

Howtobuyinspain.com 's guide on how to rank different Spanish homes before relocating

This is an example of Criteria to compare Spanish properties. Of course, adjust the criteria and weights according to your situation. We left blank lines intentionally if you want to add criteria. The current numbers are given as an example.



How to fill this table? How to compare different Spanish homes?

1. List **criteria** for the ideal Spanish first home with all the persons involved
 2. Give a **WEIGHT** for each criterion between 1 and 10. (10= important, 1= not important)
 3. Print a list for each person involved in the project
 4. **Visit** the potential properties and each person involved give **RATINGS** between 1 and 10 for all the criteria. (10= criteria met perfectly, 1 = bad)
 5. **Compare** the total scores for each **property**, rank them and compare them with the results of other persons involved in the project.
- Criteria **WEIGHTS (1)** are the same for all the properties while **Criteria RATINGS (2)** are specific for each property.

| | | Partner 1 | | | Partner 2 | | |
|--|--|--|---------------------|------------------|---------------------|---------------------|------------------|
| | | Criteria WEIGHT (1) | Criteria RATING (2) | Total= (1) x (2) | Criteria WEIGHT (1) | Criteria RATING (2) | Total= (1) x (2) |
| HTBIS <small>HOW TO BUY IN SPAIN.COM</small> | Location criteria | A lively neighbourhood 12 months per year | 10 | 8 | 80 | | |
| | | Commuting time to work and Schools < 40 min | 9 | 6 | 54 | | |
| | | Shopping < 10 min on foot | 9 | 5 | 45 | | |
| | | Good public Transport network, 10 min on foot | 9 | 8 | 72 | | |
| | | Is the cost of life of the city fitting with your desires? | 8 | 7 | 56 | | |
| | | Is the weather as you want 320 days per year? | 8 | 8 | 64 | | |
| | | Beach < 20 min by car | 7 | 8 | 56 | | |
| | | Nice Neighbourhood ? | 6 | 5 | 30 | | |
| | | Airport < 45 min by car | 6 | 8 | 48 | | |
| | | Restaurant < 20 min by car | 6 | 8 | 48 | | |
| | | Golf < 20 min by car | 6 | 8 | 48 | | |
| | | Proximity to Hospital & care facilities | 6 | 5 | 30 | | |
| | | Green areas? | 5 | 8 | 40 | | |
| | | Nice Neighbourhood ? | 5 | 6 | 30 | | |
| | | Recreational & family activities? | 4 | 6 | 24 | | |
| | Sport < 20 min by car | 2 | 5 | 10 | | | |
| | Consider renting first with purchase option? | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | Total Location Criteria | Max 1060 | 69% | 735 | | | |
| HTBIS <small>HOW TO BUY IN SPAIN.COM</small> | Property Criteria | Personal feeling | 10 | 8 | 80 | | |
| | | # of sleeping rooms & bathrooms | 10 | 9 | 90 | | |
| | | Size of property > 200 m² | 9 | 8 | 72 | | |
| | | Outdoor Spaces: Garden, Terrace... | 9 | 8 | 72 | | |
| | | Quality of construction / Layout of the property | 8 | 6 | 48 | | |
| | | Swimming pool (size,...) | 8 | 9 | 72 | | |
| | | Property price aggressive vs market | 7 | 9 | 63 | | |
| | | Natural light | 7 | 8 | 56 | | |
| | | size of Kitchen > 15m² | 7 | 5 | 35 | | |
| | | Size of Sleeping rooms | 7 | 6 | 42 | | |
| | | Garage / parking space | 6 | 9 | 54 | | |
| | | Eco friendly? Insulation, Solar panels, Water | 6 | 1 | 6 | | |
| | | Yearly maintenance costs | 5 | 6 | 30 | | |
| | | Yearly taxes | 5 | 6 | 30 | | |
| | | Security: fence and/or entrance gate | 5 | 7 | 35 | | |
| | | Property average maintenance time /week | 4 | 8 | 32 | | |
| | | Lift | 0 | 0 | 0 | | |
| | | | | | | | |
| | | | | | | | |
| HTBIS <small>HOW TO BUY IN SPAIN.COM</small> | If Villa | Size of plot > 2000 m² | 0 | 0 | 0 | | |
| | | Orientation of the plot | | | | | |
| | | | | | | | |
| HTBIS <small>HOW TO BUY IN SPAIN.COM</small> | If Apartment building | Community spaces: pool, garden, terrace | 8 | 8 | 64 | | |
| | | Othe Services: Concierge, Fitness, Office desks... | 8 | 7 | 56 | | |
| | | Yearly community costs are reasonable | | | | | |
| | | | | | | | |
| HTBIS <small>HOW TO BUY IN SPAIN.COM</small> | If Resale | Renovation costs ? | 0 | 0 | 0 | | |
| | | How old is the property? + Risks / Costs? | | | | | |
| | | Are some equipment outdated? + investment? | | | | | |
| | | Do you know a team for the renovation? | | | | | |
| | | | | | | | |
| HTBIS <small>HOW TO BUY IN SPAIN.COM</small> | If Newbuild | Reputation of the builder / Other projects checked? | 8 | 8 | 64 | | |
| | | Design & standard set of specifications | 8 | 10 | 80 | | |
| | | Possibility to personalize to my taste | 7 | 9 | 63 | | |
| | | Bank warranty | 7 | 9 | 63 | | |
| | | Advanced technologies, fire alarm, security | 6 | 8 | 48 | | |
| | | Delivery date | 3 | 10 | 30 | | |
| | | Payment schedule | 3 | 8 | 24 | | |
| | | Detailed plans for the property | 3 | 10 | 30 | | |
| | | Community spaces finishes | 3 | 9 | 27 | | |
| | | | | | | | |
| | Total Property Criteria | Max 1770 | 77% | 1366 | | | |
| | Total Location Criteria | Max 1060 | 69% | 735 | | | |
| | TOTAL RATING | Max 2830 | 74% | 2101 | | | |

Howtobuyinspain.com 's 5 easy steps to start your search for your Spanish first home.

- Step 1 (optional)** Hire a local [property hunter](#) from our network to save money and time and make the process smooth.
- Step 2** Hire a local [Spanish property lawyer](#) speaking your language from our network.
- Step 3** **Define your budget:** How much own funds available? Should be at least 45% of the property value, ideally 70%.
- Step 4** **Define the property use:** Second home, first home, home to retire in Spain, investment property
- Step 5** **List your criteria for your ideal property:** [location criteria](#) & [property criteria](#) (see above)

Want to read more? [Our ultimate 2021 guide to buying your property in Spain](#)