

Our services



Website: www.livingonthecotedazur.com

Contact: info@livingonthecotedazur.com

Languages: Dutch, English, French, German, Italian

Active in: France, Ibiza, Portugal, Mauritius, Dubai

Founded: 2006

Management: Ab and Jolanda Kuijer

HOW WE WORK

We are here to help you find the right home. To work together as a team, it is important that we understand what you want to buy. And that you understand how we work.

As a boutique in real estate, we have access to all real estate agents and all homes. The selling broker shares the commission with us, but only if you are not registered with that broker.

So our first advice is to not register with anyone before talking to us.

THE BEST MORTGAGE

We work with mortgage brokers in France, England and Monaco. A 70% mortgage is possible for Europeans. Outside Europe it becomes more difficult, but a mortgage is not impossible.

SAVING ON BANK FEES

For buyers outside Europe, a bank transfer to Euros is often a costly affair due to high bank costs. With our Foreign Exchange partner we can save you thousands of euros in bank costs.

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THE RIGHT FISCAL STRUCTURE

We help you find the right tax structure. Are you purchasing new construction and would you like to rent it out? We help open your French rental company that can reclaim the 20% VAT in the price.

Or you buy a home and put it in the name of your children (minimum age 18 years). You give them something beautiful for the future and you have the usufruct yourself.

If you want to buy through your company, you can provide a loan to your new SCI with family members as shareholders.

SELECTION PROCESS

We make a selection of suitable homes based on your briefing. We do our best in being proactive and 'thinking out of the box'. You make a selection of properties you want to visit. This is your Top 5.

Because the sale of a home is done by several real estate agents, it is important to choose the Top 5 shortly before your arrival.

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VISITS

Because the Top 5 most likely comes from 5 different brokers, we ensure good planning so that the selling agent opens the door at the right time.

When you find your dream home, we will negotiate the best price for you. If the seller and you are satisfied, a provisional agreement will be drawn up.

You can choose to work with our English speaking notary for the 'Compromis de Vente'. He puts the blueprint of the purchase contract together with your interests first. The notary can also advise you on the correct legal structure.

FINAL DEED AND KEYS

We are present at the signing of the official purchase contract. On that day we will also transfer water and electricity to your name.

Before then, we have also put you in touch with an insurance agent for home contents and/or building insurance.

RENOVATION

If you want to renovate, we have several foreign teams available who can carry out all repairs, renovations and constructions at a fixed price. And on time.

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INTERIOR DESIGN AND STYLING

A house only becomes a home if it exudes the atmosphere you want. We help with mood boards and inspiration.

When the desired style and character is clear, we will propose a furniture selection from the best brands in Europe.

By tastefully coordinating all elements such as furniture, curtains, carpets and decoration, we create a beautiful and unique home where you will enjoy staying.

KITCHEN FOR NEW CONDOS

In most cases, a new-build apartment is delivered without a kitchen. And with minimal cupboards.

We'll introduce you to our kitchen designer to create a custom kitchen and (if needed) solid cupboards.

GARDEN AND ROOFTOPS

You will fully enjoy your home inside and outside if your garden or roof terrace is tastefully decorated.

We help with a team of professional landscape architects and the best brands of outdoor furniture. Also for swimming pools, jacuzzi and wellness like a hammam.

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SELLING YOUR PROPERTY

If you want to buy another home after a number of years, we will help with selling your property for a good price through our network.

We will connect you to the best local partner. With an exclusive mandate you activate two networks; one in France and one international outside of France.

COMMISSION AND FEES

We work as your purchasing agent where you don't need to pay for our services. The agency will share the commission with us. But there are two exceptions. If the purchase value is less than 300,000 euros, we charge 2% ex VAT for our work.

If it concerns a property directly from private individuals or outside our network you pay a commission of 2% ex VAT. In most cases we negotiate our commission at least out of the asking price.

SEE YOU SOON?

On the French Riviera, in the heart of Ibiza, in downtown Dubai, the port of Lisbon or Grande Baie in Mauritius, we look forward to working with you!

Whatsapp 24/7
[+33 7 83 57 95 79](https://wa.me/33783579579)