

Golden Partner

POLARIS WORLD



Completion Guide

Expert Advice and Top Tips on

**what to do
after buying
your property**

SunseekerHomes 

Expert Advice and Top Tips on what to do after buying your property

As you approach the final stage in becoming a Polaris World Property Owner in Spain, you may have many questions and sadly, it is often the case that the real estate agent you have purchased with is unwilling or unable to help you.

At polarisworldspain.com we have compiled this helpful guide designed to provide you with all the information you may require as you come to complete on your new home in Spain.

Expert, Professional, Independent Mortgage Advice

As a developer Polaris World offer a developers mortgage of up to 60% as standard for all its clients. If before completion you decide you require mortgage finance and you do not wish to borrow more than 60% of the original contract price, it is still worth speaking to us in order to get an independent second opinion on securing your mortgage.

If you do wish to borrow more, we can arrange a mortgage facility of up to 80% of the new valuation (this is a great way to recoup your deposit fees back, possibly to use to invest again). We can help organise this for you as we work closely with a number of leading independent banks and specialist brokers.

Perhaps you are self employed or simply have problems demonstrating proof of income; again we work with leading Spanish mortgage lenders that are willing to help in this situation.

When it comes to the final stage payment our expert property team can provide you with the best financial advice, be that releasing equity from a UK property or obtaining an international mortgage.

We can arrange mortgage facilities up to 80% of the new current valuation



Visit www.smartspanishmortgages.com or call us on 0034 952 83 8693 for a Free informal chat about your own personal mortgage requirements.

Saving Money on Foreign Exchange



When it comes to making payments abroad, dealing with a foreign exchange provider can help save you a substantial amount of money. Exchange

rates can fluctuate on a daily basis, effectively increasing the amount you have to pay when purchasing your new Spanish property.

In order to save our clients the maximum amount of money, we recommend you use the services of a foreign exchange specialist. We work

closely with Moneycorp an established foreign exchange provider. They offer our clients the very best foreign exchange rates, can transfer funds rapidly and also offer all our

clients commission free, currency exchange at major UK airports.

We can exclusively offer our clients the chance to apply for a free Money Corp Privilege Card to benefit from their excellent range of services. **Please click the card image to the left to apply and start saving money today.**

We offer our clients the very best foreign exchange rates

Banking in Spain In English

It is important to open a Spanish bank account when you purchase a property in Spain. It is more convenient to pay your utility bills via direct debit from your bank account particularly if you will not be in Spain on a permanent basis; it is also helpful when making any transfers from abroad and vice versa. We are happy to recommend the banking services of Sol Bank and Bank Inter, two of Spain's largest banks.

Visit the Solbank website in English or the Bankinter website.

They offer excellent online banking services with no hidden costs and have English speaking employees at every branch. If you wish to speak to them about the services they provide or to open a bank account we will be happy to organise a meeting for you.



Visit the Solbank website in English or the Bankinter website to see the excellent banking services:

<https://www.solbank.com/en/>

[https://www.bankinter.com/www/](https://www.bankinter.com/www/en-es/cgi/ebk+home)

[en-es/cgi/ebk+home](https://www.bankinter.com/www/en-es/cgi/ebk+home)

Organising Utilities for your new home

The **Polaris World** After Sales team will be more than happy to help with the setting up of the various household utilities will require. For a small extra charge the **Polaris World** team can help with installing and connecting all of the following utility services even in your absence.

Electricity

Electricity in Spain is supplied by a company called Grupo Endesa which operates all over the country. Electricity bills are received every two months and prices are similar to the UK and Ireland.



Endesa has a website in English which may be found at

<http://www.endesa.com/Portal/en/default.htm>

Gas

Some properties on **Polaris World** feature gas central heating which is very unusual for Spain and a nice addition to your new home. Again you will receive bills every two months and again it is more convenient to pay these bills by direct debit through a Spanish bank account.



The easiest way to pay your bills is by direct debit using a Spanish bank account. Alternatively you can pay at local post offices, know as Correos, local banks listed on the bill or at the electricity company's office, with cash.

Telephone & Internet Access

Telefonica is the national phone company in Spain. It is necessary to install a land line to receive the internet unless you are lucky enough to be in an area that is able to receive wireless connection.

Thankfully wi-fi is becoming much more commonplace in Spain.

Line rental costs approximately 30 euros for two months and **Polaris World** has a Telecoms division who can help you with all your internet and telephone requirements.

There is now increased competition in the telecommunications sector with new companies such as Ya.com and Wanadoo entering the marketplace, so it is advisable to shop around for the best rates particularly if you intend to make many international calls.

Mobile Phones

Again the mobile phone market in Spain has benefited from increased competition with new providers such as Yoigo, Wanadoo joining marketplace leaders such as Vodafone, Movistar, Orange and Amena.



Again it is important to shop around for the cheapest provider and the one that best suits your requirements. The alternative is to use "the pay as you go" method, simply purchase a Spanish sim card and place it in an "unlocked" mobile phone. You can then use it once you arrive in Spain, buy credit as you need it and avoid the high cost of roaming while you are here.

Snagging

New build inspections

Polaris World unlike many Spanish developers will allow access to your new property prior to completion in order for you to complete a snagging list. A snagging list details the defects that are visible in a new property. **Polaris World** will then act upon this list, making any adjustments to the property that are necessary and delivering it to you in pristine condition.

Alternatively if you wish we can help you to hire the services of an independent snagging professional who will thoroughly check the property and ensure that all the relevant checks are made and detailed for **Polaris World**.

Polaris World will make any adjustments to the property that are necessary and delivering it to you in pristine condition.

Furnishing

your new Polaris World property



As part of its excellent after sales care **Polaris World** also offers a complete furnishing service for all its clients.

However we realise that many of our clients may wish

to shop around to compare prices and qualities. Depending on your individual taste we work with various furniture providers in the area who can assist you with all your interior design needs.

Many Spanish furniture companies offer fantastic furniture packages at great prices allowing you to completely furnish an apartment right down to providing towels, bed linen and teaspoons.

Bespoke interior design or basic furniture package?

Depending on whether you wish

to use the property yourself and require a full interior design service or you wish to rent your property out and so only require basic furniture to withstand lots of wear and tear, we can easily point you in the right direction.



Furniture packs are a great money and time saving concept, visit www.completelyfurniture.com today to see how you can take advantage of a great value furniture pack today.

Building & Contents Insurance

This is often something that purchasers of foreign property tend to overlook yet it is as important to take out insurance on building and contents in Spain as it is in the UK. You would never take the risk of not insuring your valuables at home!

We recommend a company called Intasure who are providers of comprehensive

property insurance for foreign residents living in Spain. They provide full cover from one of the worlds leading insurers Norwich Union.

Property insurance from Intasure includes essential features such as cover during rentals, protection when the property is vacant and cover for parts of your

home excluded from the general community policy.



Intasure holiday home insurance policies are designed to specifically cater for the needs of overseas property owners and combine locally tailored cover with the re-assurance of English documentation and UK head office customer service and support.

Property Rentals & Management

Polaris Vacation Club and Rentals is fully backed by **Polaris World** and was established to take care of every aspect of renting out your property, leaving you to sit back and just enjoy the extra income you will receive. From sourcing suitable rental clients and arranging airport transfers to organising payment and maintaining your property to the highest of standards, they cover every aspect.

Your tenants will be able to enjoy all the amazing five star facilities within the resort, a concierge style service with vouchers for some of the best golf courses in Europe, access to the many restaurants and bars in the resort, breakfast and newspaper delivery, laundry and daily maid service plus much more.....

Rental potential is high as there is already a huge amount

of interest in **Polaris World** resorts generated by the excellent marketing and advertising campaigns the company runs in the press, on television and via the internet.

Polaris resorts in Spain are synonymous with luxury accommodation and superb golfing facilities. Polaris also has offices in nearly every major European country and has also recently signed several collaboration agreements with major tour operators in the UK, creating a captive rental market.

Alternatively we can also recommend several, established rental management companies in the region. One of our property team will be delighted to speak to you about the current rental market and occupancy levels you can expect during the year on **Polaris World** Resorts.

As property owners and investors in the area ourselves we can offer you the most up to date and reliable information when it comes to renting out your property.

Looking to rent out your Polaris World Property?

www.polarisworldspain.com is the industry's leading website for Polaris World property and the webs number one resource centre for all aspects of Polaris World Property.

Our website ranks very highly in all major search engines resulting in huge amount of visitors to our site on a daily basis. If you want place your rental property on our website for only 79€ then [click here](#) to go directly to our dedicated rental property page.



Obtaining your NIE

(Número de Identidad/ Identificación de Extranjero)

If you are purchasing a property in Spain you will have to carry out various financial transactions and therefore it is necessary to apply for a NIE number. This number acts as a means of identification and as a record of all the financial dealings you have in Spain.

You will also need this number if you intend to look for employment in Spain or pay taxes. It is relatively simply to apply for a NIE; you can either obtain it personally by going along to the local police station and completing a short form or you can pay a Gestor (Spanish legal administrator) to apply on your behalf.

If you intend to apply yourself it is advisable to arrive very early at the police station as queues are notoriously long. To apply you will need to bring your passport with you and several photocopies.

It generally takes between one week and three months depending on the area you are applying in. If you have a work contract or a letter from a Spanish employer or business stating that you need the NIE to commence work, this should help speed the process up.

Your NIE number serves as a means of identification for all your financial dealings in Spain

What to do next?

If you would like one of our expert property team to contact you with more information on any of the services discussed above, please call us on:

UK Freephone 0800 082 0099
Irish Freephone 1800 550 264
International dial
0034 952 838 693



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Irish Freephone 1800 550 264
International dial 0034 952 838 693