

Property Legal & Technical Review

SAMPLE REPORT - ILLUSTRATIVE ONLY

Property Historic apartment - Puglia (sample)	Indicative asking price EUR 78,000
Purpose Second home + short-term rental assessment	Review stage Pre-offer screening

Executive summary

This sample shows how Aura can coordinate a structured pre-purchase review for an international buyer. It is not a legal opinion, technical certification, valuation, or investment recommendation. In a real engagement, the relevant checks are performed by independent lawyers and licensed technical professionals instructed for the transaction.

Area	Status	Illustrative finding
Title & ownership	GREEN	Seller title chain appears complete in documents supplied; independent lawyer to verify official records.
Cadastral conformity	AMBER	Floor plan requires comparison with current layout during technical inspection.
Urban planning	AMBER	Archive access recommended before binding offer; one internal alteration should be verified.
Condominium	GREEN	No material issue in sample pack; current statement and minutes still required.
Renovation feasibility	GREEN	Light-to-medium refurbishment appears feasible, subject to technical inspection.
Rental use	AMBER	Potential use should be checked against current national, regional and municipal rules.

Preliminary recommendation

Proceed to full due diligence before signing any binding purchase document. The main open items in this sample are urban-planning verification, cadastral conformity and confirmation of any rental-use requirements.

1. Legal due diligence checklist

Coordinated with an independent Italian lawyer where required.

Check	Why it matters	Sample status
Ownership / title	Confirms the seller has the right to transfer the property and identifies title-chain issues.	To verify
Mortgages / liens / encumbrances	Identifies registered burdens that could affect transfer or use.	To verify
Purchase offer / preliminary contract	Reviews obligations, deposits, conditions and buyer protections before signature.	Not yet signed
Condominium position	Checks unpaid charges, extraordinary works and relevant rules.	Documents requested
Occupancy / leases / pre-emption	Identifies third-party rights or tenancy issues.	No issue disclosed
Power of attorney / remote closing	Assesses whether remote execution is appropriate for the buyer.	Optional

Key buyer protection

A foreign buyer should avoid treating the first purchase proposal as a casual expression of interest. In a real transaction, Aura can coordinate review by the selected independent lawyer before the buyer signs a binding document.

2. Technical & property review

Coordinated with a qualified geometra, architect or engineer depending on the property and scope.

Check	Sample observation	Next action
Cadastral plan	Layout broadly matches photographs; on-site verification required.	Measure and compare
Planning / building permits	One internal opening should be checked against municipal archive records.	Access archive
Habitability / agibilita	Not included in sample document pack.	Confirm availability / relevance
Systems	Electrical and plumbing appear dated from photos.	Technical inspection + quotes
Moisture / structure	No conclusion possible from listing photos.	In-person inspection
Energy performance	APE should be reviewed before completion.	Request current APE

Illustrative renovation budget

Workstream	Illustrative range
Technical design / filings	EUR 3,000 - 6,000
Bathroom + kitchen refresh	EUR 12,000 - 20,000
Systems / electrical / plumbing	EUR 8,000 - 15,000
Floors / paint / finishes	EUR 8,000 - 14,000
Furniture / rental setup	EUR 8,000 - 12,000
Contingency reserve	EUR 6,000 - 10,000

Ranges are illustrative only and must be replaced by property-specific technical quotes.

3. Total project view

Aura presents the property as a complete project rather than only an asking price.

Component	Illustrative amount
Purchase price	EUR 78,000
Acquisition / professional costs	EUR 10,000 - 15,000
Renovation	EUR 37,000 - 65,000
Furniture & setup	EUR 8,000 - 12,000
Contingency	EUR 6,000 - 10,000
Estimated total project	EUR 139,000 - 180,000

Risk matrix

Risk	Level	Mitigation
Urban / cadastral mismatch	Medium	Complete technical due diligence before binding commitment.
Renovation overrun	Medium	Obtain itemised quotes and maintain contingency reserve.
Rental-rule changes	Medium	Check current local rules before relying on rental income.
Title / encumbrances	Low / unknown	Independent lawyer and notarial checks.

Suggested decision gates

1. Initial listing screen -> 2. Document collection -> 3. Legal + technical review -> 4. Renovation feasibility and budget -> 5. Contract review -> 6. Notary / completion coordination -> 7. Setup and ongoing management.

4. What Aura coordinates

Stage	Aura coordination
Before offer	Buyer brief, listing analysis, video viewing, document request, preliminary project-cost view.
Due diligence	Selected independent lawyer + technical professional, issue tracking and buyer summary.
Purchase	Agency / owner communication, notary coordination, translator / tax adviser where needed.
Renovation	Quotes, project coordination, furnishing and setup.
After purchase	Utilities, keyholding, maintenance, concierge, property management and rental setup where appropriate.

Important disclaimer

This document is an illustrative sample designed to show the structure of a coordinated property review. It is not based on a live property and is not legal, tax, technical, valuation or investment advice. Any real property review must be performed against the actual documents and property condition by the appropriate independent professionals.

Aura Property Consulting

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