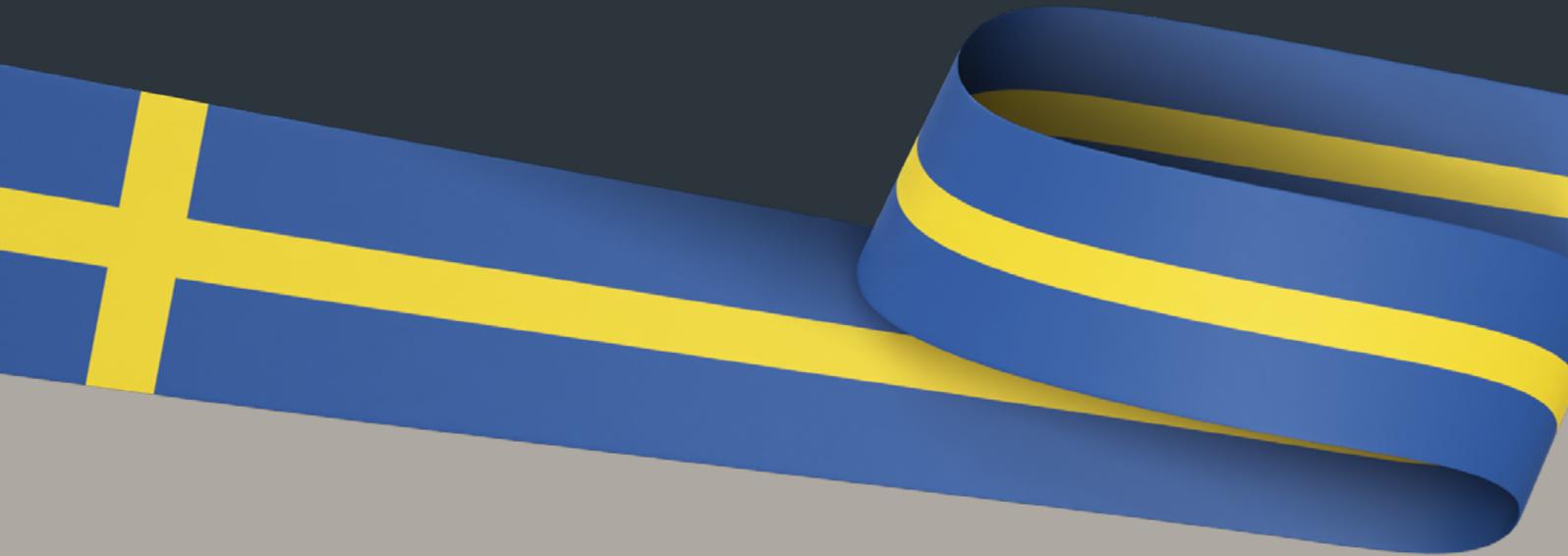




frankedelafuente



The Country Files SWEDEN



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About

International Law Firm Specialized in Property Transactions,
Corporate and Tax Law. Client first, always.

We speak 

The Country Files: Sweden

TAKEAWAYS:

Swedish buyers are likely to be surprised by the lack of publicly available property information here in Spain. Sellers in Sweden are obliged to provide an information pack for a property to the buyer.

Agents in Sweden are licensed. Swedish buyers will not be aware of how agents here collaborate, in Sweden each listing is assigned to a single agent, so buyers are unlikely to know that agents have access to the whole of the market.

FAST FACTS



WHAT DO THEY BUY

19.72%

NEW BUILD



80.28%

RESALES

**Registadores de Espana 2022 Anuario*

Why they buy in Spain

9th

Ranking of foreign nationalities buying property in Spain. Representing 4.45% of all properties sold to foreign buyers in Spain.

2nd

Ranking in Andalucia. Representing 8.82 % of all properties sold to foreign buyers in Andalucia

2nd

Ranking in Malaga Province. Representing 12 % of all properties sold to foreign buyers in Malaga Province/Costa del Sol

1st

National Ranking of Foreign Buyers by average transaction value. The average transaction value in 2022 was €337,413

The Country Files: Sweden

DIFFERENCES

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» [website full country file](#)



COSTA
DEL SOL

SWE-
DEN



AGENTS
COMMISSIONS
paid by the seller in
both cases

4-6%

1-3%



ESTATE AGENT
LICENCE

None

Yes



PROPERTY INFO
DISCLOSURE
OBLIGATION

Some
Ley de vivienda?

Yes



FUNDS

Escrow,
usually lawyer, rarely agency

Agents
involved



PUBLIC PROPERTY
INFORMATION
AVAILABLE

No

Yes



SIGNING THE TITLE
DEED

Notary

Bank
or estate agency office



AGENTS

Yes
seller always pays
- 2 agents involved -

No
buyers agents/rarely
-Exclusive contract agreement-

The Country Files: Sweden

COSTA
DEL SOL

SWE-
DEN



TECHNICAL
INSPECTION ON
VILLAS

To be negotiated
between the buyer and seller

Almost always
on villas



TYPE OF
PROPERTIES

Freehold

Common
to buy condominium



OFFERS

Information Offers
are not open to the public.

Most always transparent
and information are distributed
between potential buyers -
Auction type process with public
transparency



VIEWINGS

Usually
on request

Open house
viewings announced on agency
portals and property portals



HOME STAGING

Not
always

Very common



PRICE SETTINGS

Rely
on agent

Public
housing information. Price setting
is more precise due to available
information on properties.



VALUATIONS

Licence
valuation companies

Agencies



CONTRACT

Yes
to reservation contract

No reservation
contract - straight to PPC

SELLERS



In Sweden, sellers are obliged to provide certain legal and technical information to prospective buyers, regarding property descriptions, titled deeds, encumbrances and property condition.

SIZE OF THE PROPERTY



Sweden more importance in square metres than in Spain

