimming pool



Solarium / garden





## PILAR DE LA HORADADA

Newly Built Bungalow on a Prime Main Avenue

369,000€



2 bedrooms



2 bathrooms



Private swimming pool



Terrace / garden



Parking





## SAN MIGUEL DE LAS SALINAS, ALICANTE

Last units available in a modern complex of 150 apartments

209,900€ – 429,900€



2 and 3 bedrooms



bathrooms



Swimming pool



terrace



Parking and storage room





## SAN MIGUEL DE LAS SALINAS, ALICANTE

Modern bungalows in a 110 complex

199,900€- 274,900€



2 and 3 bedrooms



2 bathrooms



Swimming pool



Terrace / garden



Parking and storage room





## SAN MIGUEL DE LAS SALINAS, ALICANTE

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Last 2 units in a 42 complex

190,000 – 250,000€



2 and 3 bedrooms



2 bathrooms



Swimming pool



Terrace / garden



Parking and storage room

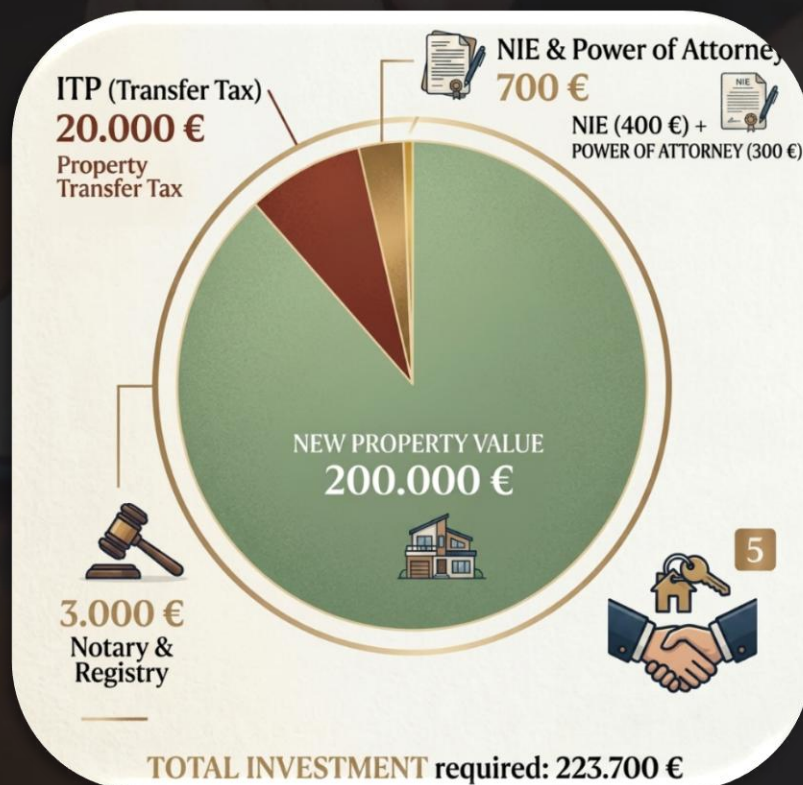


When buying property in Spain, it is important to consider more than the purchase price. Additional acquisition costs usually range between 10% and 13%, depending on the region and whether the property is new build or resale.

For new build properties, VAT is 10%. For resale properties, Transfer Tax (ITP) applies, with rates varying by autonomous region, between 5% and 10%. Stamp Duty (AJD), where applicable, varies by region and is commonly around 1%–1.5%.

As a general rule, the buyer usually pays Notary costs in Spain. Notary and Land Registry fees together are often around €3,000, depending on the property value and transaction.

Buyers should also consider related costs such as obtaining an NIE number, granting Power of Attorney for representation, legal assistance and other purchase-related services.



## DID NOT FIND YOUR DREAM HOME HERE?

If none of the properties in this guide are the right fit, we can advise you on the most suitable areas based on your lifestyle, preferences and long-term goals. Then search the wider market on your behalf, including private and off-market opportunities not always publicly advertised.

Through our network of trusted local partners, developers and independent search contacts, we can source properties that match exactly what you are looking for while confirming that the key documentation is in order.

We also organise efficient property viewings and, if preferred, can attend visits on your behalf to save you time and help you move faster.

Before any purchase, our legal team carries out full validation and due diligence so you can proceed with clarity, efficiency and complete confidence.

# FREQUENTLY ASKED QUESTIONS

**CAN I BUY REMOTELY?**

**Yes, using Power of Attorney and full legal representation.**

**HOW LONG DOES IT TAKE?**

**Usually between two and four months, case dependent timelines**

**CAN I GET A MORTGAGE?**

**Yes, subject to lender approval and income profile.**

**DO I NEED A NIE NUMBER?**

**Yes, required for taxes and property purchase completion.**

**CAN I BUY WITH A COMPANY?**

**Yes, depending on structure, tax and ownership goals**

**HOW DO I KNOW IS SAFE?**

**We complete full legal due diligence before purchase.**

**NO SPANISH?**

**We manage everything for you fully in English.**

**DO YOU ATTEND VIEWINGS?**

**Yes, we can attend and report back professionally**



# ANY QUESTIONS? NEED MORE INFORMATION?



Our team is here to make your property purchase in Spain simple and secure. We will:



**Initial consultation**  
Online or in person, to guide you.



**Right property search**  
Matched to your budget and goals.



**Full support**  
Guidance through every step.

Book a consultation with us

**HERE!**



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