

OUR SERVICES



How we work

- We are here to help you find the right home.
- To work together as a team, we'll invite you for a video call to learn what and why you want to buy.
- As a boutique in real estate, we have a portfolio of 5000+ properties and collaborate with all major real estate agents.
- The selling agent shares their commission with us, but only if you are unknown to that broker.
- So, our first advice is not to contact any agency directly before talking to us;-)



Selection process

- Based on your briefing, we select suitable homes from all agencies. We are proactive and 'think outside the box'.
- You then select properties you want to visit. These are your Top Five listings.
- Because several agents have the same mandate to sell the same home, selecting the Top Five shortly before your arrival is essential.



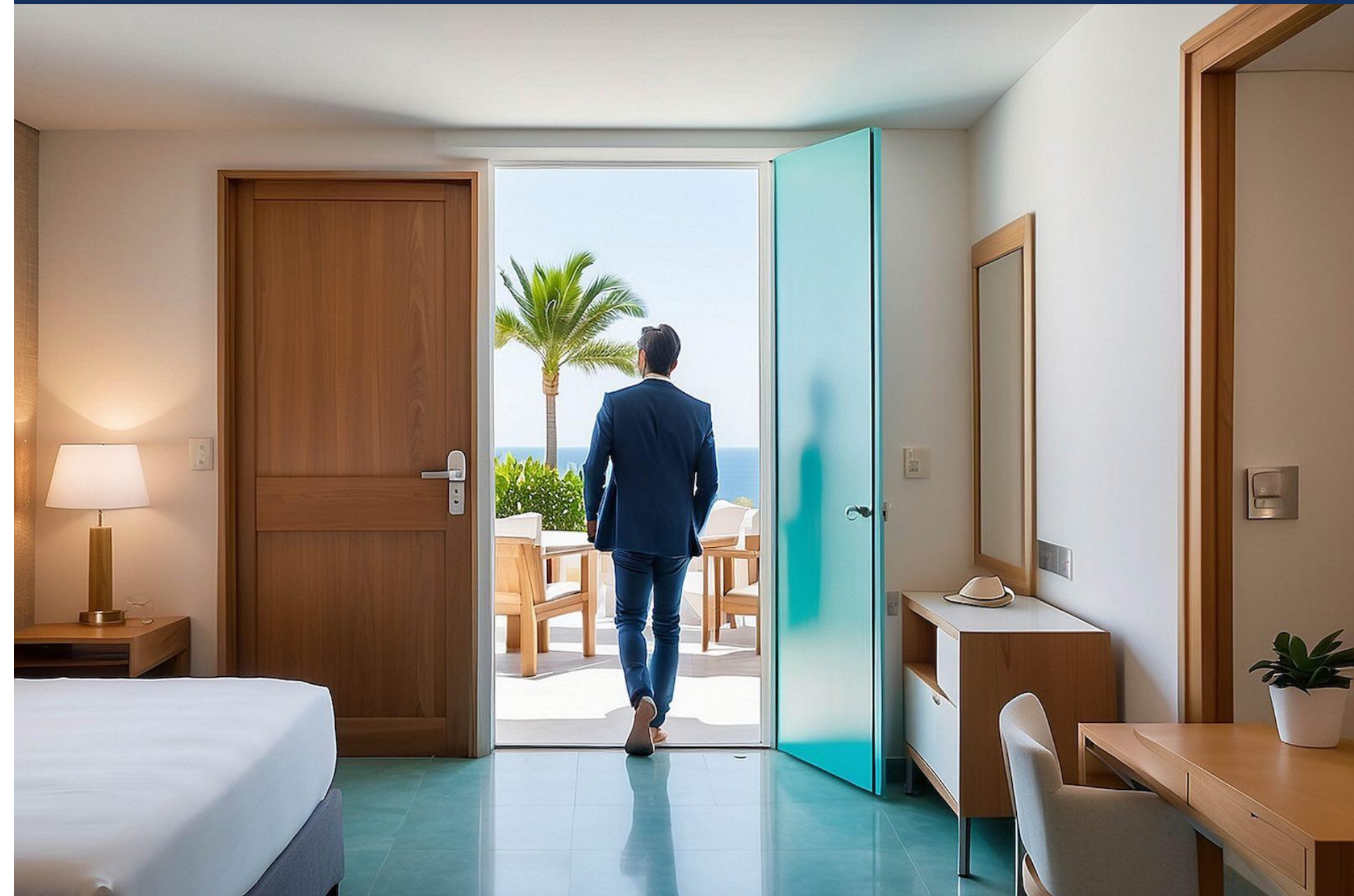
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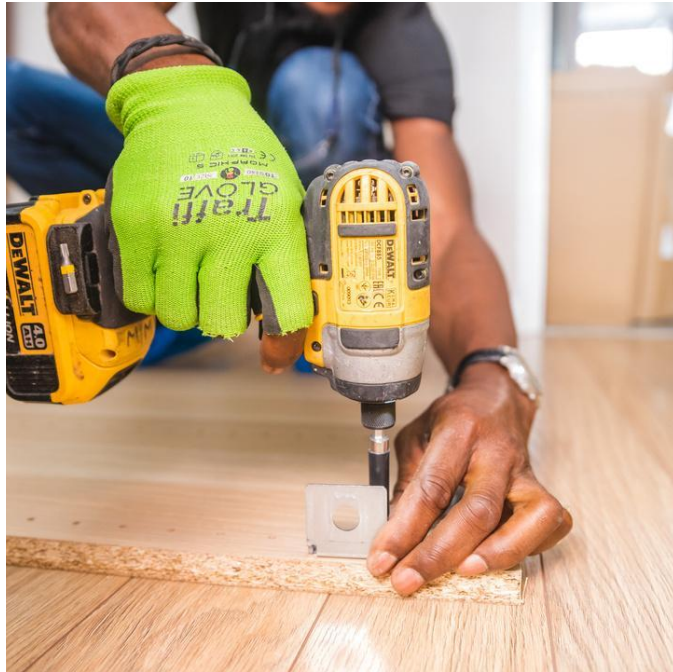
- We work with mortgage brokers in France, England and Monaco. A 70% mortgage is possible for Europeans.
- For buyers outside Europe, we offer our foreign exchange partner to save thousands of euros in banking fees.
- We help you find the proper tax structure. Are you purchasing new construction as a rental investment? We help you open a French rental company that can reclaim the 20% VAT included in the price.
- You can also buy a home and put it in your children's name (they must be 18+ years old).
- If you want to buy through your company, you can provide a loan to your new SCI with family shareholders.



Visits and price offer

- Because the Top Five most likely come from five 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. Once the seller and you are satisfied, we will draft a provisional agreement.
- You can work with our English-speaking notary for the 'Compromis de Vente'. He will consider your interests and draw up the draft purchase contract.
- We will be present at signing the official purchase contract and transfer water and electricity to your name on that day.





AFTER SALES SERVICES

Construction and renovation

- If you want to renovate, we have several teams available to complete all repairs, renovations, and constructions at a fixed price and on time.
- If you buy land with a building permit, we will help with an architect and a certified building partner to construct your new villa.

[Read more about renovation and maintenance](#)

[Read more about building a new villa](#)

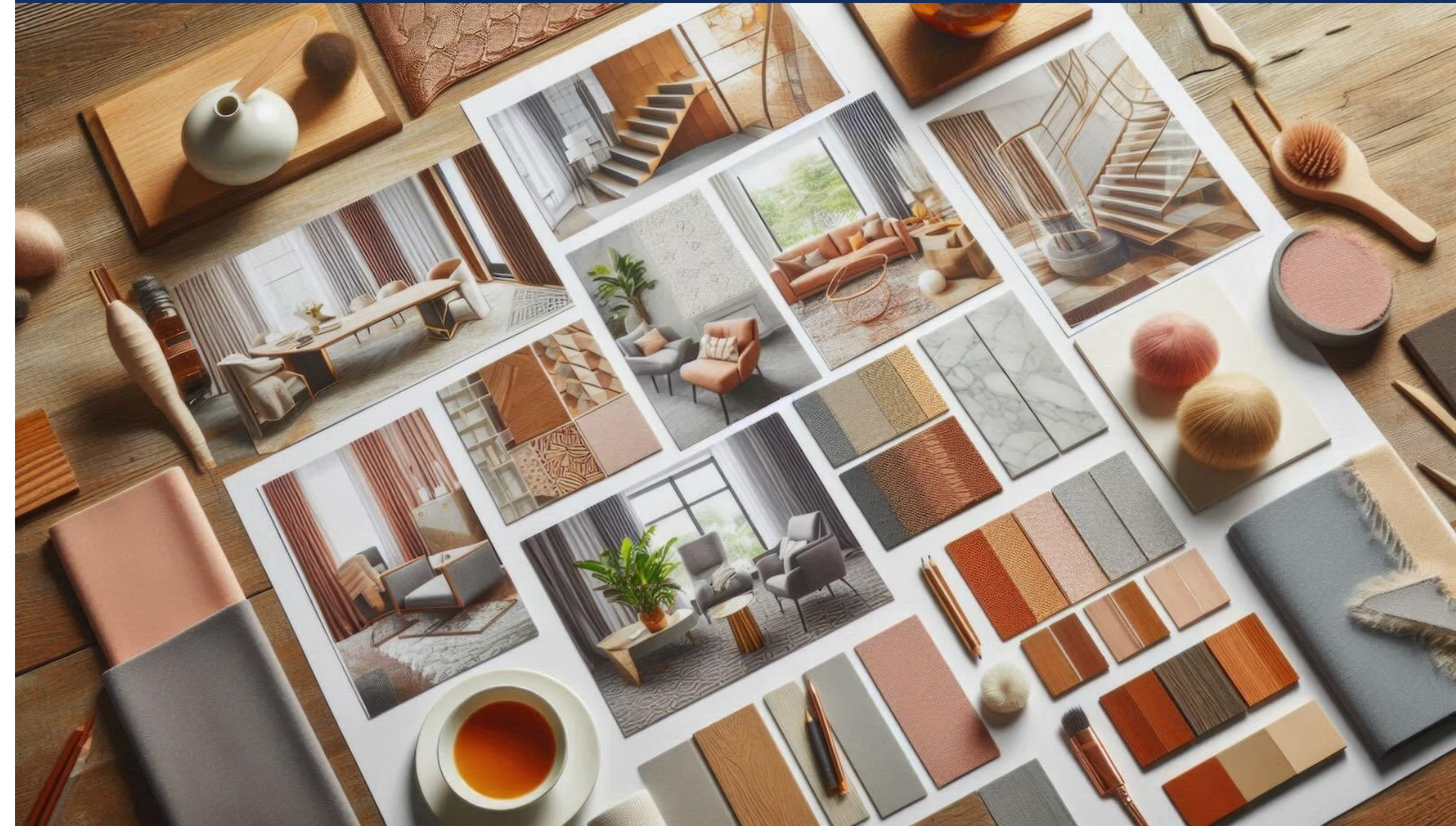
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Interior design and styling

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- A house only becomes a home if it exudes the atmosphere you want. We help with mood boards and inspiration.
- Once the desired style and character are clear, we will propose a selection of furniture from the best European brands.
- By tastefully coordinating all elements, such as furniture, curtains, carpets and decoration, we create a beautiful and unique home where you will enjoy staying.



[Read more about interior design and styling](#)

[Follow our Instagram page for inspiration](#)

Kitchen

- A new-build apartment is, in most cases, delivered without a kitchen. And with a minimal wardrobe.

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

[Read more about kitchens and wardrobes](#)

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Garden and rooftops

- If your garden or roof terrace is tastefully decorated and extends the inside quality of your property, you will enjoy your home inside and out.

We help with a team of professional landscape architects and the best outdoor furniture brands. This service also applies to wellness areas like the swimming pool, jacuzzi, and hammams.



AI security

- Protect your property in the best possible way with an AI (Artificial Intelligence) concierge service.
- Face and license plate recognition, security perimeter with radar and drone support, tagging luxury items, alert for maintenance or personal accidents.
- Entrance locks with fingerprint or temporary QR codes for rental homes.
- The best alarm and security system for property and persons from Synaedge in Switzerland.

[Read more about AI security](#)

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See you soon?

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