



**Property Advisor Italy**

Viale P.L. Nervi, Centro Latinafiori, Torre 4 | 04100 Latina - Italy  
Registration C.C.I.A.A. di Latina n. REA.220397  
PIVA 02927360590  
Cod. Fisc. TRNGLI75P02F704A  
mail [info@propertyai.it](mailto:info@propertyai.it) | **mob.** +39 3516688622

[www.propertyai.it](http://www.propertyai.it)



consultancy and real estate investments  
[www.propertyai.it](http://www.propertyai.it)

## CONSULTING AND PROPERTY INVESTMENTS

**Property Advisor Italy** deals with the search for any type of property (residential, commercial and industrial) throughout the national territory on behalf of its **Customer**.

Through a mandate contract, it identifies the property that respects all the features you are looking for. The difference with the traditional real estate agency. Unlike traditional real estate agencies that operate in the interests of both parties and with a local range of action, our agency performs a personalized and professional consultancy working in favor of the only buyer, taking care of the exclusive interests during the entire negotiation on any property for sale located all over Italy. The advice during the purchase of a property provides:

### a) Search of the property

with the characteristics indicated by the Client among all the opportunities present on the reference market through contacts with real estate agencies, private individuals and builders.

### b) Finding

Identification of the property and verification of the goodness of the deal through the document due diligence (technical and legal).

### c) Negotiations

Negotiation on all economic conditions (purchase value, agency commissions and various costs) in order to maximize the deal.

### d) Assistance up to the notary.

## REAL ESTATE SALES

Property Advisor Italy offers comprehensive advice during the entire sale phase of your property, which includes:

### 1) Property valuation

In the process of selling or renting a property, the first step is a correct assessment of its value.

### 2) Choice of variables

Choice of variables that increase the value of the same (through home staging or small restructuring) in order to obtain the maximum result in the shortest possible time.

### 3) Marketing channels

Identifying the best marketing channel to advertise the property both in Italy and abroad.

### 4) Closing

Advice at all stages of the process up until the signing of the deed. For over 20 years we have been working alongside those who want a solid real estate income with a reliable network both in Italy and abroad.

research > identification > negotiation

## REAL ESTATE INVESTMENTS

A team of experienced managers at your service

**Property Advisor Italy** offers comprehensive advice for all those who wish to make real estate investments so that they can receive certain and constant returns over time.

Phases of the real estate investment process:

### 1) Understanding the need

Specific analysis of the needs and availability of capital to invest (with own capital or through financing).

**2) Preparation of an investment plan** (type of property, timing, resources, etc.) indicating in advance the return deriving from the rent.

### 3) Representative Mandate

Obtaining a mandate with or without representation to act exclusively in the name and on behalf of the client.

### 4) Property acquisition

At the best conditions and in complete safety according to the agreed investment plan.

### 5) Home staging

Possible placement of the property before renting it (home staging) or restructuring to advertise it in the best way and reduce the rental times.

### 6) Rent of the property

The rent of the property according to the conditions indicated in the investment plan.

### 7) Possible Sale

Possible future sale at the end of the rent.