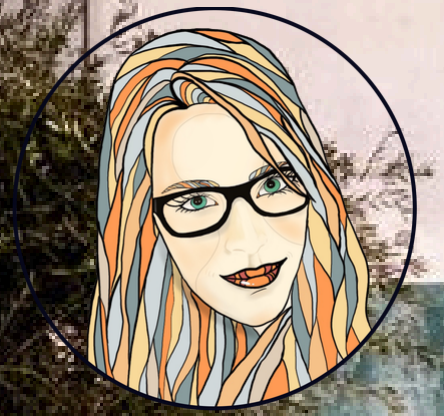


Interior Designer & Home Stager:

Nadine Schmitz | *The smartdesigner*



FINDING THE RIGHT PROPERTY

Purchase support, assessment of critical issues and potential

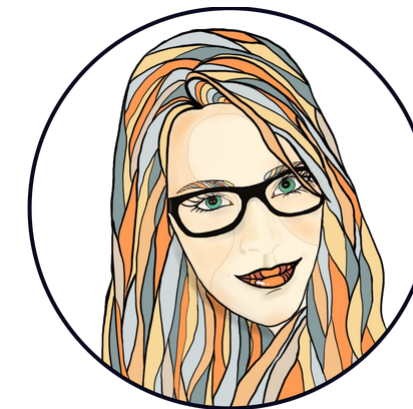
Buying well is not just about finding a home you like.

Buying a property can hide pitfalls: planning issues, restrictions, difficult access, unexpected costs, technical problems, or spaces that seem promising at first but later prove impractical or difficult to enhance.



My purchase support service is designed to help you **read a property more clearly, reducing risks, mistakes and surprises**, especially if you do not know the area well or are buying from a distance.





Ideal for:

- Italian and international clients
- investment firms
- primary and second homes
- properties intended for rental income
- those buying from a distance
- those who want to avoid unnecessary viewings and rushed decisions

I help you understand whether a property is truly right for your goal, before investing time, money and energy.

Clear overview:

- initial briefing on goals, budget, timing and priorities
 - first review of floor plans, photos and description
 - analysis of typical issues and key points to check
 - support in selecting the most promising properties
 - assessment of potential for transformation, enhancement or rental income
 - preliminary guidance on costs, complexity and suitability
 - support with negotiations and coordination with the agency, technicians and notary
 - assistance through to completion, if required
-





THE METHOD



1. Briefing

I understand what you are looking for, how you want to use the property, and what your real constraints are.

2. Selection and pre-screening

I review listings, floor plans, photos and descriptions to avoid unnecessary viewings.

3. Assessing issues and potential

I help you understand the property not only for what it is, but for what it could become.

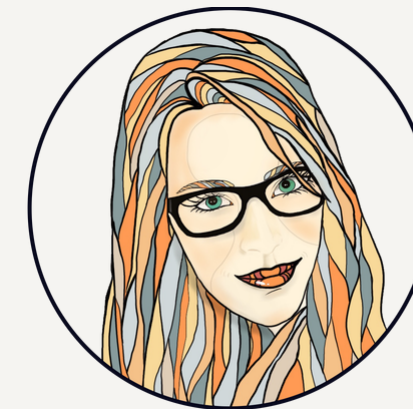
4. Decision support

I highlight strengths, limits, risks and scope for added value.

5. Step-by-step coordination

If needed, I support you in dealing with the agency, technicians, paperwork and the final purchase.





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A more informed purchase starts before you make an offer.

My purchase support helps you assess a property **more clearly**, **evaluate its risks** and **potential**, and make decisions that are safer, more structured and **aligned with your goals**.

Thanks to my experience in interior design, property enhancement and functional space planning, I can offer you a **broader perspective** than a simple viewing, helping you understand not only what you are buying, but also what that property can truly become.



info@smartdesigner.it



www.smartdesigner.it



+39.392.2964917



Cervo (IM) | Via Salita al castello, 4

REQUEST AN INITIAL CONSULTATION