

A guide to Purchasing Costs, Running Costs & Community Charges



The example set out below is an approximate guide in Euros to the costs of purchasing and running a 2-bedroom apartment with a communal pool

Purchase and Furnishing Costs

Purchase Price (P.P.)	€250,000
IVA: 10% (Spanish VAT)	€25,000
Legal Costs	€7,500
Town Hall Tax (Plus Valia)	€200
Water Rights of Connection & Meter	€600
Electricity Supply Contract & Meter	€500
Purchase Costs	€283,800
Furnishings (Basic Rental Package)	€15,000
Purchase including furnishings	€298,800



Annual Running Costs

Desert Springs (example)

Community Fees	€1,200
Property Management Fees	€261
Electricity	€550
Water & Sewage (30m ³ standing charge)	€350
Rubbish Collection	€150
Urban Rates	€300
Insurance, Property & Contents (20,000)	€400
Annual Wealth Tax (25% of 2% of P.P.)	€1,250
Total (per annum)	€4,461



Community Fees (included above)

This amount is calculated from the overall running costs of the community i.e. Swimming Pool, exterior maintenance, cleaning of communal areas, electricity used in communal areas, community insurance. There is also a reserve fund set up out of these fees for external decoration, replacement of equipment for the pool, as well as a reserve for long term major repairs.

