

Valencia Property Services Guide 2026–27

Your buyer's agent in Valencia since 1998

Three decades of experience in the Valencia property market, distilled into one place. Whether you are buying, renting, renovating, or selling — this is everything we can do for you.

Your Buyer's Agent in Valencia

The core purpose of Valencia Property is to act as your buyer's agent — your personal property shopper. We get complete clarity on what you want, then go out and find it, whether you are visiting Valencia or working with us virtually.

Our team has been working in and around Valencia for decades. Ask any question and the likelihood is we already know the answer.

Property Purchase Services

We charge **3% + VAT** for our full buyer's agent service.

Discounts available:

- Used our rental service? We deduct that cost from the commission.
- Used Stepping Stone Rentals? We deduct any contract and welcome fee.
- Second property purchase: 20% discount (2.4% + VAT).
- First-day offer special: Make an accepted offer on day one of your search and receive a 10% discount on your fee. The offer just needs to be made on day one — not necessarily accepted.

Tell us what you want using [our contact form](#) and we will start working for you.

Consultation Calls & Pre-Visit Services

We always start with one thing: understanding exactly what you want. Our free video consultation calls cover your requirements, budget, timeline, and every question you have about buying property in Valencia — areas, process, visas, and more.

We will also call out anything that simply will not happen. Wants based on fantasy are impossible to fulfil.

[Contact us to arrange your free consultation call.](#)

Orientation Visits & Ducks in a Row Days

Orientation Morning — €295 + VAT

Ideal if you are visiting Valencia for the first time or are ready to move forward with a purchase. We visit areas and towns suited to your requirements, sometimes including property viewings where we have keys available. Includes lunch and an AMA (Ask Me Anything) session at one of our preferred restaurants.

Ducks in a Row Organisational Morning

Covers the practical essentials: opening your bank account, preparing your NIE application, and introductions to legal, currency, and mortgage services.

Both services are discounted from your final commission when you proceed to purchase.

Stepping Stone Rentals

Rentals remain challenging for non-residents. Stepping Stone Rentals provides initial furnished rentals of three months or longer — all-inclusive, all costs covered — so you can land in Valencia without the pressure of finding somewhere permanent from a hotel or Airbnb.

Less pressure. Better outcomes.

Stepping Stone clients receive preferential rates and discounts on our rental and purchase services. Once settled, you can work with us on your long-term rental or purchase with the full Valencia Property package.

Visit steppingstonerentals.com for more information.

Long-Term Rental Search

We accompany you to rental appointments with owners and agents — and crucially, we only take you to places that will actually accept you as a client. Many owners demand unreasonable work history, bank guarantees, and conditions. We filter all of that out in advance.

We will help you understand the rental contract and navigate the entire process. Expect to have roughly three months' payments available upfront.

Selling Your Valencia Property

If you own a Valencia property and are ready to sell, we offer a comprehensive sales package: professional photography, 360° images, floor plans, and our distinctive property descriptions.

Why our reach matters:

- Americans make up nearly 50% of our buyers.
- Foreign buyers account for over 90% of our transactions.
- Full ASICVAL membership gives your property access to the entire Valencian agent network.

[Contact us](#) if you have a property in or around Valencia.

Valencia Remodels

Through our sister company Valencia Remodels, we help clients buy properties with good bones and renovate them — rather than hunting fruitlessly for someone else's idea of perfection.

We appoint a dedicated project manager as your single point of contact, overseeing everything from concept to completion. Valencia Property clients get preference when we have competing projects.

Advisory Service for Other-Agent Purchases

Going through the purchase process with another agent but want a second pair of expert eyes? We can accompany you through the entire process, check contracts, flag anything that needs changing, and make sure you reach the end successfully.

Additional Services

Through our trusted network we provide or recommend:

- Sherlock Service
- English-speaking legal services
- Surveyors for building inspections
- Architects for project development
- Relocation advice and services
- Pre and post-rental inspections
- Bilingual project management for renovations
- Rental management services
- Key holding services
- Translation services for meetings and visits
- Bill Reduction Service (see below)

★ NEW for 2026: Bill Reduction Service ★

Currently available to Valencia Property and Stepping Stone Rentals clients. We review your electricity, gas, home insurance, car insurance, telephone, and internet bills, run them through our database and contacts, and find you better deals. If we don't find savings that exceed our basic fee, you pay nothing.

Option A — One-Time Service

€100 + 25% of first-year annual savings

- Pay once in Year 1 only.
- Savings continue every year after at no further cost.
- No ongoing fees. No commitment.
- 50% discount on the fixed fee for any future investigation.

Option B — Three-Year Monitoring Service

Year 1: €100 + 10% of annual savings

Years 2–3: 10% of annual savings

- Lower upfront percentage (10% vs 25%).
- We review your rates every year for a further two years.
- Three-year commitment required.

Real example:

We recently found savings of over €500 per year (approx. 40%) on a single property's electricity bill. The changeover was completed in one day with no interruption to service. The same client also saved over €500 per year on home insurance — a 63% reduction.

Why Valencia Property?

There is no other agency that can take you from first contact to successful completion in Spain as smoothly and professionally as Valencia Property. That is not arrogance — it is a simple fact.

It is the blog with hundreds of free articles. The monthly podcast. The support before, during, and after your purchase. The relationships with the right people and businesses to make each process clean and quick. The honesty. The team of experienced professionals who genuinely care about getting it right.

Contact us now to take your first step towards moving to Valencia.

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