

SELLING YOUR HOME ON THE SPANISH COAST

For only **999**€
+IVA

Vendor Information



Welcome to the 5 Real Estate Vendor Information Brochure

If you're thinking of selling your property on the Costa Blanca or in the Murcia region, this brochure explains why thousands of homeowners choose 5 Real Estate - and how we can help you achieve a successful sale while saving you thousands in estate agency fees.

Since launching in 2018, we've grown to become one of the leading international estate agencies in the region, with 8 local offices and more than 40 full-time property professionals.

Our growth has been built on something very simple: **selling properties, delivering excellent service and offering exceptional value.**

We won't make unrealistic promises about selling your property overnight or achieving a price the market won't support.

What we will promise is hard work, powerful marketing, honest advice and complete transparency from the moment you list with us until your sale completes.

And because our fee is fixed, our success doesn't come from charging each customer more. **It comes from helping more customers successfully sell their homes.**

Your property matters to us. Your sale matters to us. And when you choose 5 Real Estate, our entire team will work to find the right buyer and achieve the best possible outcome for you.

Cameron Hamilton
Chief Executive Officer





International, yet local

Wherever you're selling on the Costa Blanca or in the Murcia region, you're likely to be close to one of our 8 local offices.

That local presence gives your property a significant advantage. A buyer who walks into one 5 Real Estate office isn't limited to properties in that particular area. Our teams work together, matching buyers with homes across our entire network based on their budget, lifestyle and preferred location.

One local office gives you local exposure. Eight connected offices give you considerably more.

But our reach extends far beyond our branches. Your property is marketed through major international property portals, our own websites, digital marketing channels and our extensive database of active buyers.

Behind all of this is a team of more than 40 full-time professionals from a range of nationalities, speaking multiple languages. That means international buyers can enquire, view and negotiate in the language they're most comfortable using.

Local knowledge. International reach. One team working to sell your property.

5 Reasons why you should sell with us:

1

We sell a lot of property:

Last year, we sold more than **650 properties**, and we're on track to exceed that figure this year.

Our ambition is to reach 1,000 sales a year within the next two years. More sales mean more buyers, more enquiries, more viewings and more opportunities to find the right buyer for your home.

2

Our fixed fees are guaranteed:

We believe estate agency fees should be simple, transparent and fair.

Sell with us for just **€999 + VAT** when using one of our recommended independent lawyers.

Prefer to use your own lawyer? No problem. Our estate agency fee is then fixed at **€1,999 + VAT**.

Whichever option you choose, you'll know exactly what you'll pay. **No percentage commission. No hidden extras. No surprises.** Your fixed-fee guarantee is valid for 12 months and can be renewed if required.

3

8 offices and 40+ staff working to sell your home:

Listing with 5 Real Estate doesn't mean relying on a single agent at a single office.

You have the strength of **8 interconnected offices and more than 40 full-time professionals** working across our network.

We regularly transfer buyers between areas as we help them find the right property, and our offices generate substantial daily footfall. In a typical month, we can have around **400 clients viewing properties**.

More offices. More buyers. More opportunities to sell.

4

Our service doesn't stop when you find a buyer:

Agreeing a sale is only part of the journey.

Once a buyer is found, our dedicated after-sales administration team works with all parties to help keep your transaction progressing smoothly through to completion.

It's this commitment to service that has helped us earn **hundreds of 5-star reviews** from our clients.

5

We only succeed when you sell:

Our ambitions are big - but we can only achieve them by successfully selling properties like yours.

Our business model depends on completing a high volume of property sales rather than charging individual sellers high percentage commissions.

That gives us a very simple motivation:

We need to sell your property just as much as you want us to sell it.

An Award-Winning Approach to Estate Agency

5 Real Estate is proud to have been named **Most Innovative Estate Agent – Spain 2026** by Real Estate Insider, recognising our commitment to providing a fairer, more transparent approach to buying and selling property in Spain.

Our innovation is simple: we challenged the traditional percentage-based commission model and proved that exceptional service doesn't need to come with excessive fees. Our full-service fixed-fee model has now helped clients save **more than €10 million in estate agency commissions**.

With eight local offices across Costa Blanca South and the Murcia Region and more than 650 property sales completed in 2025, our results demonstrate the strength of our approach.

Most importantly, over **40% of our new business comes through referrals and recommendations** – something we believe is the greatest endorsement of our customer-first culture.

Award-winning service. Local expertise. Fair, transparent pricing. That's the 5 Real Estate difference.

1 in every 200 international buyers in Spain buys through 5 Real Estate.

Spain has thousands of estate agencies competing for international buyers. Yet in 2025, **5 Real Estate alone accounted for approximately 0.5% of Spain's entire international buyer market**. That's around 1 in every 200 international property buyers across the whole of Spain purchasing through us.

And we're not satisfied with stopping there. Our ambition is to double our share of the international market to 1% by continuing to invest in our people, offices, technology, marketing and international reach.

Why should that matter when you're selling your home?

Because the larger our share of the buyer market becomes, the greater the opportunity to put your property in front of the person most likely to buy it.

To achieve our ambitions, we have to help you achieve yours.



REGISTERED, COMPLIANT & INSURED for your SECURITY

Registro de Agentes de Intermediación Inmobiliaria de la Comunitat Valenciana



RAICV 1849



PROPERTY CLOUD S.L.
B-42692517

Centro Comercial Los Dolces, Local 126. C/ Algarrobo 2, 03189 Los Dolces (Alicante)

Registered & Recognised

In 2022, legislation was enacted stipulating that all agents functioning within Comunidad Valenciana must secure registration by August 2023 to maintain lawful operations. This regulation is designed to safeguard both sellers and buyers, guaranteeing professional conduct and secure property transactions.

At 5 Real Estate, we prioritise integrity, trust, and adherence to the highest standards of professional conduct. In alignment with the regulatory stipulations within Comunidad Valenciana, we operate in full compliance with all legal obligations, ensuring a secure, transparent, and seamless property transaction experience for all our clients. Property Cloud SL (B42692517), trading as 5 Real Estate, is a proud member of ASICVAL (Valencia Region Real Estate Association).

We are also approved and registered with the Regional Government (Generalitat Valenciana) holding the registration number RAICV: 1849. This accreditation is a testament to our commitment to maintaining exemplary service standards and ethical business practices in the real estate industry. Property Cloud SL registered address: Plaza de la Montaneta, 4, Alicante, 03001, Spain

Unwavering Legal Compliance

The regulations in Comunidad Valenciana mandate the registration of all real estate agents operating within its jurisdiction, aimed at safeguarding the interests of the consumers and promoting fair trade practices. We fully embrace this obligation, ensuring our clients receive services that meet the legal and ethical benchmarks established by the regional authorities.

Insurance

Deposits Insurance – under ASICVAL (Valencia Region Real Estate Association) as a registered agent, we are required to have client deposit insurance with a minimum guarantee limit of €60,000 per office opened to the public in Comunidad Valenciana.

Property Cloud SL and its 6 offices that are open to the public within the Comunidad Valenciana have insurance to protect client deposits in case of insolvency with the company Atradius Credito y Caución, SA, under collective policy number 41933754.

Civil liability insurance

Property Cloud SL holds insurance to the value of €1,500,000 per claim with HISCOX EUROPE UNDERWRITING LTD with Policy Number: HD IP6 2050149.

YOUR CERTIFICATE OF FIXED-FEE GUARANTEE

When you list your property for sale with us, you will receive this personal certificate valid for 1 year which guarantees you:

- Our selling fees will be fixed at **€999 + IVA or €1.999 + IVA** depending on your choice of conveyancers.
- You will incur no hidden fees or charges



CERTIFICATE OF PRICE GUARANTEE

This certificate is presented to

Name: Mr & Mrs Smith

Ref: A999

This Certificate guarantees that Property Cloud SL CIF B42692517, trading as 5 Real Estate, will only charge you, our client, the fixed administration fee of 999€ +iva (or 1999€ +iva depending on your choice of lawyer) to sell your property. In addition, we guarantee there will be no added commission, no hidden fees and no upfront costs.

Registered Address: Plaza de la Montañeta, 4, Alicante, 03001, Spain


PROPERTY CLOUD SL
Trading as 5 Real Estate
Plaza de la Montañeta 4
03001 Alicante
B42692517

Date: 2026

CAMERON HAMILTON
Chief Executive Officer



Registro de Agentes de Intermediación Inmobiliaria
de la Comunitat Valenciana

RAICV 1849



*Our fee is payable once we have received a deposit from the Buyer

TRANSPARENT FEES

After accepting an offer on your property, you have the choice between two fee options.

€999 + IVA - Administration Fee applied when the vendor uses one of our recommended, independent conveyancing lawyers, including our principal partner, Ibérica Law Associates.

€1,999 + IVA - Administration Fee applied when our independent conveyancing partner is not engaged.

The reason behind the second option is simple. Our business model is built on efficient processes and high volume, thereby minimising costs for our clients. Engaging with multiple different lawyers would disrupt this well-established process, resulting in delays and considerably adding to the cost.

Our principal conveyancing partner, Ibérica Law, prioritises both our clients and ourselves. This streamlined communication channel helps us to maintain low administrative costs, thereby ensuring exceptionally low fees for our clients. From the vendor's perspective, this approach facilitates smooth completions and simplifies problem-solving in more complex cases.

Ibérica Law, which is led by a fully qualified lawyer, charges **0.5% + VAT with a minimum of €1000 + VAT**. There may be additional costs for extra services (if required), such as Power of Attorney (POA) and the recovery of retention tax.

A decision on lawyers is only required once an offer has been accepted.

What we will do for you

- Free no obligation valuation
- No commission
- No upfront or hidden fees
- Full estate agency service
- Exclusive or non-exclusive option
- Extensive marketing
- Multi-office exposure
- Exceptional levels of service
- No sale no fee
- Price Guarantee Certificate



**Our vendors
have saved over
10 Million Euros!**

We save our vendors on average over €8,000 when selling compared to traditional international estate agency fees of 5% + IVA.

Why Not Sell Exclusively?

Sign up to sell your property exclusively **with no extra cost**, and we provide:

- Professional Photography
- Drone Footage & Video
- Featured Property online
- Extra social media marketing
- YouTube Video
- Mailshot to our database

On average, our exclusive properties sell within 8 weeks.



MARKETING

Portals

In today's digital era, the majority of prospective buyers for overseas properties begin their search online. Therefore, it's crucial to showcase your property on major property portals to capture their attention. Additionally, we employ targeted promotions to enhance exposure, such as mass email campaigns, featured spots in newsletters, and banner advertisements. Some of the prominent portals we utilise for marketing include:



Social Media

In today's market, achieving optimal exposure necessitates active participation on social media platforms. To this end, we've enlisted a professional agency to handle our campaigns, boosting engagement and yielding positive outcomes. Our presence is prominent across various platforms, including Facebook, Instagram, TikTok, and YouTube.



Intuitive CRM

We've invested in and implemented cutting-edge CRM technology to facilitate the precise matching of potential buyers with suitable properties. When a prospective buyer contacts us with their specific requirements, our system intelligently matches their criteria against available properties. Furthermore, we continuously run tailored campaigns to generate interest in our portfolio.

Currency

Currencies Direct

For repatriating funds from a property sale to the UK, Scandinavia or any non-euro country, we highly recommend Currencies Direct.

As one of the main currency exchange experts, they offer bank-beating exchange rates that can save considerable sums of money. They are the biggest FX company in Spain, with 19 offices giving you complete peace of mind.

In addition, they have a specialised Repatriation Service which can eliminate the substantial fees charged on preparing Bankers Drafts, immediately making considerable savings. The Bank of Spain authorises Currencies Direct as an Electronic Money Institution.



SELLING COSTS

Estate Agency Fees:

Traditional international agents in Spain typically charge around 5% + VAT, with minimum fees often set at €5,000 + VAT. 5 Real Estate offers fees of €999 + VAT or €1,999 + VAT. This fee is deducted from the Reservation Deposit.

Legal Fees:

Our principal conveyancing partner, Ibérica Law, led by a fully qualified lawyer, charges 0.5% + VAT with a minimum of €1000 + VAT. There may be additional costs for extra services (if required), such as Power of Attorney (POA) and the recovery of retention tax. A complete schedule of fees is available.

Power of Attorney (POA):

To facilitate a smooth transaction, we recommend granting your lawyer POA, with the fee for this at approximately 100€ +VAT and a separate notary fee of c100€. While you can execute this from a notary in another country, it's usually more expensive.

Plusvalia:

This tax may be imposed by the local Town Hall; however, if applicable in your individual sale, your legal representative will advise accordingly.

Capital Gains Tax (CGT):

For non-residents, this tax is 19%, while for residents, it can be up to 23%, calculated against the profit made on the property. Certain expenses, such as buying and selling costs, may be deductible. As a non-resident, 3% of the sales price will be deducted and remitted to the Spanish tax office as a potential capital gain. If you are entitled to claim this back, you'll need to complete and present Form 210H within four months of the sale. Some groups are exempt from CGT, and it's advisable to consult with your lawyer regarding your specific circumstances.

For information purposes only and professional legal and tax advice should always be sought.

DOCUMENTS

The following documentation will be necessary to sell your property:

Passports: We'll need a copy of your passport and/or national identity card, provided during the property listing process.

NIE Numbers: A copy of your NIE number is required, also provided during the property listing.

Energy Performance Certificate: This certificate is legally required within the EU to market your property for sale.

Habitation Certificate: Proof of secondary occupation, demonstrating compliance with regulations.

Title Deed: Documentation confirming your legal ownership of the property.

Mortgage Provider: Details of the mortgage provider and mortgage number, if applicable.

Planning Permission: Documentation for any authorised works undertaken.

Suma/IBI Bill: Your most recent Suma/IBI bill.

Utility Bills: Copies of your latest utility bills.

Community Certificate: Issued by your administrator to confirm your account is current.

Fiscal Residency Certificate: Necessary for residents to avoid the 3% retention; taxes will be assessed the following year.

Power of Attorney: We recommend a POA to streamline the process through to completion.



A selection of reviews



Graham King

Initially sceptical... what's the catch? Low fixed fees and good service! We sold our property of 13 years in Cabo Roig and purchased a property in El Galan using 5 Real Estate. From the initial consultation to the conclusion of our sale and purchase, we felt we could always ask any questions for guidance and confirmation to any questions. A speedy sale very close to the asking price was followed by great aftersales help and contact.



Lavine Newbery

We thought the service was excellent. They got us a buyer straight away. A very smooth transaction.



Mike Grant

This is the second property we have sold through 5 Real Estate and we would highly recommend them. Professional at every stage. Clear and honest sales procedure. 100% will use again



Raymond Hood

From start to finish with our sale 5 Real Estate made this very easy and professional and would highly recommend this company to anyone selling or buying to them when putting my house on the market some estate agents in Costa Blanca think your selling you house to give them a large amount of your money when sold so was glad when we came across 5 Real Estate and at 999€ it was a no brainer all we had to do was give the sale to 5 real estate and they did the rest thank you all at 5 real estate



Duncan Tooke

Excellent service. Fast sale and good communication.

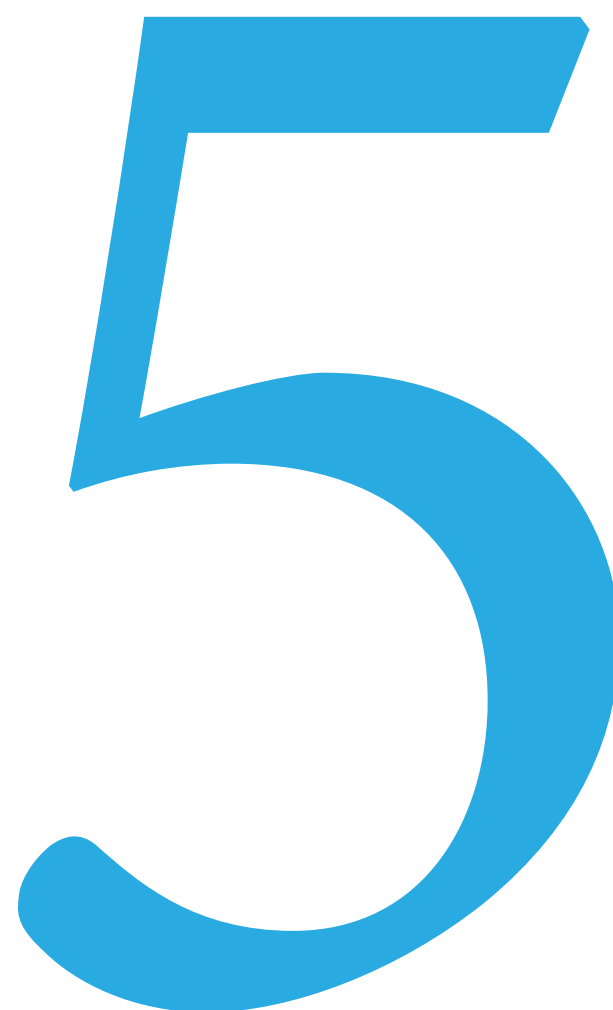


Richard Burditt

I recently sold my Villa via 5 Real Estate. There service was very simple with great support from the professional team. I would certainly look to using them again in the future.

Join our growing list of hundreds of 5 Star reviews by booking your Free Valuation today

FIVE
REAL ESTATE



OFFICES

Los Dolses (Head Office)

126, Los Dolses Commercial
Ctr. Villamartin, Orihuela Costa
03189, Alicante

Vistabella Golf

Calle Mandarin, 10, Local 6
Residencial Laguna Green 2
03319, Alicante

Torrevieja

Calle Bizet, 3
Urb. La Siesta, Torrevieja
03184, Alicante

Ciudad Quesada

Av. de las Naciones 12,
1C Ciudad Quesada
03170, Alicante

Formentera del Segura

Av. Reina Sofia, 8
Formentera del Segura
03179, Alicante

Urb. La Marina

AV. de Londres 1A,
local 1, Urb. La Marina
03177, Alicante

San Pedro del Pinatar

Av. Emilio Castelar, 4
San Pedro del Pinatar
30740, Murcia

Los Alcázares

C. Conde de Floridablanca, 2
Los Alcázares
30710, Murcia



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