

**Estara Ltd**  
Real Estate Consulting  
[info@estanora.com](mailto:info@estanora.com)

# Expert Real Estate Advice



## CONSULTATIONS

# Expert Consultation

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

from / **€7,500**

# 15-Minute Intro Call

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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

<div>Connectivity &amp; Tech Audit</div> <div>from / €1,500</div> <div>Verification of actual (not advertised) fiber/5G speeds and mobile coverage stability for remote work.</div>	<div>"20-Minute City" Score</div> <div>from / €2,000</div> <div>Mapping of essential services (healthcare, coworking, organic markets) within walking or cycling distance.</div>
<div>Commute &amp; Mobility Study</div> <div>from / €2,500</div> <div>Analysis of public transit efficiency, traffic patterns, and future infrastructure projects affecting local access.</div>	<div>Safety &amp; Atmosphere Report</div> <div>from / €2,500</div> <div>Detailed local crime statistics, street lighting quality, and noise level monitoring across different times of day.</div>
<div>Lifestyle &amp; Connectivity Package</div> <div>from / €6,500</div> <div>Includes: Connectivity Audit, 20-Minute City Score, Mobility Study, and Safety Report.</div>	

# 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:

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

# PORTFOLIO SERVICES

## Downsizing & Equity Release

### Equity Liquidity Forecast

from / **€3,500**

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

### Reverse Mortgage & Annuity Scan

from / **€3,000**

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

### Modern Lifestyle Match

from / **€4,000**

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

### Relocation Impact Audit

from / **€2,500**

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

## Strategic Transition Package

from / **€13,500**

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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

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Valuation + technical + risk + feasibility

from / **€7,500**

### Selling Strategy

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Market timing + listing audit + tax modeling

from / **€5,500**

### Legacy Strategy

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Inheritance + equity + portfolio planning

from / **€15,000**

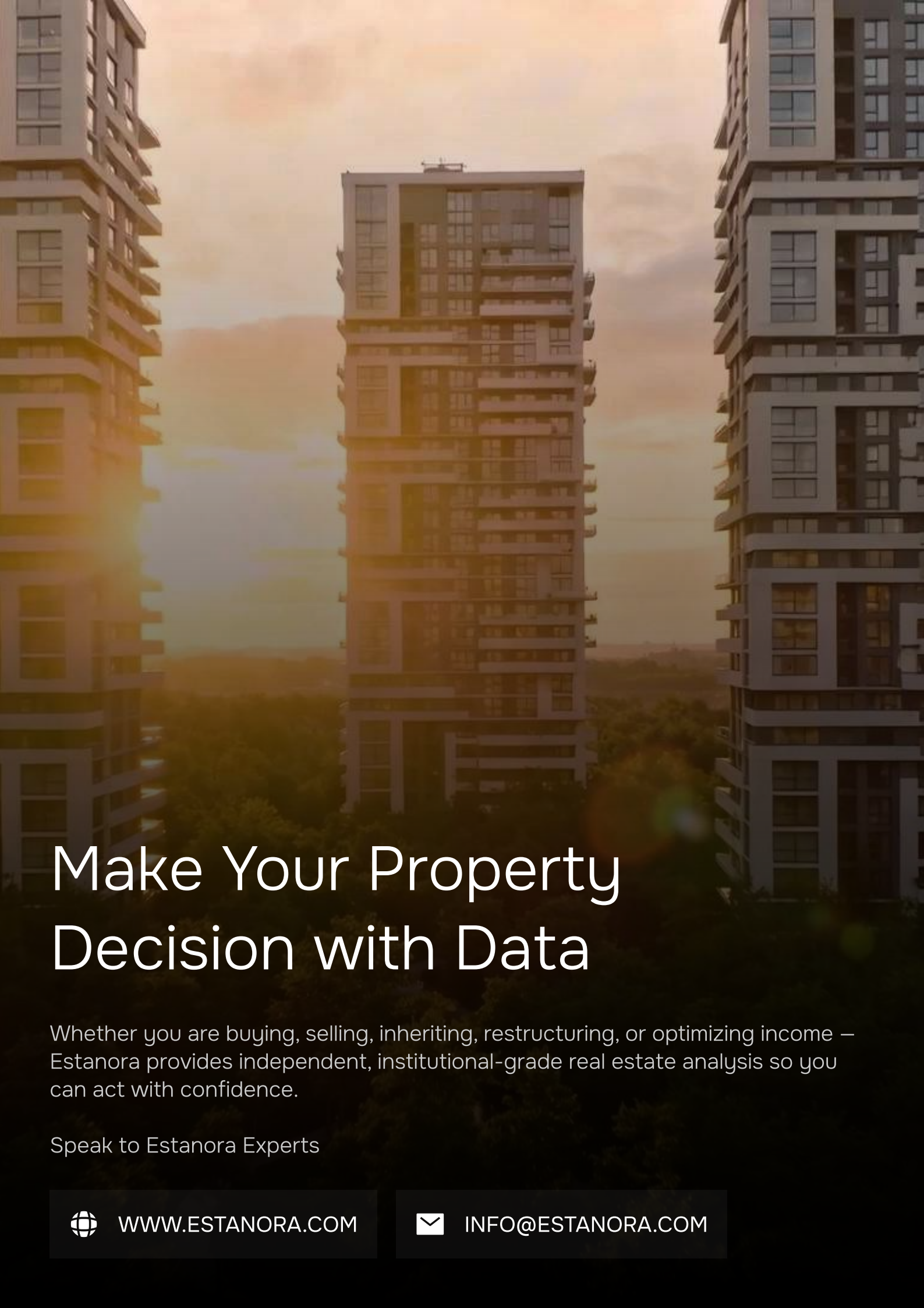
### Investment Rental Strategy

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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



[WWW.ESTANORA.COM](http://WWW.ESTANORA.COM)



[INFO@ESTANORA.COM](mailto:INFO@ESTANORA.COM)