

Real Estate Services Price List

A - Z Reality, s. r. o.

(Valid from January 1, 2026)

Strategic Property Sale

Selling a property is not just an ad. It is a managed process where details, timing, negotiation psychology, and legal certainty matter. Our commission represents a comprehensive reward for full management of the sale—from initial analysis to safe property handover.

The contractually agreed commission is final and includes:

- Individual sales strategy
- Pricing based on data and the real market
- Managed negotiation to maximize yield
- Comprehensive legal service including attorney authorization
- Administrative fee for standard land registry deposit
- Coordination of the entire process up to the final handover

Sales Brokerage Commission

- Up to €29,999 – €2,000
- Up to €64,999 – €3,000
- €65,000 – €299,999 – 4% of the purchase price
- €300,000 – €600,000 – 3.5% of the purchase price
- Above €600,000 – Individual agreement
- Remote sale – 5% of the purchase price

Specific Legal Situations

- Encumbrance registered on the title deed – €500
- Foreclosure / execution registered on the title deed – €750 + individual agreement

Professional Property Acquisition

Before launching onto the market, we perform an expert analysis of the property and its potential. The service includes a personal inspection, expert assessment, processing of the listing sheet, and determination of the recommended market price based on current data.

- Property listing intake – €150 (max. 3 hours) *(Waived for subsequent sale through our agency.)*
- Professional visual presentation:
 - 1-3 room apartment – €250
 - 4+ room apartment / family house – €390
 - *(Waived for subsequent sale through our agency.)*

Buyer's Broker – Individual Representation

We represent the client in searching for and purchasing a property as their personal real estate strategist. We ensure:

- Daily market monitoring according to exact criteria
- Selection of suitable offers
- Execution of viewings without your time burden
- Objective expert evaluation of property condition
- Negotiation of more favorable conditions

Service Fee:

- Active search and reporting – €300 / month
- Viewing by personal broker + expert output – €50 / offer
- Viewing + video tour + expert output – €100 / offer
- Legal protection (authorized attorney) – €350–€450

Rental / Subletting Brokerage

We search for reliable tenants (applicant screening), ensure professional property presentation, and conduct personal viewings under our management.

- Commission equal to 1 month's rent
- Advisory and legal service during the tenancy duration – According to the Rental price list +
- Legal protection – authorized attorney / contractual documentation – €250

Drafting of Contractual Documentation

- Reservation agreement – €250
- Purchase or gift agreement – €350

- Amendment to an agreement drafted by us – €30

(If the sale is carried out through our agency, the drafting of the purchase agreement and respective amendments within a single legal process is included in the commission.)

Our Philosophy

Discretion. Precision. Negotiation power. We solve situations where others end. We see solutions where others see problems.

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Real estate consulting as a strategic service—not as ad brokerage.