

# POLICYHOLDER'S GUIDE

---

## IN SPAIN

Home  
insurance

# INOV EXPAT BRINGS YOU THE ANSWERS TO ALL YOUR QUESTIONS ABOUT HOME INSURANCE IN SPAIN.

1. What are the reasons to get home insurance?
2. How to calculate the premium of home insurance?
3. What are the differences between home insurance contracts?
4. How to acquire real estate property?



## Home insurance



Fire, flooding, natural disasters, and burglary... Your home needs an insurance.

The aim of home insurance is to cover the premises, the contents and the civil liability of the occupants.

More than a simple protection, this insurance guarantees your well-being inside your home.

# WHY DO YOU NEED HOME INSURANCE ?

HOME

Is this a requirement?

Although home insurance is not mandatory in Spain, it is highly recommended. In some cases, communal areas may require coverage.

What is it for?

If you are a tenant, it is advisable to protect both your home furnishings and the structure..

Note: In most cases, your home insurance will include civil liability coverage for you and the occupants..

What does it cover?

Home insurance in Spain can cover fire, flooding, burglary, natural disasters, and electronic appliances in case of power outages.



Did you know ?

In 2023, approximately 3,844 burglaries were recorded in private residences across Spain, with urban areas such as Barcelona experiencing notable increases.

Property crimes remain a significant concern in certain regions, underscoring the importance of home insurance to protect both your property and personal belongings from theft..

# HOW TO CALCULATE YOUR PREMIUM ?

HOME

## Homeowner or occupant?

Your home insurance premium is generally higher if you are a homeowner. This is due to the extent of coverage: As an owner-occupier, you must insure both the structure and your personal belongings.

## Primary or secondary residence?

Insurance premiums are higher for secondary residences due to the increased risk of theft associated with less frequent occupancy.

## Home location?

Home insurance premiums in Spain vary based on location. If you live in a non-urban area, the premium will be lower. Similarly, depending on your region in Spain, the amount of your premium may vary.

## Home type?

Consider both the number of rooms and the value of movable property to be insured. This includes the overall value of your property as well as the value of your furnishings.

# 3 TYPES OF HOME INSURANCE CONTRACTS

HOME

Home insurance covers in Spain

  
PARTIAL

  
FULL

  
COMPREHENSIVE

Your essential covers

Fire, Burglary, and Flooding...

Electrical damage

24/7 Assistance

Damage and protection

Civil Liability & Legal Protection

Robbery and Assault

Rental Income Loss losses

	PARTIAL	FULL	COMPREHENSIVE
Fire, Burglary, and Flooding...	●	●	●
Electrical damage	●	●	●
24/7 Assistance	●	●	●
Civil Liability & Legal Protection	●	●	●
Robbery and Assault	○	●	●
Rental Income Loss losses	○	○	●

## WHICH ELEMENTS ?

Acquiring real estate in Spain is relatively simple; you only need four elements:



**Proof of identity:** ID card or passport for European citizens.



**The NIE :** Required for each stakeholder listed in the notarized agreement.



**A solicitor :** For every procedure, you would have to go to a solicitor.



**Funding :** Typically through a mortgage. In most cases, a down payment of around 20% is required.



**BENJAMIN RETALI**

Managing Director  
Inov Expat



[welcome@inovexpat.com](mailto:welcome@inovexpat.com)

+34 932 688 742

Via Augusta, 158,  
08006 Barcelona