



Buyer Tips

Arriving safely in a home of your own

You will rarely buy a property more than once in your life. This practical guide sets out what matters most in our experience, so that a major decision becomes a good home. Treat it as a guiding thread. For everything else, we are here for you in person.

— LOCATION

First clarity, then the search

Consider calmly what truly matters to you and where you would like to live. The floor plan can often be adjusted later, and the fittings likewise. The location never. If you know your priorities in advance, you will decide with confidence even under time pressure.

— SEARCH

How to find the right property

Many properties change hands through personal contacts. Set up search profiles, register with us as a search client and mention your plans among the people around you. A walk through your preferred neighbourhood often tells you more than any brochure.

— CONDITION

A close look pays off

Inspect with an alert eye: is the cellar wall damp, the roof sound, the screed dry? A second viewing with a building surveyor costs little and spares you expensive surprises. Ask specifically about the age and condition of the windows, roof and heating. These are the most costly components.

— BUDGET

Financing comes first

Settle your budget before you fall in love. Speak early with your bank or an independent financing adviser and have your purchase budget, including incidental costs, confirmed in writing. That commitment in hand gives you a genuine advantage at viewings.

— DOCUMENTS

Facts on the table

Before any decision, the documents should be reviewed: the land register extract, the Energy Performance Certificate and, for condominiums, the declaration of division. Ask about encumbrances, contaminated ground in the garden and outstanding local development costs. With us these documents are usually ready to hand. Do ask us about them.

— PRICE

Allow a reserve in the price

You know your budget. Review it once more before you decide and factor in refurbishment and a firm buffer. Life does not always go to plan. If you allow for a reserve, you will stay secure even when circumstances change.

You can change the fittings, perhaps the floor plan. The location never.

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