



# Top 10 mistakes when buying property in Prague

## 1. UNDERESTIMATING THE TIME REQUIRED

Buyers often don't realise the time needed to visit and evaluate multiple properties to find the right one. Weeks, or even months later they realise agents are simply showing them whatever they have on their listings.

At Urban Address Prague, we save you time by pre-selecting properties that match your criteria, saving you precious time and energy.

## 2. RELYING SOLELY ON ONE AGENT

Very often, buyers limit themselves to one agent because it makes their life easier – however what you are forgetting is that Real estate agents only push their listings, not showing the full market offerings. Don't limit yourself to the listings of your agent.

Urban Address Prague, however, scours the entire market, ensuring you don't miss out on hidden gems.

## 3. FINDING THE PERFECT PROPERTY IS JUST THE START

Buyers are often so focussed on finding the perfect property that they forget about all the other elements around the acquisition and the running of the property – you need a lawyers, notaries, bankers, tradesmen, and a slew of other professionals to ensure you have everything on hand – and unfortunately real estate agents are not the most helpful when it comes to services after the sale of their listing.

Urban Address Prague provides you with all the necessary professionals and coordinates all the proceedings on your behalf.

## 4. UNNECESSARY TRIPS

Buyers living outside the Czech Republic often forget to account for the extra costs associated with travelling back and forth for viewings. These bills can add up very quickly. Real estate agents are not used to managing clients remotely and assessing through the eyes of the buyer.

Urban Address Prague can save you a lot of money and time by removing all your travels. We offer detailed photo documentations, virtual tours and write up summaries of the pro's and cons of all properties we visit. Plus we always provide our professional outlook on the neighbourhood and the potential for capital appreciation.


## 5. REFURBISHMENT NIGHTMARES

We hear multiple horror stories and refurbishments gone wrong – either because of unreliable tradesmen, miscommunication or simply lack of personal overview.

At Urban Address Prague, we work with vetted professionals to deliver all jobs on time and on budget, taking any stress out of the equation. You come to a beautifully renovated and finished property.



Contact us today at [irena@urbanaddressprague.com](mailto:irena@urbanaddressprague.com)  
and let's find your perfect home in Prague!



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## 6. NEIGHBOURHOOD DYNAMICS

Choosing a neighbourhood without local insight is like picking a book based solely on its cover. Each area of Prague has its own character and charm.

Urban Address Prague provides deep insights into neighbourhood dynamics, helping you find a location that matches your lifestyle.

## 7. SIMPLIFYING THE PROCESS

Buyers often underestimate the need to deal with multiple people – from estate agents, mortgage brokers, bankers, notaries, lawyers and various authorities to name a few. This can be overwhelming especially in a foreign country.

With Urban Address Prague – it's simple. You have one point of contact who handles everything! We eliminate the stress of dealing with multiple parties.

## 8. POST-PURCHASE MANAGEMENT

The journey doesn't end with the purchase. Renting, furnishing, contacting utilities, etc. All these require further effort.

At Urban Address Prague, we go beyond the sale, ensuring that every single step of the process is taken care of. Our aim is to make your transition as smooth as possible to your new Prague life.

## 9. LANGUAGE BARRIERS

Buyers often assume everyone speaks English perfectly. Often small communication hiccups can stall your entire process at best, or in the worst case, create costly mistakes.

At Urban Address Prague we speak your language . We always ensure you are fully up to date with all the developments.

## 10. ATTENTION TO DETAIL

All major purchases are filled with surprises - from unexpected permits to managing utilities, small issues often snowball into major headaches.

We at Urban Address Prague are is obsessed about getting the small details right. Our aim is to always ensure a smooth and stress-free buying experience, leaving our client free to enjoy the beauty of Prague and his new property.

## THE URBAN ADDRESS PRAGUE ADVANTAGE

At Urban Address, we guide you through every step of the Prague property journey. Our bespoke, worry-free, turnkey services, and attention to detail, will ensure a smooth and successful buying experience.

Let us turn your Prague dream into a reality, hassle-free, from the comfort of your own home.



Contact us today at [irena@urbanaddressprague.com](mailto:irena@urbanaddressprague.com) and let's find your perfect home in Prague!