

Living on the
Côte d'Azur
real estate
consultancy

Welcome!



Why a buyer agent?

- Full market access – 5,000+ off-market and listed properties via partnerships with every major agency
- True advocacy – we negotiate harder because we work only for you
- Time & stress saved – one trusted partner instead of juggling multiple agencies
- We share our network with English speaking notary, tax advisors and mortgage brokers

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How we work

- We are here to help you find the right home.
- To work together as a team, we'll invite you for a video call to learn what and why you want to buy.
- As a boutique in real estate, we have a portfolio of 5000+ properties and collaborate with all agents.
- The selling agent shares their commission, but only if your name is unknown to that broker.
- Let us introduce you to the selling agent that holds the mandate.

[Read more about the most efficient way to find your home](#)

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Selection process

- Based on your briefing, we select suitable homes from all agencies. We are proactive and 'think outside the box'.
- You then select the best properties you want to visit. These are your Top Five listings.
- Because several agents have the same mandate to sell the same home, selecting the Top Five shortly before your arrival is essential.
- We send you the meeting points in Google Maps by WhatsApp.

[Why French agencies don't show the street address online](#)

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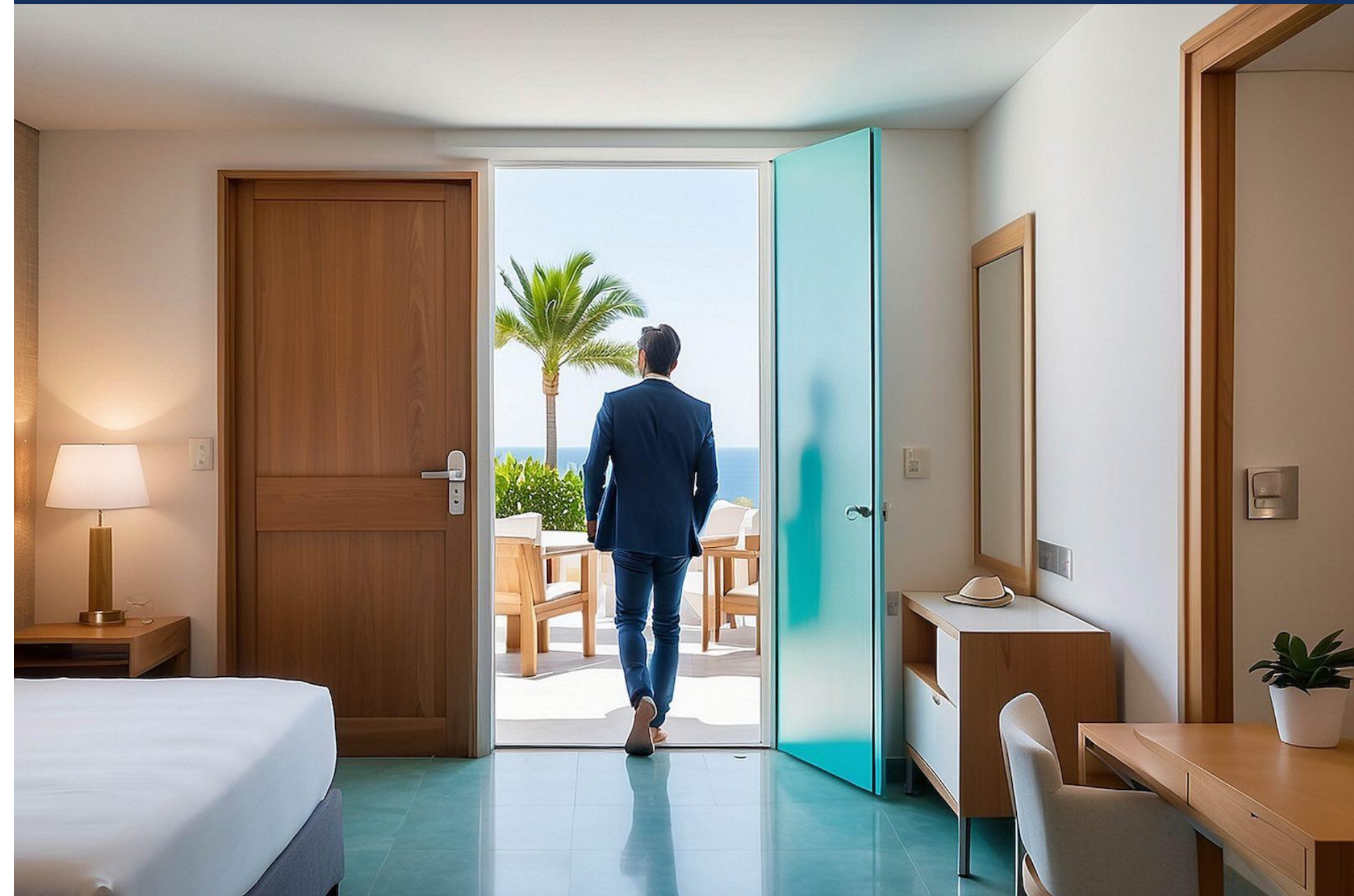
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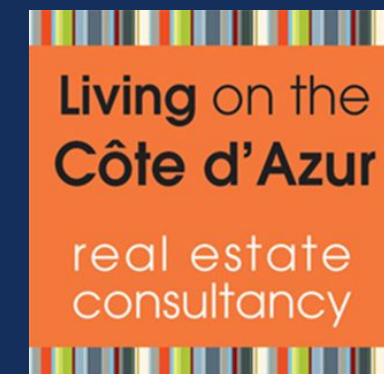
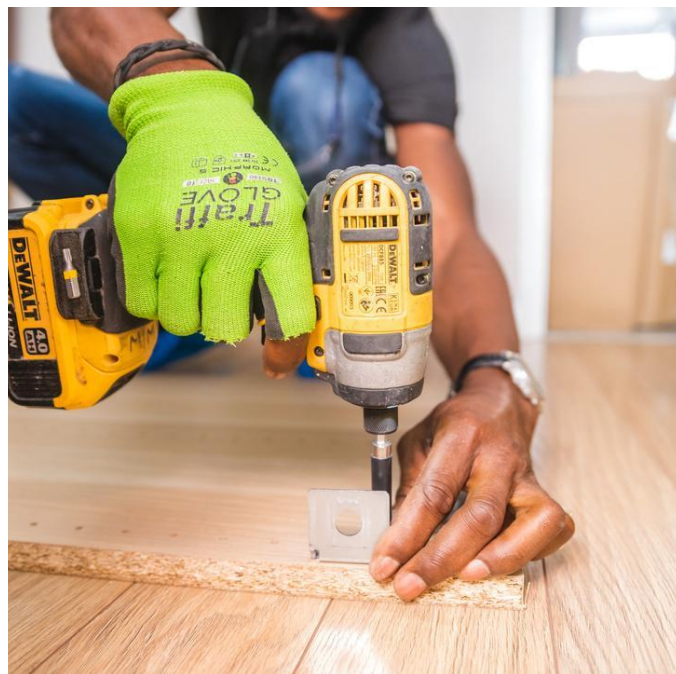
- We work with mortgage brokers in France, England and Monaco. A 70% mortgage is possible for Europeans.
- For buyers outside Europe, we offer our foreign exchange partner to save thousands of euros in banking fees.
- We help you find the proper tax structure. Are you purchasing new construction as a rental investment? We help you open a French rental company that can reclaim the 20% VAT included in the price.
- You can also buy a home and put it in your children's name (they must be 18+ years old).
- If you want to buy through your company, you can provide a loan to your new SCI with family shareholders.



Visits and price offer

- Because the Top Five most likely come from five different brokers, we ensure good planning so that the selling agent opens the door at the right time.
- When you find your dream home, we will negotiate the best price. Once the seller and you are satisfied, we will draft a provisional agreement.
- You can work with our English-speaking notary for the 'Compromis de Vente'. He will consider your interests and draw up the draft purchase contract.
- We will be present at signing the official purchase contract and transfer water and electricity to your name on that day.





AFTER SALES EXCELLENCE

From the moment you collect the keys, our team remains your trusted partner – turning your property into the home you've always envisioned.

Construction and renovation

- If you want to renovate, we have several teams available to complete all repairs, renovations, and constructions at a fixed price and on time.
- If you buy land with a building permit, we will help with an architect and a certified building partner to construct your new villa.

[Read more about renovation and maintenance](#)

[Read more about building a new villa](#)

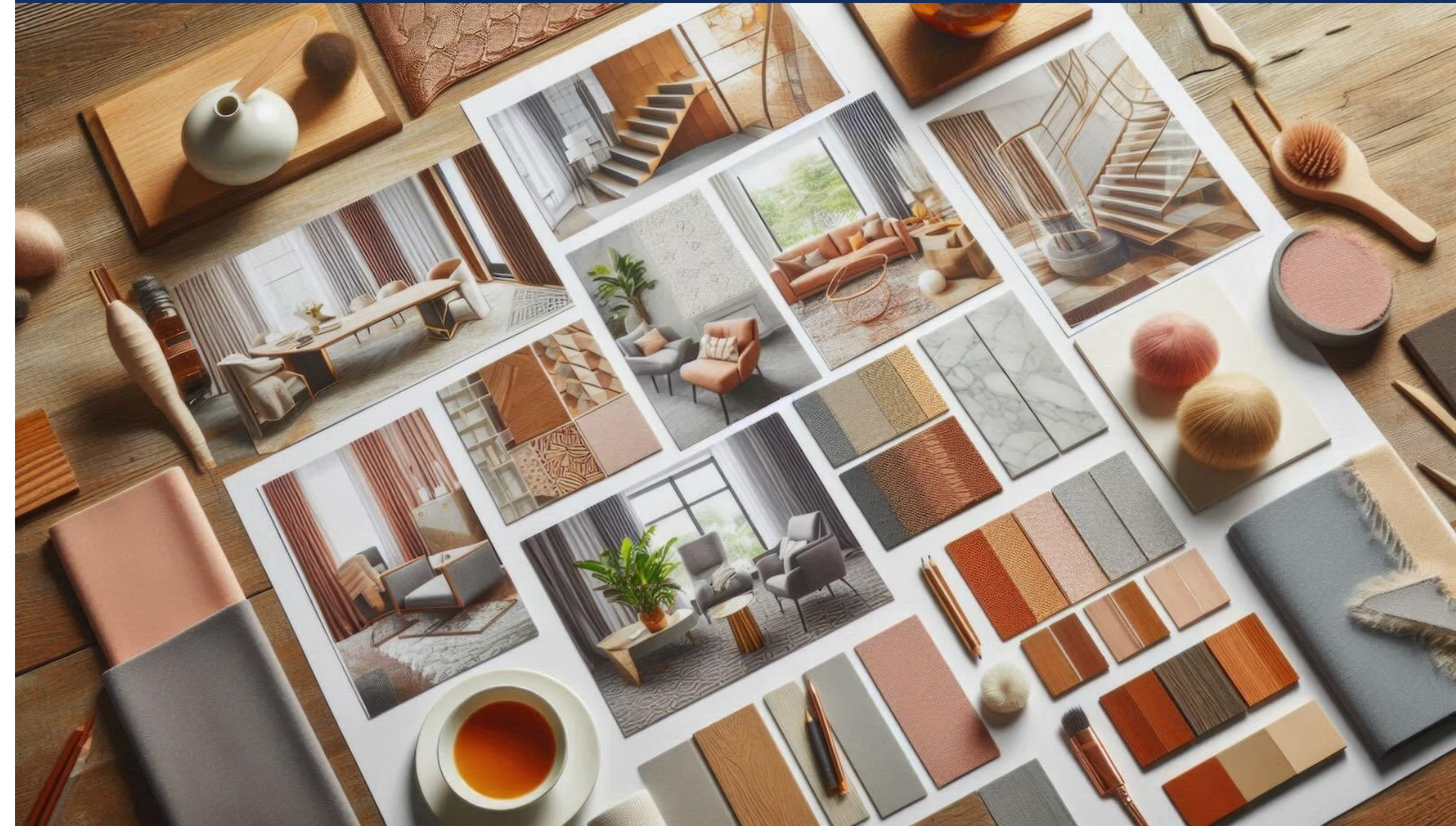
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Interior design and styling

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- A house only becomes a home if it exudes the atmosphere you want. We help with mood boards and inspiration.
- Once the desired style and character are clear, we will propose a selection of furniture from the best European brands.
- By tastefully coordinating all elements, such as furniture, curtains, carpets and decoration, we create a beautiful and unique home where you will enjoy staying.



[Read more about interior design and styling](#)

[Follow our Instagram page for inspiration](#)

Kitchen

- A new-build apartment is, in most cases, delivered without a kitchen. And with a minimal wardrobe.

We'll introduce you to our kitchen designer to create a custom kitchen and (if needed) solid wardrobes.

[Read more about kitchens and wardrobes](#)

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Garden and rooftops

- If your garden or roof terrace is tastefully decorated and extends the inside quality of your property, you will enjoy your home inside and out.

We help with a team of professional landscape architects and the best outdoor furniture brands. This service also applies to wellness areas like the swimming pool, jacuzzi, and hammams.



AI security

- Protect your property in the best possible way with an AI (Artificial Intelligence) concierge service.
- Face and license plate recognition, security perimeter with radar and drone support, tagging luxury items, alert for maintenance or personal accidents.
- Entrance locks with fingerprint or temporary QR codes for rental homes.
- The best alarm and security system for property and persons from Synaedge in Switzerland.

[Read more about AI security](#)

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The Riviera waits for you

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Let's begin the journey.

Living on the Côte d'Azur
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