

REAL ESTATE AGENCY



SELLING BUDAPEST



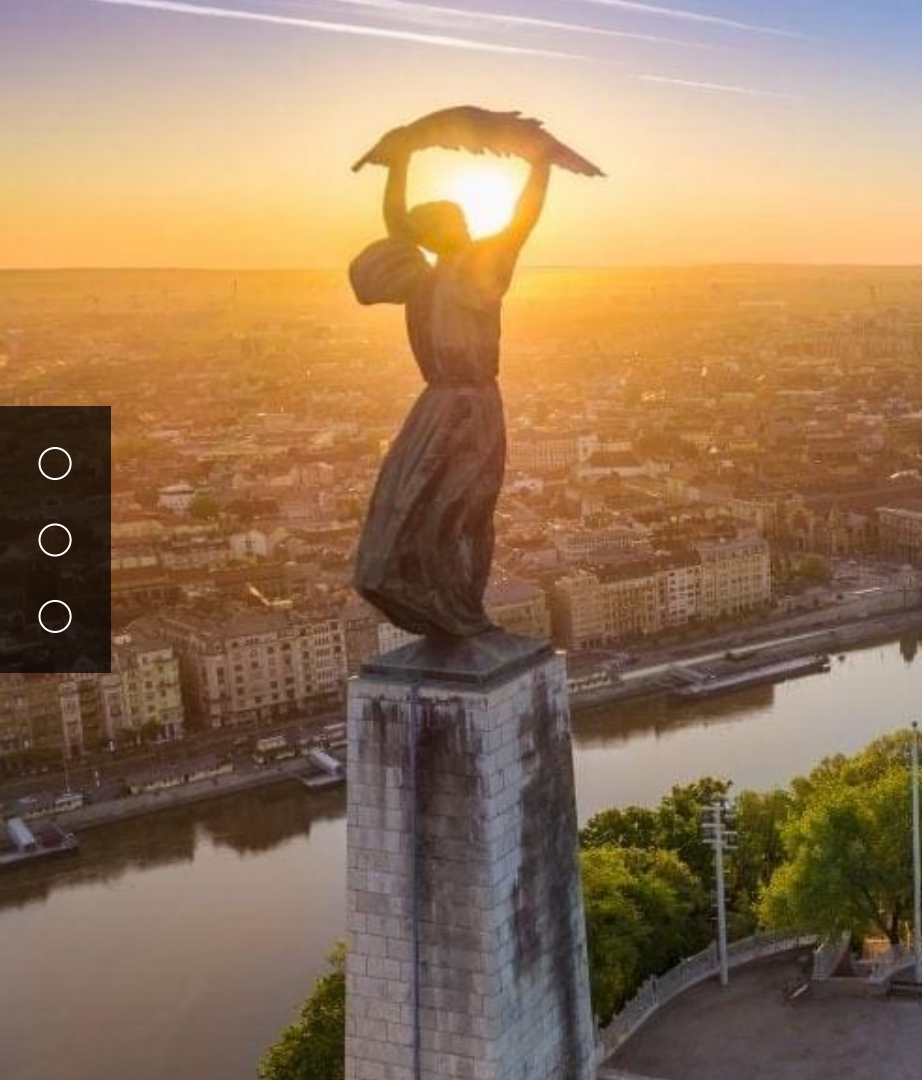


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About Us 01



Who We Are

Selling Budapest is a boutique real estate agency in Hungary's capital that specializes in assisting clients from abroad who are seeking to relocate or invest in our diverse range of residential and commercial properties. What sets us apart from other service providers in the City of Bridges is our unwavering dedication to understanding and meeting the unique needs of our prospects and clients.

Such research from a distance can be daunting, both in terms of communication and culture. At Selling Budapest, we aim to alleviate these challenges by offering comprehensive and trustworthy guidance, instilling confidence in your decisions, and ensuring seamless access to essential information and resources, all tailored to your needs as a foreign investor.

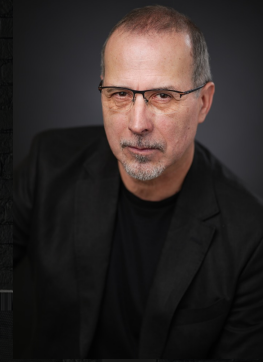
What sets us apart:

- Our client-centered approach
- A proven track record as experienced **Buyer's Agents**
- Native Hungarian and English speakers familiar and confident in both worlds
- Extensive knowledge of the local Hungarian buying process
- Access to exclusive off-market properties and industry insights

Our Team



SONYA HOLH
REAL ESTATE BROKER
& BUYER'S AGENT



ERIC DE BOSQUE
BUYER'S AGENT & OVERSEAS CLIENT
ADVISOR



JULIANA CABRERA
SALES & MARKETING

A modern living room interior featuring a dark-colored sofa with patterned cushions, a matching armchair, and a large potted plant. The room has large windows with sheer curtains, a brick wall, and a dark floor. A semi-transparent black banner is overlaid across the center of the image, containing the text 'Services 02'.

Services 02



What We Offer



Buyer's Agent

Your Vision, Our Expertise. We Bring Budapest to You

We provide a tailored buyer's agent service, conducting research, negotiation, and support solely in your best interest.



Selling

Seamless Selling, Expert Collaboration

We use our experience and knowledge to guide you through a hassle-free home-selling process and closely collaborate with reputable listing agents, leaving no stone unturned.



Invest in Budapest

Unlock Your Potential in the City of Bridges

We provide a diverse choice of investment opportunities in Budapest for optimal returns. Expertly chosen residential and commercial properties.



Letting

Tenant Solutions at Your Fingertips

Our tenant searches and screening, and ID document vetting ensure that your prospective tenants are the right fit, both financially and socially.

Buyer's Agent

First and foremost, we are a comprehensive and knowledgeable Buyer's Agent, with extensive experience and understanding of the unique challenges for prospective foreign home buyers in the Budapest market. The process of finding, reviewing, and settling on a home becomes that much more daunting, both logistically and financially, as the miles increase.

At Selling Budapest, we offer you a complete and tailored solution: we research, negotiate, and inspect properties on your behalf, ensuring you get the best information available and have the utmost confidence when the offer arrives. We gain insight into your specific needs and conduct a thorough exploration of all available options, both on and off the market. We make sure that you have a distinct competitive advantage while at the table (see the chart below) and thus instill the necessary confidence when facing any seller or agent.

Ultimately, our role is to provide unwavering support throughout the buying process. From initial inquiry to final settlement, we are here to guide you every step of the way. Our comprehensive services cover the gamut: from the aforementioned research and representation to closing and complete post-settlement satisfaction. All of our services are provided upfront, with payment taken **ONLY** after you are successful in closing on your ideal property in Budapest. At Selling Budapest, our sole purpose is to support you, the buyer, to the end. Your best interest is our core business.

Schedule your no-obligation meeting today.

Services Offered as Your Buyer's Agent

Selling Budapest

Real Estate Agents

Working solely for you (the buyer)



Searches the entire market for the buyer



Attends on-site for building and pest inspection



Pre-settlement inspections



Negotiates the contractual price, terms and conditions



Provide a completely independent appraisal of the property



Gets paid by the seller



Contractual obligation to the seller



Invest in Budapest

Budapest is currently one of the best opportunities for real estate investment in Europe. It possesses comparably strong economic, cultural, and tourist potential, particularly in the aftermath of the COVID pandemic.

Property owners in Hungary benefit from favourable tax conditions and lower energy costs when compared to their European counterparts. By capital city standards in the European Union, Hungary is an affordable investment, with pricing projections showing notable growth potential in the coming years. Given such favourable conditions, now is the time to invest in Hungary.

To date, Selling Budapest has garnered an average rate of return of 4%, reaching as high as 10% for short-term contracts like Airbnb.

We conduct the following six-step process for prospective investors:

- Project Analysis
- Specification Definition
- Property Search and Visits
- Contract Signing
- Renovation and Furnishing
- Rental Management

For a more detailed look at real estate investing opportunities in Budapest, check out our informative guide, "Hungary Real Estate Investment Guide 2023."

Selling

Choosing the right team is crucial when selling your home in Hungary. In addition to the cultural and communication advantages mentioned above, Selling Budapest provides effective marketing, an online presence, photography, staging, and a strong professional network to contribute to your successful sales plan and maximize its potential

To construct this detailed plan, we will:

- Meet to establish mutual understanding and rapport.
- Assess accurate property value.
- Set an optimal asking price.
- Arrange for professional photo, video, and graphic representation.
- Deliver impactful presentations in Hungarian and English (including Spanish, French, and Arabic as needed).
- List property on major websites including Ingatlan.com
- Maximize social media exposure.
- Advertise with international partners.
- Provide regular updates and bi-weekly consultations.
- Communicate and negotiate the best price on your behalf.

Letting

Letting your apartment, house or investment property is a serious business. It demands a professional approach, especially if you're living abroad. Selling Budapest provides local professional representation and oversight. Whether it's finding the right tenant for your short- or long-term placement or making sure the rental property itself is expertly managed, Selling Budapest is your reliable and dedicated partner on the ground.

Our letting services include:

- Careful search and screening of all prospective tenants.
- Professional photography and videography of your property.
- Strategic advertising on relevant platforms.
- Seamless collaboration with relocation companies and letting agents.
- Expert negotiation and management of rental agreements.
- Comprehensive assistance for new tenants.
- Meter reading and management.

THE
POST SALE
AFTER-CARE
SETTLEMENT
SERVICE

PROVIDED BY



SELLING BUDAPEST



The After-Care Process

Offering all the necessary post-property sale settlement transfers and set up, from outfit and staging, consultation with an accountant for tax obligations, tenant search, short-term and long-term management, to overseeing Airbnb inspection and permit release.

We handle all the necessary requirements for your investment, so you don't have to on your own.

OUR SERVICES INCLUDES:

- Post-sale settlement service set up such as utility transfer (insurance, utilities, internet, etc.)
- Short-term and long-term outfit of staging furniture
- Airbnb audit and tax preparation consultation with an accountant
- Long-term rental assessment, preparation and tenant search
- Short-term and long-term property management

Selling Budapest offers these services separately in three packages. Please inquire for more information.



Partners

03

Coordination with Our Partners

For our boutique agency, you are our valued client — our raison d'etre — one with whom we'll seek to develop a long-term relationship as your fiduciary advisor. We will be your direct point of contact for the duration of your transaction, a relationship that extends through us to a network of trusted professionals with whom we collaborate throughout the entire process.



Legal
Advice



Hungary Golden
Visa Program



Property
Management



Legal Advice and Assistance f

Purchasing real estate abroad can be a challenging task. Without a deep understanding of the local market dynamics and legal intricacies, it can feel as though you are caught in a whirlwind of complexity. To ease your journey, Selling Budapest offers access to an extensive network of experienced lawyers that will provide you with invaluable assistance in achieving property ownership in Hungary.

THE COMPETENT LAWYER WE CONNECT YOU WITH WILL:

- Draft a bilingual English/Hungarian contract and bridge the daunting language barrier.
- Draft and review all sales, purchase, gift, and rental agreements, along with all Land Registry Office paperwork as needed.
- Investigate any and all property liens and outstanding debts, ensuring a clear title, and clearer pathway to ownership.
- Establish an escrow account on your behalf, enabling payment to be released to the seller only after verifications and compliance are confirmed.

Hungary Golden Visa Program

The Hungarian government has announced the newest and most appealing investment residency program in the European Union: the "guest investor residence permit," also known as the "golden visa option" for investors, which has launched beginning of 2024.

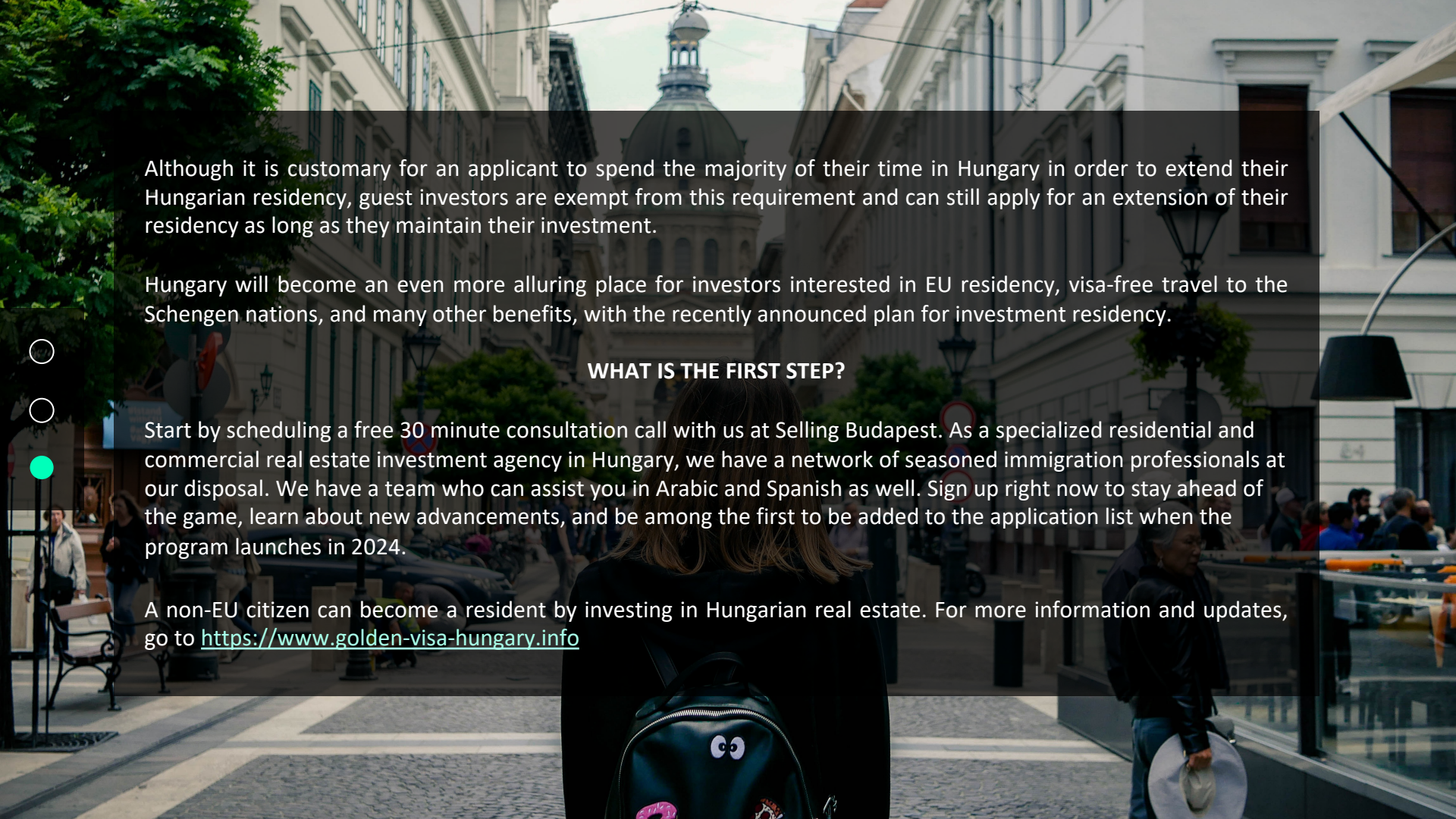
What can we anticipate from the newest golden visa program for investors in Europe? Investors have the following options to select from:

- EUR 250,000: buying bonds from a real estate trust that the MNB (Hungarian National Bank) has registered.
- EUR 500,000: purchasing residential real estate in Hungary
- Donation of EUR 1 million to a recognized cultural or educational organization.

With no minimum stay required, the investor and their family will be granted residency in Hungary for ten years with either sort of investment.

WHAT SPECIAL ADVANTAGES COME WITH ACQUIRING HUNGARIAN RESIDENCY THROUGH INVESTMENT?

Unlike other residency kinds where the permit is typically given for 1, 2, or 3 years, the guest investor residence permit may be valid for up to 10 years. Family members who base their application on the same investment also receive ten years of residency as an extra incentive.

A woman with a black backpack featuring a cartoon face and a pink donut sticker is walking away from the camera down a cobblestone street. In the background, there are European-style buildings, a large dome, and a street lamp. The scene is overlaid with a semi-transparent dark grey box containing text.

Although it is customary for an applicant to spend the majority of their time in Hungary in order to extend their Hungarian residency, guest investors are exempt from this requirement and can still apply for an extension of their residency as long as they maintain their investment.

Hungary will become an even more alluring place for investors interested in EU residency, visa-free travel to the Schengen nations, and many other benefits, with the recently announced plan for investment residency.

WHAT IS THE FIRST STEP?

Start by scheduling a free 30 minute consultation call with us at Selling Budapest. As a specialized residential and commercial real estate investment agency in Hungary, we have a network of seasoned immigration professionals at our disposal. We have a team who can assist you in Arabic and Spanish as well. Sign up right now to stay ahead of the game, learn about new advancements, and be among the first to be added to the application list when the program launches in 2024.

A non-EU citizen can become a resident by investing in Hungarian real estate. For more information and updates, go to <https://www.golden-visa-hungary.info>

Property Management

Whether your goal is to increase your property's profitability or to ensure your tenants' satisfaction, Selling Budapest has you covered through our meticulous property management services. Our aim is to maximize your investment potential, both in the short term and in the long run. Whether through thorough tenant screening and diligent rent collection or prompt property maintenance and general property oversight, we provide unparalleled support to ensure you yield optimal returns. Trust us to be your strategic partner in reaching full value and satisfaction from your property investment in Budapest.

OUR TAILOR-MADE RENTAL MANAGEMENT INCLUDES:

- Collection of monthly rent and charges from the tenant
- Payment of co-ownership charges to the trustee
- Payment of charges for apartment-related expenses (insurance, utilities, internet, etc.)
- Monthly rental payments, excluding charges to the owner
- Provision of a detailed management statement
- Annual rent review and charge adjustment
- Housing maintenance (cleaning, repairs, etc.)
- Management of all tenant interactions and communications

Selling Budapest also offers property management services for Airbnb operations. We stay up-to-date on all market changes and regulation updates in each district, making sure your property meets all administrative requirements during inspections. Such knowledge and overview is our domain.



REAL ESTATE AGENCY

SELLING BUDAPEST

Do you have any questions?

Contact us

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www.sellingbudapest.com

