

Guide to Buying and Selling Property in Mallorca

What you should know before you buy or sell

Real estate is one of the main drivers of Mallorca's economy. This guide summarises, briefly, the legal points that most often determine whether a sale goes smoothly.

Before signing a deposit contract

Check the land registry and planning status of the property: charges, pending disputes, and whether the construction or renovations are legalised. A significant share of post-sale problems start here.

Mortgage

If you're financing the purchase, compare terms across several lenders before committing — there's more room to negotiate than it seems, especially for non-residents.

Short-term letting

If you plan to let the property to tourists, first confirm whether it's eligible for a holiday rental licence (see our Tourism guide) — buying without checking this is the most common and most expensive mistake.

Notary and land registry

Representation at completion matters especially if you don't reside in Spain — you can grant power of attorney so you don't have to travel for the signing.

Shall we talk about your case?

This guide is a general summary and does not replace an assessment of your specific situation. Get in touch and we'll advise you with no obligation.