

CHESTERTONS

A Place in the Sun

The Right Questions Matter More Than the Right View

Whether you are planning a well-earned retirement, a second home in the sun for your family, or taking your career remote, you aren't just looking for a property; you are embarking on a bold new future.

The path to international homeownership is often cluttered with hidden complexities, from shifting tax residencies to the nuances of title deeds. Without the right map, a dream move can quickly feel like a daunting legal and financial maze.

At Chestertons, we believe you shouldn't have to be an expert in international law to find your sanctuary. For over 220 years, we've acted as the seasoned guide for thousands of global citizens. We don't just show you floor plans; we stress-test your lifestyle goals against the realities of the local market.

We've curated this list of "unasked" questions to help you navigate A Place in the Sun Live with total confidence.

What most buyers only think to ask after it's too late



The "Exit" Conversation

"If my life circumstances change in five years, who is the most likely buyer for this specific property, and how quickly can they move?"



The Currency Trap

"How will a 10% shift in the exchange rate affect my ability to maintain this lifestyle long-term?"



The Local Vibe

"What does this neighbourhood look like on a Tuesday in November versus a Saturday in July?"



Legal Resilience

"What does this neighbourhood look like on a Tuesday in November versus a Saturday in July?"



Retirees: Thinking Beyond the View



Mobility

"Is this villa designed for a 65-year-old lifestyle, or an 85-year-old reality? How easily can it be adapted for limited mobility?"



Healthcare

"How many minutes away is the nearest English-speaking specialist? Will my insurance cover 'private' versus 'state' care?"



Community

"Is this a transient holiday zone where my neighbours change every week, or is there a year-round community of people like me?"



Families: Education & Integration



The "Turnkey" Reality

"When I lock the door and fly back to the UK, who exactly is watching the pipes, the pool, and the post? Do they have a key, and do they speak my language?"



The 48-Hour Test

"If I only have a long weekend, how much time goes to travel, errands, and setup? Is there a concierge to stock the fridge before I arrive?"



The "Guest" Impact

"If I lend it to family or friends, will they manage easily without calling me about the AC or alarm?"



The Multi-Generational Legacy

"Will the local market and tax structure allow me to easily pass this property down to my children one day, or will they inherit a legal complication?"



Social

"Where will my kids find their social circle? Are there local youth clubs or sports academies that bridge the expat-local divide?"



Weather

"Can my kids safely walk to a shop or a friend's house in 35°C heat, or will I be a permanent taxi driver?"



Curriculum

"If we move again in three years, how easily does the local international school curriculum plug back into the UK or global system?"



Remote Workers: Connectivity & Compliance



Connectivity

"In a storm, does the local grid stay up? What is the speed and 'latency' of the fibre connection in this area?"



Tax

"Could my remote work accidentally create a tax liability for my UK employer?"



The 91st Day

"What is my legal strategy for staying longer than the standard tourist visa allows?"



Country "Pro Tips"



Marbella

What do I need to know about 'Urban' vs. 'Rustic' land? (Beyond the fact that one allows a pool; the other might result in a demolition order.



Portugal

With the recent changes to the Golden Visa, which specific funds or interior regions still offer the most tax-efficient entry?



Montenegro & Cyprus

"How does the local 'Title Deed' process differ for new builds versus resales?"



Bermuda

"What are the specific 'Alien Landholding License' requirements for these islands? How does that affect my resale timeline?"

Why Chestertons?

The difference between a permanent paradise and a costly mistake usually comes down to the questions you didn't know you had to ask.

Without a global expert by your side, it's easy to get caught in a web of unexpected taxes, restrictive residency rules, or a property that's impossible to resell when your life circumstances changes.

Don't risk your hard-earned savings!

- 1 Visit Chestertons at Stand F10 at A Place in the Sun Live, London
- 2 Tell us your plan - our experts for Marbella, Portugal, Bermuda, St. Lucia, Montenegro, Cyprus, and Dubai are ready to advise.
- 3 Secure your future with a strategy built on expertise.

For enquiries, contact us: marketing@chestertons.com

Let's turn your dreams into a secure, successful reality.
Come say hello; we can't wait to meet you!