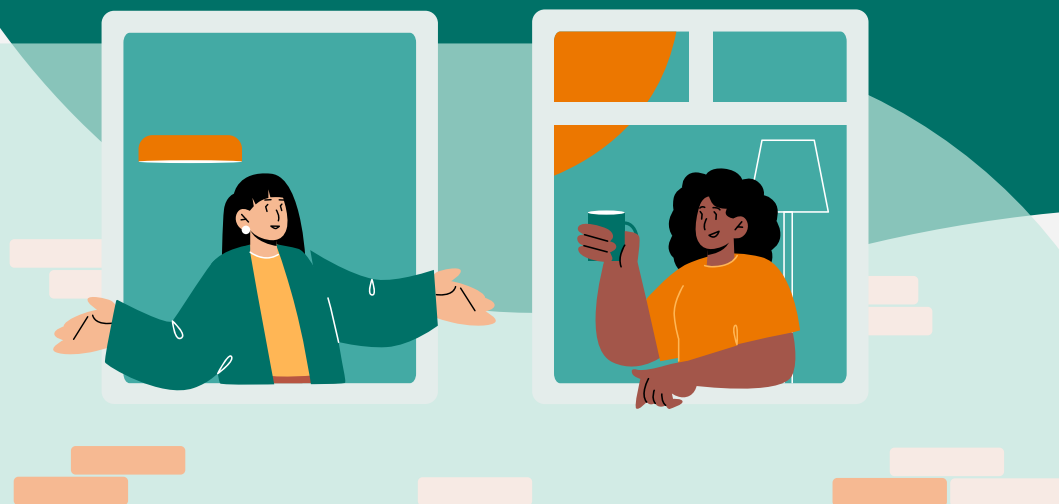


PRACTICAL ADVICE TO FIND A HOME IN SPAIN





Finding the right house for you in Spain will depend on a lot of things: do you want to live by the coast or in a city? Are you a student or young person with limited finances? Are you looking for a family home with a garden?

This guide gives some helpful tips on finding the right home for you.

Thinking about moving to a big city in Spain?

If you are looking to live in a city, it might be best to look for a flat or apartment, since housing can be really expensive here (especially in the biggest cities like Madrid and Barcelona).

01.

If you are looking for a house with a garden (e.g. a chalet), it'll be easier to find this on the outskirts of the city rather than in the center.



02.

Are you a student or young person? The most popular option is to rent a shared apartment or piso compartido.

03.

Not only does this save you money, since you share the cost of bills, and amenities like the kitchen, but it's also really sociable and a great way to meet like-minded people from all kinds of places.

Looking to live by the coast?

If you are moving to a **coastal region** of Spain (Costa Levante, Andalucia, the Balearic Islands or Canary Islands) you might opt for a villa or chalet.



One of the **advantages** of living in an area with a high expat population is that it means you are surrounded by more people who speak your language, and it's also easier to find products (such as foods in the supermarket or newspapers) from your country of origin.

Deposits and agency fees

Spanish landlords often ask you to pay a deposit equating to one or two months' rent before moving into a property. This money is returned at the end of your contract, if everything is okay.

Thinking of buying/renting through an agency?



Remember that they will probably charge agency fees that equate to a month's rent (and you do not get this money back).



However, in the case of buying a property, it is the seller who pays these fees and not the buyer.



Here is a list of translated terms that you might find useful when renting or buying housing in Spain:

Gastos de agencia	agency fees	Hipoteca	mortgage (In Spain, banks finance up to a maximum of 80% of appraisal value and the other 20% is considered deposit which is money that the user must contribute and that they should have saved).
Arrendador	landlord		
Contrato alquiler	contract	IVA	VAT
Inquilino/a	tenant	Desperfectos	damages
Alquiler	to rent	Piso compartido	shared flat
Ivima	Madrid Housing Institute (Only applies to Madrid)	Chalet	villa
Casero	landlord	Adosado	terraced house
Fianza	deposit (in case of buying a property, referring to the money that you must pay at the start)	Ático	attic flat/penthouse apartment
Gastos comunidad	community expenses	Bajo (con jardín)	ground floor flat (with a garden)
Portero	porter	Zonas comunes	communal areas
Trasteros	storerooms/cellars	Comunidad	community

Useful links

Here are the links to some useful websites where you can find houses and apartments to rent or buy in Spain:



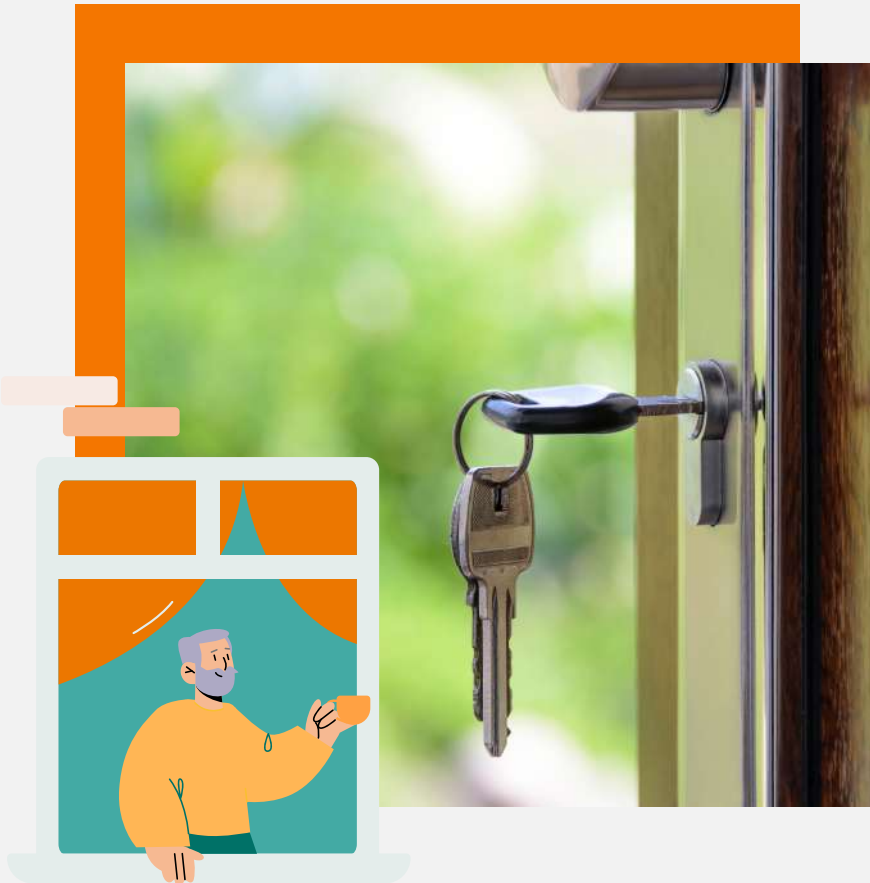
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