

BUYING PROPERTY IN CÓRDOBA

COMMUNICATION CHECKLIST

Clear communication. Fewer surprises. A smoother purchase.



1. BEFORE YOU START

- ☐ Define your maximum budget (including taxes and fees)
- ☐ List your "must-have" property features
- ☐ Decide which areas of Córdoba interest you
- ☐ Arrange your NIE number
- ☐ Appoint an independent English-speaking lawyer
- ☐ Prepare your questions before contacting estate agents



2. WHEN CONTACTING ESTATE AGENTS

- ☐ Request the full property address
- ☐ Confirm the asking price
- ☐ Ask if the property is still available
- ☐ Request the latest photographs and a floor plan
- ☐ Confirm the property size and what areas are included
- ☐ Ask if furniture is included
- ☐ Request estimated annual running costs
- ☐ Ask whether there are Community Fees
- ☐ Confirm if any major repairs are planned



3. DURING THE VIEWING

- ☐ Take photographs (with permission)
- ☐ Record short videos
- ☐ Check natural light and ventilation
- ☐ Listen for traffic or neighbour noise
- ☐ Test doors, windows and shutters
- ☐ Check water pressure
- ☐ Look for damp, cracks or other issues
- ☐ Inspect communal areas (where applicable)
- ☐ Ask about recent renovations or improvements
- ☐ Ask why the owners are selling



4. ASK THESE IMPORTANT QUESTIONS

- ☐ Is the property legally registered?
- ☐ Have any extensions or alterations been approved?
- ☐ Are there any debts or charges on the property?
- ☐ Is the IBI (property tax) up to date?
- ☐ Are Community Fees fully paid?
- ☐ Are there any planned community assessments (derramas)?
- ☐ Is holiday letting permitted?
- ☐ Is the property connected to mains water and electricity?
- ☐ Has the asking price been reduced? If so, when?
- ☐ How long has the property been on the market?



5. BEFORE MAKING AN OFFER

- ☐ Decide your maximum offer
- ☐ Include any conditions in writing (legal checks, mortgage, etc.)
- ☐ Confirm what is included in the sale (furniture, appliances, etc.)
- ☐ Ask your lawyer to review the reservation agreement
- ☐ Never pay a deposit before receiving legal advice



6. WORKING WITH YOUR LAWYER

- ☐ Provide copies of all property information
- ☐ Ask for a Land Registry (Nota Simple) check
- ☐ Request planning, legal and urban status checks
- ☐ Confirm ownership and that the seller can legally sell
- ☐ Check for mortgages, legal charges and community arrears
- ☐ Review the purchase contract carefully
- ☐ Ask for a full breakdown of all buying costs

KEY QUESTIONS TO ASK

- ? Is the property legally registered as described?
- ? Have any extensions or alterations been approved and registered?
- ? Are there any debts, charges or mortgages on the property?
- ? Is the IBI (property tax) up to date?
- ? Are Community Fees fully paid and up to date?
- ? Are there any planned community assessments or special charges (derramas)?
- ? Is holiday letting permitted in this community / area?
- ? Is the property connected to mains water, electricity and drainage?
- ? Are there any known issues with the building, roof, structure or facilities?
- ? What is included in the sale (furniture, appliances, parking, storage, etc.)?
- ? Why are the owners selling?
- ? Has the asking price been reduced? If so, when?
- ? How long has the property been on the market?
- ? When is the earliest completion date?
- ? Will the property be vacant on completion?



ALWAYS ASK IF YOU'RE UNSURE

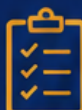
A simple question today could prevent an expensive misunderstanding tomorrow.



Continued overleaf →



Clear communication is the key to a successful property purchase in Córdoba.



Stay informed.
Stay organised.
Buy with confidence.



www.property-bridge.com



info@property-bridge.com



+34 661 097 550