The indicative in adjective clauses

The verb in the adjective clause is in the indicative when the antecedent refers to a person or thing whose existence is known to the person making the statement.

Mi hermano vive en un apartamento que da al mar. My brother lives in an apartment that faces the water.

If the antecedent is a person or people, and the direct object of the verb, it must be preceded by the personal a.

Conozco a una familia que quiere comprarlo. I know a family that wants to buy it.

The subjunctive in adjective clauses

The verb in the adjective clause is in the subjunctive when the antecedent is indefinite or negative and refers to no particular person or thing.

Hace años que busco unos zapatos que sean cómodos y bonitos. I have been looking for shoes that are comfortable and pretty for years.

No conozco ninguna tienda que venda zapatos cómodos y bonitos. I don't know any store that sells pretty and comfortable shoes.

No hay ninguna tienda que venda esos zapatos. There is no store that sells those shoes.

Note that, when the antecedent is not a specific person, you must use the indefinite article, and the personal a is omitted.

Necesitan una persona (un hombre, una mujer) que quiera ser astronauta.

They need a person (a man, a woman) who wants to be an astronaut.

However, when the pronouns alguien, nadie, alguno(a, os, as), and ninguno(a) (when referring to people) are the direct object of the adjective clause, the personal a is required.

¿Conoces a alguien que puedas recomendar? Do you know anyone whom you can recommend?

No, no conozco a nadie que quiera ser astronauta. No, I don't know anyone who wants to be an astronaut.