

DANIEL PAUL

PROPERTY CONSULTANT MEDELLIN

Services



PROPERTY CONSULTANCY



PROPERTY TOURS



RENOVATION PROJECT MANAGEMENT



How I Work

I would like to make it clear that I work as a property consultant, not as a real estate agent.

This means I will be searching and advising you on your purchase with **zero bias**. I don't hold a portfolio of properties therefore there is no conflict of interest, only properties that 100% fit your search criteria.

I will advise you specifically on your investment objectives, whether you're buying a home for yourself or you're looking for a set **ROI**.

Your Guide in the Real Estate World!

Tailored properties

Personalized search

Investment-focused





ROI guaranteed

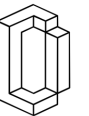


Experience and Local Expertise

Doing business and purchasing my own investments in Colombia for the last 5 years, I have gained invaluable experience not only in pricing but also in how the locals do business and, importantly, the legal processes involved



-  **Fluent in Spanish for smooth communication.**
-  **Extensive network of professional contacts in Medellín**
-  **Access to exclusive off-market deals in the city**
-  **Ensures no miscommunication or translation issues for clients**



Why Choose Me?



BENEFITS



Acquiring a property based on your exact **search criteria**.



Ensuring **the property is legal** to sell, no liens, in the name of the seller, all sqm are registered in the deeds



Non-bias advice given on your purchase, based on price, area, and **profitability**.



Time is valuable. Unlike most agents in **Colombia**, I will only reach out when a property truly matches your investment needs or search criteria, avoiding unnecessary messages and irrelevant listings

My consultancy fees are 1% of the final purchase price, which will be saved by the client during negotiations.



Steps to the Process

Initial meeting - Laying out the reasons for your purchase, advice on areas, price per sqm, local taxes.

Property search

Negotiation

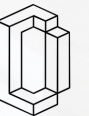
Full after-care service - On completion of the purchase, be assured that I will be available for anything you may need, whether that's sourcing tradesmen, dealing with service companies, or finding you a property management company.

Signing the Consultancy Agreement

Legal checks

Completion of purchase

I PRIDE MYSELF ON CUSTOMER SATISFACTION AND I WILL BE WITH YOU FROM STEP A-Z.



Property tours

Are you looking to re-locate or invest in Medellin? Our extensive personal investment tours are a must to give you the knowledge and piece of mind you are making the right decision in terms of where to live or where to invest

Our approach to investment tours is truly unique. While many companies give “group tours” and organize other group events, we take a more personalized approach. We schedule individual tours, customized for each of our clients.

If you're interested in getting a firsthand look at the metro Medellin housing market, scheduling a tour with us would be essential to gain the knowledge for your future purchases.

In just a few hours, you would gain valuable insight into Medellin's neighborhoods and a thorough understanding of the buying process.

Our Guarantee: We offer the most informative, efficient, and enjoyable investment tours of Medellin, hands down.



Tours:

ZONE 1 (SOUTH) Poblado, Envigado, Sabaneta.

Schedule: 9:00 – 17:00

Individual tour **\$440**

2-3 people Supplement \$50 per person.

ZONE 2 (WEST CENTRAL) Laureles, Belen, estadio, Loma de bernal.

Schedule: 9:00 – 17:00

Individual tour **\$440**

2-3 people Supplement \$50 per person.

ZONE 3 (SOUTH EAST) Las Palmas , Llanogrande, Rionegro.

Schedule: 8:00 – 17:30

Individual tour **\$490**

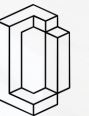
2-3 people Supplement \$50 per person.



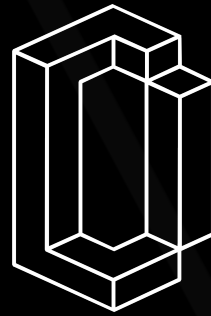
Among the basic aspects of our tours:

- **A visit to several Medellin neighbourhoods** we have identified as ideal for property investment and living depending on your choice.
- **Detailed information** based on % increases the last 4 years, crime rates, population numbers
- **Visiting available properties**, many of which are unlisted and available exclusively through DF .
- **Development projects** which are expected to have a significant positive impact on the local economy.
- **An individual, detailed meeting** with one of our directors to discuss your investment goals. This meeting will also outline the purchase process, and give you a chance to answer any questions you may have about our company or the property market.

Learn about Medellin from the experts! Call us or fill out a contact form today to find out more about our investment tours.



YOUR GUIDE TO THE REAL ESTATE IN COLOMBIA



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