



Welcome to the webpage of the Property Registration Office for the Region of Valencia.

This is a website that, among other things, aims to increase the amount of information made available by the Valencian Regional Government with regard to real estate and urban planning. It also provides the legal information required to facilitate foreign investment in the Region of Valencia.

If you are interested in real estate or a company in the Region of Valencia, here you will find out where you can get all the information you need.

The only way of carrying out transfers securely in relation to real estate or companies in Spain is to use the information provided by the Property, Trade and Movable Assets Registers.

Would you like to find out the owner of a house or an estate? Would you like to find out if an estate has a mortgage, embargo or encumbrance of any other kind? If any buildings, either completed or under construction, have been declared? Are you planning to do business with a company and would like to know its details, its representatives or whether or not it is bankrupt?

In accordance with the Spanish legal system, the best way to find answers to all these questions is by requesting information from the relevant Register.

Remember that the Property Register is used to enter and provide public information regarding the ownership of real estate and the rights that pertain to it; therefore, if you are thinking of buying real estate in Spain, don't forget to check with the Property Register. If you don't, you cannot be certain about the true owner of the property or any charges or encumbrances it might have. Similarly, having bought the property, don't forget to register your rights: registration offers legal security since, once registered, the rights come under the supervision of the Courts and only the information provided in the Register is deemed to be true, a presumption of veracity that, in certain cases in which certain requirements are fulfilled, makes the position of your right registered with the Register unassailable. And let's not forget that there are certain cases in which registration is compulsory; for example, if you wish to set up a mortgage on your property located in Spain.

If you are interested in estates, you should know that, through this Webpage, you can request:

- **The details from the Register in which your estate is located** (with all the information required to contact it), **where you can obtain all the information you need and also carry out any procedures required. To access, [click here](#).**
- **A complete guide to buying property in Spain (English only). To access, [click here](#).**
- **You can obtain information about the estate directly, through FLOTI (via the Internet), in two possible ways:**



* a **non-certified extract from the property register**, which is purely informative. To access, [click here](#).

* a **certificate**, which provides actual documentary evidence. To access, [click here](#).

If you do not wish to request this information over the internet, you can obtain this same information from the Property Register where the estate is registered, by presenting a request form. There are request forms available [click here](#).

For companies, information can be requested from the corresponding Trade Register (located in province capitals), or directly through **FLEI (via the Internet)**. To access, [click here](#).

As a general rule, before presenting a document to be entered into the Property or Trade Register, you must first submit it to the corresponding payment **Office** to pay the relevant fees and taxes. To find out which is the corresponding Payment Office, [click here](#).

If you have any questions, you can contact the corresponding Trade or Property register and you will receive all the information you need to invest in the Region of Valencia.