

Howtobuyinspain.com 's guide on how to rank different homes for retiring in Spain

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 homes to retire to Spain?

1. List criteria for the ideal Spanish home for retiring and enjoy your life
 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 HOW TO BUY IN SPAIN.COM | Location criteria | | | | | |
| | A secure Neighbourhood | 10 | 7 | 70 | | |
| | Close to family members | 10 | 6 | 60 | | |
| | A lively neighbourhood 12 months per year | 9 | 5 | 45 | | |
| | Shopping < 10 min on foot | 9 | 8 | 72 | | |
| | Proximity to excellent Hospital & care facilities | 8 | 8 | 64 | | |
| | Is the cost of life of the city fitting with your desires? | 8 | 7 | 56 | | |
| | Recreational & social activities? | 7 | 6 | 42 | | |
| | Green areas? | 7 | 8 | 56 | | |
| | Good public Transport network, 10 min on foot | 6 | 8 | 48 | | |
| | Is the weather as you want 320 days per year? | 6 | 8 | 48 | | |
| | Nice Neighbourhood ? | 6 | 5 | 30 | | |
| | Restaurants are abundant < 10 min on foot | 6 | 8 | 48 | | |
| | Beach < 20 min by bus | 5 | 8 | 40 | | |
| | Nice Neighbourhood ? | 5 | 6 | 30 | | |
| | Low taxes | 5 | 5 | 25 | | |
| | Golf < 20 min by car | 4 | 8 | 32 | | |
| | Airport < 45 min by car, easy for family members | 3 | 8 | 24 | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Total Location Criteria | Max | 1140 | 69% | 790 | | |
| HTBIS HOW TO BUY IN SPAIN.COM | Property Criteria | | | | | |
| | Personal feeling | 10 | 8 | 80 | | |
| | Security: fence and/or entrance gate | 10 | 8 | 80 | | |
| | Outdoor Spaces: Garden, Terrace... | 9 | 8 | 72 | | |
| | Swimming pool (size,...) | 9 | 9 | 81 | | |
| | Size of property corresponding to taste | 8 | 8 | 64 | | |
| | Natural light | 8 | 1 | 8 | | |
| | Size of Sleeping rooms | 7 | 6 | 42 | | |
| | Lift | 7 | 1 | 7 | | |
| | # of sleeping rooms & bathrooms | 6 | 5 | 30 | | |
| | Garage / parking space | 6 | 9 | 54 | | |
| | Property average maintenance time /week | 6 | 8 | 48 | | |
| | Eco friendly? Insulation, Solar panels, Water | 6 | 3 | 18 | | |
| | Yearly maintenance costs | 6 | 6 | 36 | | |
| | Yearly taxes | 6 | 6 | 36 | | |
| | size of Kitchen > 15m² | 5 | 7 | 35 | | |
| Quality of construction / Layout of the property | 5 | 6 | 30 | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| If Villa | | | | | | |
| HTBIS HOW TO BUY IN SPAIN.COM | Size of plot > 2000 m² | 0 | 0 | 0 | | |
| | Orientation of the plot | | | | | |
| | | | | | | |
| If Apartment building | | | | | | |
| HTBIS HOW TO BUY IN SPAIN.COM | Community spaces: pool, garden, terrace | 8 | 8 | 64 | | |
| | Other Services: Concierge, Fitness, Office desks... | 8 | 7 | 56 | | |
| | Yearly community costs are reasonable | | | | | |
| | | | | | | |
| If Resale | | | | | | |
| HTBIS HOW TO BUY IN SPAIN.COM | 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? | | | | | |
| | | | | | | |
| If Newbuild | | | | | | |
| HTBIS HOW TO BUY IN SPAIN.COM | 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 | 1780 | 62% | 1110 | | |
| Property Criteria | Max | 1140 | 69% | 790 | | |
| TOTAL RATING | Max | 2920 | 65% | 1900 | | |

Howtobuyinspain.com 's 5 easy steps to start your search of the ideal home to retire to Spain.

- 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