



Estara Ltd
Real Estate Consulting
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Expert Real Estate Advice

2026



CONSULTATIONS

Expert Consultation

Deep-dive expert session with technical / legal / financial specialist

from / **€7,500**

15-Minute Intro Call

Case orientation and service selection support

from / **€5,500**

DUE DILIGENCE SERVICES

Fixer-Upper Feasibility Study

Renovation Cost Audit

from / **€5,000**

Itemized breakdown of essential repairs (roof, plumbing, electrics) vs. aesthetic upgrades.

Equity Protection

from / **€3,500**

Analysis of whether the purchase price + renovation costs will exceed the home's future market value.

Permit Verification

from / **€4,000**

Confirming if your planned extensions or structural changes are legally allowed by local authorities.

Contractor Quote Review

from / **€2,500**

Analyzing external quotes to ensure you aren't being overcharged for the works.

Fixer-Upper: Complete Feasibility Package

from / **€12,500**

Includes:

Renovation Cost Audit, Equity Protection, Permit Verification, and Quote Review.

DUE DILIGENCE SERVICES

Energy & Climate Risk

Insulation & Efficiency Check

from / **€5,000**

Identifying "thermal leaks" and calculating the cost to upgrade to modern energy standards.

Solar & Resource Potential

from / **€3,500**

Assessing roof orientation and local climate data for solar panels or rainwater harvesting.

Hazard Mapping

from / **€4,500**

Detailed report on flood zones, soil stability, and local fire risks over the next 10–20 years.

Green Subsidy Scan

from / **€2,000**

Identifying potential issues with noise, privacy, and parking before you sign a co-ownership agreement.

Energy & Climate: Total Resilience Package

from / **€12,000**

Includes:

Efficiency Check, Solar Assessment, Hazard Mapping, and Subsidy Scan

DUE DILIGENCE SERVICES

Co-Buying Structural Analysis

Physical Division Study

from / **€6,000**

Architectural check to see if the building can be physically split into two private units (separate entrances, meters, etc.).

Legal "Split" Audit

from / **€4,500**

Reviewing local zoning laws to confirm if the property can be legally subdivided into two titles.

Shared Infrastructure Review

from / **€3,500**

Assessing the condition of common areas (roof, foundations, gardens) that both owners will be responsible for.

Usage Conflict Analysis

from / **€2,500**

Identifying potential issues with noise, privacy, and parking before you sign a co-ownership agreement.

Co-Buying: Full Structural & Legal Package

from / **€14,500**

Includes:

Physical Division Study, Legal Split Audit, Infrastructure Review, and Conflict Analysis

MARKET RESEARCH SERVICES

Neighborhood & Lifestyle Research

Connectivity & Tech Audit

from / **€1,500**

Verification of actual (not advertised) fiber/5G speeds and mobile coverage stability for remote work.

"20-Minute City" Score

from / **€2,000**

Mapping of essential services (healthcare, coworking, organic markets) within walking or cycling distance.

Commute & Mobility Study

from / **€2,500**

Analysis of public transit efficiency, traffic patterns, and future infrastructure projects affecting local access.

Safety & Atmosphere Report

from / **€2,500**

Detailed local crime statistics, street lighting quality, and noise level monitoring across different times of day.

Lifestyle & Connectivity Package

from / **€6,500**

Includes:

Connectivity Audit, 20-Minute City Score, Mobility Study, and Safety Report.

MARKET RESEARCH SERVICES

Investment & Value Forecasting

Appreciation Benchmark

from / **€3,500**

Comparative analysis of historical growth in the specific street/district versus city and regional averages.

Urban Development Scan

from / **€3,000**

Identifying upcoming municipal projects (new parks, transit lines, or commercial hubs) that will drive future value.

Rental Yield Analysis

from / **€2,500**

Predictive modeling of potential rental income based on current demand and legal short/long-term rental caps.

Resale Liquidity Audit

from / **€2,000**

Analysis of "days-on-market" for similar properties to determine how quickly you could exit the investment.

Strategic Investment Package

from / **€8,500**

Includes:

Appreciation Benchmark, Development Scan, Rental Yield Analysis, and Liquidity Audit.

MARKET RESEARCH SERVICES

Relocation Financial Analysis

Regional Tax Audit

from / **€4,000**

Comparative analysis of historical growth in the specific street/district versus city and regional averages.

Cost of Living Indexing

from / **€2,000**

A localized comparison of utility costs, insurance premiums, and municipal service fees specific to the property type.

Maintenance Liability Forecast

from / **€3,000**

Estimating long-term upkeep costs based on local climate effects on building materials in that specific region.

Relocation Logistics Budget

from / **€1,500**

A professional estimate of actual moving costs, including specialized transport, insurance, and temporary storage.

Financial Relocation Package

from / **€8,000**

Includes:

Regional Tax Audit, Cost of Living Indexing, Maintenance Forecast, and Logistics Budget.

PORTFOLIO SERVICES

Inheritance & Family Property Strategy

Succession Tax Optimization

from / **€5,000**

A detailed plan to minimize the tax impact of transferring property titles between generations.

"Keep vs. Sell" Financial Modeling

from / **€4,000**

A side-by-side comparison of immediate sale proceeds versus long-term rental ROI and appreciation.

Market Entry Preparation

from / **€3,500**

A roadmap for clearing legal encumbrances and preparing the home for the modern buyer.

Beneficiary Dispute Mediation

from / **€4,500**

Objective third-party valuations and split-scenario modeling to help heirs reach a fair agreement.

Family Legacy Package

from / **€16,500**

Includes:

Tax Optimization, Financial Modeling, Market Prep, and Mediation Data.

PORTFOLIO SERVICES

Multi-Property Portfolio Review

Consolidated Valuation Audit

from / **€7,500**

A synchronized update of the current market value for all properties in your portfolio.

Portfolio Tax Efficiency Scan

from / **€6,000**

Identifying opportunities to restructure ownership or leverage local tax laws to reduce annual overhead.

Operational Expense Review

from / **€4,000**

Analyzing maintenance, insurance, and management fees across all assets to identify cost-saving leaks.

Risk Diversification Analysis

from / **€5,000**

Assessment of your geographic and sector exposure (e.g., too much concentration in one city or asset type).

Portfolio Performance Package

from / **€22,000**

Includes:

TIncludes: Valuation Audit, Tax Scan, Expense Review, and Risk Analysis.

PORTFOLIO SERVICES

Downsizing & Equity Release

Equity Liquidity Forecast

from / **€3,500**

Calculating the exact cash-in-hand after taxes, fees, and the purchase of a smaller property.

Reverse Mortgage & Annuity Scan

from / **€3,000**

Exploring financial products that allow you to receive income from your home while remaining in it.

Modern Lifestyle Match

from / **€4,000**

Researching and vetting smaller, "barrier-free" properties that fit your new health and mobility needs.

Relocation Impact Audit

from / **€2,500**

Evaluating the change in local taxes and cost of living in the new neighborhood or retirement community.

Strategic Transition Package

from / **€13,500**

Includes:

Equity Forecast, Annuity Scan, Lifestyle Match, and Impact Audit.

LEASE ADVISORY SERVICES

Rental Revenue Optimization

Yield Performance Modeling

from / **€2,500**

A side-by-side ROI comparison between short-term (AirBnB), mid-term (corporate/nomad), and long-term (family) leasing.

Target Tenant Profile Audit

from / **€2,000**

Analysis of local amenities and interior layout to identify which high-paying niche (students vs. expats) matches your asset.

Dynamic Pricing Roadmap

from / **€1,500**

Researching and vetting smaller, "barrier-free" properties that fit your new health and mobility needs.

Operational Cost Audit

from / **€1,500**

A deep dive into management fees, cleaning, and maintenance costs to protect your net profit margins.

Rental Revenue Package

from / **€6,500**

Includes:

Yield Modeling, Tenant Profiling, Pricing Roadmap, and Operational Audit.

LEASE ADVISORY SERVICES

Rental Legal Compliance

Consolidated Valuation Audit

from / **€3,000**

An audit of your current lease agreements to identify loopholes and ensure compliance with the latest housing laws.

Rent Cap & Indexation Scan

from / **€1,500**

Verification of the maximum legal rent you can charge and the allowed annual inflation adjustments.

Safety & Licensing Audit

from / **€2,500**

Ensuring the property meets all legal fire, health, and energy standards required for a rental license.

Tenant Dispute Protection

from / **€2,000**

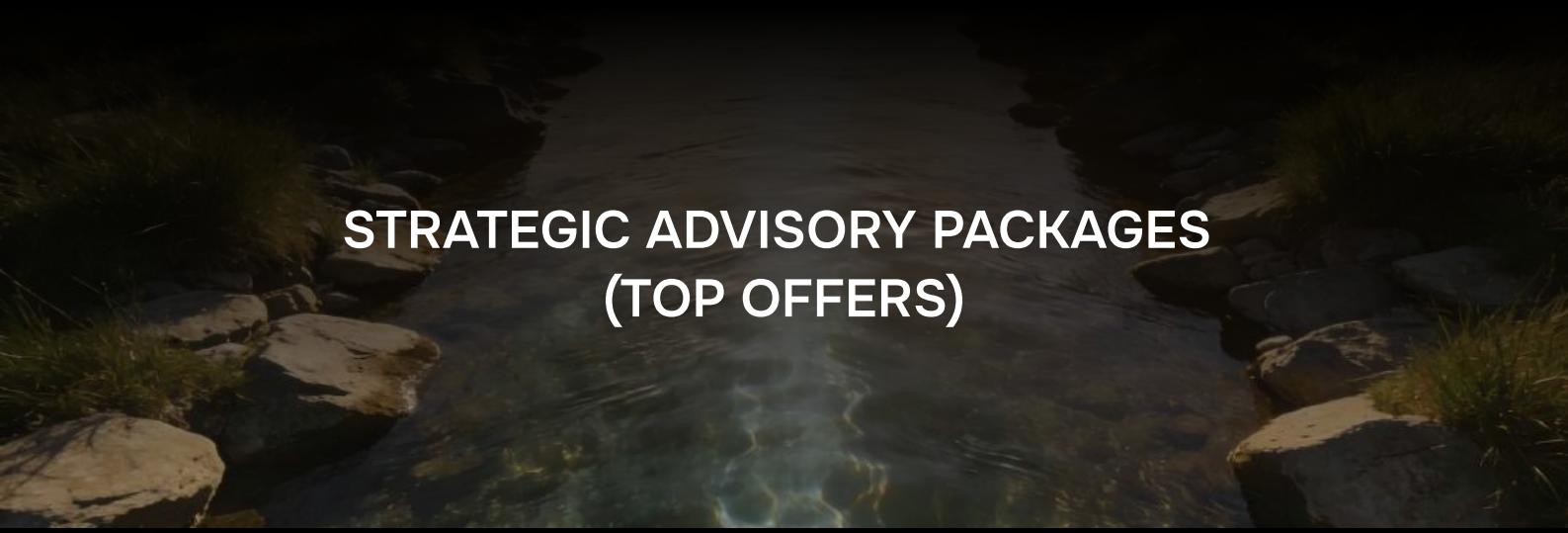
Implementation of legally sound entry/exit protocols and deposit management strategies to minimize friction.

Landlord Protection Package

from / **€7,500**

Includes:

Contract Review, Rent Cap Scan, Licensing Audit, and Dispute Protection.



STRATEGIC ADVISORY PACKAGES (TOP OFFERS)

Acquisition Advisory

Valuation + technical + risk + feasibility

from / **€7,500**

Selling Strategy

Market timing + listing audit + tax modeling

from / **€5,500**

Legacy Strategy

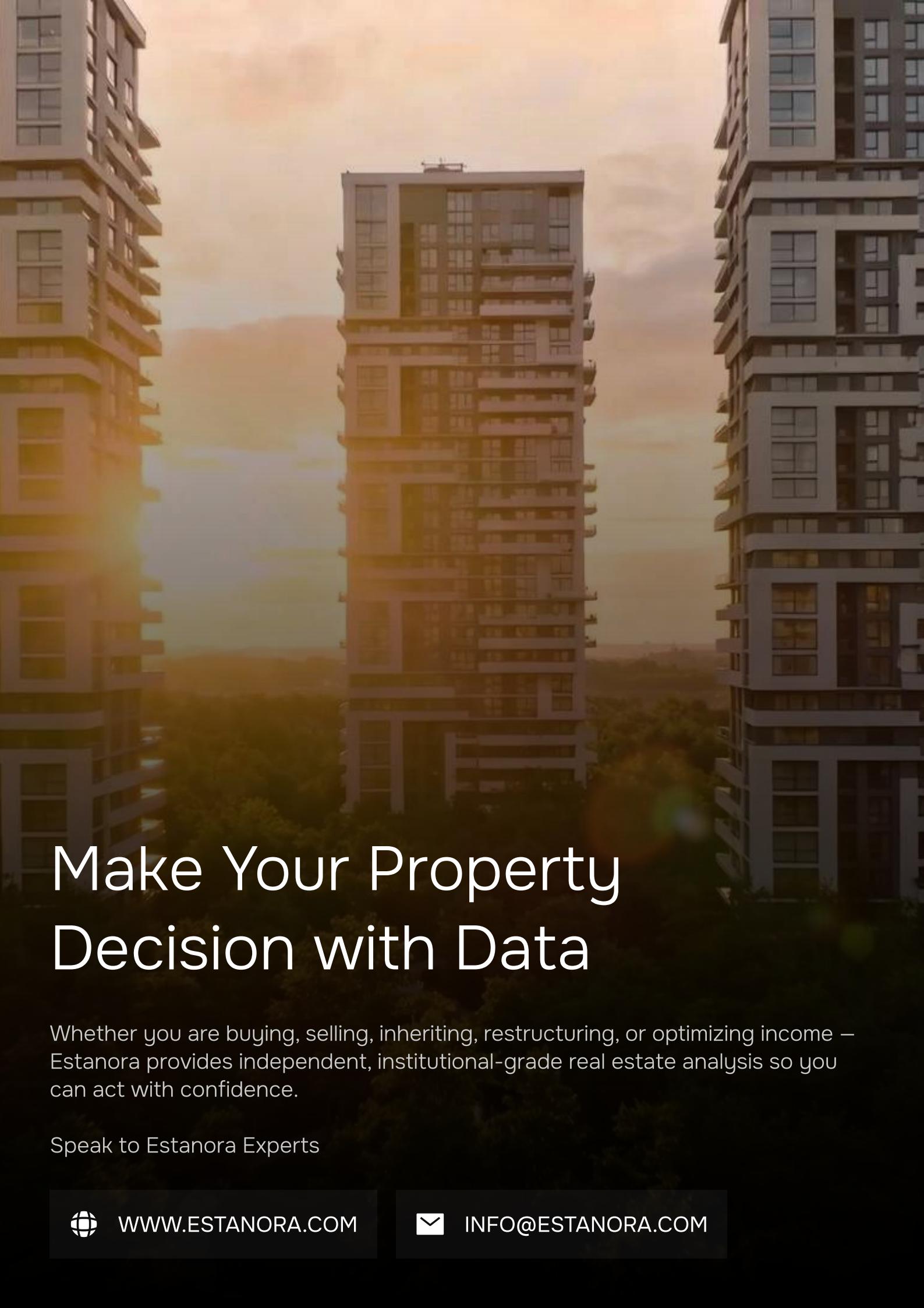
Inheritance + equity + portfolio planning

from / **€15,000**

Investment Rental Strategy

Yield + compliance + conversion + cost audit

from / **€10,000**



Make Your Property Decision with Data

Whether you are buying, selling, inheriting, restructuring, or optimizing income – Estanora provides independent, institutional-grade real estate analysis so you can act with confidence.

Speak to Estanora Experts



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