

Pre-Purchase Review Villa in South-West Mallorca

Anonymised sample · Villa with building plans, south-west Mallorca · Asking price around €1.8M

Client: Sample · German-speaking prospective buyer

Scope: Pre-purchase due diligence, before reservation or arras contract

Information as at: 28 July 2026

Sources used for this version: the agent's property documentation and public registers

SAMPLE DOSSIER. This document uses a real property to show the structure, the depth and the presentation of a Kaufprüfung report. The reference number, location and price have been anonymised; the findings are unchanged. The assessments here rest on the sales documentation supplied and on publicly available information. The paid full version adds the land registry extract (Nota Simple), the cadastral extract, confirmation of the planning and building-permit position with the municipality, and a search of the tourist-licence register.

FINDING AT A GLANCE

The sales documentation for this property gives two different plot sizes: 1,600 m² in the data sheet and 2,005 m² in the property description.

The gap is 405 m². It moves the price of the land by roughly €230 per square metre, and it bears directly on whether the advertised 680 m² of new build is permitted at all. The whole commercial case for this property rests on that one number.

1. Summary for the buyer

The property is a renovation project in a sought-after location, sold with plans already drawn up for a new house of roughly 680 m². What the offer is worth depends almost entirely on **whether those plans really are approved, still valid and capable of passing to the buyer**, and on whether the plot area they require is legally secured.

Reviewing the sales documentation, **I found a material contradiction in the areas given** that needs resolving before any money changes hands. It affects more than the price per square metre. It goes to whether the advertised house can be built at all.

Item reviewed	Rating	Assessment
Plot area	RED	The sales documentation contradicts itself: 1,600 m ² against 2,005 m ² . A gap of 405 m ² , about 20 %.
Plans and permit	AMBER	Advertised as "approved". The permit status, how long it runs and whether it transfers all need documenting.
Permitted floor area	AMBER	680 m ² of living space planned. Whether that is allowed depends directly on the true plot size.
The "two plots" claim	AMBER	The registry status of both plots, and the minimum plot size that applies, need checking.
Existing structures	AMBER	An older house with pool and terraces. Whether those older structures are legal needs checking.
Energy certificate	AMBER	Described as "in process". In Spain it must exist before a property is marketed.
Holiday letting (ETV)	AMBER	Nothing stated. This municipality should be treated as closed to new licences.
Charges and mortgages	AMBER	Only the land registry extract will show these. Included in the full version.
Overall	AMBER	Nothing here is a deal-breaker, but the open points must be settled before you reserve. Get the area contradiction and the permit status confirmed in writing before you pay a deposit. Both can be established without much difficulty.

2. The main finding: the plot area contradicts itself

FINDING 1 · TWO DIFFERENT PLOT SIZES IN THE SAME BROCHURE

- **Data sheet:** plot size approx. 1,600 m²
- **Property description:** a generous plot of 2,005 m²

The difference is 405 m², about a fifth of the stated area.

Why this one point decides the rest

The contradiction matters in three separate ways:

- **What you are paying:** at 1,600 m² the land works out at roughly €1,125 per m²; at 2,005 m², roughly €898. That changes how the asking price looks considerably.
- **What you may build:** on Mallorca, permitted floor area is normally set as a ratio of the plot area. The advertised 680 m² of living space may simply not be allowed on the smaller figure. **This is the commercial heart of the whole offer.**
- **Where the discrepancy comes from:** the two original plots may have been merged; the cadastre and the land registry may disagree; or somebody may have mistyped a number in the brochure. Each of the three has different legal consequences.

How to settle it: obtain the land registry extract (Nota Simple) and the cadastral extract for both plots. Both are available at short notice and are included in the full version.

3. Plans, permit and existing structures

FINDING 2 · "ALREADY APPROVED BUILDING PROJECT" NEEDS PROOF

The documentation speaks of an already approved building project. Estate agents use that phrase loosely, and it can mean any of three things: a design an architect has drawn up, a design submitted to the municipality, or a building permit that has actually been granted. In money terms those are three very different positions.

What needs documenting: the permit itself (licencia de obra mayor, issued by the relevant municipality), **how long it runs** (building permits lapse if work does not start or finish within set periods), **whether it transfers** to you as purchaser, and whether the construction levy (ICIO) has already been paid.

FINDING 3 · THE TWO ORIGINAL PLOTS

The description mentions the rare potential of two original plots. What needs checking: whether both are still recorded separately at the land registry or have since been merged, whether any division or merger was ever authorised, and whether the minimum plot size that applies here is met. The answer decides whether this is genuinely two building plots or only one.

FINDING 4 · THE EXISTING HOUSE, POOL AND TERRACES

The photographs show an older house with a pool and extensive terracing. On Mallorca, later additions are common in properties of this age. What needs checking: whether the registry, the cadastre and what is physically standing on the plot agree with one another, and whether there is a habitation certificate (cédula de habitabilidad). This still matters even if you intend to demolish, because unregistered structures can affect both the permit position and the demolition application.

FINDING 5 · ENERGY CERTIFICATE "IN PROCESS"

The documentation lists the energy certificate as "in process". In Spain the energy certificate has to be in place **before a property is marketed**. This is no reason not to buy, but it does tell you the paperwork was incomplete at the point I reviewed it.

4. Holiday letting (ETV)

The documentation says nothing about a holiday-letting licence. If you intend to let, settle this before you commit: new ETV licences in the Balearics have been heavily restricted since 2022, and a licence cannot simply be sold on or moved to another property. **Letting without a valid licence carries substantial fines.**

5. Location and surroundings

The location is among the most sought-after residential areas in the south-west of the island. The data sheet puts the distance to the main road at **0.03 km, so about 30 metres**. That is convenient for access, but it may mean road noise, and it may bring the plot within the statutory setback along the road, where building is restricted. For a new build, that has to be factored into the permit assessment.

6. What to do next

No.	Step	What it settles
1	Obtain the land registry extract (Nota Simple) for both plots	Ownership, areas, charges, mortgages
2	Obtain the cadastral extract and compare it with the registry	The contradiction in the plot area
3	Ask the seller to produce the building permit, with its dates and deadlines	Whether it is still valid and whether it transfers
4	Put the buildability question to the municipality	Whether the planned 680 m ² is allowed
5	Ask for the habitation certificate and the energy certificate	Whether the paperwork is complete
6	Search the ETV register, if you intend to let	Whether you can let the property

7. Who you still need

This review is not legal or tax advice. For the purchase itself you will need:

- **A lawyer (abogado):** the contract, planning and building law, questions of legalisation
- **A notary (notaría):** the deed itself, and the registry check on the day of completion
- **A tax adviser (asesor fiscal):** transfer tax (ITP) and the taxes you will pay thereafter

What this report does is hand those people an ordered set of facts, and put you in a position to decide **before** you pay a deposit.

8. The service, how it works and what it costs

A Kaufprüfung is independent pre-purchase due diligence for buyers on Mallorca. It is done **before** the reservation or arras contract, which is to say at the point where what I find can still change something.

What it covers

- Land registry extract (Nota Simple), compared against the cadastre
- Land classification and what you may build
- The building-permit position, the habitation certificate, and whether extensions and conversions are legal
- Charges, mortgages, and the position of the community of owners
- A search of the ETV register where holiday letting is intended
- A red, amber or green rating for every item, and an overall verdict in plain language
- A specific list of what to put to the abogado, the notary and the tax adviser

Value of the property	Fee
up to €1M	€2,000
€1M to €3M	€3,000
above €3M	€5,000

Totals shown, with 21 % Spanish IVA already included. A fixed fee. No success fee, and no commission from either side. That independence is the service. Official charges for registry and cadastral extracts are passed on at cost.

A note for agents

This review neither replaces nor competes with what an agent does. It is written for the buyer, and it clears up the open questions before the notary appointment. For the agency, that means fewer deals collapsing, fewer price renegotiations over things nobody had checked, and somewhere independent to send precisely those questions an agent cannot answer bindingly and should not be answering at all.

How it runs

You send me the listing and whatever documentation you have. I obtain the registry extracts and carry out the review against the framework above. You have the report within five working days, in German or in English, and I will go through it with you in person if you want.

Kaufprüfung Mallorca · Independent pre-purchase due diligence for buyers on Mallorca

This report sets out findings of fact and flags risks. It is not legal, tax or investment advice, and it does not replace the notary, the abogado or the asesor fiscal.

Prepared by Vincent Klug · Palma de Mallorca · Information as at 28 July 2026 · SAMPLE DOSSIER · [kaufpruefung.de](https://www.kaufpruefung.de)