



TESTIMONIALS

A pied-à-terre in the heart of Paris for a foreign investor

I had lived in Paris and visited the city for work on numerous occasions and grew fond of its beautiful architecture, charm and sophistication. And I wished to buy a small apartment to use during my stays in Paris and would be appealing for short-term rentals when I was not using it.

As a foreign national who does not live in France, I held back on such a step until I could find a reliable advisor. In every market, real estate is driven by local market dynamics and getting support through the complexities of the purchasing process was of critical importance specially that information on available properties for sale in Paris is not centralized but fairly fragmented between various local real estate agencies.

Eurêka ! Paris was my trusted partner to realize the cherished goal of owning an apartment in Paris. They guided me through the search process, streamlined the selection process and helped bring the transaction to conclusion.

We started with a meeting to go over my objectives and draw a rough sketch of the feasibility of my wish-list based on local market constraints. From that point on, Eurêka ! Paris set up a broad list of available properties for sale, narrowed it down based on site

visits and my wish-list. I visited the small-sub set of properties they had selected; it was a tough choice as most of them met the criteria that I was looking for.

Once I settled on a property, Eurêka ! Paris took over the negotiation with the seller and the seller's agent. They also introduced me to their banking contacts, and with their support I was able to secure a loan to finance the purchase of my apartment.

Through a power of Attorney, Eurêka ! Paris even closed the transaction on my behalf.

Once the transaction closed, I called on Eurêka ! Paris to furnish the apartment for me. They developed a furnishing layout and multiple furniture selections. Once the budget was approved, they proceeded with sourcing and the follow up with various suppliers.

I finally relied on them to find a property manager who could handle short-term rentals for me.

In summary, Eurêka ! Paris saved me a huge amount of time, helped me avoid numerous pitfalls and set my purchase for success. I could not be happier with the breadth of the services they provided, the depth of their knowledge of the real estate market, their ability to synthesize a fragmented and hazy set of information into discrete and manageable action items, and above all the precision, professionalism and timeliness of their input.

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“A peaceful haven” overlooking the Jardin-des-Plantes for a young philosopher

My intention when contacting Eurêka! Paris was to find an apartment where I could see myself living, despite having rather picky taste.

Calling up an apartment hunter was a way for me to avoid having to look for a place myself, which would have taken up too much time and energy. However, I discovered there were many other advantages to this collaboration: finding a place that truly fits my taste, patiently setting up a file to obtain a bank loan (which was not clear to me at the

beginning!), but also regular follow-ups concerning the more frustrating aspects of buying, both administrative and logistic.

I remember specifically the scrupulous and extremely efficient work of Marie and Samir. They knew how to assist me and give me the right advice at the very moment when my unforeseen worries would have easily discouraged me from going through with the purchase.

The expertise that Marie and Samir brought to the table allowed me to make the right choices at the right time.

The precision of the write-ups compiled after visiting apartments, the management of administrative files and their moral support led me to purchase an apartment that, still to this day, perfectly matches the hopes I had when I first began searching.

Jérôme



A commercial location for a start-up

We called Eurêka Paris! to solidify our real estate project. We wished to buy a place to house our start up, which had been going for 4 years at the time.

At first, we had decided to go out on our own to find the location. After more than a year of searching, and many declined offers, we had to face the facts: we had neither the skills nor the time to find a location.

So we called Eurêka! Paris to set up a file with our specific requirements: a commercial location with a minimum of 65 square meters, full of light, preferably on the ground floor, in a neighborhood close to where we lived, with a maximum budget of 450,000 euros.

As soon as we signed the search contract, Eurêka! Paris was extremely proactive. We spoke on the phone once a week to discuss the locations Eurêka! Paris had visited. When a location seemed like a good match, we went to visit it with them. This allowed us to save a

considerable amount of time. We went to visit a location only when Eurêka! Paris had already visited it and verified that met our specifications.

In the end, we found the location we were looking for in just two months: 70 square meters in the 14th arrondissement, rue Sévero, the store front windows overlooking both the street and the courtyard, all for 330,000 euros and requiring an extra 100,000 euros for renovation.

We are very satisfied with Eurêka! Paris' work, in particular the write-ups we were given after each visit, which were always detailed, complete, and above all objective.

Mélanie and Jean-Philippe

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