

Buy Property in Bulgaria

Buy House in Bulgaria Advice

BUYING BULGARIAN PROPERTY FOR SALE – EASY AND FUN, OR WHAT TO DO AND HOW TO DO IT SO THE PROCESS OF BUYING PROPERTY ABROAD IS ENJOYABLE AND PLEASANT ADVENTURE

HOW TO DECIDE WHAT TYPE OF PROPERTY DO YOU WANT TO BUY? “Any investment requires making an assessment of risk and professional advice on legal issues. “ Is it so complicated as it sounds? Not at all, with advanced technology as the Internet you can find every kind of information on any subject. Of course you cannot trust everything you read on the internet but the chances to find good experts advice on property buying and investments are very high. Also the legal process of buying property in Bulgaria is explained very thoroughly and consecutively on our website. You can compare information to make sure you know all the details in advance. Having equipped yourself with some sound legal and financial advice, you are then in the best position to make your own choice. Can you trust everything you read? We recommend you never to decide something as important as property purchase abroad only in result of what you’ve read in the press. It may cost you bad experience and loss. On other hand you can make your own search using reliable sources – the experts of the industry you are interested in. This is very easy through the Internet nowadays. Can you trust your friends and not following your intuition? Make your own investigation. Gather information about regions and areas you are interested in. Don’t allow other people to change your mind only because they feel more experienced, which most cases is they have bought their property a year before you. That doesn’t guarantee you that they will give you the best advice. What is good for one family could be totally inappropriate for a single person or a couple that wants to retire to Bulgaria, for example. You are unique as a human and you have your specific interests and likes. Buy yourself a property that suits your personal needs not a property that will make your friends happy. Can you trust everything you see on TV show programs about property buying? Of course not. Or you may miss a great chance to find your special property. What is shown on the TV is not always what is worth for you to buy. Usually you can see advertised places like Sunny Beach on the Bulgarian Seacoast who already are crowded and cannot provide you much of a relaxation and recreational holiday. The real precious places however are not shown on TV programs and magazines. Because if they were, they would never be so special.

Since we’ve come to a conclusion that the only person which opinion matters in this property adventure is you own opinion, we are ready to go on.

CLARIFY YOUR PURPOSES GUIDING QUESTIONS ON MAKING THE DECISION OF BUYING OVERSEAS PROPERTY

- Have you picked up the country?
- Why this country exactly? – Heard from a friend and just taking the flow or you have special feelings for it, you’ve been there before on a holiday. It is better to learn some more information about the country you choose and make your decision upon your judgment. You have to be sure you like the country, the culture, the people, and the nature of that country so you don’t find yourself comparing it with UK for example (if you are coming from UK) all the time of your stay. If you are not open to different cultures and customs it could be difficult for you even to spend a holiday in a foreign country.
- Do you have in mind what are you looking for?
- Are you 100% sure in what you want? – You don’t need to see 20 houses, to lose your and the agent’s time, to figure out that you haven’t decided yet should you go for an apartment or villa in the countryside. Making the decision first will save you a lot of headache and actually you will be able to enjoy the process of property buying.
- Why do you want to buy this type of property? – Helps clarify your purposes and your goals. Also if you hesitate between two different types of properties figuring out your reasons to choose the one or the other option will actually help you to make that choice. If you haven’t decided yet what type of property are you going to buy don’t worry, it is no rush business. If you have clarified your purposes but you still don’t have a vision for a particular type of property here is what we can guide you to do. Think of what is your purpose for buying the property and for what are you going to use it and see if it fits in one of the following categories. It may help you to find the right type of property for your needs. BULGARIAN PROPERTIES FOR SALE – DIFFERENT BY PURPOSE 1. Holiday property - To have your own house when coming on holiday, probably you will be using it 3-4 times a year. 2. Residential Property – To live permanently on the property. It may sound strange to you but more and more people are coming to live in Bulgaria permanently. That of course mean you will be using the house most of the time. 3. Investment purposes – You find it appropriate to invest your money in real estate. Your sole purpose is profit. You don’t plan to use the property. It may be a piece of land, a house or an apartment. The idea is to sit on this property while the prices pick up and you resell it. 4. Investment purposes and personal service – This is the type of property where you would like to stay from time to time, have your place to relax, and eventually you will sell it and you will have your investment return. 5. Property to rent out – Your purpose is to rent out part or all of your property. This of course changes the criteria on

which your future property should apply.6. Property for development – Usually land with no house on it or land with a house on, in bad condition, which can be knocked down. You may wish to build a residential property or commercial property, or probably both together, and resell it. The common of all these properties, different by purpose, is that they are all investments – investments in your future. It doesn't matter if you are going to spend the next 50 years in that property or you are going to sell it three months after the purchase. One day in the future your children, relatives and friends may enjoy the benefits of your choice today. All these different purposes suggest different types of properties. The criteria for choosing the property are changing on each type of property depending on the purpose. Define criteria for your Bulgarian property The next step you have to take is to define what will be the criteria which will lead in your looking for the type of property you have chosen. Here is what we suggest. Of course it is only a part of the picture; you yourself will know best what to add to the following list of criteria. And don't forget that few characteristics will be compulsory only for some of the types of the properties. For example: you don't have to worry about the internet connection availability for your new piece of land or for the house you never going to inhabit or rent. But speaking in terms of good investing most of these property features are obligatory for you making a good deal: Running Water Electricity Mobile connection availability Ready to move in condition of the house Livable condition Houses in need of renovation are usually cheaper – solid foundations and walls, everything else can be repaired. Bad condition of the house – this may sound strange for a criteria but it allows you to buy cheaper big property with large plot. It doesn't matter since you are interested in the plot and plan to knock down the house. Size of the plot Location of the property Distance to shops, transport service, medical care, restaurants, ect. Possibility to put a landline phone connection Of course if we mention each one of the property types we could think of more specific criteria but it also depends on the person who is buying and what is his purpose for buying the property. This should be enough for guidance and probably while reading it you will come up with more interesting thoughts and the most important – things that are valuable for your specific case. You have now your criteria formed. If you have tried to learn more about regions and good areas to buy through the internet fine – you have a starting point. If you didn't have the time you will have to learn as you go. The most important is to stay with an open mind for what is offered. Don't be fast in judging. What you see is not all that you will get for your money. Try to feel the place and the area. Can you imagine yourself watching over that balcony, walking by that river or playing with the dog in that vast field next to your house? If you are smiling at yourself picturing those sweet pictures of you at that place you've fallen in love. The decision that you will ever be happy about is one that is made with the heart. And we want you to be happy to have your dream home exactly here in Bulgaria. Well, congratulations on your new property!

THE SIMPLE PROCESS OF BUYING HOUSE Actually the process of buying a house or any other type of property in Bulgaria is quite simple. The hardest part was coming to a decision. After you have decided which property do you like the process is formal and easy to complete. Let us put it in short for you:

1. Define your purpose for buying the property. Choose the type of property and the criteria that suit your needs and purpose.
2. We suggest you to search for information about regions and areas. It will help you to define what you want from the place where your future property will be located. Internet gives very exhaustive information about Bulgarian nature, Bulgarian towns and villages, lifestyle, traditions and customs.
3. Find yourself a good real estate agent. Not that some agents are not good, but it is better to have one that offer complete service. We recommend you to use agency that will do for you the company setting up which will save you time and money for lawyers. Also it is very common that the agency would make a discount for you to set up your company since you are buying property through it.
4. Explain what you criteria for property are. Make sure you have given enough specifics. You don't want to waste your time; neither the agent would like that.
5. Check if your criteria match with the properties offered by the agent. Don't forget to keep an open mind, so you wouldn't miss any good investment opportunity.
6. Go on your first viewing trip. This may be repeated later if you feel attached to what you've seen. There is no problem with the number of properties you may want to see. Just stick to your purpose.
7. Time to think.
8. Second viewing trip – this is in case you are wondering between two or three properties that are close in characteristics. You need just one more look to feel again the atmosphere and then you will be ready with your final decision.
9. Taking the decision.
10. Sign a preliminary contract and put a deposit on it that will guarantee that this property will wait for you until your company is set up. If you already have one there are no obstacles for closing the deal.
11. The deal is going to be completed in front of a Notary who will testify for the legality of the process. You may use a representative giving him a Power of Attorney; it is not necessarily for you to be present.

That's it. The process is no hustle but fun. There is nothing more exciting than buying a property especially if it is a place where you plan to spend time and have fun. We wish you to have great moments and successful property buying.