DOM TENERIFE
REAL ESTATE

Buy safely.



DOM TENERIFE REAL ESTATE

Buyer's guide *to luxury homes*

South Tenerife: where to buy, how buying works and what it costs, with one advisor from start to finish.

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WHY THE SOUTH

The south, *facing the Atlantic*

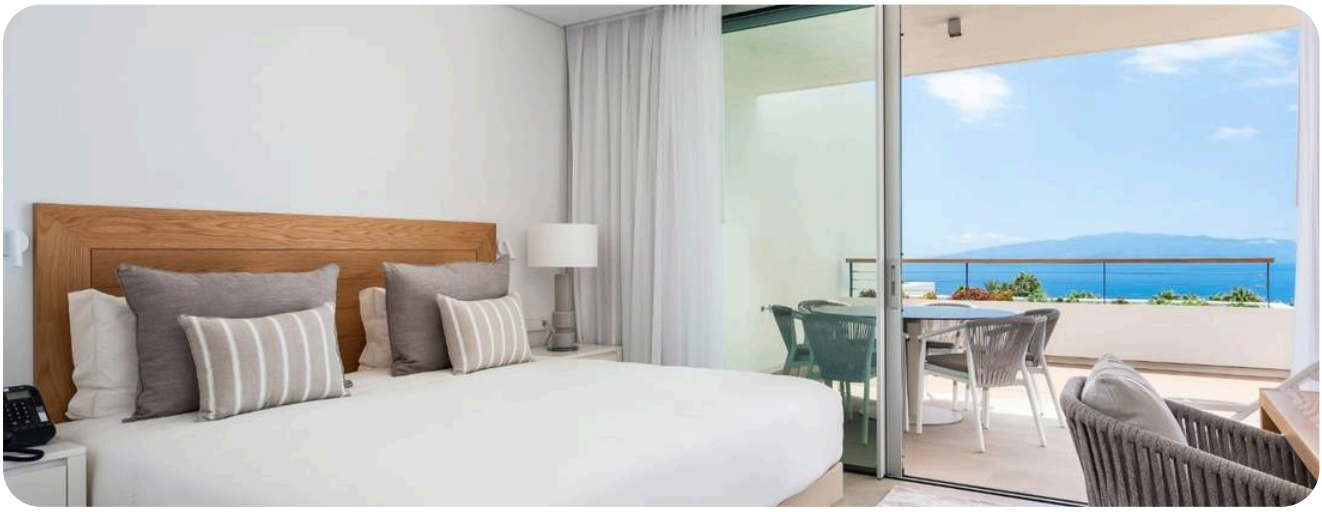
At the southern airport the average temperature over the year is 21.4 °C, and 18.4 °C in January. Few numbers explain better why so many Europeans end up making their home here.

From many terraces in the south you can see Teide, the heart of a national park that has been a UNESCO World Heritage Site since 2007. In front, the Atlantic and La Gomera on the horizon; around you, golf courses, quiet coves and village life a few minutes from the great hotels.

Tenerife Sur airport closed 2025 with almost 14 million passengers and connects with Europe's main cities. On the same street you hear Spanish, English, German, French and Russian.

Buying well here is not only about the home. It is about the street, the orientation, the community and what can be built in front. This guide sums up what we explain to our clients at the first meeting.

> *A good purchase starts with the street, not with the photos.*



THE ADDRESSES

Six addresses *that matter*

Each area has its own character. These are the ones discerning buyers ask us for most.



Abama

A gated resort above the sea, with golf, a hotel and fine dining. Private villas with hotel services at the door.



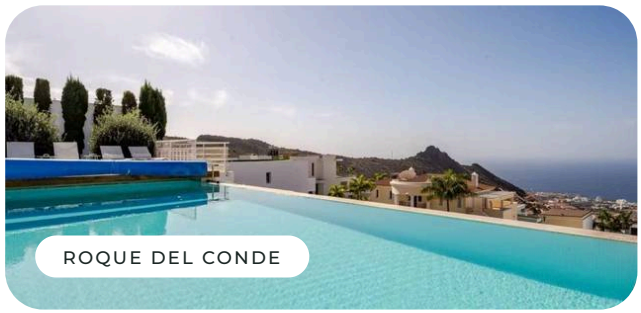
La Caleta

A former fishing village next to Costa Adeje, with a seafront promenade and hillside villas looking at La Gomera.



El Duque

Costa Adeje's front line, by Playa del Duque and its hotels. Apartments and villas on the promenade.



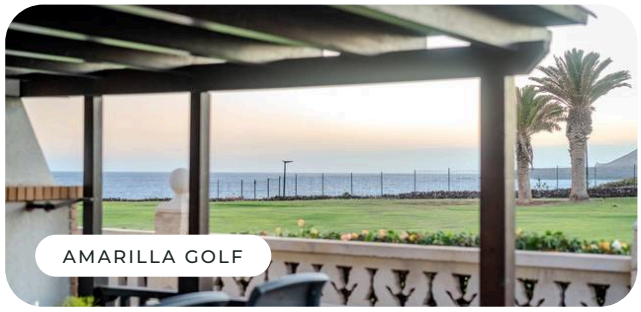
Roque del Conde

High slopes above Costa Adeje, with open ocean views and modern villas on generous plots.



El Madroñal

A quiet residential area above Fañabé, with garden villas a few minutes from the coast and every service.



Amarilla Golf

Homes facing the golf course and the sea, close to the southern airport and the San Miguel marina.

New build *or resale*

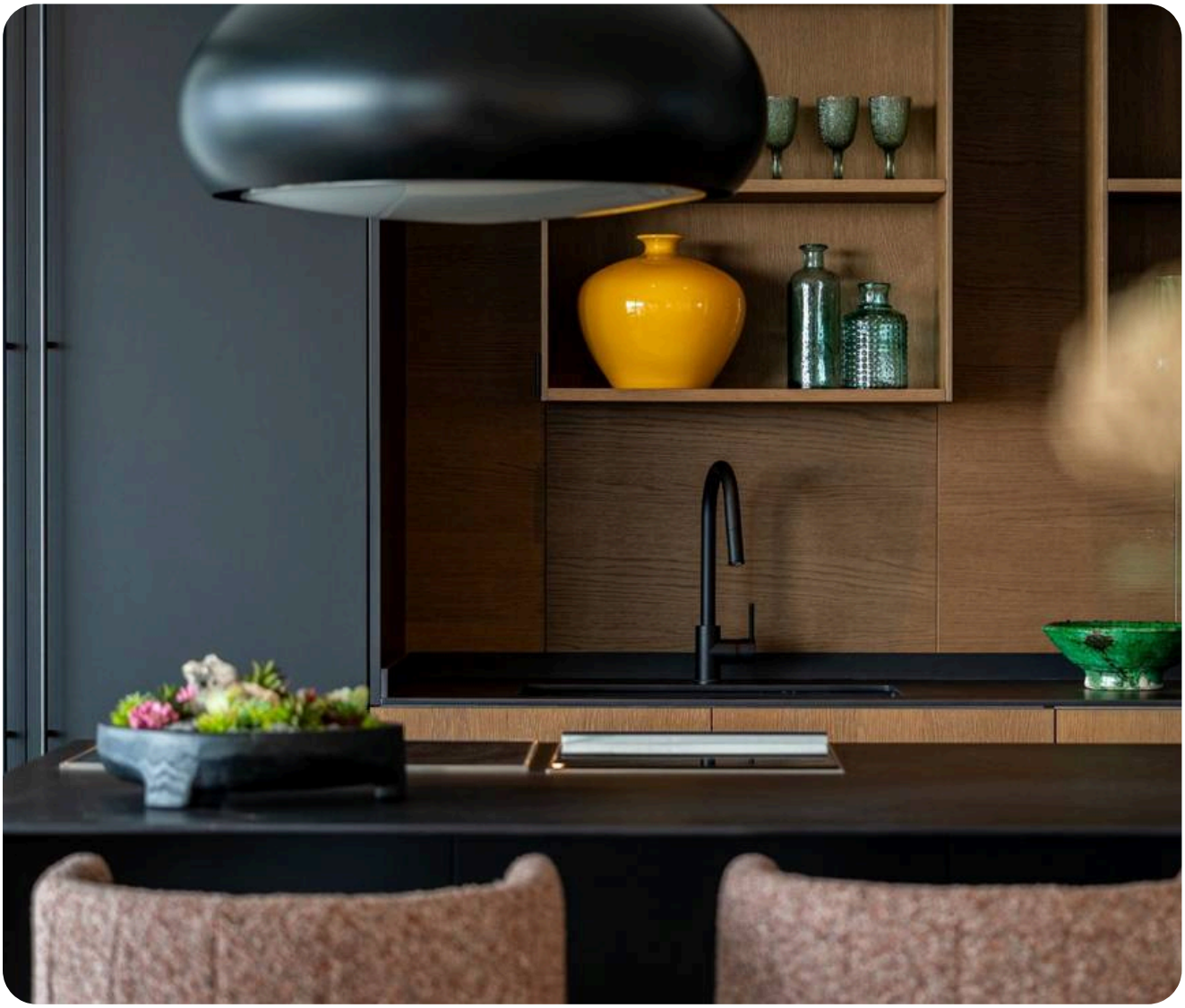
The two purchases have little in common. Your advisor explains which one fits your timing and the way you buy.

New build

Bought from the developer, often off plan, with a payment schedule agreed until handover. You choose finishes and orientation before anyone else. Tax: IGIC at a general rate of 7%, plus stamp duty (AJD) on the deed.

Resale

A finished home you can visit, with a known community and history, handed over as soon as you sign. Room to negotiate and renovate to your taste. Tax: transfer tax (ITP) at a general rate of 6.5%.



THE PROCESS

From the first step *to the notary*

01

NIE

The foreigner identification number. You need it to buy and residency is not required. We tell you how to apply.

02

Bank

An account with a Spanish bank for the payments and, if you need one, the mortgage. We introduce you to the banks we work with.

03

Reservation

Once you choose the home, a reservation is signed subject to the legal check (Land Registry extract, debts and licences) and the home comes off the market.

04

Due diligence

Your lawyer checks the Land Registry extract, charges, licences and any community or tax debts. With everything in order, the private purchase contract (arras) is signed, leading to the deed.

05

Notary

Deed before a notary, payment of the price and entry in the Land Registry. Your advisor is with you that day.



COSTS AND TAXES

What it costs *to buy*

On top of the price, allow for the purchase taxes and for notary, registry and gestor (administrative and tax adviser) costs. Your advisor prepares the exact figure for your purchase before you reserve.

Resale home	Transfer tax (ITP) at a general rate of 6.5%.
New build from the developer	IGIC at a general rate of 7%, plus stamp duty (AJD) on the deed.
If the seller is a non-resident	You withhold 3% of the price and pay it to the Spanish Tax Agency with form 211 within one month.
NIE	Required to buy; residency is not.

These are the general rates on the date of each note. Confirm them with your gestor before you sign.



PRIVATE COLLECTION

All of Tenerife, *one advisor*

Many of the best homes in the south are never advertised. With Private Collection, your advisor gathers in one personal link DOM Tenerife's homes, those of other agencies in the south we work with and the developments shown only in private, in your language.

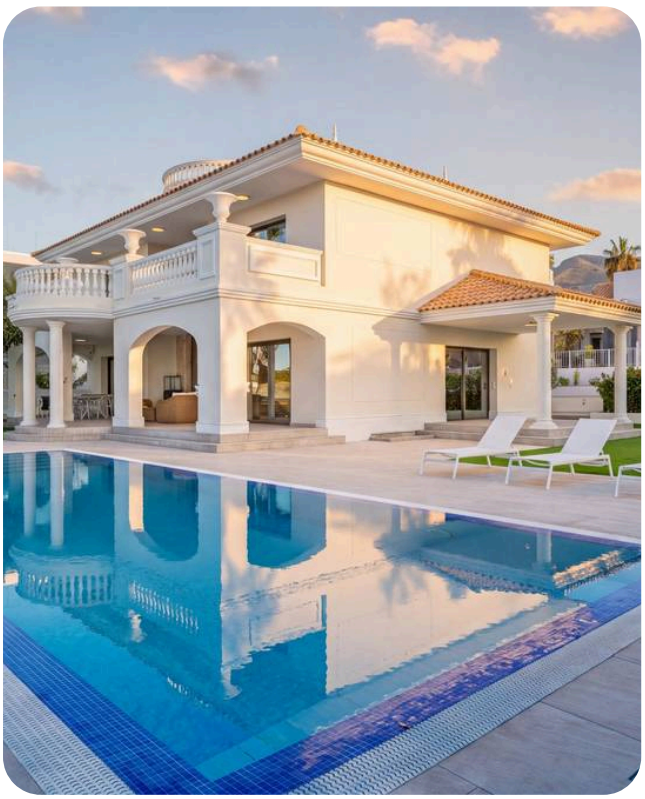
If you see a home somewhere else, your advisor adds it to that same link and handles it with you.

BEFORE YOU TRAVEL

See it *before you fly*

Our homes are photographed by a professional photographer at the hour of the best light: interiors, details, materials and, where the setting allows, aerial views. You can rule homes out from your sofa and travel only for the viewings worth making.

Some also have their own film, shot by our videographer with the advisor who knows the home best, on Instagram and on our YouTube channel. And your advisor sends you the brochure of each home in your language.





WORKING WITH US

One advisor, *the whole market*

We work with more than 300 agencies, the leading names in the south among them, who receive all our updates every month. You deal with one person; we deal with all of them.

One point of contact

One person who knows your search by heart, instead of ten agencies asking you the same questions.

One search

Your advisor also shows you other agencies' homes: no need to find them or register with each one.

No repetition

No crossed calls, and no viewing the same home twice with two different agencies.

Someone on your side

Negotiates for you alone and, with the whole market in view, tells you with data whether a price is fair.

YOUR PERSONAL LINK

From day one you have a link with your selection: homes from DOM Tenerife and from the agencies we work with, kept up to date by your advisor throughout your search. Photos, location and notes, all in one place and in your language.

And it costs you nothing more: working with one advisor adds no cost for you. The seller is the one who instructs the sale, and the arrangement between agencies is ours to handle.

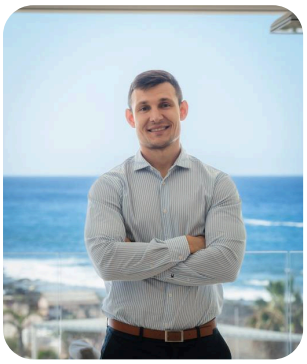


ONE ADVISOR

By your side *to the notary*

From the first call to the signing, the same person is with you: they know your search, rule out what does not fit, organise the viewings, coordinate the lawyer, the bank and the gestor, and sit beside you at the notary.

Below are some of our advisors and the languages in which they will look after you.



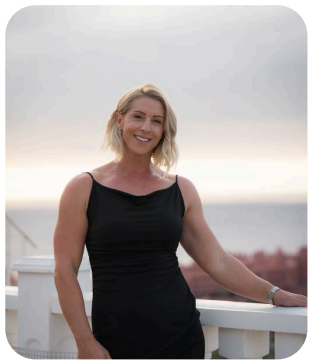
Victor Gutu
PROPERTY ADVISOR



Natalia Galben
PROPERTY ADVISOR



Inga Gurau
PROPERTY ADVISOR



Tunde Santa
PROPERTY ADVISOR

> *Buy safely.*



In the words *of our clients*

A 4.6 average from 215 Google reviews. Here are a few of them.

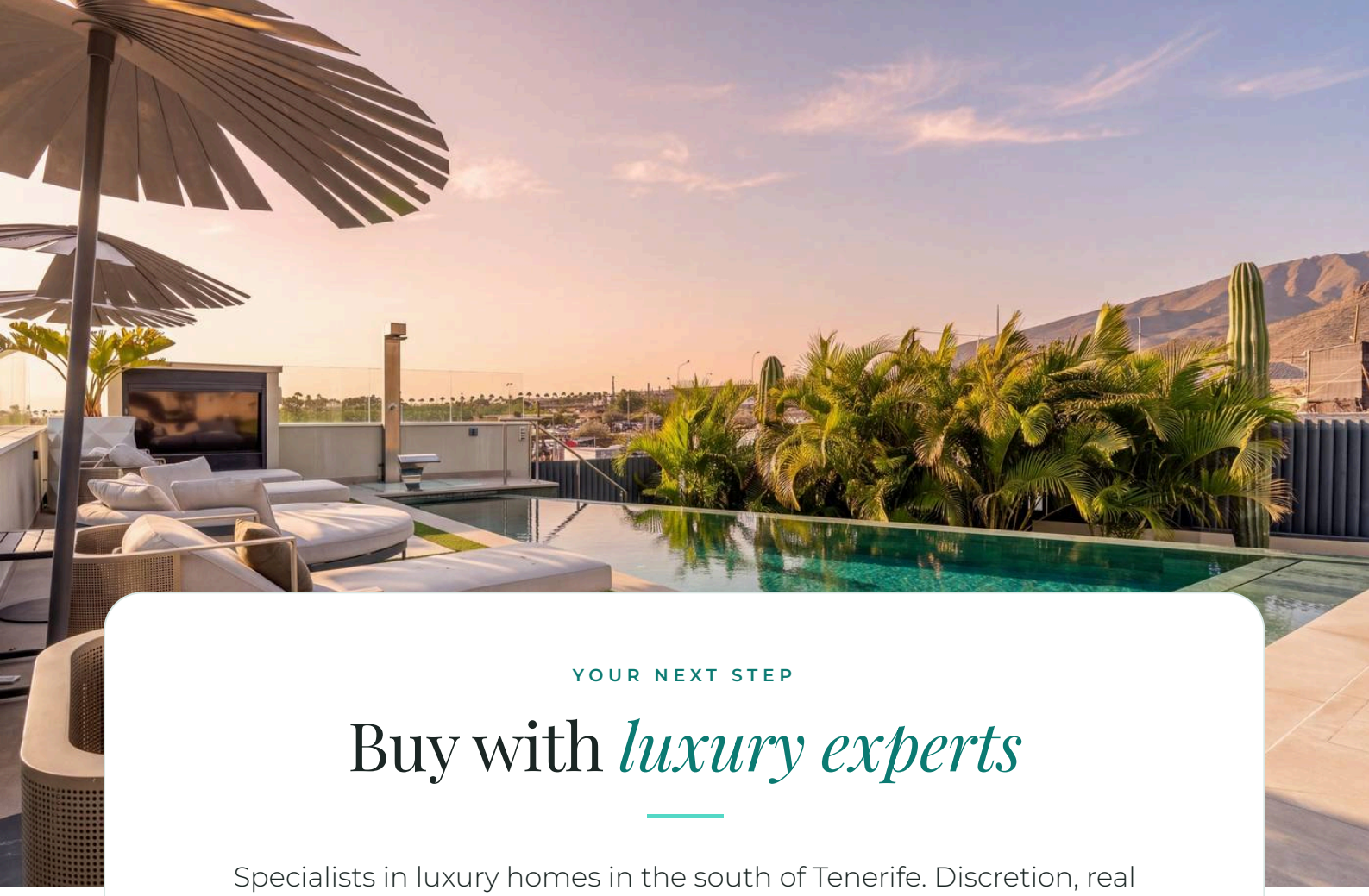
> *They were responsive, professional, and guided me through every step with clarity and efficiency. [...] Highly recommended for anyone buying property in Tenerife.*
>
> **RICHARD G.** Facebook ★★★★★

> *We found our apartment through Dom Tenerife whilst in the UK, and I have to say Zanna Drunese made us feel at ease, and comfortable with the whole process.*
>
> **BOB R.** Facebook ★★★★★

> *From start to finish, my experience with Dom Tenerife was incredibly pleasant and easy!*
>
> **MALAI M.** Facebook ★★★★★

Real Google and Facebook reviews; translations are marked and cuts are shown as [...].





YOUR NEXT STEP

Buy with *luxury experts*

Specialists in luxury homes in the south of Tenerife. Discretion, real data and the same advisor from the first call to the notary, in your language.

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