

Financing routes Spain and Portugal

The nine routes at a glance. As of 28 September 2026

Alone or combined. Which route is cheaper in your case, we work out with you.

1 · German bank direct

Most German banks do not finance a foreign property against the property itself; through one German bank we finance directly up to 56 % of the purchase price. Otherwise German banks come into play when you release equity from your German property, unencumbered or as a second charge, and bring that capital to Spain.

The 56 % applies to properties in Spain, including Mallorca, and in Portugal. The remaining 44 % and the purchase costs of 10–13 % come from equity or from borrowing against your German property, up to 80 % of its lending value, also as a second charge.

2 · The nine financing routes for Spain and Portugal at a glance

Route	How much	Security and condition
Spanish bank	up to 70 % of the lower of purchase price and tasación	the property in Spain
Portuguese bank	up to 80 % of the lower of purchase price and avaliação	the property in Portugal
German bank direct	up to 56 % of the purchase price	the property in Spain or Portugal; contract with a German bank
Borrowing against German property	up to 80 % of the lending value	land charge in Germany, unencumbered or as a second charge; the property abroad stays unencumbered
Spanish bank plus German top-up	up to 70 % in Spain, the rest up to 80 % of the lending value in Germany	both properties; the German one also as a second charge
Unencumbered property in a euro country	usually up to 50 % of the valuation, from around €500,000	debt-free property; the capital may go to another euro country
Borrowing against a Spanish property	usually up to 50 % of the tasación, from around €300,000	unencumbered, or the remaining loan is paid off; use in Spain
New build in stages	the stage payments during construction	only a few lenders pay each stage to the developer
Private lender	from €500,000	when no bank will lend; considerably more expensive than a bank

All figures are guidance from our brokerage practice, not a commitment. Whether a case works depends on the property, the valuation and your credit profile.