

Flat/apartment purchase procedure



1. Signing a reservation agreement

The prospective buyer signs a reservation agreement with the seller and pay a reservation fee of €3 000 to the investor's account no later than five (5) calendar days from the date of concluding this reservation agreement.

2. Signing a letter of intent

The prospective buyer is required, as the future buyer, to enter into a letter of intent with the investor, as a prospective seller, no later than twenty (20) calendar days from the date of concluding the reservation agreement.

3. Flat/Apartment card

In the case of maintaining the 'standard' design of the Flat/apartment, the prospective buyer will choose the respective colour variant upon signing the letter of intent and fill it in the relevant "Flat/Apartment Card". In the case of interest in a different design form of the Flat/Apartment, the prospective buyer will, upon signing the letter of intent, have the opportunity to choose the design of bare-shell, above-standard, or individual client change under the conditions specified in the reservation agreement.

4. Payment of the 1st part of the purchase price

By concluding the letter of intent between the prospective buyer and the investor, the prospective buyer will become required to pay the 1st part of the purchase price, no later than within fifteen (15) calendar days from the date of concluding the letter of intent.

5. Payment of the 2nd part of the purchase price

After the use-approval decision authorising the use of the building, which houses the future subject-matter of the transfer (Flat/apartment), including the future subject-matter of transfer, becomes final and valid, and further upon delivery of the notification of entry of the building in the address register by the competent authority, resulting in the building registration number being assigned to the building, and concurrently after the entry of the future subject-matter of transfer in the land register, on the respective title deed proving that the owner of the future subject-matter of transfer is the investor, the investor will send the prospective buyer, as the future buyer, a demand to pay the 2nd part of the purchase price. The prospective buyer will be required to pay the 2nd part of the purchase price no later than twenty (20) calendar days from the date of delivery of this demand.

6. Concluding a purchase agreement

After the payment of the 2nd part of the purchase price, the investor will invite the prospective buyer to conclude a purchase agreement, on the basis of which the prospective buyer will be required to enter into such purchase agreement with the investor as the seller no later than thirty (30) calendar days from the date of delivery of such invitation.

7. Submission of a petition for entry of property right in land register

The investor will file a petition for entry of the property right to the subject-matter of transfer (Flat/apartment) in the land registry in favour of the prospective buyer within seven (7) calendar days from the date of concluding the purchase agreement.

8. Flat/apartment handover

Within seven (7) calendar days from the date of concluding the purchase agreement, the prospective buyer will be sent an invitation to take receipt the subject-matter of the transfer (Flat/apartment). During the handover of the subject-matter of transfer (Flat/apartment), the acceptance protocol will be written up and the keys will be handed over to the new owner.

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Developer:

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SLOVAKIA

Exclusive seller:


HERRYS