

The Real Estate services of the Iberjuris lawyers include among others the following areas:

**-Previous enquiries:**

- at the Land Registry: ownership, description of the property, liens, encumbrances and charges.
- at the Cadastre: ownership, description, tax value.
- at the Tax Office: tax debts.
- at the Town Hall: zone regulations, planning situation and planning charges, legality of the construction.
- property in condominium: community debts, extraordinary expenses.
- construction conditions: necessary arrangements for an appropriate expert testimony
- property value: necessary arrangements for an appropriate expert appraisal.

**-Regularisation of the Registry, Cadastre, tax and planning situation of the property**

**-Analysis of the financial and tax aspects of the transaction**

**- Company incorporation**

**- Registration at the tax administration (natural person or body corporate)**

**-Assistance in obtaining financing through mortgage**

**-Preparation and legalisation of documents:**

- Preparation of Power of Attorney
- Assistance in obtaining a Hague Convention Apostille legalisation
- Assistance in obtaining (sworn) translations

**-Drafting/ revision/ negotiation of private contracts (of sale, hire, option to purchase, for services, etc.).**

- Drafts and negotiation
- Revisions
- Assistance to the client when signing the contract or signature of the same by proxy on behalf of the client

**-Drafting/revision of public deeds (of purchase, mortgage, acceptance of an heritage, incorporation, declaration of a newly built construction, etc) in collaboration with the Notary Public.**

- Preparation and revision of the documents necessary for the execution of the deed.
- Elaboration of a draft and revision of the contents of the deed prepared by the Notary Public according to this draft.
- Assistance to the client when signing the contract or signature of the same by proxy on behalf of the client.



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**-Assessment and payment of taxes**

**-Registration at the Land Registry Office and at the Cadastre**

**-Change of water, gas and electricity supply contracts and telephone services**

**-Assistance to the client in his relationships with other professionals involved in a real estate transaction:**

Buyer/seller

Real Estate agent

Building contractor

Architect and building supervisor

Notary Public

Property appraiser

Construction expert

(Savings) Bank

Insurance company

Administrator of building or residential complex in condominium

Tax Authorities

Town Council and the other Public Administrations