

Estara Ltd
Real Estate Consulting

Expert Real Estate Advice

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CONSULTATIONS

Expert Consultation

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

€650 / hour

15-Minute Intro Call

Case orientation and service selection support

Free

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:

Includes: 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 / **€22,000**

Selling Strategy

Market timing + listing audit + tax modeling

from / **€18,000**

Legacy Strategy

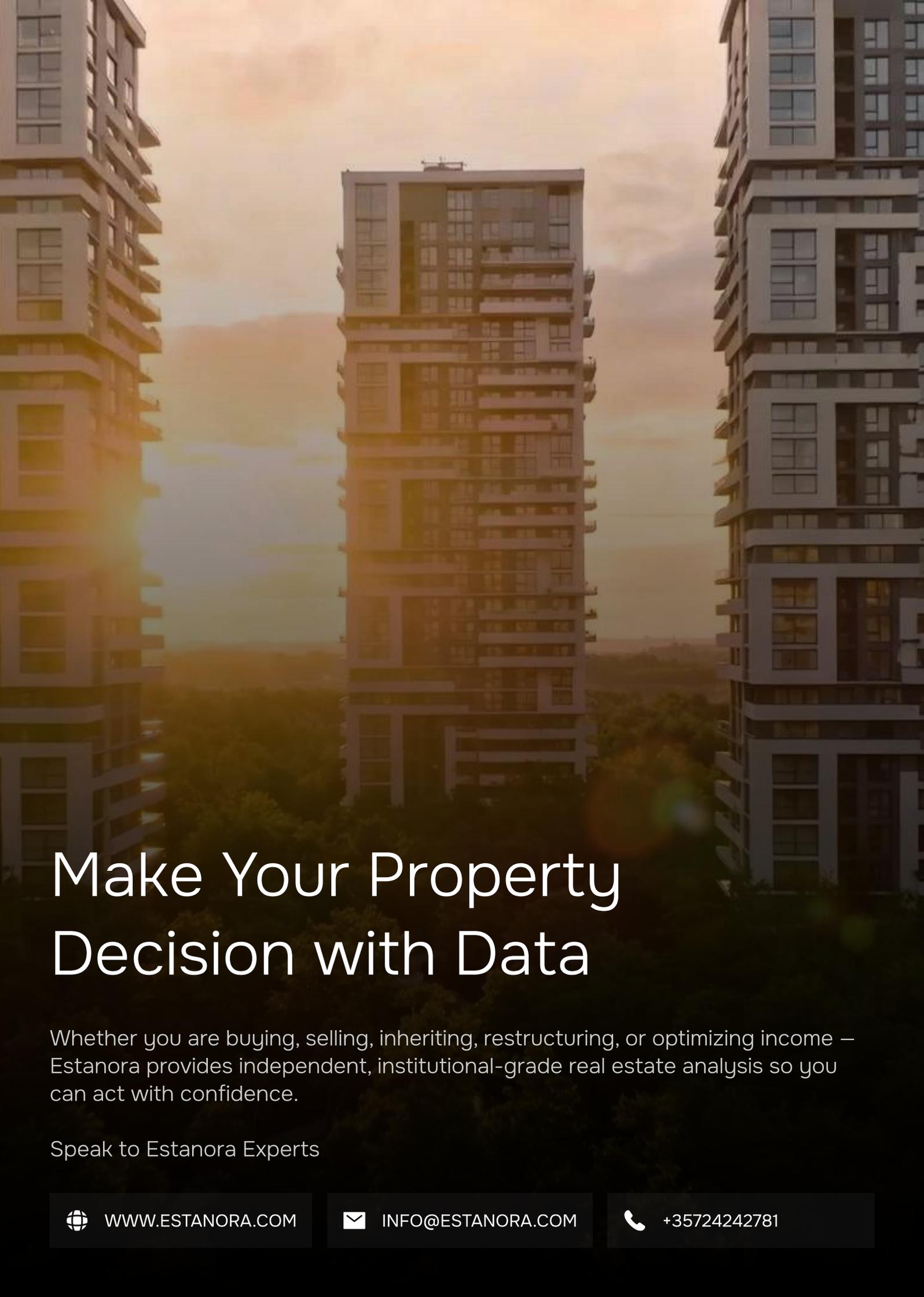
Inheritance + equity + portfolio planning

from / **€45,000**

Investment Rental Strategy

Yield + compliance + conversion + cost audit

from / **€30,000**

The background of the advertisement features three tall, modern apartment buildings with balconies, set against a warm, golden sunset sky. The buildings are arranged in a row, with the central one being the tallest and most prominent. The overall tone is professional and sophisticated.

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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