

ADVICE BEFORE YOU BUY:

To avoid unpleasant surprises, whatever purchase you make, have a lawyer check the titles of the property you have chosen, it is probably one of the most important stages of buying a property.

After the lawyer's check at the mortgage registry you will find out if the property is clean or if it has encumbrances from third parties (e.g. Banks, court decisions, etc.) but you should know the following:

To buy a plot of land:

- Within the plan, what construction potential does it have?
- Off-plan the acreage limit required for rebuilding in the area you selected.
- Investigate whether it can be divided into smaller plots or parcels and under what conditions.
- In case of purchasing the plot from a subdivision, check the legality of the subdivision.
- If you buy a plot of land, make sure it has a road, public, private or rural, because the Town Planning Department requires it in order to issue a building permit.
- In the off-plan plot or parcel of land, check with the Forestry Office whether it is part of a forest area.
- Check with the Archaeological Service whether it is located in a zone with archaeological findings. In this case, you may be involved in time-consuming procedures since the construction work on your property will have been stopped.

Pay special attention to the purchase of undivided land. Be sure to consult in addition to the attorney and an engineer.

To buy a property:

If it is not a freehold, you will need to look for the deed of incorporation. There is the rights and obligations of the owners who have built, but also those who have not yet started to build (in case the property has a remaining building factor) are mentioned.

- Check if there is a building permit.
- For an old property, you must definitely pay attention to the year of construction. Have it checked by an engineer to advise you of any defects found.
- For professional accommodation, a special check should be made in the regulation of the establishment. It is possible that it does not allow some type of activity, even prohibits the professional use of the space.
- When the property is a business premises, for some activities you require an operating permit. Ask your mechanic what research you need to do.

We hope that all of the above has helped you, but we must tell you that each market has its own particularities, and each purchase and sale needs special attention.

Regards,

INVST Real Estate