



MARBELLA  PROPIEDADES

# BUYING PROPERTY IN MARBELLA

COMPLETE GUIDE FOR  
INTERNATIONAL BUYERS (2026)

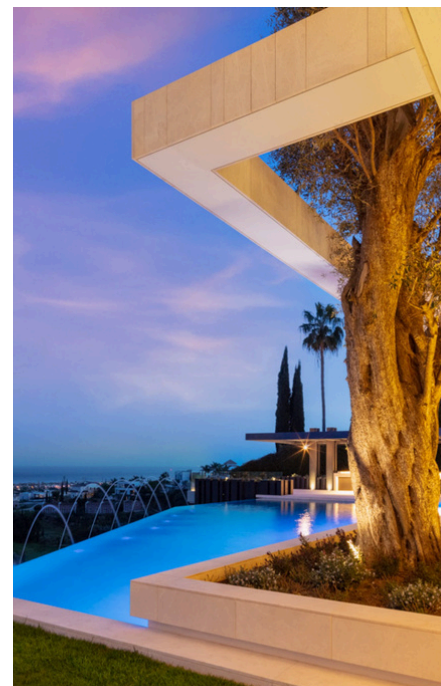
MARBELLA  
PROPIEDADES



MARBELLA  
PROPIEDADES

# CONTENTS

- 1 Welcome
- 2 Why Buy in Marbella
- 3 Best Areas to Invest
- 4 Buying Process Step by Step
- 5 Costs and Taxes
- 6 Investment Returns
- 7 Golden Visa Update & Others
- 8 Why Work with a Local Advisor
- 9 Can you buy a property in Spain from abroad?
- 10 An excellent decision





MARBELLA  
PROPIEDADES

# WELCOME

It is a pleasure to welcome you to this guide on buying property in Marbella.

Within these pages, you will find not only information, but also real experience, dedication, and a very personal approach to understanding this market. Marbella is not just a destination – it is a lifestyle, an investment in quality of life, and often a decision that marks a new chapter.

Over the years, I have had the privilege of assisting international clients through this process, and I understand that every purchase is unique. That is why my goal with this guide is to help you navigate each step, anticipate key details, and make confident, well-informed decisions.

I hope this guide becomes the beginning of an exciting journey and an excellent decision.

**Ivonne González Nájera**  
Founder

[www.marbellapropiedades.com](http://www.marbellapropiedades.com)



## 2.-WHY BUY PROPERTY IN MARBELLA?

Marbella has established itself as one of the most attractive real estate markets in Europe. Its combination of Mediterranean climate, luxury lifestyle, legal security, and strong international demand has made it a key destination for both second-home buyers and property investors.

In 2026, the market continues to show strong resilience. Buyers from the UK, France, Nordic countries, the Middle East, and the United States still consider Marbella and the Costa del Sol among the safest and most exclusive places to acquire property.

If you are considering buying a property in Marbella, this guide will help you understand the process, the best areas, and the investment potential.

### **Why Buy Property in Marbella?**

#### **1. Strong International Demand**

Over 85% of luxury property purchases in Marbella are made by international buyers. This creates a dynamic and highly liquid market.

Typical buyer profiles include:

- Second-home buyers
- Real estate investors
- International entrepreneurs
- Families looking to spend part of the year on the Costa del Sol

This diversity brings stability to the market.



MARBELLA  
PROPIEDADES

## 2. Resilient Real Estate Market

Marbella's property market has historically shown strong recovery even during complex economic cycles.

Prime areas maintain high stability due to:

- Limited land availability
- Sustained international demand
- Marbella's global positioning as a luxury destination

In many prime locations, average annual appreciation ranges between 6% and 10%.

## 3. Unique Lifestyle in Europe

Marbella offers a combination that is hard to find elsewhere:

- More than 320 days of sunshine per year
- World-class golf courses
- Exclusive marinas
- Michelin-starred restaurants
- International schools
- High levels of safety and quality of life

Many buyers not only invest but also enjoy the property for part of the year.



## 3.- BEST AREAS TO INVEST



**Not all areas offer the same investment profile or lifestyle. Choosing the right location is the key.**

### **Golden Mile**

One of the most exclusive areas in Europe, located between Marbella town and Puerto Banús.

Key features:

- Close to the beach
- Luxury villas and apartments
- Private gated communities
- High international demand

Approximate prices:

- Luxury apartments: from €900,000
- Villas: €4M – €25M

Ideal for buyers seeking prestige and long-term value preservation.

### **Puente Romano**

One of the most iconic and sought-after beachfront locations in Marbella, situated in the heart of the Golden Mile.

Key features:

- Direct access to the beach
- World-class restaurants and beach clubs
- Luxury apartments and exclusive residences
- Vibrant lifestyle with year-round demand

Approximate prices:

Luxury apartments: from €2M

Premium residences: €3M – €10M+

Ideal for buyers seeking a prime beachfront lifestyle, strong rental demand, and one of the most prestigious addresses in Marbella.



MARBELLA  
PROPIEDADES

## **Sierra Blanca & Cascada de Camoján**

Located above the Golden Mile, these are ultra-prime residential areas.

Features:

- Gated communities
- Private security
- Panoramic sea views
- Large contemporary villas

Prices:

Villas from €5M to over €30M

## **Nueva Andalucía – Golf Valley**

Known as Marbella's Golf Valley, home to some of the most prestigious golf courses.

Advantages:

- Close to Puerto Banús
- Modern villas with golf views
- Strong rental demand
- Excellent liquidity

Prices:

Apartments: €500,000 – €1.5M

Villas: €2M – €10M

It is a very attractive area both for personal use and year-round living, as well as for investment.

## **Marbella East: growth, beaches, and new investment opportunities.**

Marbella East has established itself in recent years as one of the fastest-growing areas within Marbella's real estate market. Located between Marbella town and the border with Mijas Costa, this area combines wide beaches, established residential communities, and new high-quality developments.

Many international buyers are discovering Marbella East as a very attractive alternative to more central areas, especially due to its balance between quality of life, prices, and growth potential.

In addition, the area offers a quieter environment, surrounded by nature and golf courses, without giving up good connections to Marbella town.

### **Los Monteros & Río Real**

Prestigious residential areas close to Marbella center. Los Monteros is a landmark for beachfront villas. With secure locations, 24-hour security.

Features:

- Less than 10 minutes from Marbella
- Private communities
- Luxury villas and spacious apartments
- Access to beach and golf

Prices:

- Apartments: €600,000 – €1.5M
- Villas: €2M – €8M

### **Bahía de Marbella & Las Chapas**

Highly sought-after areas near the beach.

Features:

- Family villas
- Private urbanizations
- Direct access to wide beaches

Prices:

- Apartments: €500,000 – €1.2M
- Villas: €1.5M – €6M

### **Marbesa & Beachside Areas**

Popular for beachfront living and relaxed lifestyle.

Features:

- Villas close to the sea
- Independent plots
- Beach clubs and restaurants

Prices:

- Villas: €1.8M – €5M
- Apartments: €450,000 – €900,000

### **Cabopino and its marina**

Cabopino is one of the most picturesque enclaves in Marbella East. Its small marina and protected dunes create a very attractive natural environment.

The area is experiencing notable growth thanks to new modern developments with sea view



### Advantages of Cabopino:

- marina
- natural beaches
- new luxury developments
- good connection with Marbella and Málaga

### Approximate prices:

- new build apartments: €600,000 – €1,400,000
- penthouses with sea views: €1M – €2.5M

## **Altos de los Monteros and new developments**

Altos de los Monteros is one of the areas with the most recent development. Located in the upper part of Marbella East, it offers panoramic sea views and new contemporary architecture developments.

One of the most well-known projects in this area is the large residential development known as Torre Real, which reflects the growth of this part of Marbella.

### Advantages of the area:

- more competitive prices than Golden Mile
- modern developments
- spectacular Mediterranean views
- strong appreciation potential

### Approximate prices:

- new build apartments: €400,000 – €900,000
- penthouses: €700,000 – €1.8M

## **Estepona East as an emerging area**

### **New Golden Mile**

In recent years, Estepona East has established itself as one of the fastest-growing areas, known as the **New Golden Mile**, and following in the footsteps of its neighbour Marbella, it is rapidly positioning itself among the best areas of the Costa del Sol, with new developments, excellent golf courses, international schools, and just minutes from Puerto Banús.



### Advantages:

- modern new developments
- more competitive prices than Marbella
- proximity to the beach
- strong appreciation potential

### Approximate prices:

- new build apartments: €450,000 – €900,000
- penthouses with sea views: €900,000 – €2M

### **Beyond Marbella**

Although this guide focuses on Marbella, the Costa del Sol offers a wide range of locations suited to different buyer profiles and investment strategies. From vibrant urban and cultural environments such as Málaga city, to ultra-exclusive enclaves like La Zagaleta in Benahavís, considered one of the most luxurious residential areas in Spain. In addition, fast-growing areas such as Mijas Costa or Benalmádena stand out for their strong new development activity and attractive investment potential.

Each location offers a different lifestyle, investment level, and growth outlook. For this reason, properly analyzing all available options across the Costa del Sol can make a significant difference in the success of your investment.

**Choosing the right location is not just a decision, it is the foundation of a great investment.**

## 4.- BUYING PROCESS STEP BY STEP



### Process to buy a property in Marbella

Buying property in Spain is a relatively simple process, but it is important to follow certain steps.

#### 4.1.- Obtaining the NIE: first step to buy property in Marbella

Before buying a property in Spain, foreign buyers must obtain the NIE (Foreigner Identification Number).

This number is a mandatory tax identification required to carry out any legal or economic transaction in Spain, including:

- buying a property
- opening a bank account
- signing contracts
- paying taxes
- setting up utilities

Without this number, it is not possible to formalize the purchase of a property.

#### How to obtain the NIE in Spain

One of the most common ways to obtain the NIE is to apply for it in person during a visit to Spain.

The procedure is usually carried out at:

- Immigration Offices
- National Police Stations

It is normally necessary to book an appointment in advance, which is requested online through the official Spanish administration system.

On the day of the appointment, the applicant must present:

- completed official EX-15 form
- original passport and copy
- proof of the reason for the application (for example, property purchase)
- payment of the corresponding administrative fee

The process is usually relatively quick, and in many cases the NIE number is assigned the same day or within a few days.

## **Applying for the NIE through a legal representative**

For many international buyers who cannot travel to Spain immediately, it is also possible to obtain the NIE through a legal representative or proxy.

This procedure can be carried out:

- in Spain
- at a Spanish Consulate abroad

In this case, it is necessary to grant a specific power of attorney authorizing the representative to apply for the NIE on behalf of the applicant.

Main requirements

Power of attorney

The document must clearly state:

- the name of the applicant
- the name of the representative
- the explicit authorization to apply for the NIE

Required documentation

The representative must submit:

- EX-15 form
- copy of the applicant's passport (original or certified copy)
- identification document of the representative
- proof of the reason for the application

This procedure is widely used by international buyers who are in the process of acquiring a property and wish to advance administrative procedures before traveling to Spain.

## **How long does it take to obtain the NIE?**

The timeframe may vary depending on the city and appointment availability.

In general:

- in-person application in Spain → same day to a few days
- application through consulate → several weeks

For this reason, many buyers begin this process in advance of the purchase.

## **Why is it important to obtain the NIE in advance?**

Although obtaining the NIE is not a complex process, it is an essential step to be able to sign legal documents in Spain.

Having this number in advance facilitates:

- opening a Spanish bank account

- signing reservation contracts
- completing the purchase process without delays

For international buyers planning to acquire property in Marbella, having professional advice from the beginning allows all administrative procedures to be coordinated efficiently.

## **4.2.- Opening a bank account in Spain**

Opening a bank account in Spain is not strictly mandatory to buy a property, but in practice it is highly recommended and almost essential to facilitate the transaction.

In theory, the buyer could transfer funds directly from a foreign bank account to the seller. However, in practice this procedure is very complex and rarely used.

A property purchase in Spain is not considered completed until the seller receives the full purchase price in their bank account. This means that the transfer of funds must be properly executed and confirmed at the time of signing before the notary.

When the money comes from an international transfer, significant delays may occur due to banking controls and verification of the origin of funds.

### **Controls on the origin of funds**

In international real estate transactions, financial institutions must verify that the funds used for the purchase come from lawful sources.

Therefore, banks usually request documentation to justify the origin of the money, such as:

- professional income
- sale of assets
- dividends or investments
- accumulated savings

This process is part of international anti-money laundering regulations.

When funds are transferred directly from abroad at the time of signing, these checks can cause significant delays.

In some cases, banks may take several days to release the funds, creating uncertainty for the parties involved.

## **Why transferring directly from abroad is problematic?**

If the money does not reach the seller's account at the time of signing, the transaction cannot be considered completed.

This can create situations of tension or distrust between buyer and seller, as neither party controls the speed of international fund transfers.

For this reason, in practice, most real estate transactions in Spain are carried out using Spanish bank accounts.

Opening a bank account through a legal representative

For international buyers who are not yet in Spain, it is also possible to open a bank account through a legal representative.

This representative can be:

- a lawyer
- a tax advisor
- an authorized proxy

A power of attorney is usually required to allow the representative to carry out the process on behalf of the buyer.

## **Transferring funds in advance**

Another common practice is to transfer funds in advance to the Spanish bank account of the buyer or their legal representative, usually the lawyer managing the transaction.

This allows:

- proper verification of the origin of funds
- avoiding delays on the day of signing
- ensuring funds are available at the time of completion

The lawyer or representative can then coordinate payment to the seller securely.

## **The safest option for all parties**

Although not legally required, opening a bank account in Spain remains the safest and most recommended option for international buyers.

This facilitates:

- fast transfers within the Spanish banking system
- payment of taxes associated with the purchase
- setting up utilities and community payments
- greater security for both buyer and seller

For this reason, most international buyers acquiring property in Marbella choose to open a Spanish bank account at the beginning of the process.

### 4.3 Reservation contract

Once the buyer has selected the property they wish to acquire, the next step is usually signing a reservation contract.

This document aims to temporarily remove the property from the market, preventing the seller from continuing negotiations with other potential buyers while the necessary legal checks are carried out.

The reservation is formalized through the payment of an initial amount, which is usually between €6,000 and €20,000, depending on the value of the property.

#### **Custody of the reservation amount**

The amount paid as a reservation is not usually given directly to the seller at this initial stage.

Normally, the reservation is handled through the real estate agency managing the transaction or the lawyer representing the seller.

These professionals are responsible for holding the deposit while the necessary checks are carried out before proceeding with the purchase.

This process provides greater security for both parties.

#### **Legal checks or “due diligence”**

After signing the reservation contract, the buyer’s lawyer begins the due diligence process, that is, the full legal verification of the property.

During this phase, important aspects are reviewed such as:

- ownership of the property
- registry status
- possible charges or mortgages
- urban planning compliance
- community of owners situation
- tax and utility payments

These checks are essential to ensure that the property can be transferred without legal issues.

#### **Approval by the buyer’s lawyer**

Once the legal review is completed, the lawyer representing the buyer must give approval to proceed.

If everything is correct, the process continues with the signing of the private purchase contract, where a larger percentage of the property price is usually paid.

If any relevant legal issue is detected during the review phase, the reservation contract usually includes mechanisms to resolve the transaction or renegotiate the terms.

### **Importance of this phase in the purchase**

The reservation phase is one of the key moments in buying a property in Marbella.

It allows:

- securing the property while legal checks are carried out
- protecting the buyer's interests
- ensuring the transaction is conducted transparently

For this reason, having the advice of experienced professionals during this phase is essential to ensure a safe transaction without unexpected issues.

### **4.4 Signing private purchase contract: the deposit contract (arras penitenciales)**

Once the legal verification phase of the property has been completed and after receiving approval from the buyer's lawyer, the next step in the process is signing the private purchase contract, commonly known in Spain as the "arras penitenciales" contract.

This contract represents a formal commitment between buyer and seller, whereby both parties agree to complete the purchase under the agreed conditions.

At this stage, the property documentation has already been thoroughly reviewed and the buyer's lawyer confirms that the property is in an appropriate legal, registry, and tax situation for transfer.

### **Payment one part of the price**

At the time of signing the deposit contract, the buyer usually pays a significant part of the purchase price.

In most real estate transactions in Spain, this amount is typically around 10% of the purchase price, although the exact percentage may vary depending on what has been agreed between the parties.

This amount is later deducted from the final price paid on the day of signing before the notary.



### **What is established in the deposit contract?**

The deposit contract sets out in detail all the conditions of the purchase that will later be formalized in the public deed before a notary.

Among the aspects usually included are:

- the total purchase price
- the amounts paid up to that point
- the method of payment of the remaining amount
  - possible applicable tax retentions (for example, in the case of non-resident sellers)
- whether furniture is included in the sale
- specific agreements between buyer and seller
- distribution of costs and taxes
- and especially, the agreed date for signing the public deed before the notary

This contract therefore establishes the full legal framework of the transaction prior to its final formalization.

### **Regulation under Spanish Civil Code**

The “arras penitenciales” contract is regulated under the Spanish Civil Code and is a widely used legal figure in real estate transactions.

Its main characteristic is that it establishes a clear financial penalty in case of breach by either party.

### **What happens in case of breach?**

If the buyer decides not to proceed after signing the contract, they will lose all amounts paid up to that point.

On the other hand, if the seller decides not to proceed with the sale, they must return double the amount received to the buyer.

This mechanism protects both parties and ensures the seriousness of the commitment.

### **A decisive step before completion**

The signing of the deposit contract is one of the most important moments in the process of buying a property in Marbella.

From this point onwards, the transaction is practically closed and both parties prepare for signing the public deed before the notary, which is the final act that officially transfers ownership to the buyer.

## 4.5 Signing of the public deed before a notary & last purchase payment

The signing of the public deed before a notary is the moment when all agreements reached during the purchase process are formalized.

It is also the day when, legally, the property is transferred to the buyer, who becomes the new owner.

During this act, the transaction is formalized through the signing of the public deed by both buyer and seller, usually in the presence of:

- the notary
- the lawyers of the parties (if applicable)
- the real estate agency involved in the transaction

The notary's role is to provide public certification of the transaction, verify the identity of the parties, review documentation, and ensure the purchase complies with current legal regulations.

### **Payment by Transfer of funds on the day of signing**

At the time of signing before the notary, the final payment of the property is made, deducting the amounts previously paid as reservation and deposit.

One of the most common payment methods in Spain is via OMF bank transfer (Order for Movement of Funds).

This type of transfer is processed through the Bank of Spain, allowing immediate transfer of funds between Spanish banks.

These transfers are usually prepared and approved in advance, guaranteeing the seller that payment will be completed at the moment of signing.

They are usually made from:

- the buyer's Spanish bank account
- or the Spanish account of their legal representative, usually the lawyer

This system ensures security and speed during completion.

### **Payment by bank cheque**

Another common payment method is a bank cheque.

This is not an ordinary cheque, but one issued directly by the bank.

Like OMF transfers, the funds are already secured before issuance, guaranteeing payment at the moment of delivery.

During the signing of the deed, the buyer gives the bank check to the seller as payment for the remaining amount of the sale.

## Handover of keys and completion

Once the deed is signed and the final payment is made, the transaction is completed.

At this point, the keys are usually handed over to the buyer, who takes full possession of the property.

The deed is then sent to the Land Registry for registration, process that guarantees the legal protection of the new owner against third parties.

## 4.6 Land Registry

To fully complete the transaction, the signed public deed must be submitted to the corresponding Land Registry as soon as possible.

On the day of completion, the notary notifies the Land Registry, which records a preliminary entry indicating the property has been sold. This protects the buyer's ownership rights during the registration process.

Timeframe and formalization

- The Land Registry has up to 60 days to complete the registration
  - During this time, the lawyer or administrative agent must submit the original deed
  - Once processed, the registry officially records the ownership



## 5.- COSTS AND TAXES

### Taxes and associated costs

Before registration is completed, the buyer must pay the Property Transfer Tax (ITP).

- Only after payment and submission is the process considered completed
- Once registered, the buyer becomes the full legal owner

This step guarantees full legal security. Registration in the Registro de la Propiedad is what legally consolidates the purchase, protecting the buyer

### Costs and taxes when buying property in Marbella

In addition to the property price, buyers should consider additional costs, generally between 9% and 13% depending on the transaction.

Main costs:

#### 1- Property Transfer Tax (ITP)

- 7% for resale properties in Andalusia

#### 2- VAT

- 10% for new build properties

#### 3- Stamp Duty (AJD)

- Between 0.3% and 1.2%

#### 4- Other costs

- Land Registry, legal fees, bank cheques, administrative costs

#### 5- Legal advisor

- Typically from 1% of the property value
- Each lawyer sets their own fees, which may vary depending on the area, the value of the transaction, and the client's needs.
- In Marbella, the most common fee starts at 1% of the transaction value.

It is always recommended to hire a lawyer specializing in real estate and/or urban planning law, especially for purchases of primary residences, second homes, or corporate investments, ensuring security and legal compliance.

It is highly recommended to hire a specialized real estate lawyer.

**Note: For assets above €3M, it is important to consider the Temporary Solidarity Tax on Large Fortunes (ITSGF).**

**Having a specialized legal advisor and planning all costs from the beginning reduces risks and avoids surprises during the operation, especially for international buyers who do not reside in Spain.**

## 6.- INVESTMENT RETURNS



### Property investment returns in Marbella

Many buyers purchase not only for lifestyle, but also for investment.

Capital appreciation

- Prime areas: 6% – 10% annually
- Emerging areas: 8% – 12% annually

Example:

Purchase: €2,000,000

After 3 years at 7%: ~€2,450,000

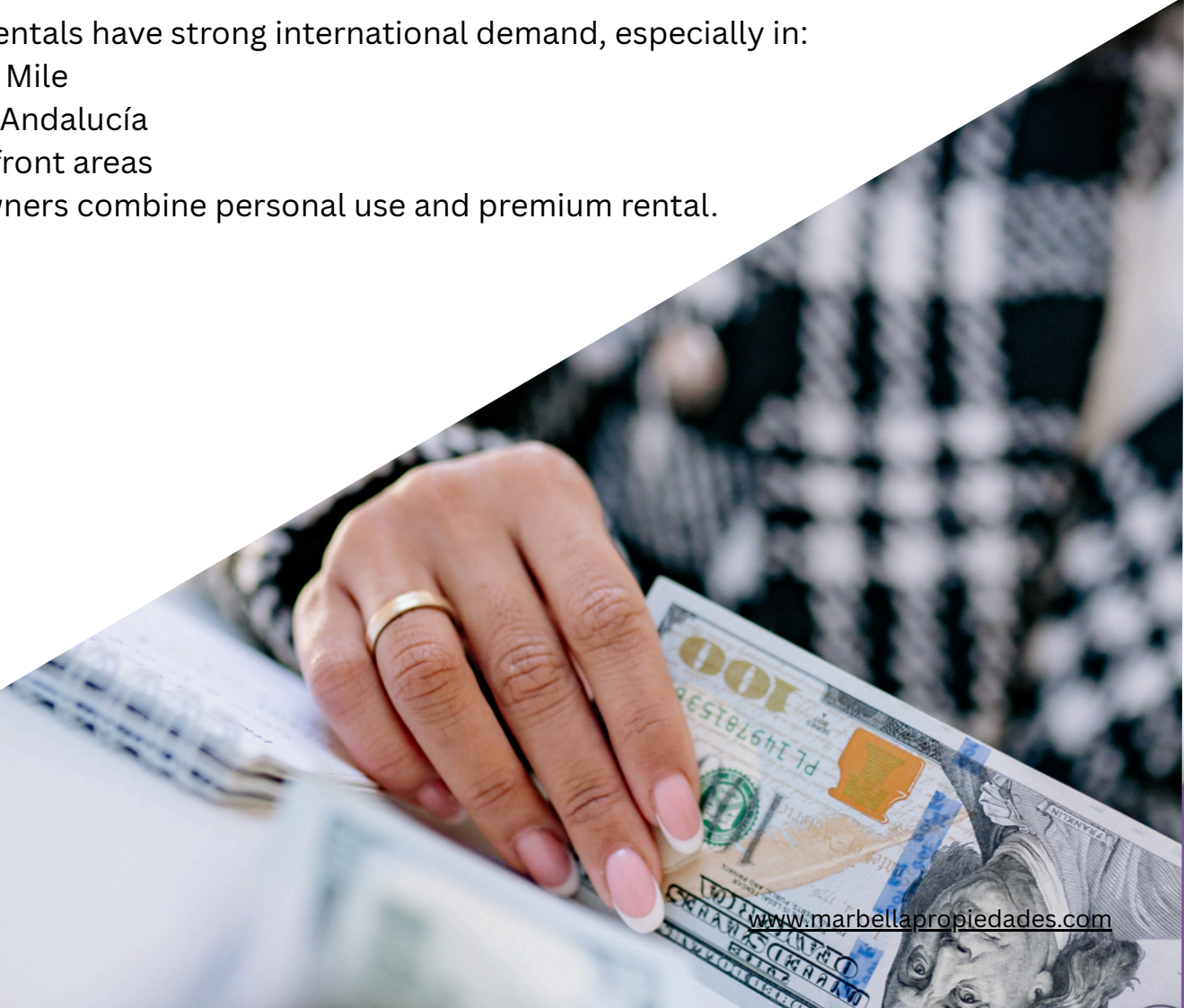
Potential increase: €450,000

### Rental returns

Luxury rentals have strong international demand, especially in:

- Golden Mile
- Nueva Andalucía
- Beachfront areas

Many owners combine personal use and premium rental.



## 7.- GOLDEN VISA UPDATE & OTHERS

### Golden Visa Update & other visas

For years, some international buyers used real estate investment to apply for residency in Spain through the so-called Golden Visa.

However that the well-known “**Golden Visa**,” previously linked to real estate investment, **has been eliminated**, meaning that planning residency in Spain now requires a more strategic approach depending on each client’s profile.

In practice, this has not significantly affected the Marbella market, as most international buyers acquired properties primarily for:

- lifestyle
- investment
- second homes in Europe.

**Spain offers several visa options** for those wishing to reside in the country, particularly relevant for international clients interested in Marbella and the Costa del Sol.

Among the most notable are the **digital nomad visa**, aimed at professionals working remotely for foreign companies; the **non-lucrative residence visa**, ideal for individuals with sufficient income or assets who wish to live in Spain without engaging in local employment; and **work visas**, both for employed and self-employed individuals. There are also options such as the **entrepreneur visa**, designed for innovative business projects, the **highly qualified professional visa**, and the **student visa**. For short stays, the **Schengen visa** allows residence of up to 90 days.

**It is essential to work with a qualified legal advisor** when managing any type of visa or residency process in Spain. Each case requires a detailed analysis of the applicant’s personal, financial, and professional situation, as well as strict compliance with current regulations and documentation requirements. Proper legal guidance not only streamlines the process and reduces potential delays or rejections, but also ensures that the chosen residency pathway aligns with the client’s long-term objectives, whether for lifestyle, investment, or relocation purposes

## 8.- WHY WORK WITH A LOCAL ADVISOR



### **Importance of a local real estate advisor**

Buying a property in Marbella, especially as an international buyer, involves much more than simply finding an attractive home. The market is broad, dynamic, and in many cases, not fully transparent without the right guidance. Working with a specialized local real estate advisor not only simplifies the process but also protects your investment and allows you to make informed decisions from the very beginning.

### **Access to exclusive and off-market properties**

A significant portion of the best properties in Marbella are not listed on property portals. Many opportunities are managed privately between agencies and qualified clients.

A local advisor gives you access to these types of properties, allowing you to discover options that other buyers never get to see.

### **Time-saving and professional filtering**

The Marbella real estate market can be overwhelming due to the large volume of available properties.

A specialized advisor:

- filters properties based on your real criteria
- avoids unnecessary viewings
- presents only options aligned with your profile and objectives

This optimizes your time and improves the quality of your decisions.

### **Full coordination of the purchase process**

Buying a property in Spain involves multiple parties:

- lawyers
- banks
- notaries
- administrative agents

A real estate advisor acts as a central point of coordination, ensuring that each stage of the process progresses correctly and without delays.



## **Professional negotiation**

Negotiating a property in an international market requires experience, market knowledge, and strategy.

A local advisor:

- understands the seller's profile
- knows the market conditions
- can negotiate more favorable terms for the buyer

In many cases, this can result in significant savings or better purchase conditions.

## **Security and risk reduction**

For international buyers, uncertainty is often one of the biggest challenges.

Working with a trusted advisor allows you to:

- avoid common mistakes
- identify potential risks from the beginning
- ensure the transaction is carried out safely

## **Support before, during, and after the purchase**

The process does not end at completion.

A good advisor will also assist you with:

- utility setup
- renovations or improvements
- rental management
- future investment opportunities

**Working with a local real estate advisor is not an additional cost, but an investment in security, access, and peace of mind.**



MAR  
PRO

## 9.- CAN YOU BUY A PROPERTY IN SPAIN FROM ABROAD?

United States  
of America

Yes, **it is absolutely possible** to purchase a property in Spain without being physically present in the country, provided the process is **properly structured and supported by qualified professionals**.

In fact, a significant number of real estate transactions in areas such as Marbella and the Costa del Sol are now carried out by international buyers managing part or all of the process remotely.

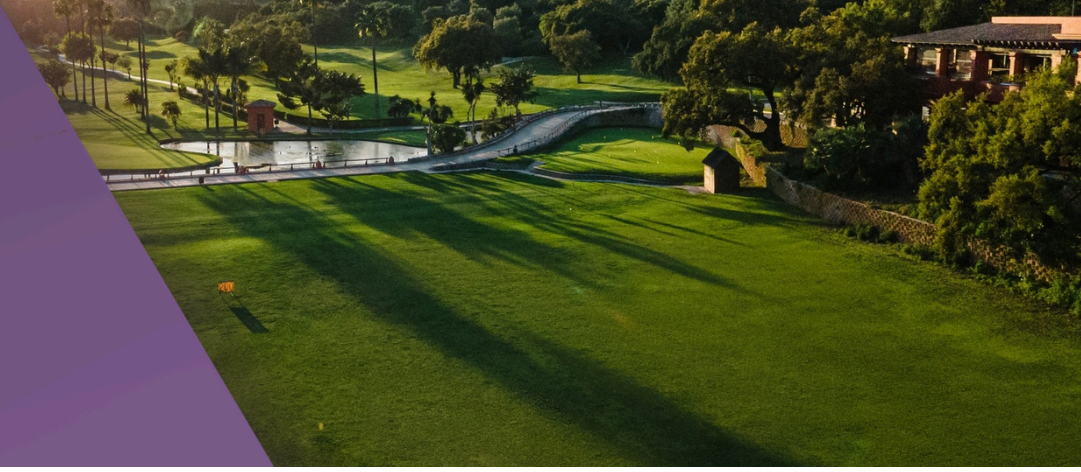
The first essential step is to **work with a qualified legal advisor specializing in real estate law**, who will represent the buyer's interests throughout the entire transaction. Through a notarized power of attorney, the lawyer can act on behalf of the client to sign contracts, handle administrative procedures, and oversee each stage of the process, ensuring full legal compliance and security.

At the same time, **it is crucial to rely on a trusted real estate advisor** who acts as a strategic guide. This professional not only assists in selecting the right property, but also coordinates visits (in person or virtually), manages the transaction timeline, negotiates with the seller, and supports the client in all key decisions. Their role is to ensure a smooth, transparent process **fully aligned with the buyer's objectives**.

From an administrative perspective, the buyer will need to **obtain a foreigner identification number (NIE), open a Spanish bank account**, and prepare the necessary documentation to complete the purchase. All of these steps can be efficiently **managed remotely with the right professional support**.

In conclusion, **buying a property in Spain from abroad is not only possible, but can also be carried out in a safe and efficient way** when supported by the correct professional structure, allowing clients to make informed decisions and proceed with full confidence, even at a distance.

# 10.- AN EXCELLENT DECISION



**Buying property in Marbella in 2026** remains one of the most attractive decisions for international buyers seeking a combination of lifestyle, stability, and long-term value appreciation.

Marbella continues to stand out as a prime luxury destination, offering strong fundamentals for both lifestyle purchasers and strategic investors.

The key is not simply identifying an attractive property, but making informed decisions based on location quality, timing of entry, and long-term investment potential – factors that ultimately define performance and lifestyle satisfaction over time.

## **Market: Limited availability and constant updates**

New developments and the most exclusive properties in Marbella are sold very quickly, many even before reaching the open market or during the earliest stages of launch.

In addition, prices are not static: they evolve as construction progresses and availability changes.

For this reason, accessing the best opportunities does not depend only on searching, but on having early information and a well-directed buying strategy.

A personalised property search, tailored to your budget, objectives and lifestyle, allows you to access selected opportunities before they are publicly listed, helping you avoid missing key properties due to lack of time or information.

[Discover all our properties on the Costa del Sol and find the perfect home that matches your lifestyle on our website.](#)

## **Personalized Property Selection**

**Are you considering buying property in Marbella?**

Each buyer has different objectives.

If you would like to receive a personalized selection of properties, you can complete the following form, and we will send you options tailored to your budget and preferences.

[Receive personalized property selection](#)

## PLAN FOR SUCCESS

strategic guidance focused on achieving the best outcome for each client

## ATTENTION TO DETAILS

every step of the process is carefully managed to avoid errors and ensure precision.

## AWARD-WINNING

recognized standards of excellence in service and client satisfaction.

## MEETING DEADLINES

efficient coordination to ensure all stages are completed on time without delays.

# WHY CHOOSE US



MARBELLA  
PROPIEDADES



# GUIDE BUYING PROPERTY IN MARBELLA 2026

MARBELLA  PROPIEDADES

## CONTACT US

 00 34 695 21 56 62

 [info@marbellapropiedades.com](mailto:info@marbellapropiedades.com)

 [@luxury\\_marbella\\_propiedades](#)

 [www.marbellapropiedades.com](http://www.marbellapropiedades.com)