

Working with *my place in the sun*

Unlock the Secrets of Spain's Property Market with Confidence

Spain continues to rank among Europe's most sought-after destinations for international property buyers, drawing interest from coastal villas to modern apartments and rural retreats in the countryside. With a dynamic market shaped by regional diversity, legal nuances, and evolving regulations, navigating property purchases here requires more than just a dream location—it demands clarity, insight, and independent guidance. One of the most critical advantages buyers can have is *independent representation*—a service model that puts your interests first, free from developer ties or agency conflicts.



This means working with people who act in your best interest, helping you assess true market value, helping you to identify hidden risks, and negotiate —no pressure, no hidden agendas. Whether you're investing for lifestyle, retirement, or long-term returns, engaging *my place in the sun* sets the foundation for a secure and successful purchase.

Why an Independent Consultant Is Your Smartest Move in Spain's Property Market

Buying property in Spain can feel overwhelming, especially with language barriers, regional regulations, and complex legal processes. That's where an independent consultant becomes invaluable. Unlike tied agents or estate agents representing developers, *my place in the sun* works solely for *you*—the buyer—ensuring your interests come first at every stage.

One of the biggest advantages is unbiased guidance. Independent consultants aren't incentivised to push specific listings or developments. Instead, we focus on finding properties that match your lifestyle, budget, and long-term goals—whether you're looking for an apartment, villa, or finca (farmhouse)

Because we operate independently, we can offer flexible service models—adapting to remote buyers, if required virtual viewings, and post-purchase support. You get personalised support without the conflicts of interest. If you're serious about buying in Spain, partnering with *my place in the sun* isn't just smart—it's strategic.

Services for Your Dream Property

Needs Analysis & Lifestyle Profiling

The process begins with a deep understanding of your specific requirements. Beyond the property itself, the focus is on your **lifestyle and budget**, factoring in essential community elements like proximity to schools, sporting facilities, and local shops to ensure the location is a great match.

Financial Transparency & Forecasting

To avoid any "post-commitment shock, we will advise you of the costs you can anticipate incurring. This includes both the **initial purchase expenses** and recurring long-term commitments such as city taxes and community charges, ensuring you are informed before making a commitment.

Market Sourcing & Shortlisting

Leveraging our extensive knowledge of the Costa del Sol market, a "long list" of potential properties is curated. You then review this list and provide feedback to create a refined shortlist of preferred homes that align with your specific criteria.

Guided Viewings & Validation

Each shortlisted property undergoes a final verification against your needs. For viewings, you are picked up at your hotel and provided with **escorted in-person tours**—including a look at the surrounding neighbourhood. **We advise all our clients to visit in person**, where this is not possible we can provide "live feed" video tours if you cannot visit the coast in person.

Negotiation & Professional Services

Once a preferred property is chosen, with our help, the focus shifts to securing the **best possible price** through professional negotiation. We can also connect you with a trusted network of multilingual lawyers and mortgage lenders to handle the legal and financial requirements.

Aftercare, Management & Fees

- Your Dream Property, offering everything from furniture packages to property maintenance (gardening, pool care, and key holding) **my place in the sun** works strictly in your interest, and the *my place in the sun* service fee is a flat **£500 / €575**, payable only upon the successful completion of your purchase or in the case of an 'off plan' purchase on Contrato Privado de Compraventa (PPC).