

Before buying an apartment

Buying an apartment also means joining a condominium, with its rules, fees and management. This checklist helps you prepare the right questions, whether the unit is finished or still under construction. It does not replace a review of your file by licensed professionals.

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Title of the unit

- Obtain a copy of the unit's certificate of title and check that the registered owner matches the seller.
- Check that the building is under a registered condominium regime and that the unit has its own title.
- Request a recent certificate of legal status for the unit.
- Check for mortgages, including any developer mortgage over the building, oppositions or litigation.

Condominium and bylaws

- Obtain the condominium bylaws and read the rules on short-term rentals, works, pets and use of common areas.
- Identify the manager and check that the owners' meeting is held regularly.
- Ask for the minutes of recent meetings to learn about planned works, disputes or pending decisions.
- Confirm which elements are private (parking, storage, terrace) and which are common, according to the regime's plans.

Fees and finances

- Ask how much the maintenance fee is and which expenses it covers.
- Obtain written confirmation from the management that the seller is up to date with their fees.
- Ask whether there is a reserve fund and whether any special assessments have been approved or are planned.
- Review the condominium's latest budget and accounts.

Building and unit

- Have the unit inspected: damp, leaks, cracks, windows, electrics and plumbing.
- Look at the condition of the common areas: facade, roof, pool, lifts, generator and water tanks.
- Ask for the building permit and check that the floors built match what was approved.

Off-plan project

- Check the developer's legal identity and its rights over the project land.
- If a Confotur classification is advertised, ask for the document and have your lawyer confirm that the unit is covered.
- Make sure the contract describes the unit, the finishes, the delivery conditions and what happens in case of delay.
- Tie payments to actual construction progress, checked by an independent professional.

Contract and payment

- Before paying any deposit, include conditions tied to the outcome of the checks in the preliminary sale agreement.

- Pay by traceable means into an account of the seller or developer identified in the contract.
- Ask your lawyer for an estimate of the taxes and costs of the purchase, and of the steps to register the transfer.

General information, which does not constitute legal advice.

Request a check: <https://terrenascheck.com/en/request/>