

BEFORE YOU SIGN

You see the flat. We show what is behind it.

Buy safely, before you sign.

Every property purchase is a bet on what you cannot see. DomoScan24 settles that bet : fair market value, real risks and the potential no photo shows. In a few minutes, in plain words, honestly.

Welcome to the first issue. On three pages you will see what a report can do, how the value is derived and which advice fits your role.



WHAT DOMOSCAN24 DOES

01

Fair market value

An honest valuation, calculated the way a surveyor would. Neither talked up nor talked down, just the real value on the market.

02

Risks made visible

Damp, deferred repairs, noise, zoning, energy class. Every finding with a clear reason and a figure, so you know what is coming.

03

3D and floor plan

The real property as a walkable model, built from the available data. You see how the flat is laid out, not just a pretty photo.

First comes the pretty picture, then the real property, then the look behind the wall. The moment the mould becomes visible, you understand why you need this. DomoScan24 does not talk about benefits, it demonstrates them. Uncertainty turns into clarity, and clarity is exactly what counts in the biggest financial decision of your life.

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Page 3 The right advice for your role

VOICES

Who DomoScan24 is made for

How buyers, sellers and investors use the honest view. Illustrative examples.



“I wanted to know what was behind the pretty facade. DomoScan24 showed me the fair market value and the risks before I signed.”

FIRST-TIME BUYER · VIENNA



“I wanted to price fairly, not give it away. Now I know the market value and the arguments that justify my price.”

SELLER · FLAT IN PENZING



“Rent or buy, yield, condition. I can see at a glance whether a property really adds up, without checking everything myself.”

INVESTOR · LETTING

A REAL EXAMPLE

This is what a DomoScan24 report looks like

A top-floor flat, beautifully advertised. The look behind it changes the picture.

THE TRUTH IN FIGURES

What it is really worth

The listing looks perfect. DomoScan24 calculates the fair market value, then takes ten per cent off for your safety and names every risk with a Zahl.

MARKET VALUE

548.000 €

CONSERVATIVE · - 10 %

493.000 €

Damp

Crack in the roof truss

Noise

Property type	Top floor, period building
Floor area	about 135 m²
Location	Vienna, sought-after area
Lift	none
Energy class	D
Potential	Loft conversion possible

Honestly calculated, not guessed

1 · Fair market value

Real comparison and sales data from the area produce the **Market value**. Only real value factors such as condition, lift or energy class move it, up or down.

2 · Conservative value

For your safety we deduct a fixed ten per cent. That is the **purchase ceiling** to guide you, and the value GVS works with.

A valuation and a clear tip to go with it

The value is the same and fair for everyone. It is the advice that differs.

● Buyers

- What you can realistically offer and where your ceiling lies
- Which arguments bring the price down
- Which costs still await you after the purchase

● Sellers

- Which platform is best to advertise on
- How to improve your photos, for example with image tools like Nano Banana
- Which arguments justify your price fairly

● Landlords

- Which rent is customary and fair locally
- How to make the listing and the photos stronger
- What tenants look for and what lifts your offer

● Tenants

- Whether the asking rent matches the location and condition
- Which hidden costs and risks there are
- What puts you in a strong position when negotiating

CHECK FOR YOURSELF

One link is enough. You get an honest report.

Paste the address or the listing link, choose your role, done. The report lands in your account and keeps running even if you close the page.

Open domoscan24.com →