



Any foreign natural or legal person can become the owner of an apartment in Bulgaria. When buying a house one must know that land cannot be sold to foreign natural persons but can only be let long term, without a maximum term. **In order to buy land in Bulgaria foreigners must [register a company](#)**

With our expert help and support you will set-up your Bulgarian company. You may do this in person or by authorising us to do this through signing a Power Of Attorney. (This would need to be signed and stamped at the Bulgarian Embassy in London or in Bulgaria) Our fee for helping you to set-up your company is 500 Euros, these fees include state fees, bank charges and lawyers' fees and official written translation We will provide you with all translated paper.

Once you have registered a Bulgaria company you can use it in future for different buissness activities or for other property purchases. Your Bulgarian Copany doesn't need to have any activities, it can be used for the purpose of purchasing properties with land.

After you have made your choice the purchase process starts with booking the property. We will re- check all the legal documentations and ownership papers and only then we can proceed with the purchase of the property.

We conclude a preliminary contract and you pay 20% of the property price as a deposit. We can do all this on behalf of your company if you authorize and instruct us to act so . Once

the deposit is paid the deal will be finalized within 30 days (any extension of the deadline shall be agreed upon with the Seller). Damages payment provisions in case of contract breach defend the interest both of the SELLER and the BUYER.

Drawing up of the Notary Deed (same as Title Deed in the UK) which is considered the legal document certifying the owner of the property. It is drawn up by the local notary public in the presence of the buyer and the seller. At this date you pay the rest of the property price to the seller, Notary and state fees. In order to pay the remaining balance of the property price we will help you open a personal bank account, where you can transfer the rest due. Bank transfers take 4-5 days before money reach the account, so the deadline of the purchase deal should be taken into consideration. The notary public certifies the deed and registers it with the Registry Agency. This is also noted in the notary deed.

Additional Expenses:

- Land/Property tax
- All notary fees
- All court taxes

We can give you an estimate of these costs - just e-mail us with the reference number of the property. ☐☐

Company's commission: Our commission is 2 % of the property purchase price, but not less than 500 € and is payable with the deposit for booking the property. Our agency commission covers many important services which we provide for the buyers during the purchase process: organizing of viewings, search for the right properties, legal assistance, full checks on the title deeds and the ownership, preparation of all necessary contracts, paperwork, negotiations with the sellers, communication costs. If you buy more than 2 properties through our company, we shall make a discount on the commission.

☐☐☐☐ **Our obligations:**

- A full check on property title deeds, land survey plans, securing proper title deeds.
- Booking the property and organising the preliminary agreement.
- Representing your Company before the Notary Public and signing the Notary Deed on the purchase on behalf of your Company.
- We will declare on behalf of your Company the acquired property in the local office of the National Revenue Agency.

