PLESMAN DUIN

PURCHASE YOUR PROPERTY

Pre-sale

The pre-sale has started. The Pre-sale period runs until the actual sale. During this period you can create a home file via the www.plesmanduin.nl website. Use the Home selector to indicate your property preferences. You can specify three preferences. After completing an online form, you will be asked to finalise and submit your home file. Once this has been submitted the registration will be sent to the selling estate agent and Impact Vastgoed. One of the selling estate agents will contact you if your preferred plot number or plot numbers is/are available and will make an appointment with you. If desired, you can reserve the relevant home by signing a Reservation agreement.

The home concerned will then be considered to be under offer and other house buyers will no longer be able to select it.

For more information and advice, please make an appointment with one of the selling estate agents.

Sale

As soon as all contract documents have been finalised, including a contract floorplan of the property, you will be invited to convert the Reservation agreement into a Purchase/building agreement, which will be signed by the contractor and seller. It is expected that it will be possible to sign these agreements in the first quarter of next year. After signing all contractual documents, you will receive a copy of these and a copy will be also sent to the notary who is preparing the notarial deed of transfer. The purchase price, as stated in the agreement, comprises the costs of the land (the land, development and associated costs) and the contract price, which is to be paid in instalments based on the construction phases and in accordance with construction progress. Details are stated in the agreements.

Financing/mortgage

It may be necessary or desirable to take out a mortgage to finance the purchase of a home. Various options are available and financial experts or mortgage advisers can inform you of these. If required, a mortgage quote can be signed after signing the purchase/building agreement. Rabobank is associated with the project as preferred mortgage provider. As project experts, they can inform you about the financial options.

Other housing requirements and information during construction

The buyer's assistants engaged specifically for this project will be delighted to inform you of changes to the standard finish, about structural issues and other available options to modify your home to your personal requirements. An extensive information package has been compiled for this. The available options are determined by the status of the construction works on the purchase date. The existing structural and other requirements from the latest Building Decree and those of government agencies must also be taken into account. The Monument Plesmanduin building is a listed monument. This means that certain authentic details must be retained and this places restrictions on the options to make modifications.

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Conveyancing by the notary

The conveyancing of the apartment rights takes place via a notarial deed of transfer that is generally signed together with the mortgage deeds at the notary. During the legal transfer, you will receive an invoice from the notary stating the total amount owed by you on that date. It is expected that the first transfers can take place from May 2020.

Delivery procedure

Once the property is finished, you will receive advance written notification of the delivery. You will also receive a final invoice at this point. More detailed information will follow after signing the purchase and building agreement.

Provisos

The information on this website has been compiled with care. However, changes to the floor plans or the dimensions on the drawings cannot be ruled out. These may deviate from the actual dimensions. The dimensions stated on the drawings are therefore approximate dimensions. The perspective drawings give the best possible impression of how the properties and the surroundings will look, but no rights may be derived from these. Furthermore, a proviso is made with respect to changes required due to the introduction of new standards from the government and/or utilities. Site plans provide an indication of location. For the precise property boundaries, please refer to the apartment conversion drawings.

Impressions

This website contains various impressions that aim to give you an idea of the architecture of the property. The materials and finish are not part of the standard design and no rights can be derived from these.

If you have any questions about the properties or the purchase procedure, or if you need support in creating your personal home file, please call one of our estate agents. They will be happy to help.

Plesmanduin is a development from

IMPACT VASTGOED

Sales information

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