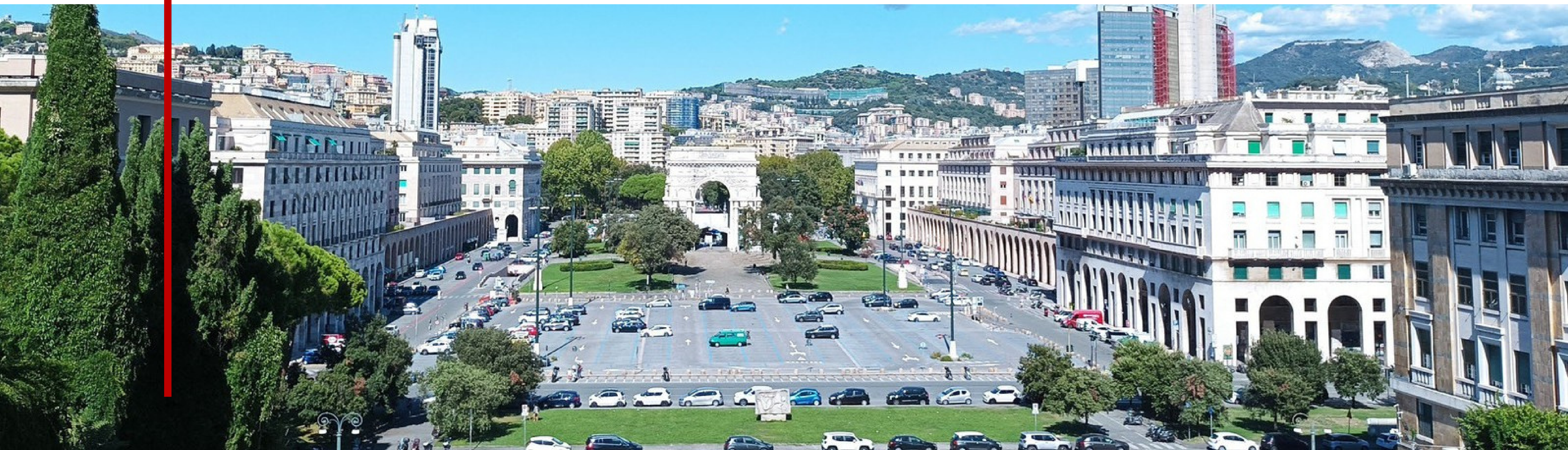




Your Real Estate Agency since 1963



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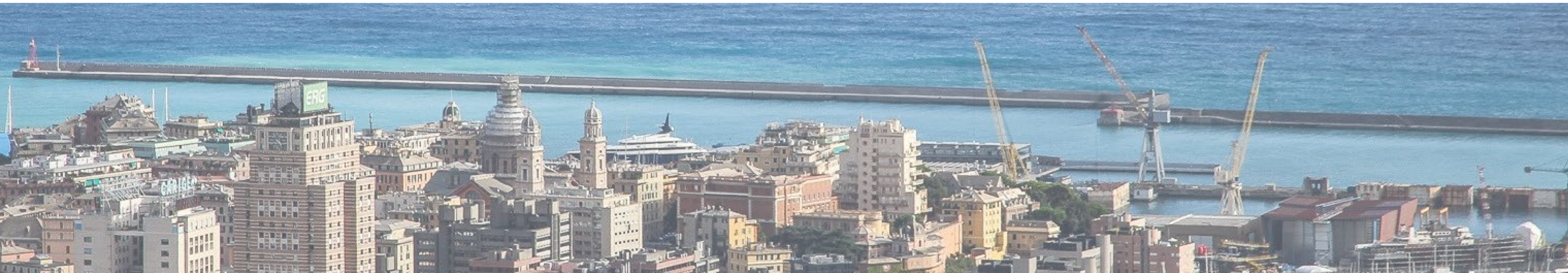
Minetti Immobiliare is active in the residential and commercial real estate sector, offering buying, selling, renting, management and consulting services throughout Liguria and Italy.

Originally founded in 1963 by Nicoló Minetti, former president of the Association of Property Ownership in Genoa (*Associazione della Proprietà Edilizia di Genova*) and founder of FIAIP (*Federazione Italiana Agenti Immobiliari Professionali*), the agency is today managed by Mirko Minetti, who, throughout his career, has overseen and managed the sales process of some of the most prestigious properties in the Ligurian territory, consolidating trust relations with public and private, national and international investors.

Over the years Minetti Immobiliare has progressively established strategic professional partnerships and a solid network which, combined with its 50 years long experience in the sector, guarantee today the delivery of optimal tailor-made services.

Alongside public websites and main platforms, the agency utilises 'MyMinettiHome', an intranet website that is designed to facilitate the cooperation of partners and colleagues throughout the marketing and sales process of properties in Piemonte and Liguria, enhancing the relation of trust between agent and client.

Alongside the employment of leading communication channels and platforms, Minetti Immobiliare is an active member of 'Luxurideas' group, one of the leading real estate agency networks in Italy. This enhances and optimises visibility of the managed properties on various markets.



Operating on the Ligurian and national territory since 1963, Minetti Immobiliare offers sale, rental and property management services, providing targeted services that guarantee professionalism and efficiency.

BUYING, SELLING and EVALUATIONS



LEASING and PROPERTY MANAGEMENT



REAL ESTATE INVESTMENTS



MARKETING and PUBLIC RELATIONS



SALE

- Market analysis
- Site inspection and property valuation
- Personalised marketing strategy, inc. online and offline advertising and indoor and outdoor photoshoot
- Home Staging for the best valorisation and presentation of the property
- Transaction documentation audit
- Underwriting of an EXCLUSIVE sales mandate
- Periodic reporting, inc. inspection and marketing reports
- Acquisition proposal including preliminary verificationLegal support with professionals
- Legal support with professionals
- Collaborations with technicians (plant engineering, certification energy, clearing, etc.).
- Post-sales assistance

ACQUISITIONS

- Property finder activities
- “Top” tour: bundling of all visits related to your property search in just one day, taking you from one property to the other. An ideal solution for those who have limited time.
- Comprehensive and complete assistance in sourcing, alongside professional credit providers, the best financing solutions, inc. mortgages .
- Property renovation services: assistance in sourcing the best contractor for renovation works through an established network, providing free – initial quotes.

REAL ESTATE INVESTMENT TRANSACTIONS

- Identification of investment opportunities and analysis
- Complete assistance throughout due diligence and negotiation processes
- Advertising, promotion and marketing
- Research and development of tailored network
- Trading and parcelling of residential, commercial and productive properties
- Complete assistance and consultancy on the best financing solutions
- Advisory and consultancy services to our clients in the acquisition and valorisation of small packages of credits U.T.P. and N.P.L. with underlying real estate

LEASING

- Market analysis and evaluation of the most suitable contractual formula
- Transaction documentation audit
- Underwriting of an EXCLUSIVE leasing mandate
- Personalised marketing strategy, inc. online and offline advertising and indoor and outdoor photoshoot
- Property management assistance
- Periodic reporting, inc. inspection, marketing and property management reports

OFFLINE MARKETING

- Production of high-definition promotional material
- Creation of comprehensive brochures/ teasers for the presentation of commissioned properties
- Advertisement in dedicated sections of local newspapers, aimed at reaching local audience
- Outdoor advertising on banners and dedicated spaces to increase the visibility of the properties
- Direct marketing activities through our network of contacts and intranet

ONLINE MARKETING

- Strategic web listing on major Italian and foreign real estate portals
- SEO activities, aimed at better positioning our website and consequently enhance visibility on our activities and the contracted properties
- Social Media Marketing activities through publication of content of interest on major social networks, aimed at promoting properties and creating interaction with potential clients
- Development and management of strategic and well-targeted Meta and Google Ads. for enhancing the online visibility of the properties.
- Periodic marketing and update e-mails to list of potential buyers and sellers

PROPERTY MANAGEMENT

- Revenue consulting and valuation services
- Market analyses and feasibility studies in order to identify the right revenue management strategies
- Collaborations with professionals for the valorisation of interior spaces and optimisation of attractiveness and performance of the property
- Personalised marketing strategy, inc. online and offline advertising and indoor and outdoor photoshoot
- Management of fiscal and legal bureaucratic fulfilments
- Management of bookings on dedicated portals and complete assistance to guests in the various phases of their stay
- Any additional services

FINANCIAL CONSULTING

Minetti Immobiliare is distinguished by its professional partnership with Dr Franca Caratto, Manager Affidà. With her expertise in the field of financial consultancy, Dr. Caratto is committed to identifying and guaranteeing the best conditions for loans and mortgages, both for companies and private customers. Our clients are offered a complete service, from simple consultancy to full support throughout the entire process and complex management of the practice, also speeding up the timeline. Based in Genoa, Dr Caratto operates throughout Italy, offering a reliable and competent presence wherever required. With Minetti Immobiliare, clients benefit from the convenience of having a single dedicated interlocutor, able to provide full assistance throughout the entire process.



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Società sottoposta a direzione e coordinamento ai sensi dell'art.2497 c.c. e seguenti, da parte CloudCare Topco Ltd -
Company Number 13386566.

Real estate transactions, at any scale, can be a complex and lengthy process. The Minetti Immobiliare team offers expertise and services that guarantee effective and innovative solutions for your property.

- Extensive experience in the regional and national real estate sector that translates into in-depth market knowledge and strong evaluation skills
- Developed network of contacts and qualified professionals enabling assistance of the client through the entire sales process in optimal timing
- Solid track record in residential and commercial property trading
- Comprehensive and tailor-made professional customer support
- Sole agency engagements/ Exclusive mandates: unique proposer, unique sale price, no devaluation of the property, unique marketing strategy and full transparency
- Digital Marketing tools and skills at the service of direct sales activities, offering maximum efficiency to customers
- Collaboration with trusted professionals, i.e. people and businesses who share the same ethical and operational values as Minetti Immobiliare

Experience

Competence

Innovation

Transparency



Minetti Immobiliare S.a.s.



www.MinettiImmobiliare.com



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