



BUYER'S GUIDE

A Step-by-Step Guide to
Buying Property in Gibraltar

Contact NP Estates for more details

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INTRODUCTION

Buying a property is an exciting milestone, but it can also feel overwhelming - especially for first-time buyers.

NP Estates has prepared this guide is designed to simplify the process and provide you with a clear, step-by-step overview of everything you need to know, from budgeting and viewing properties to making an offer and finalising the purchase.

At NP Estates, we are committed to making your home-buying journey as smooth and stress-free as possible. Whether you're a first-time buyer or moving to your next home, this guide will help you navigate each stage with confidence.

For any questions or personalised assistance, contact our team-
we're here to help every step of the way!

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THINKING OF BUYING A PROPERTY?

Buying a home is an exciting journey, but it requires careful planning. Here's what you need to know before starting your property search:

KNOW YOUR BUDGET

- 1 Speak to your **bank or a mortgage broker** to determine how much you can borrow.
- 2 Consider all costs, including **your deposit, legal fees, stamp duty, and any additional expenses.**
- 3 **Deposit Requirements:** Most banks require a deposit of **10-20%** of the property price. The **Loan-to-Value (LTV) ratio** typically ranges between **80% and 90%**, depending on the lender and your financial profile.
- 4 From offer acceptance to completion, expect the process to take **6-8 weeks.**

DEFINE YOUR SEARCH

Consider what type of property best suits your needs:

- Apartment, townhouse, or villa?
- How many bedrooms and bathrooms do you need?
- Do you require **parking, outdoor space, storage, or lift access?**

RESIDENCY REQUIREMENTS

Before purchasing, check whether you meet Gibraltar's residency criteria:

- **Have you been a Gibraltar resident for at least three consecutive years?** Some properties are reserved for long-term residents.
- **Are you married to a qualifying resident?** If so, you may also be eligible.
- **Are you a British or EU national?** While foreign buyers can purchase property in Gibraltar, some developments have restrictions.

DEVELOPMENTS WITH RESIDENCY RESTRICTIONS

Certain estates and government-supported housing schemes impose additional conditions:

- Buyers may need to be **three-year residents** and, **in some cases, British nationals.**
- The property **must be owner-occupied** - renting it out is not permitted.
- The **purchase must be made as an individual** - company purchases are not allowed.

Check with your agent for specific eligibility requirements before viewing properties.

VIEWING PROPERTIES & MAKING AN OFFER

Buying a home is an exciting journey, but it requires careful planning. Here's what you need to know before starting your property search:

SELECTING PROPERTIES

- **Shortlist properties** that fit your requirements and budget.
- **Discuss your preferences** with your agent - they may have access to off-market listings.
- Arrange viewings and compare options carefully.

KEY QUESTIONS TO ASK

When viewing properties, consider the following:

- ☐ **Service Charges** – What are the monthly/annual fees?
- ☐ **Rates** – How much will you pay in government rates?
- ☐ **Parking** – Is it included or available separately?
- ☐ **Lease Term** – How many years are left on the lease?
- ☐ **Management Company** – Who oversees the building?
- ☐ **Future Developments** – Could anything be built nearby that affects views or value?
- ☐ **Certificate of Fitness** – Does the property have a valid certificate?



COSTS TO CONSIDER WHEN MAKING AN OFFER

In addition to the purchase price, factor in:

STAMP DUTY

Stamp Duty Land Tax applies to properties over £200,000. The tax rate depends on the property value and whether you are a first-time buyer, second-time buyer, or other buyer.

FIRST/SECOND-TIME BUYERS

| Property Price | Stamp Duty Rate |
|--------------------------------|---|
| Up to £300,000 | 0% |
| £300,001 – £350,000 | 5.5% (on the portion above £300,000) |
| £350,001 – £800,000 | 3.5% (on the portion above £350,000) |
| Above £800,000 | 4.5% (on the portion above £800,000) |

No stamp duty is payable by first and second-time buyers on the first £300,000 of the purchase price (excluding corporate entities).

OTHER BUYERS (Non-First/Second Time Buyers or Non-Residential Property)

| Property Price | Stamp Duty Rate |
|--------------------------------|---|
| Up to £200,000 | 0% |
| £200,001 – £350,000 | 2% on the first £250,000 , then 5.5% on the remaining portion |
| Above £350,000 | 3% on the first £350,000 , 3.5% on the portion between £350,000 – £800,000 , and 4.5% on the amount above £800,000 |

Whilst every effort is taken to ensure that these results accurately reflect current legislation, we cannot guarantee that the amount stated above is the amount you will have to pay. Please seek your own independent professional advice.

OTHER COSTS

- **Legal Fees:** Typically 0.5% of the agreed sale price.
- **Disbursements (LPS Fees, Registration of Deeds, etc.):** Allow £500 - £1,000 for these.



OFFER ACCEPTED

What Happens Next?



Legal Process

If you haven't already, **engage a lawyer (conveyancing fees are typically 0.5% of the sale price)**. Your agent can help recommend or gather quotes if you are unsure.

Your agent will request **Due Diligence documents** (e.g., ID, proof of funds). A Sales Application Form will be sent for compliance approval.

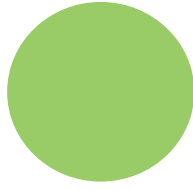
Once approved, the agent will issue the **Memorandum of Sale** and **request the deposit**.



Mortgage Process (If Required)

Submit your formal mortgage application to your bank.

The bank will require a **valuation survey** of the property before approving the mortgage



DURING THE CONVEYANCE PROCESS

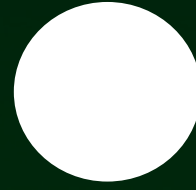
Your lawyer will:

- Review contracts and deeds.
- Ensure all legal requirements are met before completion.

If a mortgage is required:

- The bank will **arrange a valuation survey**.
- Once the survey is complete, the bank will **issue a facility letter** confirming the mortgage terms.
- Your lawyer will coordinate with the bank to ensure funds are ready for completion.

Once all legal and financial matters are finalised, **a completion date will be agreed upon.**



COMPLETION DAY

What to Expect

FINAL STEPS BEFORE GETTING YOUR KEYS

- Your lawyer will arrange a meeting to **sign the final documents**.
- **Keys can only be handed over once funds are received** - bank transfers can sometimes cause delays.
- Arrange your **moving company** and start settling into your new home.

AFTER COMPLETION

- Ensure **utilities (water, electricity, internet, etc.) are transferred into your name** - your agent or lawyer will provide the necessary forms.
- **Check everything** in the property and report any issues immediately.

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