Befory preliminary check

Apartment, Calle del Ejemplo 12, 1st floor, coastal municipality, province of Alicante · €245,000 (advertised) · property portal, listing no. 000000000

For: Buyer · Checked: September 2026

Anonymised example of a real Befory preliminary report. Address, numbers, areas and price have been changed; any resemblance is coincidental.

PAUSE **First find out exactly which apartment is for sale.**

The cadastral reference you sent, 0000000XX0000X0001XX, belongs in the Catastro to a different address — Calle de la Muestra 30, staircase 2, 1st floor, door 7 — and describes an apartment of 72 m². The listing gives Calle del Ejemplo 12 and 120 m². At the listing address the Catastro shows a different building, and there is no apartment of that size on its 1st floor.

Until the agent confirms the address, door and cadastral reference in writing and explains the difference in floor area, do not go to a viewing and do not transfer any money.

How serious is this

This is the main risk at this stage: right now it cannot be said with confidence that the listing, the cadastral reference and the apartment you would be shown are one and the same property. Any document checks only make sense after that.

- **Viewing — do not book yet.** First get the agent's reply to the message below. If the address and reference are confirmed, you can plan a viewing; on site, photograph the door number and ask for the IBI receipt.
- **Reserva, arras or any money — no.** No payments and no signatures until the property is confirmed, the Nota Simple is obtained and the floor area is explained.
- **The area gap is large: 120 m² against 72 m², i.e. 48 m² (67%) more.** A gap like this is unlikely to be explained only by different counting of terraces and the share of common elements. Possible reasons: the reference you sent belongs to another apartment; the apartment was merged with a neighbouring unit or extended; the area in the listing is stated inaccurately. The RC, the escritura and a current floor plan will show which reason is correct.
- **Layout not confirmed.** The Catastro does not show the internal layout, so the three bedrooms and two bathrooms in the listing need to be confirmed by a current floor plan and a viewing.
- **Purpose of purchase not stated.** If you plan holiday letting, let us know: it requires separate checks.

What we compared

What we checked	In the listing	In the Catastro	Result
Address	Calle del Ejemplo 12	For your reference: Calle de la Muestra 30, staircase 2, floor 1, door 7. Calle del Ejemplo 12 is a different building (different plot)	No match
Cadastral reference	Not published	0000000XX0000X0001XX exists; link to the listing not proven	To be clarified
Built area	120 m²	72 m² (70 m² dwelling + 2 m² common elements)	No match
Usable area	102 m² in the features, 108 m² in the description	The Catastro does not state usable area	To be clarified

What we checked	In the listing	In the Catastro	Result
Floor	1st	Floor 01	Formal match
Year built	1982	1982 for your reference; building at the listing address — 1978	To be clarified
Use	Apartment	Residencial (housing)	Formal match
Layout	3 bedrooms, 2 bathrooms, terrace and balcony	The Catastro does not show the layout: 70 m² dwelling and 2 m² of common elements, no terraces shown separately	Not confirmed
Energy	Consumption 131 kWh/m² per year (E), emissions 27 kg CO_2/m² (D)	Certificate not provided	Not confirmed

“Formal match” means the data match the apartment for the reference you sent, but it has not yet been proven that this is the apartment in the listing.

The building for your cadastral reference and the building at the listing address stand on neighbouring plots. The complex with your reference also has cadastral addresses on the listing street, so the address in the listing may have been given inaccurately. This is an assumption and must be confirmed by the agent.

What to do now

1. **Send the agent the message below.** The key points are the address, door, cadastral reference and an explanation of 120 m² against 72 m².
2. **Ask for the latest IBI receipt.** It shows the cadastral reference of the apartment the seller pays the tax for. This is the fastest way to check whether the reference is the right one.
3. **Book a viewing only after the reply.** On site, compare the entrance, staircase and door number with the documents.
4. **If it turns out the apartment was merged or extended,** ask for the building permits and the escritura that reflects this. Changes not reflected in the documents can complicate the purchase, a mortgage and resale.
5. **Do not sign a reserva or arras and do not transfer money** until an abogado has checked the Nota Simple, cargas, ocupación and the comunidad documents.
6. **Tell us the purpose of purchase:** living in the property, long-term letting and holiday letting require different checks.

IN SPANISH — COPY AND SEND TO THE AGENT

Buenos días:

Me interesa la vivienda anunciada en el portal inmobiliario con el n.º 000000000 (Calle del Ejemplo 12, 1.ª planta, 245.000 €). Antes de concertar una visita o entregar cualquier cantidad, les agradecería que me confirmaran por escrito:

1. La dirección exacta de la vivienda: número de portal, escalera, planta y puerta.

2. Si la referencia catastral de la vivienda es 0000000XX0000X0001XX. En el Catastro esta referencia corresponde a Calle de la Muestra 30, escalera 2, planta 1, puerta 7, con 72 m² construidos. Si no es la correcta, les ruego que me indiquen la referencia correcta y me envíen el último recibo del IBI.

3. Cómo se obtienen los 120 m² construidos del anuncio frente a los 72 m² del Catastro: si se han unido viviendas, ampliado o cerrado terrazas o realizado otras obras, y con qué licencias.

4. Cuál es la superficie útil correcta (el anuncio indica 102 m² y 108 m²).

5. Nota Simple reciente y escritura de propiedad, con finca registral y CRU.

6. Plano de la vivienda con la distribución actual de tres dormitorios y dos baños.

7. Licencia o declaración responsable de ocupación vigente.

8. Certificado de eficiencia energética vigente y justificante de su registro.

9. Certificado de deudas con la comunidad, cuota actual y derramas aprobadas o previstas.

10. Confirmación de que la vivienda se entregará libre de inquilinos y ocupantes.

Muchas gracias. Un saludo,

[Your name]

ENGLISH TRANSLATION — FOR YOU

Hello,

I am interested in the apartment in listing no. 000000000 on the property portal (Calle del Ejemplo 12, 1st floor, €245,000). Before arranging a viewing or handing over any money, I would be grateful if you could confirm in writing:

1. The exact address of the apartment: entrance number, staircase, floor and door.

2. Whether the cadastral reference of the apartment is 0000000XX0000X0001XX. In the Catastro this reference corresponds to Calle de la Muestra 30, staircase 2, floor 1, door 7, with 72 m² of built area. If it is not correct, please give me the correct reference and send me the latest IBI receipt.

3. How the 120 m² of built area in the listing is arrived at, compared with 72 m² in the Catastro: whether units were merged, terraces extended or enclosed, or other works carried out, and under which permits.

4. Which usable area is correct (the listing states 102 m² and 108 m²).

5. A recent Nota Simple and the escritura, with the finca registral and CRU.

6. A floor plan of the apartment showing the current layout of three bedrooms and two bathrooms.

7. The valid licence or declaración responsable of ocupación.

8. A valid energy performance certificate and proof of its registration.

9. A certificate of any debts to the comunidad, the current fee and any approved or planned derramas.

10. Confirmation that the apartment will be handed over free of tenants and occupants.

Thank you very much. Kind regards,

[Your name]

What this check cannot show

This report was prepared with AI assistance and reviewed by a person before delivery. AI can make mistakes. The analysis is limited to the information and documents provided and does not replace independent legal, technical, tax or financial advice.

The Catastro describes a property but does not confirm ownership, encumbrances, whether alterations match permits, the absence of debts or the physical condition. Only the listing and the open Catastro data as of the check date were compared here.

The following were not provided: Nota Simple, escritura, IBI receipt, floor plan, ocupación documents, comunidad documents, energy certificate and the draft reserva or arras. Therefore the following has not been checked:

- which apartment is actually for sale and what its cadastral reference is;
- who the owner is and whether there is a mortgage, an attachment or other cargas;
- where the area difference comes from and whether any merger, extension or terrace enclosure is reflected in permits and in the Registro de la Propiedad;
- whether a valid right of ocupación exists;
- whether there are debts to the comunidad and approved derramas (the listing states a fee of €90 per month);
- whether the apartment is free of tenants and occupants;

- the technical condition of the apartment and the building; proximity to the sea may require a separate check of coastal-zone restrictions in the full report.

What the full report adds — €99 incl. VAT

- Once the reference is confirmed, we will order and review a fresh Nota Simple for this exact apartment.
- We will compare the owner, cargas, escritura, IBI, floor plan, ocupación, energy certificate and comunidad.
- We will trace the 120 m² vs 72 m² difference through documents and show which permits and records to request.
- We will check territorial signals and the key terms of the draft reserva or arras.
- We will list the conditions to settle before a deposit; the contract is drafted by an abogado.

Terms in brief

Catastro — the state database describing real estate; it does not confirm the owner or encumbrances.

Cadastral reference (RC, referencia catastral) — 20-character identifier of a specific property unit.

Construida and útil — built area (with walls and a share of common elements) and usable area (floor inside the apartment).

IBI — annual property tax; the receipt shows the cadastral reference.

Nota Simple — extract from the Registro de la Propiedad on the owner and encumbrances.

Escritura — the notarial deed under which the seller acquired the property.

Finca registral and CRU — the property's number in the Registro de la Propiedad and its unique registry code.

Cargas — registered encumbrances: mortgage, attachment and others.

Ocupación — municipal licence or declaración responsable confirming that the dwelling is fit for use.

Comunidad and derrama — the owners' association of the building and its special levy.

Reserva / arras — preliminary agreements with a monetary commitment before the main transaction.

Sources

Property portal. Listing page no. 000000000 (features and description as stated by the seller).

Sede Electrónica del Catastro. Consulta y certificación de Bien Inmueble — for the reference sent. https://www.sedecatastro.gob.es/

Sede Electrónica del Catastro. Información de parcela e inmuebles — for the plot of this reference and the listing address.

Dirección General del Catastro. OVC Callejero service — location of both plots.

Access date for the listing and the Catastro: September 2026. A real report gives direct links to the listing and the property's cadastral records here.

Routes for further checks

Ayuntamiento of the property's municipality. Sede Electrónica — ocupación and planning status.

Generalitat Valenciana. Autorregistro de viviendas de uso turístico (G19207) — holiday letting. https://sede.gva.es/es/detall-tramit?id_proc=G19207

IVACE. Registro de certificados de eficiencia energética (G15830). https://sede.gva.es/es/detall-tramit?id_proc=G15830

Registradores de España. Nota simple del Registro de la Propiedad. https://sede.registradores.org/site/propiedad?lang=es

BOE. Ley 49/1960, de Propiedad Horizontal — comunidad and derramas. https://www.boe.es/eli/es/l/1960/07/21/49/con

Methodology version — the one in force on the check date. Befory provides an informational analysis of the available materials, does not replace an independent legal, technical, tax or valuation review and does not guarantee the legal or physical condition of the property.