



HOW TO

BUY A PROPERTY IN MONACO

STEP BY STEP GUIDE



STEPS TO PURCHASE



FINDING YOUR PROPERTY

We assess your needs, expectations, and budget to find the right home, then present a customized selection of properties and arrange viewings.

OFFER TO PURCHASE

After deciding to purchase, a written proposal is submitted to the seller, detailing your information, property description, price, and timeline.



PRELIMINARY AGREEMENT & FINAL ACT

Completing a purchase requires two notary visits: the first for signing a Preliminary Agreement and the second for the Final Act of sale.

COSTS & FEES

As a Buyer, you are responsible for notary and agency fees based on the purchase price, payable at the final Purchase Agreement's signature.



FINDING YOUR PROPERTY



STEP 1: FINDING YOUR PROPERTY

The first step is to gather as much information as possible to **fully understand your needs and assist you** in your search for the perfect home. Clearly defining your expectations, requirements, and budget will be essential.

Based on your specific criteria, our team will provide a **carefully curated selection** of both publicly listed and off-market properties. Afterward, we will organize viewings for the selected options.

OFFER TO PURCHASE



STEP 2: OFFER TO PURCHASE

After your decision, we will create a **written Purchase Proposal for the Seller** that includes your identity, property details, asking price, and completion timeline (2 weeks to 2 months).

To demonstrate commitment, **offers in Monaco include a 10% deposit cheque made out to a notary**, which is cashed upon acceptance.

Once accepted, the proposal is legally binding, and the deposit is forfeited if you do not proceed with the transaction.

PRELIMINARY AGREEMENT & FINAL ACT



STEP 3: PRELIMINARY AGREEMENT & FINAL ACT

Finalizing a property purchase involves **two notary visits:**

- **First Visit: Sign the Preliminary Agreement**, essential for mortgage applications or properties subject to the State's pre-emption right (for buildings pre-1947). If the State exercises this right within 30 days, the deposit is refunded, halting the sale. If not, the sale can proceed quickly.
- **Second Visit: Sign the Final Act** to complete the sale, respecting tenant rights if applicable. Notice is required for personal use under Law n°1.291.

All conditions must be met within specified timelines. Before the Final Act, a statement of account is provided, and the balance is paid. **The Final Act, signed in person or via power of attorney, legally confirms ownership, and keys are handed over post-signing.**

COSTS & FEES



STEP 4: COSTS & FEES

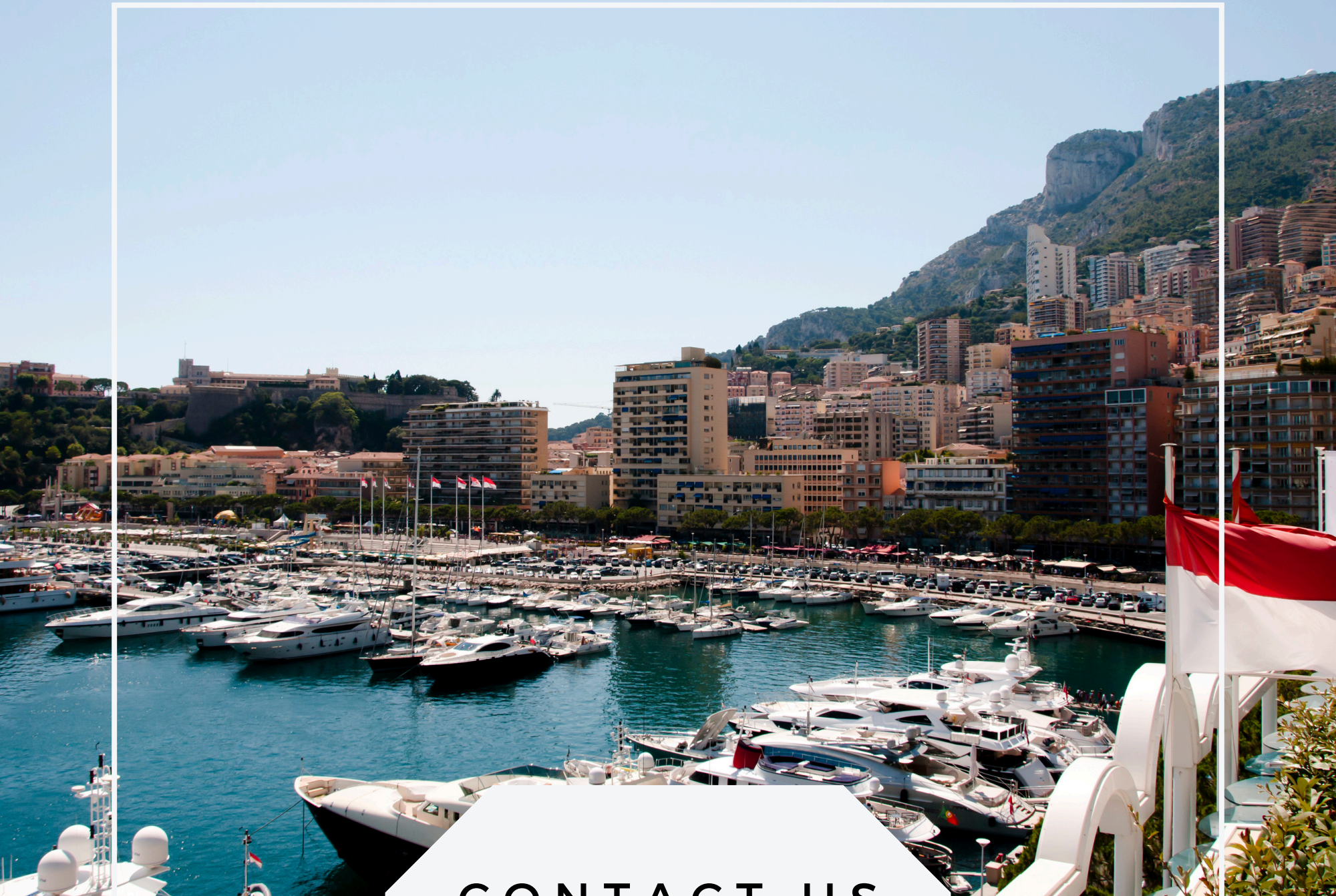
As a Buyer, you are responsible for notary and agency fees based on the purchase price, due at the final Purchase Agreement signature.

Notary and Registration Fees:

- New property or off-plan: 2.5% (1.5% notary + 1% registration)
- Natural person/civil company in Monaco: 6.25% (1.5% notary + 4.75% registration).
- Property dealer regime: 1.5% (notary only, with conditions)
- Shares in civil company holding property: 4.75% registration + notary/lawyer fees
- Offshore/foreign company: 7.75% registration
- Life annuity real estate: 6.25% (1.5% notary + 4.75% registration) based on package value and 10 years of annuity
- Mortgage financing adds 0.92% registration fee on the mortgage amount.

Real Estate Agency Fee:

- Established at 3% + VAT, totaling 3.6% of the purchase amount.



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