



Off Plan

Buying off plan is often an appealing option for Investors seeking to gain from the gearing associated with buying in staged payments plus the potential for capital appreciation during the build process.

Buying off plan allows the purchaser to put down a deposit usually between 10 percent and 30 percent. And to make a number of stage payments to coincide with building milestones. During this period the value of their investment can grow substantially, especially if the current trend of capital growth continues in Bulgaria.

There are a number of potential issues when buying off plan which include buyers having difficulty visualizing the size and layout of the property. In addition, the standard or quality of workmanship and general finishing may vary considerably.

There is not always a fixed date of completion in the buyers contract and it is not uncommon for a delay in completion which can be exacerbated by factors such as bad weather, issues with permissions or the developer running into financial difficulty. Factors like these can stop a development altogether or mean that moving in dates are pushed back by months adding to interim accommodation expenses. It is vitally important to check the credentials and the track record of the builder and the developer and if possible view previous developments they have been involved in.

Regular site visits during the build will help to ensure that any major problems or issues you have come to light and can be resolved at the earliest opportunity. They should ensure that at final handover you are only snagging minor problems. When doing your final inspection it's important not to rush it. Try to do it alone without any pressure. A torch can be very useful for having a slow careful look around surfaces.

Client Services

Being based in Sofia we are able to source new development opportunities as soon as they arise, this information in turn is presented to our registered clients.

Language can be a barrier, we can provide a full translation service which could help to make the difference when purchasing direct from the developer. Generally at lower prices and saving on commission, phased payments can create an ideal way to invest in property.

We are able to represent you through to completion and believe our charges are transparent and very competitive, alternatively you are free to make your own arrangements and use us for your viewing and introduction.

When your property is completed we are able to assist with sourcing a mortgage and if required, to offer an optional full or partial management service.



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To register simply provide a contact name, address and telephone number email this information to office@bpli-bg.com Please enter in the subject line "**Register for Offers.**"