

Slovenia Estate Agents

Slovenia has emerged as one of the best destinations to buy investment property in the world and with capital gains of 30% per annum being achieved in many areas.

Forecast growth by a respected UK investment TV show, is anticipating growth of up around 280% in the next 10 years and interest in property investment in Slovenia is at an all time high.

Of course, if you want to buy property you need an estate agent to help you and that's what this article is all about. There are many Slovenian Estate agents to choose from and here we will look at choosing one to help you get your dream property.

Here are your general guidelines for choosing a Slovenia estate agent.

- Don't use Middlemen

There are lots of "middlemen" selling property in Slovenia, however most are not regulated, therefore you should only deal with a licensed estate agent that is based locally. This means their business conduct is regulated by a strict set of rules, which ensures that you will receive the best service.

- Find an Agent That Knows Slovenia

Many middlemen are simply interested in selling their own properties - these may not be the best ones for you.

Find an estate agent that knows the areas they sell in and check how long they have been in business and have a good knowledge of the area you are buying in.

- You're Aims and Your Location

Are you buying for capital gains, rental income, or a mixture of both?

Always match your specific aims with a location that can deliver what you want and find an agent that will understand and match these needs.

This is really common sense - but many investors simply buy without thinking about the above and it costs them later on

If you're a skier check out the destination personally, if you just want a retreat in the hills, by a river or maybe a city location such as in the capital Ljubljana - go there and get a feel for the area and what your getting. You will find out a lot more from a visit, than by taking someone's word for it or reading a report.

If you are interested in renting, it's important that the area attracts tourists and you can maximize any rental yields from your property.

In conclusion, make sure you do your homework and that means a visit. - this will save you a lot of money in the long term and make sure your property matches your investment aims longer term.

- The Buying Process and Finance

Will take around a month to complete and the salient points to consider are outlined below.

Once you have found your property you will be required to pay a 10% deposit which if the seller decides not to proceed (for any reason) will be returned to you - but doubled, under Slovenian law.

If on the other hand, you back out, the seller will keep the 10% deposit.

Mortgages are now available to foreign nationals.

SKB Banka for example, offers 50% mortgages, secured on your investment in Slovenia not on your residences elsewhere.

When you wish to buy you will need to produce your passport; your estate agent will then apply for a tax number for you

as well as an EMSO number, both of which are required to complete a property transaction. This should only take around a week to complete.

Make sure you use a local Lawyer to check all paperwork, ownership details and contracts, who is familiar with Slovenian law.

When sending your final payment check out the best way to do this. Ask your banks for favorable rates or seek out a specialist foreign exchange company to help you.

Make sure you shop around, there are big differences in currency exchange rates offered and these can make a significant difference to your purchase price.

It is also a good idea to open a bank account locally, this will enable you to pay all your local costs promptly and easily when you're out of the country.

Accounts can be set up on the same day and require only a passport as proof of ID.

Management Of The Property

You can also get Slovenian estate agents who offer full management service.

This will include everything from finding tenants for your house to making sure the house is ready for guests. Many agents will also make sure your guests are greeted at the local airport and take care of ongoing maintenance of the property.

Slovenia is a beautiful and lucrative overseas investment destination and if you choose the right Slovenian estate agent they can provide you with a wealth of local knowledge. This will help you get the property that fits your investment aims and budget and maximizes your capital growth potential.

Choosing the right estate agent is essential when buying property in Slovenia so make sure you do your homework and find someone who has the knowledge and expertise to help turn your investment aims into reality.