

## Buying and Renovating

Buying and or renovating property in Bulgaria from a distance can have its problems and be full of expensive surprises. Especially when you add this to the fact that the laws in Bulgaria are as different as the language; it really makes sense to have some good, experienced and local support on your side. Buying

Which Bulgarian property do I buy?

Obviously this largely depends on your reason for buying; holiday home, new permanent residence or investment.

However few people wish to buy Bulgarian property without considering the financial implications of their investment.

Therefore careful consideration is required as there are plenty of Bulgarian properties on the market and in some areas the market is becoming saturated. To ensure as much capital growth as possible it is important to buy in certain areas and specific types of property where demand is triggered and supply is constrained.

How do we help?

### 1. Individual assessments of customer requirements

We assess the needs of every customer, helping to pinpoint their requirements and reasons for buying Bulgarian Property. This is vital in order to ensure that you make a sound investment and the right choice when purchasing the Bulgarian property of your choice.

### 2. Good local knowledge and up to date advice

Most purchasers from overseas do not have as much time as they would like or require to research and decide on the type of Bulgarian property they want and where is best to buy. We have first hand up to date information and experience and can offer sound, impartial advice.

### 3. Careful monitoring of all property for sale

The Bulgarian properties marketed by us and found by us on behalf of clients are scrupulously and continuously checked; to ensure that all documents pertaining to the property are in order, that the owners do indeed want to sell and importantly that they are in agreement on the price. Thus minimising the risk of disappointment and any financial loss.

### 4. Lock in as much equity as possible through direct negotiation

We assist the potential purchaser to realise the best possible price via direct negotiation with vendors and where possible; under the market value - therefore immediately locking in equity. Maximising the possibility of sale in any market condition.

### 5. Exit strategy / Resale

The future sale of the property must be considered at the time of purchase; what are the potential markets for the property? By ensuring that you know your potential future buyer and where ever possible ensuring that the Bulgarian property is desirable to a range of markets, local and overseas you ensure that when and if the situation arises the exit strategy is as tight as possible.

## Renovating and Maintenance

We have considerable experience in renovation projects, both large and small and often work in conjunction with tradesmen from the region. We have completed a number of projects, from simple decoration to restoring old houses and barns.

## Services

## Quotes

We will have an initial meeting with yourself to discuss your general requirements (topics to include budget, timescales, ideas etc). Subsequent meetings during the planning stages will be arranged as necessary either face to face or by telephone, email or fax.

### Planning authorities

We can liaise with local authorities where applicable and finalise the preparation and submission of planning applications and permissions.

### Carrying out the work / appointing the tradesmen

We have our own team of tradesmen who carry out renovation / building maintenance. However we also work with trusted builders / tradesmen and can recommend and manage those with the necessary skills, equipment, and man power to assist in the completion of your project.

### Project management

Your project can be continuously monitored from the date of our appointment as project managers until the project is completed. You will receive regular reports, these will be supported by photographs (via email).