

Property Renovation

Why is renovating of Bulgarian properties attractive? During the last few years Bulgaria has become very attractive spot for property buyers from all over the world. Along with apartments and off plan developments also Bulgarian rural properties have a great deal of all the properties that have been sold. Property renovation in Bulgaria has become more and more attractive. If you wonder why: Property renovation is in most cases cheaper than buying a new built villa for example. Renovation project can be according to your taste and budget. You can choose the materials and everything related. You can control the quality of the work when renovating. If you buy a new built property you have to count on honest word of constructor. There are many suitable properties in different areas in Bulgaria ready to be renovated. The price of one rural property plus renovation expenses is still less than the price of already renovated property or new property. Rural properties for renovating offer you the chance to make good profit – it is really simple – Buy some property, renovate it, sell it with a profit. When do you need planning permission?

Planning permission is needed in cases when you want to make major changes of the existing property, an extension of the house, to build a second house on the plot or convert an outbuilding into living premises. Sometimes outbuildings do not need planning permissions to be converted in living area but you have to check this issue with the municipality. If the building to be converted is sound it is very unlikely that you will have any difficulties to get the permission. Don’t forget to declare the additional living area as your annual taxes are partly based on built-up area of living accommodation. Building swimming pools in Bulgaria (even concrete under-ground constructions) do NOT need planning permission as long as they are less than 100 cubic meters in capacity (which is a very large pool of, say 6x11 x 1.5 deep) and are at least 3 meters from the neighbor’s boundary and from your own existing buildings.

How to choose practical and low cost property for renovating? It is obvious that in Bulgaria there are allot of properties suitable for renovation, mostly in the rural areas. When you decide to purchase Bulgarian property with the purpose of renovation it is very important to be careful what you choose from practical point of view. Here are some issues to think over and help you in the process of choosing your Bulgarian property for renovation.

Ø Inquire whether you need a planning permission or not. It may be necessary for you to have a legal representative to fulfill the law requirements on your behalf if you are out of Bulgaria.

Ø Carefully investigate if there are some restrictions on the property to be renovated. Ø Look for property that is practical for renovation. Are there water, electricity and sewerage nearby and available?

Ø Make sure that the region meets the essential communication and logistical requirements for renovating a property.

Ø Very important issue is your budget. It is important to know whether you can afford to invest and exactly what amount of money. There is contrariwise connection between cost of property and cost of renovation. Cheaper the property dearer the renovation would be. Ø Find yourself a good company experienced in building repairs and renovations. Ø With any degree of repair/building works on your property in Bulgaria you will need to follow the correct procedures with regards to the deeds and registry documents that must be available during all stages of the building / repair works. You will also need to have a full engineer's report, architectural drawings and local building approval before works can proceed.

Ø Management of the building repairs and the legal process is essential.

Property Renovation Management Services Our offer is:

- To represent your interests in front of the renovation company
 - Watch closely for accomplishing of your building requirements
 - Control of the chosen building materials in accordance with your wishes
 - Control of building work progress and quality.
 - Information about the work process will be regularly sent to you by regular correspondence and pictures. For detailed information contact us
- Experienced Bulgarian Renovation Company Our partner is a well known and reputable company – “Raveti” Construction Company located in Veliko Tarnovo. The company has been serving Veliko Tarnovo Region from 1998 by providing a full range of professional services. Raveti Construction Company has very good experience with renovating of old properties and preserving the traditional Bulgarian Style features. Whether you want to transform your house into a luxury villa with swimming pool, traditional charming cottage or just to make it livable renovation work will be done to a high standard and on time. You can count on their professional advice if you wonder what to do with the basement or how to transform those farm buildings which are typical for Bulgarian properties. Most of the properties have huge gardens very suitable for building a barbeque area, swimming pool or summer-house. As part of our Property Renovation Management Services we will represent you and negotiate on your behalf and in accordance with your interest with the renovation company. The process of negotiating the renovation/ construction work
1. Schedule an appointment with the company's renovation and construction specialist. At first we will discuss the type of project being considered, its feasibility, how our process works. To make things easier we can arrange the first meeting between the client and the representative of Raveti Construction Company to be held at the

house, plot, which will be renovated, built up. 2. Make a decision what kind of renovation work or building project you want to do. Construction project could be made from Raveti's building specialist but you will be asked to enter a contractual agreement where you pay only fee to the architect and you are not obligated to proceed. In return you will have completed plan specifications and a realistic budget estimate on your construction project. If you don't have any idea what materials you prefer to be used the construction company will help you by offering variety of options. Their renovation specialist will be happy to make for you various offers with basic estimates along with a quotation for design services. You will have time to think over carefully and decide whether you are satisfied with an offer. 3. The third step of the process is where you decide whether or not to continue with us for the construction portion of your project. This needs to be documented so that there is a clear understanding as to what design work is to be performed and what the ultimate cost will be. You will have chosen all the materials for the job, reviewed all the plans, estimated and become comfortable with the thought of moving ahead. We will then proceed with a contract and schedule the start of your project.