

One day here: how to make it actually count

You come for a week and want to see houses, open an account and understand what you sign. Alone, it goes in phone calls. In the right order, it fits in a day.

1 · The papers to gather first

Get everything together before you start. Almost every step in this guide stops dead for one missing document, and starting again costs more than waiting a day.

- The passports of everyone who will sign or open anything, originals, and the NIEs if they already exist.
- Proof of income and of the source of funds, in case the bank asks the same day: the law requires it of them.
- The nota simple for each property you will view, ordered beforehand: they read in five minutes and save useless visits.
- The cadastral reference of each property, to look at the record before going.
- A Spanish number or a phone that works here, for the day's confirmations.

2 · The order to do things in

- 1 Place the fixed appointments first. An immigration appointment or a signing does not move, and the rest of the day is built around it.
- 2 Group by geography, not by enthusiasm. Torrevieja, Orihuela and Rojales are not next door, and summer coast traffic costs hours.
- 3 Order the nota simples before you come, not during. Discovering a charge on viewing day turns the viewing into a loss.
- 4 Keep the morning for what depends on a counter, and the afternoon for what depends on you.
- 5 Leave an hour free at the end of the day. One more paper always appears, and without that gap the next day goes too.

3 · The mistakes we see again and again

- Turning up with no appointment and expecting to be seen. Almost every counter here works by prior appointment.
- Putting the bank visit last. If a document is missing, there is no time left to go back.
- Viewing eight houses in a day. After the fourth nobody remembers which was which, not even with photos.
- Signing something the same day you read it for the first time, in a language that is not yours.

- Keeping no written note of what you were told verbally. A month later, nobody remembers it the same way.

4 · Where you can check it yourself

Official pages, checked on 22/09/2026. The administration changes its screens without warning: if something does not match, the official source wins, not this guide.

- **Cita previa de extranjería, sede de las Administraciones Públicas**
<https://sede.administracionespublicas.gob.es/pagina/index/directorio/icpplus>
- **Ley 10/2010 de prevención del blanqueo de capitales (lo que pedirá el banco)**
<https://www.boe.es/buscar/act.php?id=BOE-A-2010-6737>
- **Registradores de España, nota simple del Registro de la Propiedad**
<https://www.registradores.org/>
- **Sede Electrónica del Catastro**
<https://www.sedecatastro.gob.es/>

If you would rather we did it

€350	the full day, car and translation included
€190	half a day, one morning

We are not an estate agency and we do not act in the sale: we do not choose your house and we take no commission from any firm, which is why what we tell you is yours and not the seller's. Nor do we give legal or tax advice: we read documents and tell you what they say.

A question? One message is enough

Write to us on WhatsApp at **+34 613 13 87 84** (wa.me/34613138784) and a person answers.
Asking costs nothing and commits you to nothing.

Information guide, not legal or tax advice. contact@holaowners.com · holaowners.com