

3-bed flat, Playa de San Juan, Alicante

Prepared for a US buyer planning a long-term let · 6 October 2026

Sample. Built from a real public listing to show what you receive. Not a client; listing reference withheld.

Gross yield on the asking price	What a US buyer keeps, net, on the cash put in
3.7%	1.3%

1 · The property

Asking price €419,000 · 107 m² built, 99 m² usable · 3 bedrooms, 2 bathrooms · 8th floor with lift · built 2005, renovated and furnished · terrace, community pool, parking space included. Source: public listing on a Spanish portal, updated 15 Sep 2026, read 6 Oct 2026.

2 · Total cash outlay, not just the price

Asking price	€419,000
Transfer tax (ITP), Valencian Community, 9%	€37,710
Land Registry, with IVA	€290
Notary	€1,500
Lawyer, full legal check	€4,500
NIE, one buyer	€250
Currency transfer, 0.4% via a specialist broker	€1,887
Zenith fee, 2% of the asking price	€8,380
Total cash outlay	€473,517

Lawyer, NIE and notary are current quotes rounded up; they bill you directly. Same engine as the cost calculator on our site.

3 · Rental income: evidence, not hope

8 long-term listings for 3-bed, 2-bath flats of 90–125 m² in the same area ask €1,300–€1,800 a month (pisos.com, 6 Oct 2026). We use the median, **€1,425 a month**, for 11 months a year (one month empty): **€15,675 a year**. That is 3.7% gross on the asking price and 3.3% on the cash outlay.

4 · The net number

	US BUYER	EU BUYER
Rent, 11 months	€15,675	€15,675
Community fees (listing: €205 a quarter)	–€820	–€820
IBI property tax (est.)	–€600	–€600
Home insurance (est.)	–€300	–€300
Maintenance reserve, 1% of the price	–€4,190	–€4,190
Non-resident income tax: US 24% of gross rent · EU 19% after costs	–€3,762	–€2,651
Net a year	€6,003	€7,114
Net yield on the cash put in	1.3%	1.5%

EU column: no currency cost, before depreciation and any other deduction your tax adviser may claim.

5 · What the listing does not tell you

- The listing places the flat in both Playa de San Juan and Cabo de las Huertas. The address check settles which, and the comparable rents with it.
- Holiday letting needs registration under the Valencian Decreto-ley 9/2024, which requires a favourable town-hall planning report, and several large cities run their own moratoria. This check models a long-term let.
- Rents above are asking rents, not signed contracts. IBI and insurance are estimates until the seller's receipts arrive. Any special levy (derrama) only shows in the community certificate during the legal check.
- The 1% reserve is cautious for a renovated 2005 flat. At 0.5%, the US buyer's net yield rises to 1.7%.