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WINCHAM INTERNATIONAL

A *stress-free* approach to legal and tax concerns for Spanish property

MANY would-be owners are purchasing properties in Spain without the knowledge and understanding of the tax implications involved.

Your dream purchase in the sun can unfortunately become very time-consuming, and also very costly.

For example, most owners or future owners, do not understand that the beneficiaries of their estate, may have to pay Inheritance tax in two jurisdictions. Spain and their Country of Domicile.

In Spain, each individual inheritor is taxed unlike the United Kingdom, where it is the estate that pays any outstanding tax.

Wincham has become a market leader in Tax and Legal corporate solutions for property owners in Spain, since it was established in 1994.

The Wincham success has led us to be an award nominated business.

Wincham recognised that if potential buyers or current owners, place their Spanish Property, into a UK Limited Company, by becoming shareholders of that company, when death occurs, the shares in the UK Company will pass down according to your Will.

There will be no need to probate in Spain and therefore no taxable event for the owner of the property.

Wincham make this process as worry-free as possible for the customers due to their legal and tax expertise in this field.

Based in the UK, and Spain, the Wincham team consists of qualified professionals including Lawyers, Tax Consultants, Chartered Accountants, Property Consultants, Will Writers, Gestors



(Qualified legal Assistants), Economistas, Abogados, (Spanish Lawyers) and Notary Publics and offer a full specialist service in the UK and Spain, including:

- Full Spanish Legal Services
- Tax Advice
- Accountancy
- Corporate Services
- Wills and Probate

Two of Wincham's clients, Val and Ken Marshall had this to say about the Wincham process.

“Prior to making a final decision, Wincham displayed considerable patience in answering our various questions and at the same time offered guidance without putting us under any pressure to decide. Once our decision was

made the actual transfer of the property into the UK Company and signing process went through quickly and without any major problems. In our view the whole process was handled professionally and with efficiency. People all have different circumstances and this IHT arrangement may not suit everyone, but given the way our fi-

nances are structured we feel the right decision has been made. We also had the benefit of using the Wincham Will services too.”

When buying a house in Spain it is important to understand the taxes you will have to pay, not only when you actually purchase your Spanish property, but also

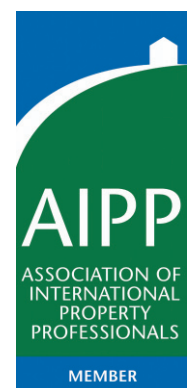
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local taxes and housing rates, which are paid on a yearly basis by all home owners in Spain. Spanish housing rates depend on the value of the house and the area it is in.

Wincham can unload this burden for you by managing your yearly taxes.

If you do decide to place your property into a UK Ltd Company the added advantage is there could be a possible reduction of the 7-10 per cent Property Purchase Tax on Resale Purchases, and you would also receive a 20-year defective title Property Deed.

Wincham pride themselves on providing a professional, friendly and informative purchase and ownership service providing solutions, focusing and understanding your requirements and making all aspects owning property in Spain, straightforward and effective.



For further information then please visit our websites www.wincham.com or www.winchamiht.com

To complement the two Wincham websites that inform Buyers and Owners of the benefits of owning Spanish Property within a UK Limited Company, Wincham recently launched our third website for these services www.winchamukcompany.com

Alternatively you can call a Wincham Consultant in the UK on 0044 (0)1260 299 700 or our Spanish office number 0034 965 830 991.