

SYNCRO

Valencia Premium Relocation Guide

Verified data, housing, schools, documents, healthcare, transport and a practical 30-day action plan.

MARKET Verified August 2026 rent benchmarks	DOCUMENTS EU residence, padrón and SIP
FAMILY School fees and commute planning	ACTION 30-day plan and decision matrix

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Real market: benchmarks that do not expire

For a paid guide, references must remain useful after publication. We therefore use updated market averages and replicable calculations, not links to individual listings that can disappear within hours.

Average asking rents - August 2026

Area	Average rent	Note
Valencia province	14,3 EUR/m ²	+5,3% vs Aug 2025
Valencia city	16,3 EUR/m ²	municipal average
Alboraya	17,2 EUR/m ²	+7,7% annual
La Patacona	19,3 EUR/m ²	+9,7% annual
Godella	13,8 EUR/m ²	nearby municipality
L'Eliana	12,7 EUR/m ²	nearby municipality
Paterna	12,4 EUR/m ²	nearby municipality

Market data verified by Syncro on 11/09/2026. Commercial sources used for verification are not linked in this guide.

Replicable size benchmarks

Scenario	Formula	Theoretical estimate
70 m ² - Valencia city	16,3 x 70	1.141 EUR/month
90 m ² - Valencia city	16,3 x 90	1.467 EUR/month
90 m ² - Alboraya	17,2 x 90	1.548 EUR/month
90 m ² - La Patacona	19,3 x 90	1.737 EUR/month
90 m ² - Paterna	12,4 x 90	1.116 EUR/month

These are rent-only simulations based on average asking prices per m². They are not quotes for specific properties and exclude utilities, guarantees and other costs.

How to build a real benchmark on the day you search

- | | |
|--|--|
| 1
Use the same search criteria: same area, bedrooms, minimum size and duration. | 2
Collect at least 5 active listings and note rent, usable m ² , fees, furniture, garage, duration and deposit. |
| 3
Calculate EUR/m ² : monthly rent divided by usable m ² , then compare with the area average. | 4
Check availability the same day: listings can be removed or changed quickly. |

Home: real move-in cost and contract

A sustainable rental is not just the monthly rent. Use this method to estimate the initial outlay and read guarantees without confusing permanent residential and temporary-use contracts.

Rent-only estimates from market averages

Scenario	Formula	Theoretical estimate
70 m ² - Valencia city	16,3 x 70	1.141 EUR/month
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Deposit: what Spanish law says

For residential leases, Article 36 of the Ley de Arrendamientos Urbanos provides for a cash deposit equal to one month of rent. For uses other than housing, the deposit is two months. Additional guarantees may be agreed within the limits set by law.

BOE - Ley 29/1994, art. 36

Financial checklist before signing

1 Rent: amount, due date, updates and what is included.	2 Deposit / guarantees: how many months and on what legal or contractual basis?
3 Expenses: condominium, water, electricity, gas, internet and other applicable charges.	4 Duration: permanent home or temporary use? Dates, notice and renewal.
5 Inventory: furniture, appliances and initial condition documented with photos.	6 Family costs: school, meals, transport, activities and parking.

Example initial outlay - EUR 1,500 rent

	Minimum residential scenario	If 1 extra month is agreed
First month rent	1.500 EUR	1.500 EUR
Legal deposit	1.500 EUR	1.500 EUR
Additional guarantee	0 EUR	1.500 EUR
Total before utilities/furniture	3.000 EUR	4.500 EUR

Questions to send the owner before the viewing

- Is the contract for permanent residence or temporary use?
- How many months are required as deposit and guarantees?
- Which expenses are included in the rent?

International schools: verified 2026-2027 costs

For a family, school costs can exceed the rent difference between two neighbourhoods. The figures below were published by the schools and checked on 11/09/2026. Always recheck availability and current conditions before deciding.

British School of Valencia - 2026/27

Level	Monthly tuition	Published extras
Pre-Nursery / Nursery / Reception	760 EUR	Comedor 210 EUR/month; mandatory through Year 4
Year 1-6	830 EUR	Materials 242 EUR/term
Year 7-11	960 EUR	Optional transport 210 EUR/month
Year 12-13	995 EUR	Admission 3.250 EUR; 1.600 EUR in some cases stated by school

Caxton College - published fees

Level	Monthly tuition	Note
Nursery & Reception	842 EUR	Comedor included
Year 1-6	888 EUR	Comedor included
Year 7-9	948 EUR	Comedor included
Year 10-11	981 EUR	Comedor included
Year 12-13	998 EUR	Comedor included
New students	900 EUR	one-off enrolment; classroom resources 464 EUR/year
Transport from Valencia city	182 EUR	monthly; other routes to be checked

Decision

Before choosing a home: 1) shortlist 2-3 schools; 2) confirm places and costs; 3) simulate the commute at 08:00 and 16:00; 4) only then search within a compatible radius.

Questions for admissions

- Is there a place for the year/class I need?
- Which school documents must be translated or certified?
- Is there an entrance test or interview?
- Which transport stop is closest to the home I am considering?
- Which costs are compulsory in addition to tuition?

EU residence: official conditions, no shortcuts

For EU/EEA/Swiss citizens, residence beyond three months depends on the specific situation. The official Spanish page was updated on 1 July 2026.

When you may reside for more than 3 months

1 You work in Spain as an employee or self-employed person.	2 You have sufficient resources and public or private health insurance covering risks in Spain.
3 You are a student enrolled in a recognised institution, with comprehensive health cover and sufficient resources.	4 You are a qualifying family member accompanying or joining an EU/EEA/Swiss citizen who meets one of the conditions.

Recommended operational order

Check	Why
Housing / address	Keep the contract or proof of address and verify whether the owner accepts the necessary procedures.
Documents	ID/passport plus work, financial and health documentation according to your case.
Empadronamiento	Check procedure and documents on the official Valencia City Council portal.
EU registration	For stays over 3 months, verify the registration certificate and required official appointments.
Healthcare	Align entitlement to care and SIP registration with the documents actually required.

Avoid

Do not base an application on an unofficial online summary. For residence, padrón and healthcare, use institutional channels; for complex cases, consult a qualified professional.

Before booking an appointment

Check	Why
Which procedure you really need	NIE, EU registration and empadronamiento are not the same thing.
Who files the application	Adult, minor, EU/non-EU family members may require different documents.
Current documents	Avoid expired certificates or non-compliant translations.
Correct address	The competent municipality depends on your actual domicile.

Healthcare: the SIP card and what to prepare

The Conselleria de Sanitat defines the SIP as the administrative document identifying the holder before the public health services of the Spanish National Health System.

What you can do

Check	Why
Online request	Possible with a digital certificate or Cl@ve through the relevant procedure.
Without digital tools	You can go to the health centre closest to your home.
Documents	Depending on the case: ID, NIE, valid empadronamiento and INSS proof of entitlement.
Validity	The SIP is personal and provides access to public healthcare; the official FAQ states validity throughout Spain.

Healthcare document checklist

- Valid identity document
- NIE, if already available / required in your case
- Valid empadronamiento certificate when required
- INSS document or proof of healthcare entitlement
- Private insurance if required by your situation
- Digital copies of all documents

Two situations described in the official FAQ

Scenario	Note
Registered + active in Social Security	Go to the health centre; ID required. Valid padrón and INSS entitlement document are recommended.
Resident not active in Social Security	The FAQ points first to INSS to obtain proof of coverage, then to the health centre.

Healthcare sheet to save on your phone

Health centre: _____

Address: _____

SIP number: _____

INSS / coverage document: _____

Emergency contact: _____

Transport: verified EMT fares

Fares published by EMT Valencia and checked on 11 September 2026. Discounts may change: always recheck before purchase.

Ticket / pass	Price	Note
Single ticket / EMTicket	2,00 EUR	1 trip; EMTicket transfers for 1 hour according to EMT
Bonobús	8,50 EUR	5,10 EUR subsidised until 31/12/2026; card 2 EUR
EMT Jove	25 EUR	12,50 EUR subsidised until 31/12/2026; card 3 EUR
EMT Infantil	Free	card 5 EUR
EMT Mascota	Free	card 5 EUR

Tests to run before choosing a home

1 Home -> school: simulate departure 07:30-08:00 and return 16:00-17:00.	2 Home -> work: measure door-to-door, not stop-to-stop.
3 Shopping / sport: include trips repeated 2-3 times per week.	4 Car: add parking and traffic time; compare with EMT/metro/bike.

Method

If two homes differ by EUR 150 but one saves 40 minutes of travel per day, compare time + transport + routine quality, not rent alone.

Trip planner - complete with Google/EMT/Metro

Trip	Departure	Real time	Changes	Cost
Home -> school	07:45	___ min	___	___
School -> work	08:30	___ min	___	___
Work -> home	17:30	___ min	___	___
Home -> activity	18:00	___ min	___	___

First 30 days: operational plan

A concrete sequence to avoid doing everything at once and reduce mistakes. Administrative processes have variable timing: treat this as a work order, not a guarantee of completion within 30 days.

WEEK 1

Secure initial accommodation; create a document folder; check SIM/internet; map 2-3 areas; create a saved search with consistent criteria.

WEEK 2

Compare at least 5 active listings per area; view homes; check contract and deposit; verify schools/admissions; simulate commutes; identify the health centre.

WEEK 3

Start/continue padrón and EU procedures as applicable; align healthcare documents; choose transport pass; remove areas that do not work.

WEEK 4

Confirm a home only if budget, school, mobility and documents are coherent; create a 6-12 month cost plan; activate professionals only where needed.

Final check before signing

- I have seen the property or had a reliable video viewing
- I know usable m², condition, furniture and included costs
- I have checked deposit and guarantees
- I have read duration, notice and conditions
- I have simulated home-school-work at real times
- I have checked that the chosen school has places / a compatible admissions process
- I have a realistic document plan
- The total cost works for at least 6-12 months

Recommended digital folder

Decision	Note
01_HOME	Listings, contracts, inventory, receipts, condition photos
02_DOCUMENTS	ID, NIE, padrón, EU registration, translations
03_SCHOOL	Admissions, fees, school reports, transport
04_HEALTH	INSS, SIP, insurance, health-centre contacts
05_BUDGET	Rent, deposit, utilities, school, transport, contingency fund

Day-30 objective

A routine that works: home compatible with budget, tested commutes, manageable school, correct document process and an economic buffer for surprises.

Decision matrix: which area really works?

Complete this page before choosing. Score each criterion 0-5 according to your priorities; there is no universally best area.

Criterion	Weight	Area A	Area B	Area C	Notes
Affordable rent	5	___/5	___/5	___/5	
School / children commute	5	___/5	___/5	___/5	
Home space	4	___/5	___/5	___/5	
Proximity to sea	3	___/5	___/5	___/5	
Public transport	4	___/5	___/5	___/5	
Parking / car	2	___/5	___/5	___/5	
Daily services	4	___/5	___/5	___/5	
Noise / routine	4	___/5	___/5	___/5	

Simple formula

For each criterion: weight x area score. Add the results. Then perform a qualitative second check: the score does not replace a visit or capture every personal preference.

Three questions that expose a bad choice

- If the school changes, does this area still work?
- If rent rises or extra costs appear, does the budget still hold?
- If I live here 10 months rather than 10 days, do I still like the routine?

Final canvas - one line for each choice

Decision	Choice	Why	Next check
Area	_____	_____	_____
Home	_____	_____	_____
School	_____	_____	_____
Transport	_____	_____	_____
Healthcare	_____	_____	_____

Final decision

If a choice cannot be verified with documents, numbers, a visit or an official source, treat it as a hypothesis - not a fact.

Institutional sources and links to save

Only official public sources and Syncro links are listed here. No links to marketplaces, property portals or other commercial operators. Market data and private-provider fees in the guide were verified on the stated date without external commercial links.

EU residence - administracion.gob.es

Official conditions for stays over 3 months.

https://administracion.gob.es/pag_Home/es/Tu-espacio-europeo/derechos-obligaciones/ciudadanos/residencia/obtencion-residencia/info-general.html

Padrón - Valencia City Council

Official municipal procedure to check documents and process.

<https://sede.valencia.es/sede/registro/procedimiento/PA.GP.11?lang=1>

SIP healthcare - Generalitat Valenciana

Official FAQ, documents, request and validity.

<https://www.san.gva.es/es/web/tarjeta-sanitaria/preguntas-frecuentes>

EMT Valencia - fares

Official 2026 fares and travel products.

<https://www.emtvalencia.es/wp/ca/tarifes-i-titols/>

BOE - Ley de Arrendamientos Urbanos

Official law, including art. 36 on deposits and guarantees.

<https://www.boe.es/eli/es/l/1994/11/24/29/con>

Market data and private fees

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