

THE SALE PROCESS

BEFORE THE PROPERTY GOES ON THE MARKET

- Property valuation
- Checking of the property paperwork
- Home staging consultancy and service as necessary
- Defining a sale strategy
- Property pictures taken by a professional photographer
- Drafting of the advertisement brochures in FR & EN
- Launching of internet advertisements
- Dispatching of information to our listed prospects

WHILE THE PROPERTY IS ON THE MARKET

- Management of requests from prospectors
- Property visits
- Negotiation with interested prospects
- Checking of prospects' solvability
- Drafting and signing of the Compromis de Vente

AFTER THE SIGNATURE OF THE COMPROMIS

- Assistance to both parties until the signature of the Acte
- Assistance with transfer of utility accounts

The added-value of our agency

- The in-house Home staging service
- The flexible visiting schedule
- Visits accompanied by a professional interior designer
- Exclusive mandate

Agency fees

3% of the agreed sale price payable by the vendor on the day of the signing of the Acte

THE VALUATION PROCESS

EVALUATION OF THE PROPERTY IN 3 WAYS

- Evaluation of the property for what it is
- Evaluation of the property in the context of the market it is in
- Evaluation of the property for its return on investment

The added-value of our agency

- We actually visit and survey the property
- Checking of the property paperwork
- Written report suitable for banks and lawyers to use

Agency fees

395 euros - fully refundable upon receipt of exclusive mandate for sale

THE PROPERTY HUNTING PROCESS

DEFINING YOUR IDEAL PROPERTY

A list of requirements is established with the prospector before any engagement.

SEARCHES

We only suggest to you properties, which criteria clearly correspond to the pre-defined ones.

The added-value of our agency

Our network

Agency fees

1.5% of the agreed purchase price

THE RENTAL PROCESS

BEFORE THE PROPERTY GOES ON THE MARKET

- rent estimation
- checking of property paperwork
- fitting-out if necessary
- Drafting of the advertisement brochures in FR & EN
- Launching of internet advertisements
- Dispatching of information to our listed prospects

WHILE THE PROPERTY IS ON THE MARKET

- Management of requests from prospectors
- Property visits
- Negotiation with interested prospects
- Checking of prospects' solvability
- Drafting and signing of the Rental Contract

AFTER THE SIGNATURE OF THE COMPROMIS

- Entry and exit inventories
- key handover
- Assistance with transfer of utility accounts
- Assistance to both parties during the rental period

The added-value of our agency

- The in-house fit-out service
- The flexible visiting schedule
- Visits accompanied by a professional interior designer
- Exclusive mandate

Agency fees

1 month rent exc. charges payable by the tenant on the day of key handover





Monde Avenir S.à.r.l.

L-8320 Capellen

Tél: +352 621 355 207

contact@mondeavenir.lu

Autorisation d'établissement : 10035791/4/5

R.c.s. Lux. : B 177722 – Matricule : 20132422207

TVA: LU26172666 - All given prices are vat exclusive.

**MONDE AVENIR, your real estate facilitator
to
MOVE IN, MOVE OUT, MOVE ON**

**Under the same roof
the services of an estate agency and those of an
interior design agency**



THE HOME STAGING PROCESS

MAKE YOUR PROPERTY DISTINCTIVE

Survey of the property
Oral review or written report of recommendations
Implementation
Pictures taken by a professional

The added-value of our agency
Work undertaken by a professional in interior design
We know what prospects are looking for

Agency fees
Subject to quotation



THE INTERIOR DESIGN PROCESS

CONSULTATIONS, COMPLETE FIT-OUTS AND SHOW HOUSES

Space planning
Kitchen and bathroom layouts
Styling and mood setting
Selection of colours, wall finishes and floor coverings
Selection of furniture, shopping assistance
Window dressing
Lighting planning
Selection of accessories

The added-value of our agency
Our flexible project-based approach
Our flexible project-based pricing

Agency fees
Small projects billed by the hour:
Existing space: 80 euros / hour - VEFA project : 85 euros / hr
Larger projects subject to quotation

THE PROPERTY HUNTING PROCESS

DEFINING YOUR IDEAL PROPERTY

A list of requirements is established with the prospector before any engagement.

SEARCHES

We only suggest to you properties, which criteria clearly correspond to the pre-defined ones.

The added-value of our agency
Our network

Agency fees
1.5% of the agreed purchase price

THE CONSULTATIONS IN REAL ESTATE

TO ALL FUTURE VENDORS WHO WILL PRIVATELY ADVERTISE THEIR PROPERTY

Property valuation
Written personalised guideline on "how to put your property on the market?" - what documents to gather for the sale, what arguments can you use during the negotiations -

TO ALL WHO ARE BUYING A PROPERTY

Whether you are buying without an estate agent or you simply wish to have an external opinion, we review for you all the documents regarding the property and the transaction itself. We advise you how to avoid pitfalls and how to secure the best deal.

TO ALL FUTURE TENANTS WHO RENT A PROPERTY WITHOUT AN ESTATE AGENT AS AN INTERMEDIARY

Whether you are buying without an estate agent or you simply wish to have an external opinion, we review for you all the documents regarding the property and the transaction itself. We advise you how to avoid pitfalls and how to secure the best deal.

TO ALL FUTURE TENANTS WHO RENT A PROPERTY WITHOUT AN ESTATE AGENT AS AN INTERMEDIARY AND WHO DO NOT SPEAK FRENCH

The Luxembourgish rental contracts are drafted in the official French language; we translate them into English for you and we explain to you what each clause really means and why it is to be included.

The added-value of our agency
Hourly-based service
Unique in Luxembourg

Agency fees
120 euro / hour