



Buying new construction

Our portfolio

- Our new build portfolio in France includes all projects between Saint Tropez and Menton.
- Every day new apartments are sold through dozens of brokers and agents, so the stock varies.
- Sometimes an apartment is sold but comes back on the market three months later because the financing did not work out.



Only VEFA

- We work for the largest project developers in France, some of which are listed on the stock exchange.
- Before construction begins, they must deposit an amount equal to the construction costs in a guarantee fund that is controlled by the government.
- In this way, you as a buyer have the certainty that - if the project developer goes bankrupt - the project will always be completed.
- You first make a reservation to buy with a ten days cooling off period. After that, you are invited to sign the deed at the notary. This can be done remotely with a POA (Power of Attorney).



Modifications

- If you buy in time, you can still adjust the layout of the new-build home. For example, you can merge rooms, remove doors and replace a bath with an Italian shower.
- You can also change the technical layout (sockets, light points, TV connections and RJ45 Internet access).
- This is done with a TMA form (Travaux Modificatif Acquéreur). You can activate this TMA assignment after you have signed the purchase agreement at the notary..



Extended warranty

- New construction meets the highest building standards (RT2012 and RT 2020) in the field of acoustics and energy consumption. You get a ten-year warranty that is structured as follows:
- The first year you have a warranty on everything.
- The second year you have a warranty on everything that can move (windows, doors, taps) or is installed separately such as a heat pump.
- The remaining eight years you have a warranty on the construction: floors, walls, ceilings and roof.
- The HOA also has a building insurance for maximum coverage.



Financial

- Construction takes an average of 20-24 months.
- You pay 5% in advance, then 25% upon signing the purchase agreement and the rest you pay to the project developer in installments that follow the construction.
- New construction has lower notary fees, on average 2.5% of the purchase price. Existing construction is 7.8%
- The notary can advise you in advance on a suitable tax structure. For example, if you want to transfer the property to your children later.



Rental investment

- There are no limitations on renting out your property for seasonal rental. Only Paris and Nice have stricter regulations.
- You can claim back the 20% VAT that is included in the price.
- You will need to open a 'Para Hotelier Service' company and become a business owner in France.
- You can deduct VAT from all costs related to the property (furniture, maintenance). But you also pay social charges.

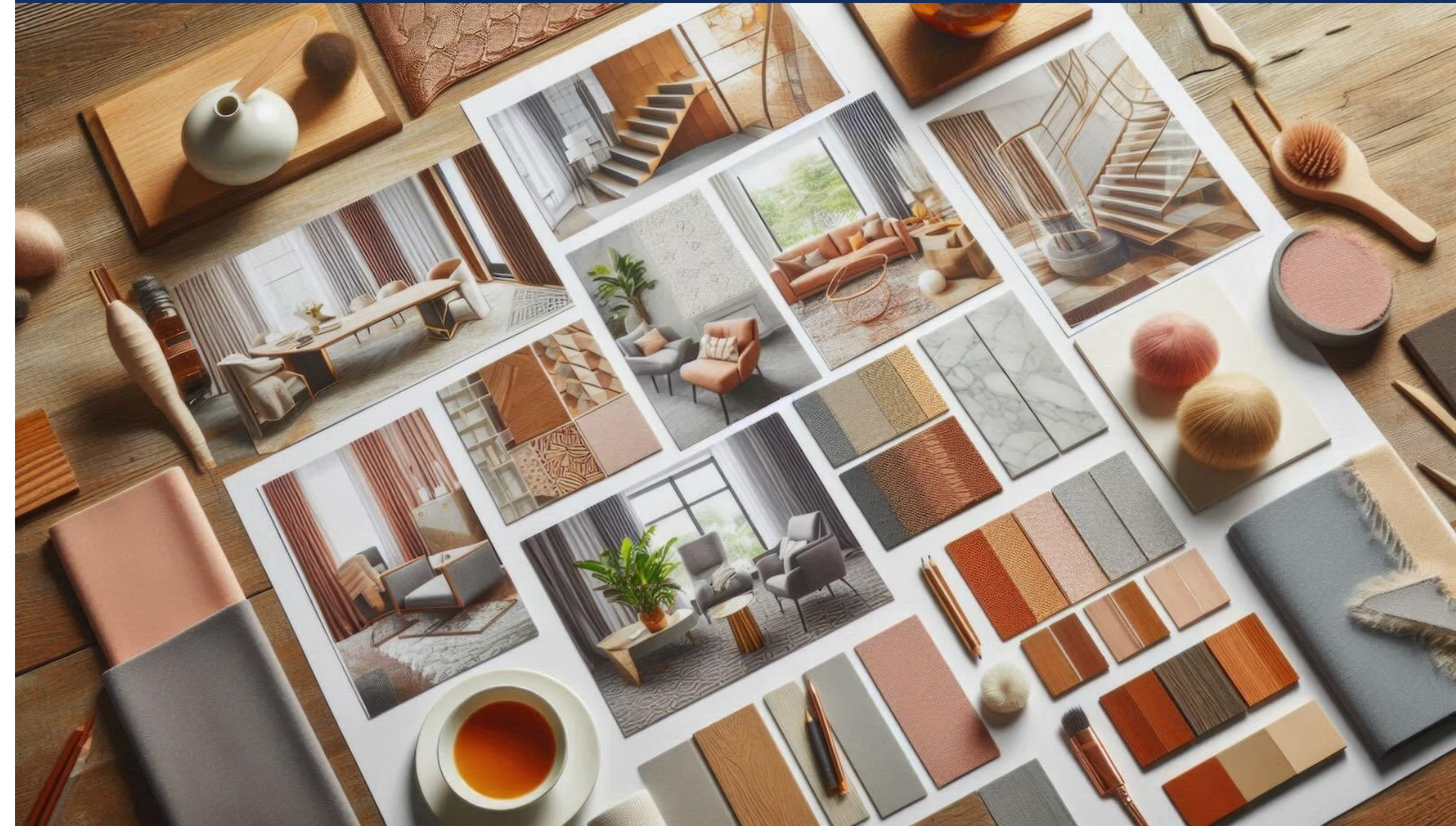
[Buying as a para hotelier service](#)



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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