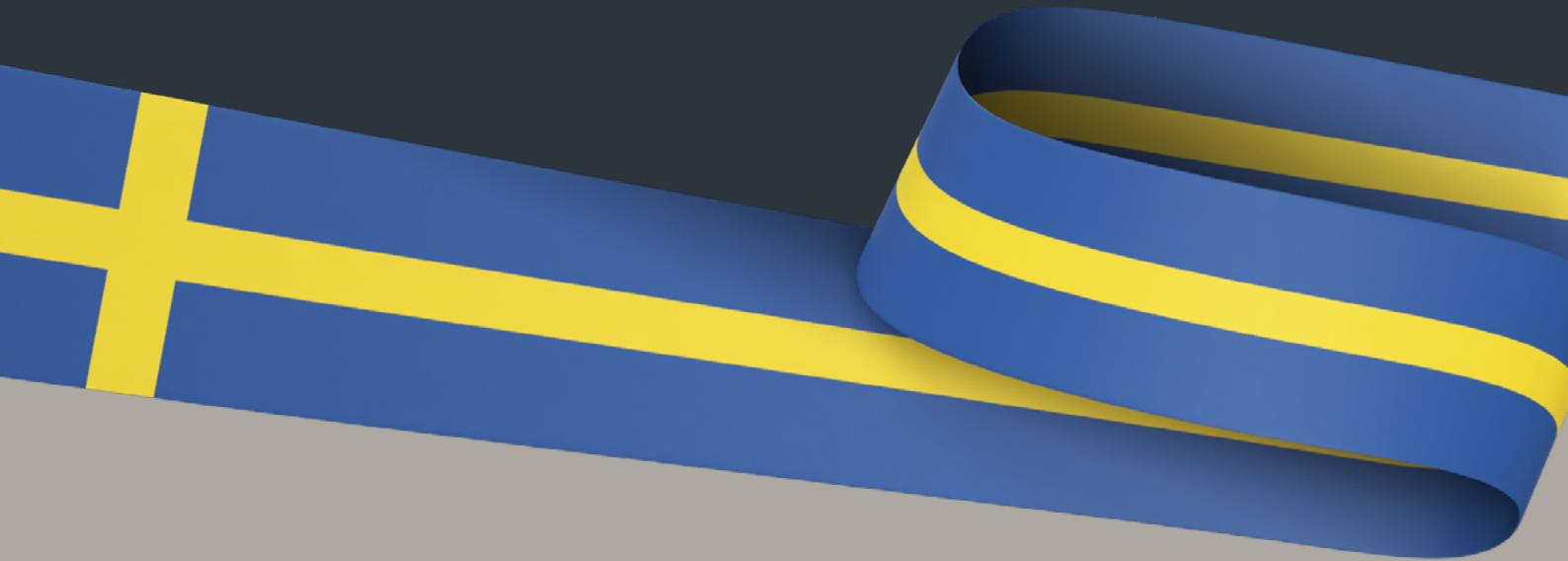




*frankedelafuente*



# The Country Files SWEDEN



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## Contact

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## About

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

We speak 

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# 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

