

**SPAIN
MADE
SIMPLE**
SANDTONS

LIVING IN SPAIN MADE SIMPLE

You have the visa. You have the property. Now comes the real work: turning a Spanish address into a home.



GET THE QUICK GUIDE

INTRODUCTION

You have the visa. You have the property. Now comes the real work: turning a Spanish address into a home.

The Reality: Setting up life in Spain involves dozens of small administrative tasks. Miss one, and you sit in the dark without electricity for two weeks.



SETTING UP UTILITIES: THE "BOLETINES" TRAP

The Three Essentials

You need three things: Electricity (Luz), Water (Agua), and Gas (if available).



The Process

Contact the supplier with your NIE, Passport, and Bank Details. They send a technician to activate the service.



The Trap

For electricity and gas, you need a "Boletin" (Installation Certificate) proving the wiring is safe. If the previous owner doesn't have one, you must hire a certified electrician to inspect and certify (cost: €100-300). Without it, no power.



Timeline

5-10 business days for activation (longer in August).



FURNISHING: BUDGET VS. BESPOKE



On a Budget (IKEA)

Excellent for basics.
Delivery is fast (48 hours). Design services cost €29-149 /room.



Furniture Packages

Local interior designers offer curated "turnkey" packages for 1-3 bedroom apartments. Includes delivery, assembly, and styling. Ideal for rental properties.



Custom Design

For premium homes, hire a full-service interior designer. They source from trade-only suppliers, manage renovations, and handle white-glove installation.

SANDTONS Service

We coordinate all options—from ordering IKEA packs to managing high-end designers.



CARS: BUYING VS. LEASING



Buying

You need NIE, Proof of Address (Padron or rental contract), and Spanish bank account. Expect to pay 4-8% Transfer Tax plus registration fees (approx €200).



Leasing

Banks like Sabadell offer 3-year leases starting at €300-700 /month (includes insurance and maintenance). You need a TIE card and proof of income.

The Reality

Most expats lease for the first 1-2 years while establishing credit history, then buy.



PROPERTY MANAGEMENT: RENTING OUT YOUR HOME



Short-Term (Airbnb)

As of 2025 Requirements

- Community Approval (60% of building owners must vote yes)
- Tourist License (VUT)
- NRU Registry
- Management companies charge 10-15% of rental income



Long-Term (6+ months)

Simpler Alternative

- No tourist license needed
- Simpler taxes
- More stable income
- Management fees: 4.5-10% of rent



SANDTONS Service

We offer full property management including tenant placement, maintenance, and tax compliance.

QUICK DECISION: WHAT DO I PRIORITIZE?



I am moving in 2 weeks

Verdict

Book a serviced apartment for Month 1. Set up utilities Week 1. Buy furniture Week 2-3. This avoids rushing and making expensive mistakes.



I want to rent out my property

Verdict

Check with your building community first. If they block tourist rentals, pivot to long-term strategy.



I need a car immediately

Verdict

Lease for Year 1. It includes insurance and you avoid the hassle of ITV inspections and repair costs.

LET SANDTONS HANDLE IT



[Link to Financial Planning Services]

EXPLORE THE SPAIN MADE SIMPLE SERIES

**Visas Made
Simple**

**Mortgages Made
Simple**

**Property Made
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**NIE Made
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**Living Made
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& more on our geo-dedicated websites



NEED PERSONALIZED GUIDANCE?

We've created dedicated resource hubs for different backgrounds. Get support tailored to your country of origin.

Get personalized guidance on:

- Tax optimization for US expats and reporting to the IRS
- UK family relocation and post-Brexit implications
- EU residency requirements and Padron registration
- International school comparisons (US, UK, EU curricula)
- Accurate, not abstract cost of living comparisons from where you live to where you want to live in Spain

US HUB

UK HUB

EU HUB

BEYOND THE GUIDE?

We handle everything—legal documents, tax registration, power of attorney, and complete relocation support including schools, insurance, and settling in.



Explore Professional Services

