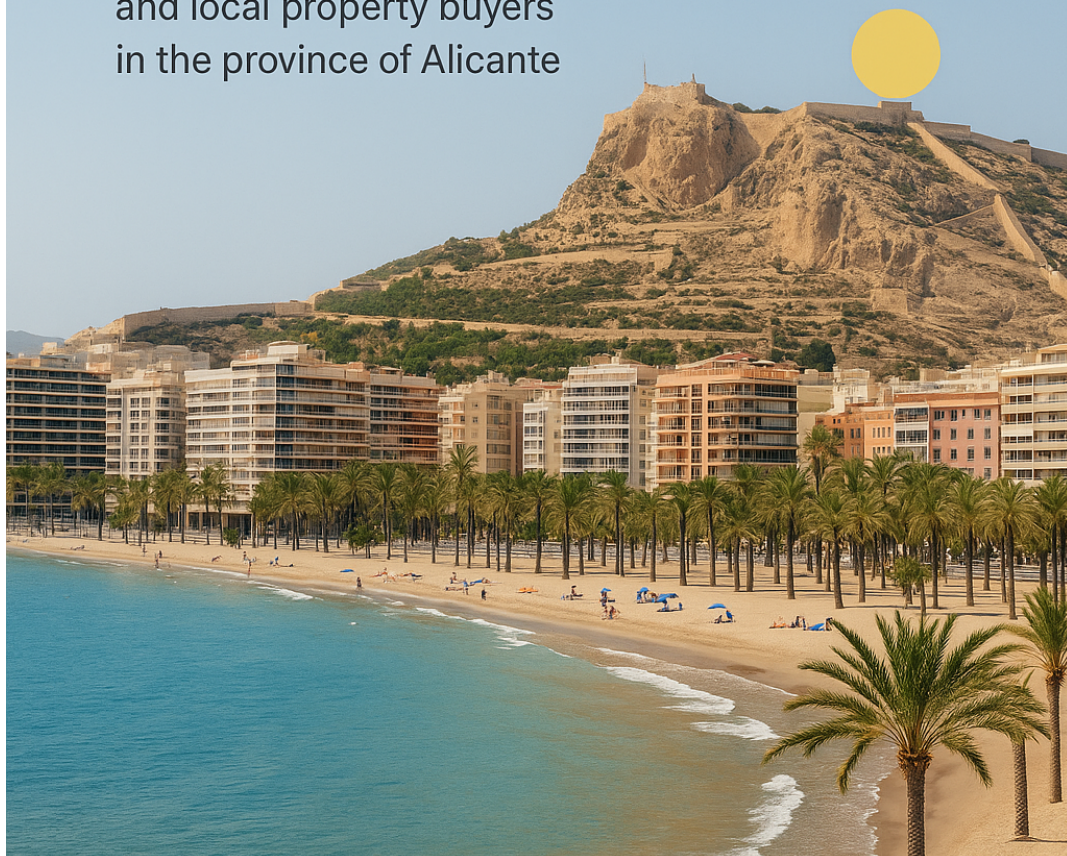


7 Mistakes Buyers Make with Apartments in Alicante – And How to Avoid Them

A practical checklist for foreign
and local property buyers
in the province of Alicante



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Introduction – A Real Story

When Markéta and her husband first arrived in Alicante, their only plan was to find a small, sunny apartment near the sea where they could spend spring and autumn. After a week of searching, they found a place advertised as “a great deal.” Palm views, 300 meters from the beach, a terrace, air conditioning. The seller assured them everything was fine.

Two months after the purchase, the shock arrived:

- Annual Comunidad fees were €1,800 because the building had a reception and an old elevator.

- A hidden debt of €3,200 was tied to the apartment.
- West-facing orientation made the terrace unlivable from May to September.
- Summer festivals went on until 3:30 a.m.
- Most neighbors were short-term tourists, which they did not want.

According to statistics from Spain's Ministry of Housing (2024):

- 63% of foreign buyers make at least one major mistake
- 41% of local buyers do the same
- 27% end up paying more than expected

This guide helps you make the opposite kind of story: smart, informed, safe.

1) Not Verifying the Legal Status of the Property

Many properties in Alicante have outdated registry entries, missing occupancy certificates (cédula de habitabilidad), or unpaid community debts.

52% of legal issues found during due diligence relate to registry errors or hidden debts.

2) Underestimating Renovation Costs and Timing

Renovation costs in Costa Blanca are higher than many expect:

- Bathroom renovation: €4,500–€7,500
- Full electrical rewiring: €2,000–€3,800
- Full renovation of a 70 m² apartment: €22,000–€40,000

Waiting times for reliable workers in tourist areas can be 8–14 weeks.

3) Not Understanding Comunidad Fees

Average monthly fees in Alicante:

- No pool/elevator: €25–55
- With pool/elevator/reception: €70–130
- Luxury residence: €150–350

This “hidden cost” can add €1,200–€2,800 per year.

4) Choosing the Wrong Orientation and Microclimate

Alicante has over 300 sunny days per year, which can be both an advantage and a challenge.

North: cool winters, humid

South: hot summers, +35% AC usage

West: extreme heat in afternoons

East: best balance

68% of buyers would choose differently if they understood the climate impact.

5) Underestimating Noise, Tourism, and Local Festivals

Possible surprises:

- A loud restaurant below
- A nightclub 300 meters away

- Airport flight paths (Gran Alacant, Urbanova)
- Festivals lasting until 3 a.m.

During Hogueras de San Juan, noise reaches 85–92 dB.

6) Not Comparing Different Areas of Alicante Province

Alicante is a diverse region. Prices and lifestyle vary dramatically.

Top areas:

- Playa San Juan – luxury, modern
- Altea – artistic, quiet
- El Campello – balanced choice

- Santa Pola – airport proximity
- Benidorm – high yields, busy
- Guardamar – quiet, natural beaches
- Torrevieja – cheaper, wide offer

A poor location choice can mean paying 15–35% more.

7) Skipping Legal & Technical Due Diligence

Common mistakes:

- No lawyer
- No technical inspection
- No energy certification check
- No urban planning verification

1 out of 14 properties in Alicante has a serious issue.

A lawyer (€500–€1200) can save thousands.

Checklist for Safe Buying

- ✓ Verify registry status (Nota Simple)
- ✓ Check Comunidad fees
- ✓ Check noise & tourist traffic
- ✓ Evaluate orientation & climate
- ✓ Inspect technical condition
- ✓ Confirm local taxes (IBI, basuras)
- ✓ Compare areas
- ✓ Estimate renovation costs
- ✓ Conduct legal due diligence
- ✓ Assess rental potential

