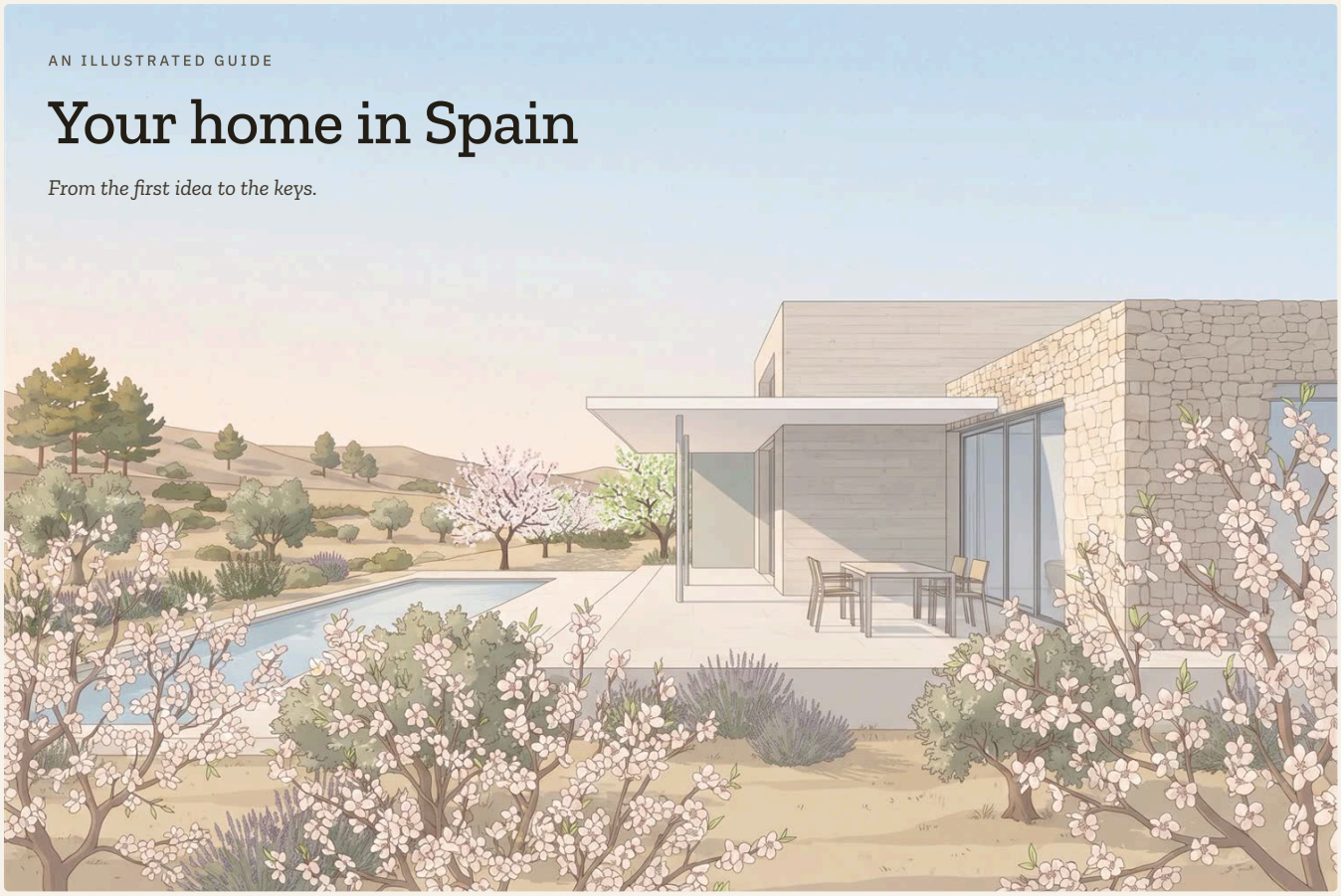
AN ILLUSTRATED GUIDE

Your home in Spain

From the first idea to the keys.



For people who don't live here yet.

Hondón de las Nieves · Alicante

Inside

1 Picture your first morning

2 What nobody explains

3 Ready-built, or built for you?

4 Who is who

5 The road to your keys

6 Where your money goes

7 Five things to get in writing

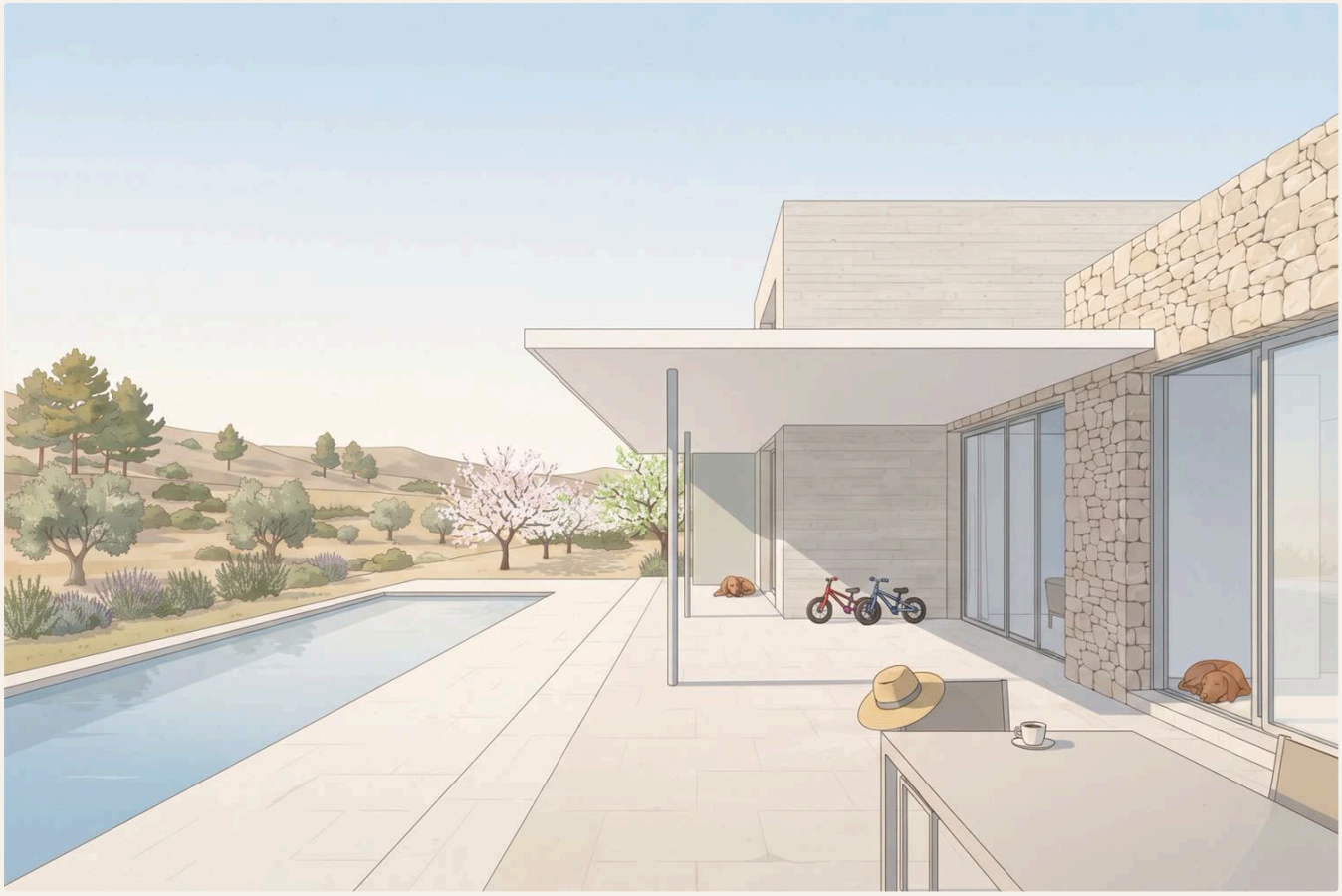
8 Before you buy a plot

9 Following your home from far away

10 The people behind the wall

11 After the keys

12 From this page to that morning



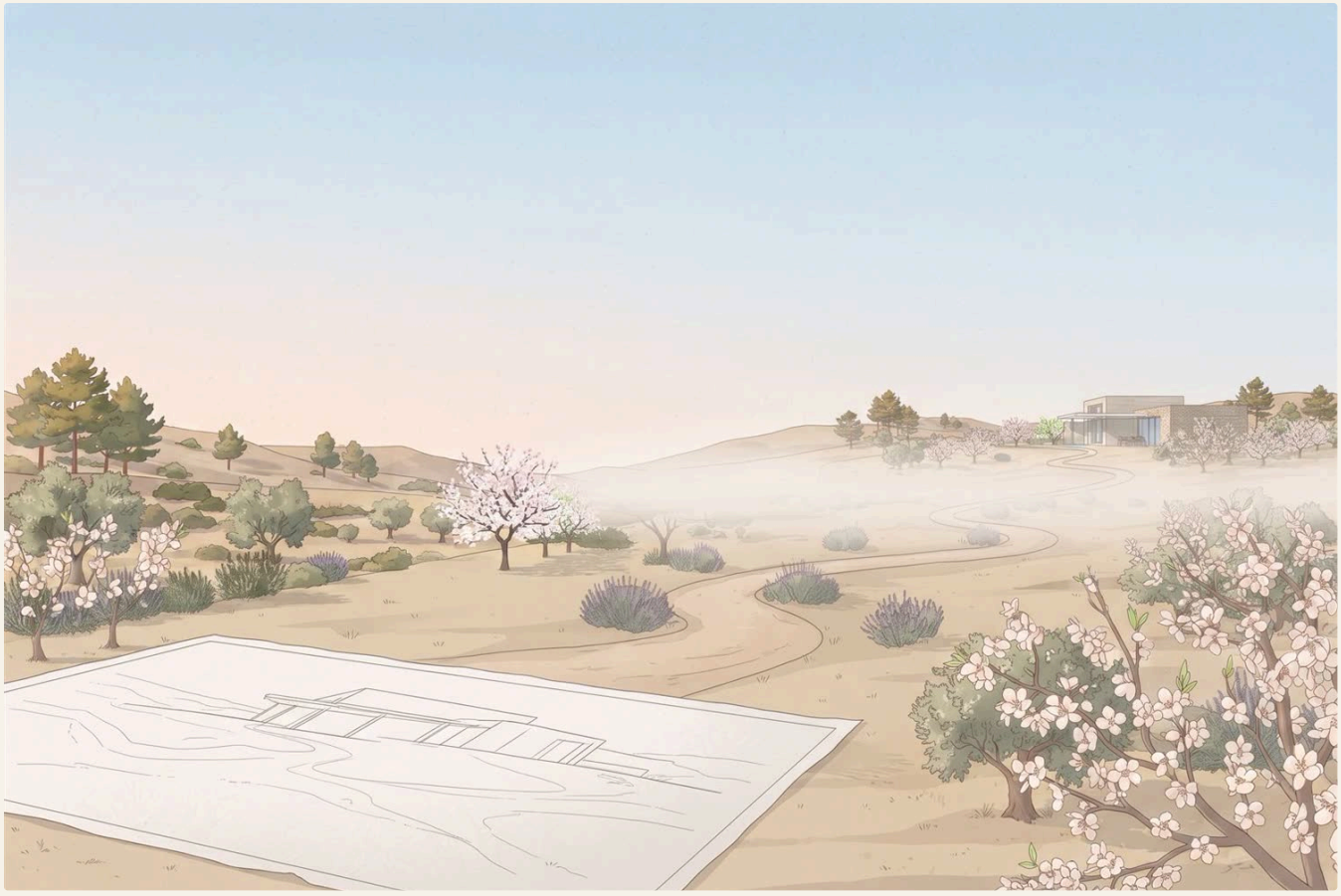
Chapter 1

Picture your first morning.

Coffee outside, before the day warms up.
The almond trees you chose the plot for.
The kids' bikes already by the door.
A kitchen where the winter light comes in low and gold.

It starts here — with one question:

How do you get from this page to that morning, without losing sleep on the way?



Chapter 2

Most of the risk in building a home isn't in the concrete.

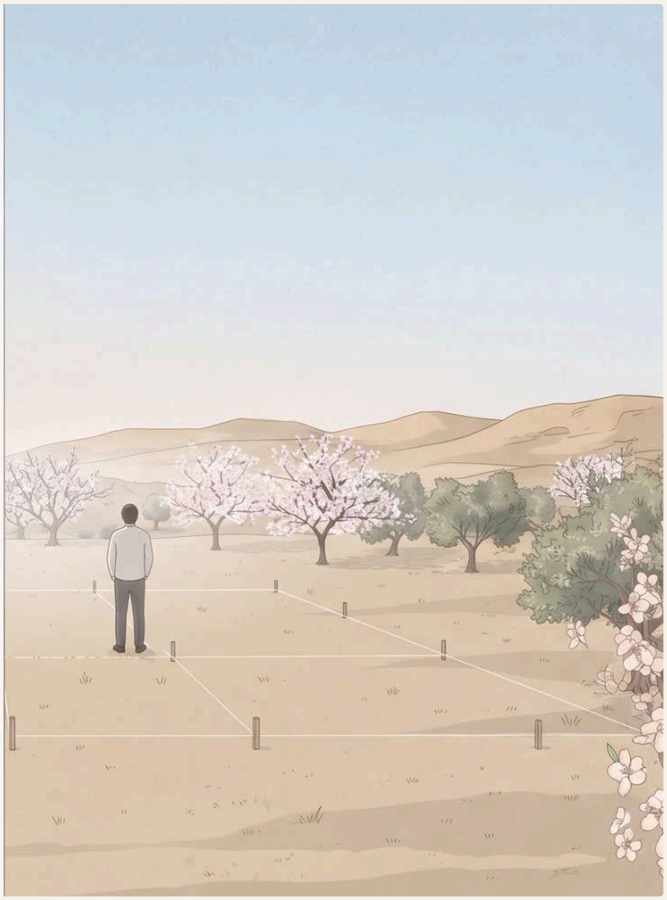
It's in what nobody explained before you signed.

Who approves each stage. What you pay, and when. What happens if a date slips.

At home, you'd know exactly who to ask. Here the rules, the paperwork and the language are new — and that gap is where most bad experiences start.

This guide closes the gap. It's what we would want our own family to know before building in Spain — whoever they chose to build with.





Chapter 3

Ready-built, or built for you?

Both are good ways to have a home in Spain. They are not the same thing.

Buying ready-built

You can walk through it before you pay, and you move in sooner.

But someone else chose the plot, the orientation, the layout and the finishes — and the price carries the margin of everyone between you and the builder.

Building on your own plot

It takes longer. And a few steps — the building licence, connecting water and electricity — depend on the town hall and the utility companies, not on any builder. That's the honest part.

But it's the only way the house is yours from the very first line: your plot, your light, your rooms. You buy directly from the builder, with nobody's margin in between. And a good contract turns the unknowns into a timeline you can read.

> *If building is your path, the next pages show exactly how it works: who does what, where your money goes, and what to get in writing.*



Chapter 4

Who is who

Building a home in Spain means a small team around one table. Knowing who sits where is half the calm.

You — the owner

The plot, the building licence and the house are in your name from the first day.

The architect

Designs your home with you and signs the project the town hall approves.

The site director

An independent professional who checks each stage and certifies it before any payment is due.

The builder

Builds what the project says, at the price and in the time the contract says.

The notary

Makes property documents official. A public officer, on nobody's side.

Your lawyer

Reads everything for you, in your language, before you sign. We recommend having one.



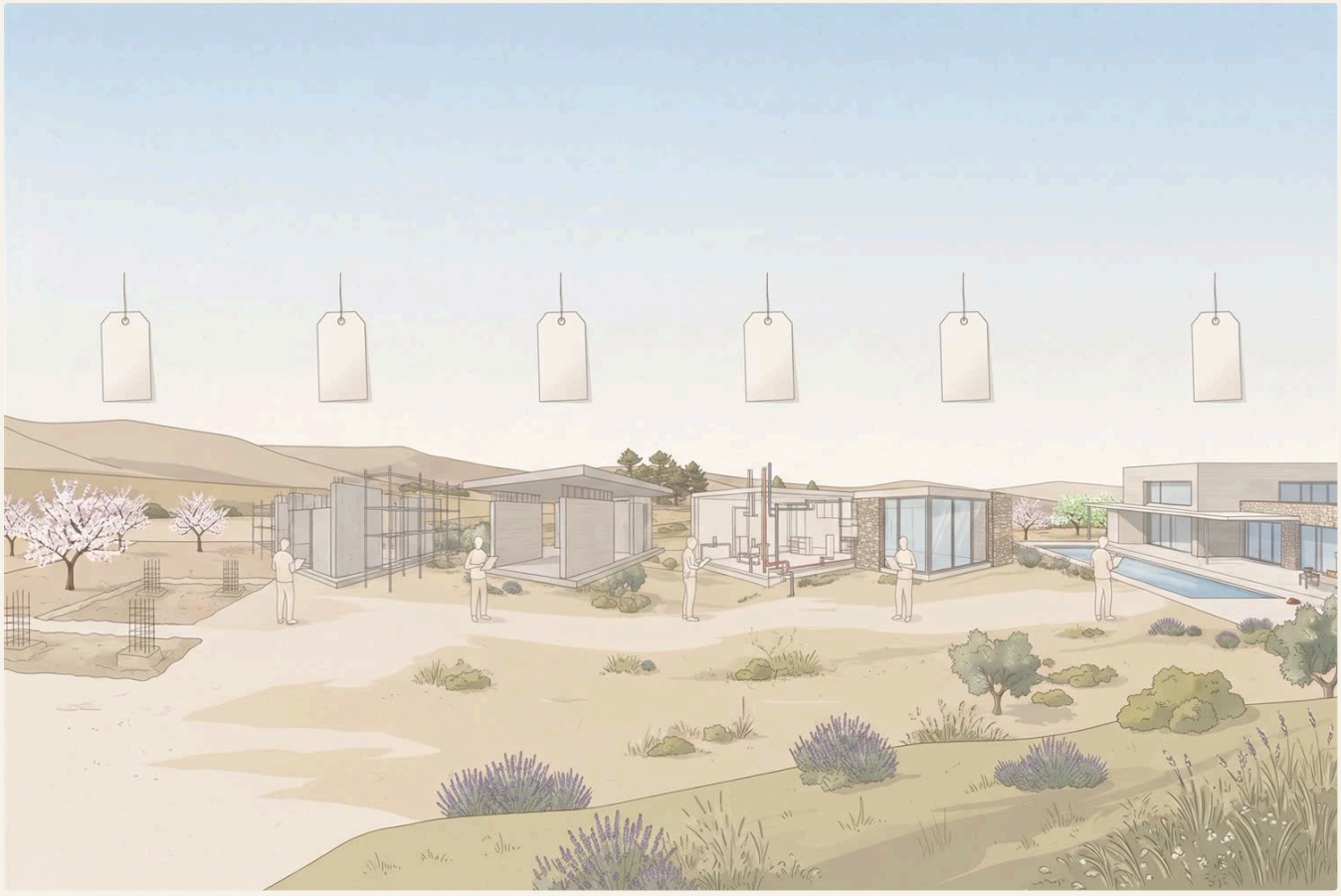
Chapter 5

The road to your keys

1. **The plot**
   Check what it has and what it needs — before you buy it.
2. **The project**
   Your home, designed and drawn.
3. **The building licence**
   Issued by the town hall.
4. **The contract**
   Price, scope, timeline and payments, in writing.
5. **The build, stage by stage**
   Each stage checked and certified.
6. **First-occupation licence and connections**
   Town hall and utility companies.
7. **Your keys**

● Committed by the builder ○ Depends on public offices and utilities

> *A good builder shows those steps separately in your calendar — and commits only to what they control.*



Every stage is checked before it is paid.

Chapter 6 · Where your money goes

Your money never goes ahead of your house.

You pay in stages

Each payment is linked to a stage of the build that is already finished.

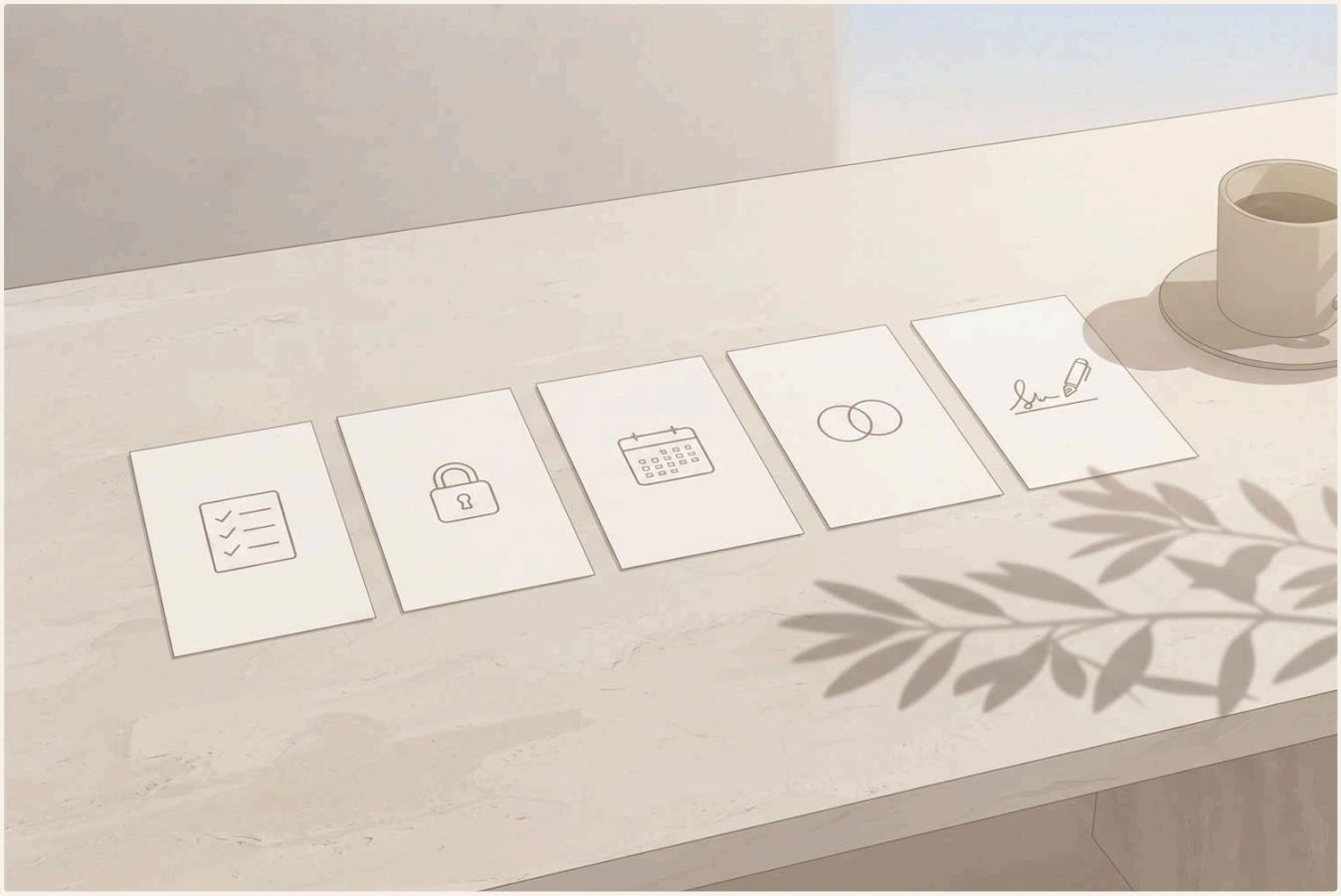
Someone independent checks

Before you pay, the site director — who doesn't work for the builder — certifies that the stage is done.

Distance changes nothing

It works exactly the same whether you live next door or two thousand kilometres away.

No stage finished, no certificate. No certificate, no payment.



Chapter 7

Five things to get in writing

From any builder — including us.

1

The full scope

Everything included, item by item — and everything that is not.

2

A fixed price

For that scope. Not a “from” price.

3

A timeline with a penalty

A fixed amount for every week of delay, up to a limit, taken off the final payment.

4

Payments on certified stages

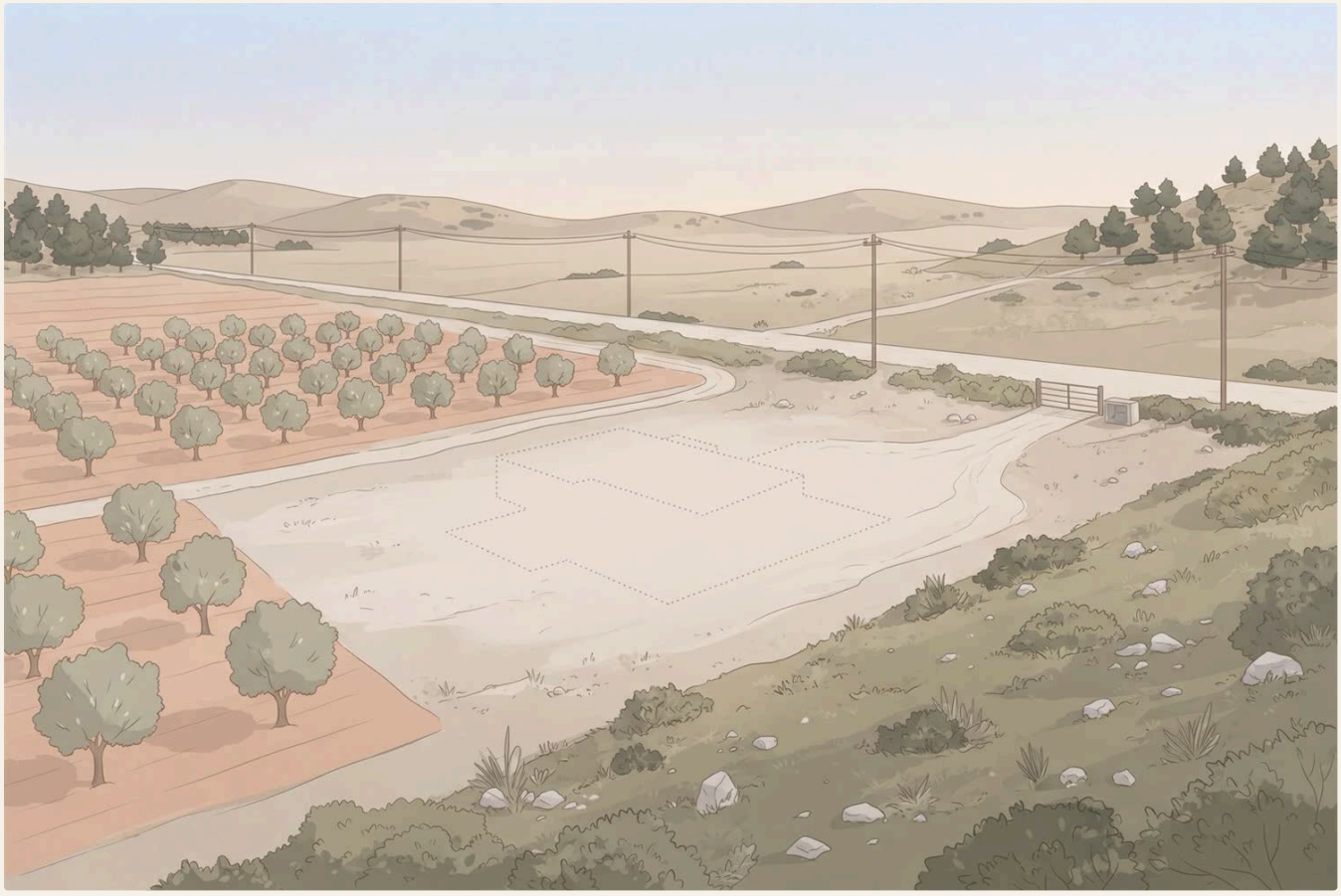
As in chapter 6.

5

Changes only in writing

Any change goes on a signed sheet with its cost and the days it adds. Nothing verbal.

> *If a builder gives you these five in writing, you can compare offers properly. If they won't, that tells you something too.*



Chapter 8

Before you buy a plot

A beautiful view is the first reason to fall in love with a plot. These are the questions to ask before you do.

- ☐ **Can a house be built here?** Rural land has its own rules. In the Alicante area a house on rural land needs a plot of at least 10,000 m²; in the Murcia region, at least 5,000 m². Ask the town hall for the planning status in writing.
- ☐ **How do you get there?** A legal access, usable all year.
- ☐ **Water.** Is there a mains connection nearby, and how far?
- ☐ **Electricity.** A supply at the boundary — or your own solar system?
- ☐ **Wastewater.** Without mains drainage, a private treatment system is required to live in the house legally.
- ☐ **The ground.** Slope, rock, soft soil — it changes the foundations.

No two plots are the same — so we've planned for that.

Our packs adapt the house to what each plot has and what it lacks: from a plot with every connection at the gate, to one that needs its own water, energy and wastewater treatment. You don't start from zero; you start from a solution already thought through.

FROM HERE ON

No more drawings. This is what it looks like for real.

So far you have seen the idea. From here on: the build, and the first morning in a finished home.







A stage being checked before it is certified.

Chapter 9

Following your home from far away

Distance shouldn't mean guessing.

Every stage, documented

Photos and a short report when each stage is certified, so you see your house grow.

One person to talk to

A single contact for all your questions, from the first plan to the last detail.

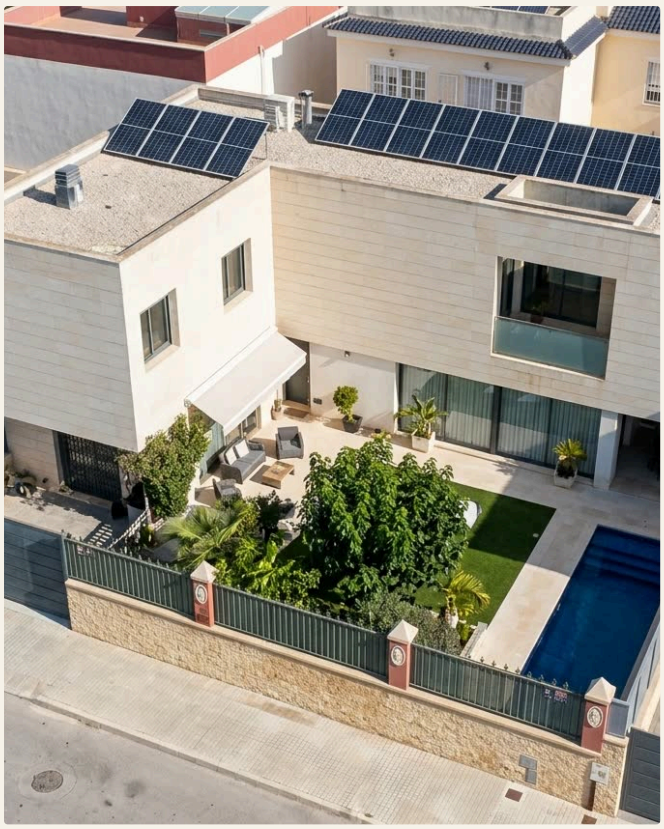
Check us yourself

Ask for a list of our suppliers, call them, and ask whether we pay when we say we do.

Visit when you can

Your site is always open to you — and to any professional you want to bring.

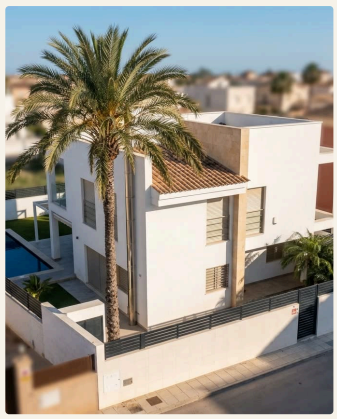
> *You build together with us, even from another country.*



One of our homes.



The wall, inside.



Another of our homes.

Chapter 10

The people behind the wall

We are a family of builders from this area: three generations building here since 1962.

We have built homes for families and public works for town halls — and we still drive past many of them every week. Today we build with a reinforced concrete wall insulated on both sides: **the Everhome wall**. We show you what's inside it before you decide anything.

We live where you want to live.

When your house is finished, you won't be buying from someone who has moved on to the next coast. We'll be here — a few kilometres away.



Handover day.

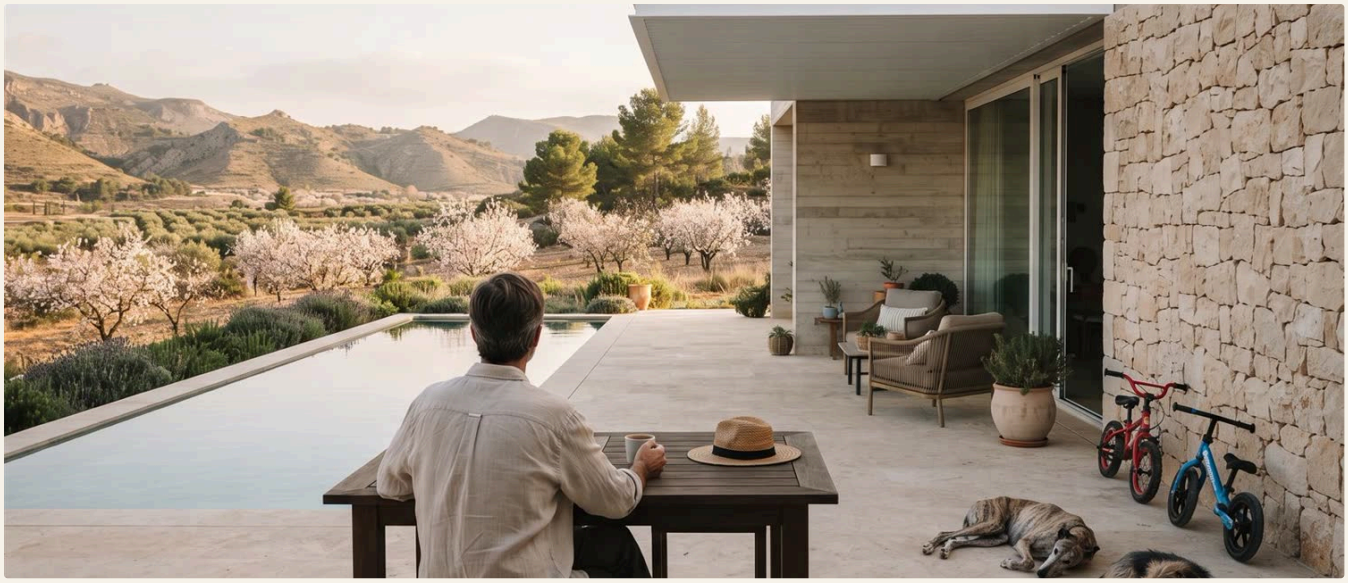
Chapter 11

After the keys

Handing over the keys is not the end of the story.

We come back — three months after you move in, after one year, and after your first winter — to see how the house is behaving and to fix anything that needs it.

> *A house is a long relationship. So is ours.*



From this page to that morning

You now know who does what, where your money goes, and what to ask for in writing. The next step is simple, and it costs you nothing.

Tell us where your plot is. We'll tell you what it needs — even if you end up building with someone else.

Send us your “My plot” page →

What this guide doesn't cover. Taxes as a non-resident, visas and residency, and international money transfers are important — and they depend on your personal situation. For those, speak to your own lawyer or tax adviser in Spain.

Everhome is the trade name of EVERNOA SL · Hondón de las Nieves, Alicante
hola@everhome.es · +34 611 88 59 98 · www.everhome.es

Fill in what you know and send it to us

You do not need to have it all worked out. With whatever you know about your plot and the house you picture, we can tell you where to start.

Point your phone camera at this code and a WhatsApp conversation with us opens.

Or write to hola@everhome.es · +34 611 88 59 98