



FLETCHER & REICHEL REAL ESTATE

PURCHASING AS AN INDIVIDUAL OR AS A COMPANY

WHY CHOOSE ONE OVER THE OTHER?:

FLEXIBILITY IN PURCHASING MULTIPLE PROPERTIES.

DURATION OF TIME REQUIRED TO REGISTER PROPERTIES.

TAX CONSIDERATIONS/WRITE-OFFS.

INDIVIDUAL:

FOREIGNERS MAY NOT PURCHASE MORE THAN TWO PROPERTIES UNDER THEIR OWN NAME IN HUNGARY. THESE TWO MAY NOT BE WITHIN THE SAME DISTRICT IN BUDAPEST.

FOREIGN INVESTORS REQUIRE PERMISSION FROM THE MUNICIPAL GOVERNMENT TO OWN PROPERTY IN HUNGARY. THIS IS JUST A FORMALITY, HOWEVER REQUIRES UP TO TWO MONTHS FOR PROCESSING, IF APARTMENT IS PURCHASED AS AN INVESTMENT PROPERTY. ADVANTAGEOUS IF PURCHASING ON A LOCAL MORTGAGE, WHICH ALSO TAKES ABOUT TWO MONTHS TO OBTAIN.

TAX ID OBTAINABLE AS A INDIVIDUAL. RECOMMENDED IF RENTING.

TAX ON RENT: 25%.

CAPITAL GAINS TAX: 20%.

REAL ESTATE SOLUTIONS BASED ON
SERVICE AND SIMPLICITY

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COMPANY:

REGISTRATION PROCESS AROUND A WEEK.

SET-UP COSTS AROUND EUR 1,000.

YEARLY ADMINISTRATIVE FEES AROUND EUR 400.

MAY PURCHASE AS MANY PROPERTIES AS DESIRED.

PROPERTY REGISTRATION AS SOON AS PROPERTY IS PAID FOR.

TAX ID MANDATORY.

TAX ON RENT: 16%.

CAPITAL GAINS TAX: 20%.

WRITE-OFFS POSSIBLE (I.E. TRAVEL COSTS, RENOVATIONS COSTS, ETC.).

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