

## Property viewing in the Algarve

With this clear checklist, you can keep an eye on all the important points, which are crucial when viewing a house.

### 1. Explore the neighbourhood:

- ✓ Check distance to beach, supermarket, café, hospital
- ✓ Evaluate transport connections (e.g. airport)
- ✓ Experience the neighbourhood during the day and evening (background noise?)
- ✓ Research planned construction projects in the area
- ✓ Evaluate the parking situation

### 2. Plot and outdoor areas:

- ✓ Check condition of pool (cracks, technology) and garden
- ✓ Check orientation of terrace, balcony, garden for sun / wind

### 3. House structure, condition and equipment:

- ✓ Check for damp and mould (especially basement rooms, bathrooms)
- ✓ Check condition of roof, windows and doors (insulation, tightness)
- ✓ Check function of air conditioning and heating if necessary
- ✓ Check hot water supply (boiler, solar system)
- ✓ Check internet availability

## **4. Legal check by a lawyer before buying:**

- ✓ Check proof of ownership ("Certidão Permanente") and extract from the land register ("Caderneta Predial")
- ✓ Check building and usage permits
- ✓ Check energy certificate ("Certificado Energético")
- ✓ Check AL licence (Alojamento Local) or Apartment as part of a tourist complex for holiday rentals

## **5. Ask important questions:**

- ✓ What renovations / modernisations have been carried out ?
- ✓ Are there any known problems (e.g. damp) ?
- ✓ Which fixtures / furniture are included in the sale ?
- ✓ How high are the operating costs ?  
(water, electricity, in resorts possibly condominium fees)
- ✓ Clarify community rules for condominiums

## **6. After the viewing:**

- ✓ Draw up a list of pros and cons
- ✓ Reflect on your impressions and sleep on them for a night
- ✓ Organise a second viewing

We will be happy to advise you on your property search in the Algarve  
- for a successful and worry-free property purchase.