



*The guarantee for your
real estate investments*

PORTFOLIO

Why choose DGcert®

Around 700,000 property transactions take place each year in Italy, many involving buildings with urban planning and cadastral irregularities. This is unsurprising, given that approximately 20% of existing properties are affected by illegal construction practices.

Without checks on building and urban planning compliance, these issues might only become apparent after the purchase, leading to serious and costly consequences for buyers.

The notary performs only formal checks and is not required to verify the actual conformity of the property but merely to record the seller's declaration of compliance. The estate agent, on the other hand, facilitates the agreement between the buyer and the seller but lacks the expertise to assess the property's urban planning compliance.

It is the buyer's responsibility to decide whether to carry out substantial technical checks to protect their investment.

This is why choosing DGcert® is essential: through its due diligence process, DGcert® provides thorough technical checks to identify non-conformities, hidden defects and issues that might only surface after making a purchase, thereby helping buyers avoid unexpected costs and legal complications. Through these impartial checks, the buyer can be confident that the property is compliant and free from any significant issues, safeguarding the value of their investment.

What is DGcert®

DGcert® is a cutting-edge online platform offering crucial technical services to protect your property investments. Designed to ensure security and transparency in every real estate transaction, DGcert® is the first solution in Italy to offer a comprehensive range of technical consultancy services that can be purchased online. From due diligence to valuations and feasibility studies, DGcert® protects your property investment.

DGcert® provides a detailed report summarising all the technical checks carried out on the property. This impartial and transparent technical support protects the buyer, ensuring that the property investment is free from risks and unpleasant surprises.

About us

RE AD Srl, founded in 2019 by Angelo Rago and Alessandra Puglisi, is an independent engineering company. Thanks to its team of professionals and consultants with extensive expertise in the real estate sector and technical support for real estate funds, RE AD provides project management, design, and feasibility studies for new real estate projects, renovations, redevelopments, and repositioning initiatives. Specialising in the preparation of due diligence and feasibility studies related to the purchase, sale, and income generation of properties, RE AD is also notable for its expertise in fire prevention and managing energy efficiency projects in line with ESG principles. DGcert® is a brand under which RE AD provides property buyers with an innovative platform for technical consultancy, ensuring the highest level of protection for every real estate investment.

Services

Due Diligence

Due diligence is an essential analysis for identifying and managing risks, ensuring the success of the transaction. It includes a comprehensive check of the property's compliance with building and town planning regulations, as well as its conformity with the cadastral records, thoroughly verifying that all conditions for a secure transaction are met and identifying any potential issues before the purchase. This thorough technical check, essential for avoiding unwanted surprises, ensures a risk-free property transaction.

Feasibility studies

Our feasibility study provides clients with a clear and detailed projection of the development potential, assessing the viability of a property transformation project. The study enables optimal planning of the necessary interventions, providing a comprehensive overview for making strategic and informed decisions. This is further supported by a detailed estimate of the project's timeline and implementation costs.

Certified valuations

Property valuation is an essential tool that determines the true market value of a property, providing a solid foundation for informed decision-making. It helps sellers set the right sale price and allows buyers to verify whether the asking price aligns with the property's actual value. In both cases, an accurate valuation prevents unpleasant surprises and ensures a transparent and beneficial transaction.

Total Home Inspection

The total home inspection service involves a comprehensive assessment of the property's maintenance condition, both inside and out. Every element is meticulously examined: from systems and fixtures to structures and the roof, as well as external spaces such as gardens and terraces. This check-up provides a precise analysis of the property's condition and an estimate of any repairs or work needed to address potential issues. The total home inspection provides investors with all the necessary information about the required changes to the property they intend to purchase, enabling them to proceed with the buying process confidently and with full awareness, while avoiding bad surprises.

*Villas and
Luxury Houses*



Country Houses



*Standalone houses and
apartments*





A LIGHTHOUSE AMID THE BLUE

The iconic Brucoli Lighthouse, overlooking the Mediterranean, has been the focus of a conservation and conversion project, transforming it into an outstanding lighthouse lodging.



OUR ADVISORY SERVICES

• Due Diligence

• Total Home Inspection



We conducted a property due diligence and the total home inspection to assist a foreign investor in acquiring the Brucoli Lighthouse, located near Syracuse in Sicily. The due diligence verified the property's urban planning and cadastral compliance, paying particular attention to the restoration work already carried out to bring the lighthouse back to its original historic appearance. Our verification process ensured that the completed modifications complied with regulations and that the conversion into a tourist structure met the restrictions imposed by the relevant authorities.

At the same time, through the total home inspection, we assessed the lighthouse's maintenance condition and how well its systems were functioning, with particular attention paid to structural safety and the ability to withstand marine weather conditions, given its exposed location. This in-depth analysis provided the investor with a clear and detailed report on the condition of the lighthouse, providing them with the necessary information to proceed confidently with the acquisition and effectively manage the transaction, thereby ensuring its profitability.





THE ARCHITECTURAL JEWEL OF CAPRI

In the stunning setting of the Isle of Capri, we conducted a due diligence on Villa Camarella, one of the island's most iconic properties, built in the 1940s by the renowned director Carlo Ludovico Bragaglia.



OUR ADVISORY SERVICES

- Due Diligence

- Renovation Feasibility Study

Villa Camarella is a unique example of Mediterranean elegance and architectural style. During the acquisition process for a foreign client, we assessed the urban planning compliance and cadastral conformity of the property complex and evaluated the overall maintenance condition of the buildings.

We also handled the preparation of the feasibility study for the conversion into a boutique hotel and the preparation of the bill of quantities to determine the investments required for the renovation works.



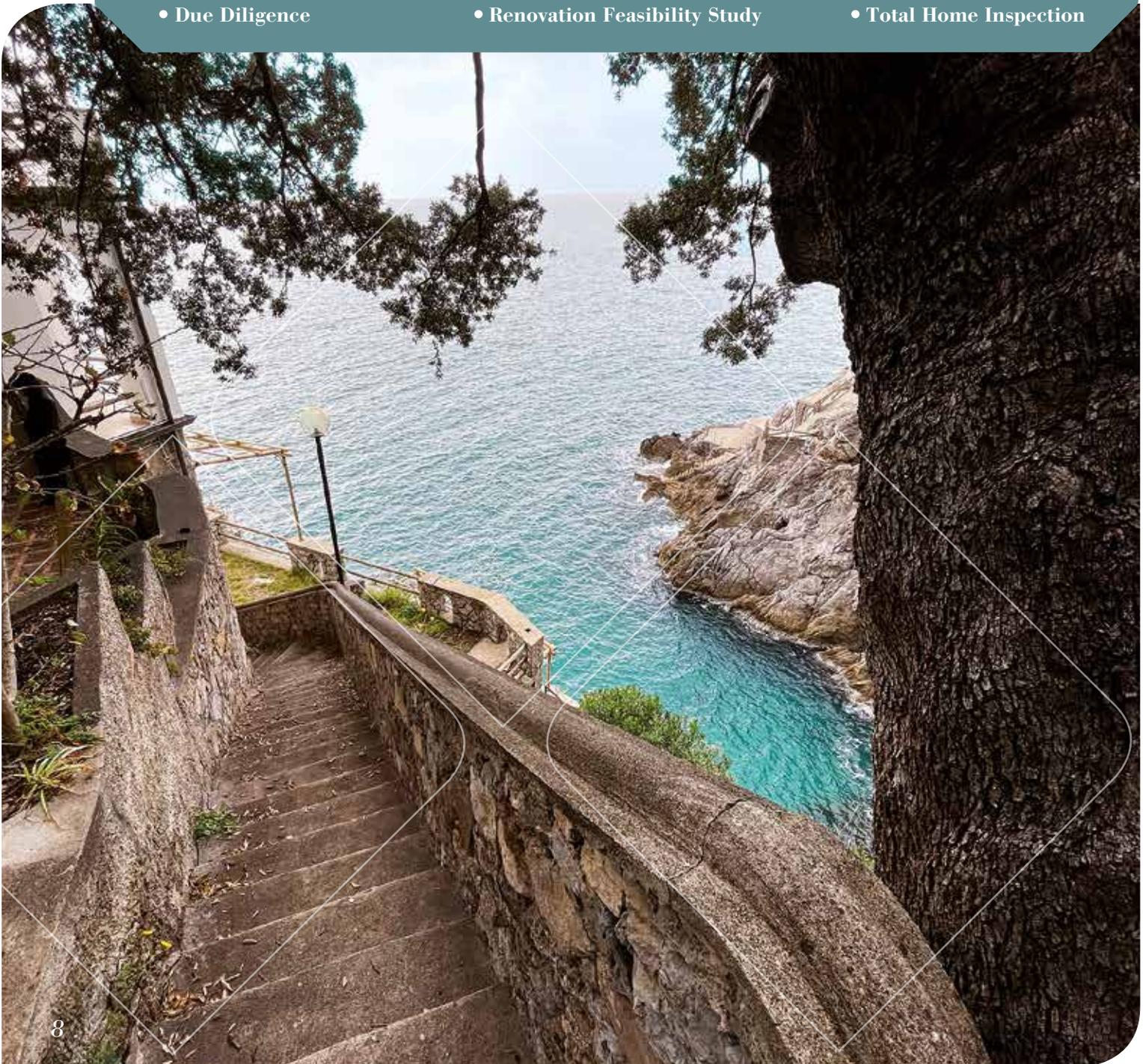


FURORE: A DIVE INTO THE SEA

In Furore, one of the most enchanting corners of the Amalfi Coast, stands a historic villa overlooking the sea, soon to be transformed into a luxury holiday home. We supported the client throughout the purchase process and in evaluating the feasibility of their project.

OUR ADVISORY SERVICES

- Due Diligence
- Renovation Feasibility Study
- Total Home Inspection



The technical consultancy involved preparing a due diligence report on a historic villa located in Furore on the Amalfi Coast. The inspections carried out to assist the client during the property purchase, and were aimed at ensuring the building's compliance with town planning regulations and assessing the general maintenance condition of the building and its systems.

We also developed a feasibility study for converting the villa into a holiday home and calculated the capital expenditure (CAPEX) required to determine the investment needed for the planned renovation works.





ELEGANCE AND HISTORY IN THE HEART OF APULIA

A historic fortified farmhouse surrounded by centuries-old olive trees near Lecce, a three-star hotel with significant development potential, became a prime investment opportunity in the hospitality sector thanks to our strategic consultancy.

OUR ADVISORY SERVICES

- Due Diligence
- Renovation Feasibility Study



We supported the client in the purchase of a farmhouse in the heart of Salento dating back to the seventeenth century. Once a fortified residence for landowning nobles, this captivating hotel, built from local stone and steeped in tradition, retains its timeless charm. Seamlessly blending past and present, it offers a rare and evocative experience.

Our due diligence service ensured full urban planning and cadastral compliance of the complex. The maintenance status assessment identified and addressed several issues, providing the client with a risk-free real estate investment. We developed a feasibility study for the hotel's renovation and expansion, focusing on increasing the number of rooms and enhancing the outdoor spaces.

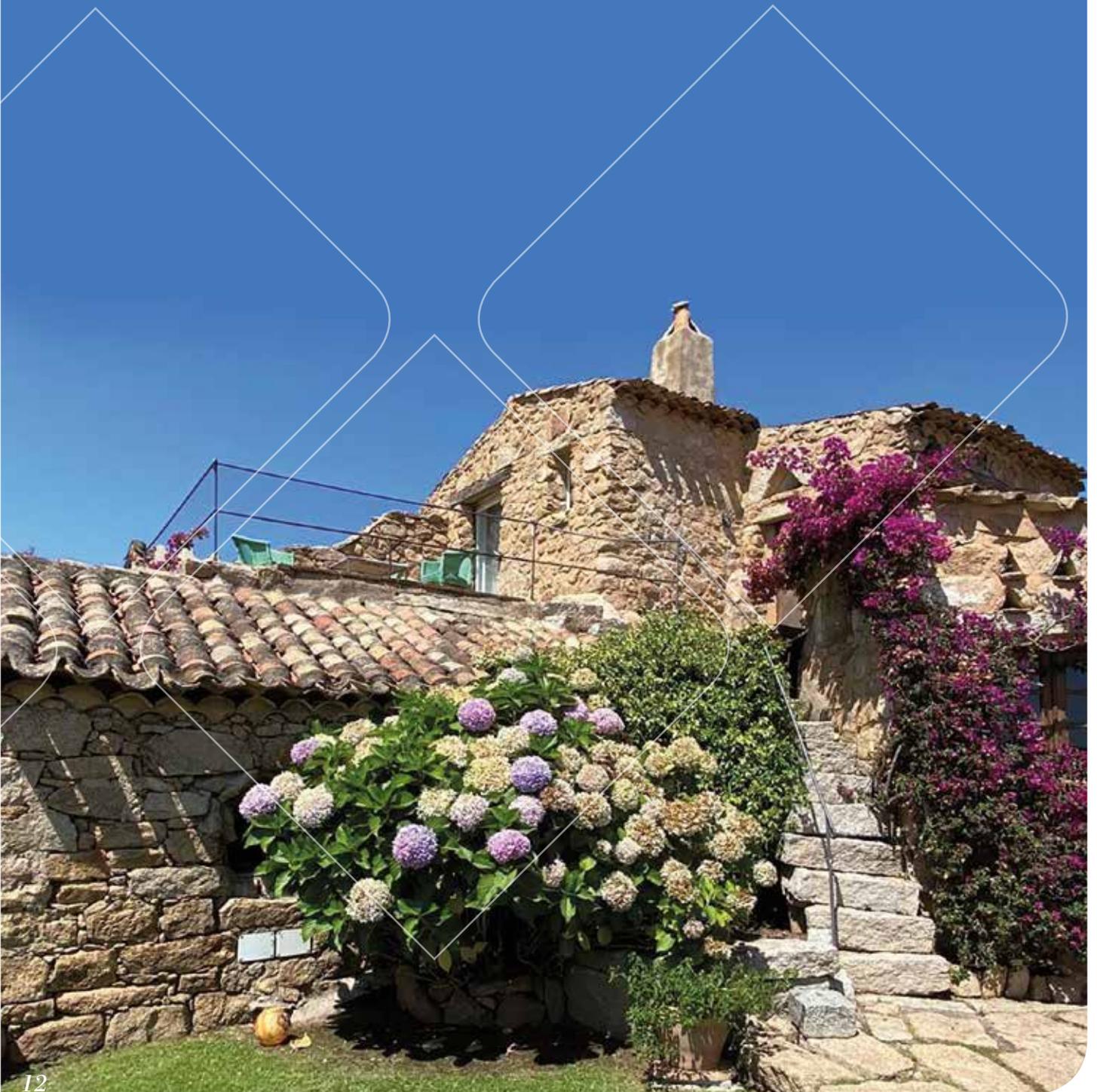
We also estimated the investments required for the transformation works, providing the client with a detailed report that enabled them to optimise the profitability of the investment.





A VILLA IN PORTO CERVO

We conducted a due diligence and a feasibility study on a villa in Porto Cervo, which embodies the authentic charm that is characteristic of Sardinian style in the exclusive heart of the Costa Smeralda. We guided the client through the purchase of this valuable property.



OUR ADVISORY SERVICES

- Due Diligence
- Total Home Inspection
- Renovation Feasibility Study

The assessments focused on verifying urban planning compliance and cadastral conformity, as well as making sure there were no issues with the structures and systems.

Thanks to our consulting services, we identified some issues that were handled in a timely manner together with the seller and the transaction was successfully completed.

We also prepared a feasibility study for renovation and enhancement works, proposing targeted solutions to optimise the villa's functionality, preserve its prestige, and increase its value.





AMONG THE FLORENTINE HILLS

A stunning 16th-century residence, surrounded by acres of olive groves, is being reborn as an exclusive luxury resort nestled in the Florentine hills. With our support, the client approached the purchase with confidence, paving the way for the transformation of the historic residence into a charming hospitality establishment.

OUR ADVISORY SERVICES

- Due Diligence





We assisted an international investor in the hospitality segment in acquiring a historic 16th-century agricultural estate in the picturesque hills of Rignano sull'Arno. Surrounded by acres of olive groves, the asset is set to be transformed into an exclusive luxury eco-resort.

The consultancy covered both the main residence and an adjoining 18th-century rural building, for which we conducted a due diligence report.

We provided the client with a clear and impartial analysis of the issues that needed to be addressed before the purchase, ensuring the security of their investment, reducing financial and operational risks associated with the hospitality industry, and safeguarding the full economic potential of the future business.





THE EIGHTEENTH CENTURY IN CREMOLINO

A historic 18th-century residence with the ambition of becoming an elegant hospitality establishment in Piedmont. With a clear understanding of the financial commitment involved, our expert advice enabled the client to invest with confidence.



OUR ADVISORY SERVICES

- Due Diligence
- Total Home Inspection

- Renovation Feasibility Study

In the Piedmont region of Monferrato, we conducted a due diligence report on an important 18th-century real estate complex.

Our involvement, aimed at supporting the client during the acquisition phase, included verifying compliance with building and urban planning regulations, assessing the overall maintenance condition, and evaluating the structural safety of the buildings. We also inspected and examined the systems to ensure they were working properly and identify any necessary upgrade works.

Finally, we provided the client with a feasibility study and the bill of quantities for transforming the property complex into a charming hospitality establishment, detailing the investments required for the renovation works.



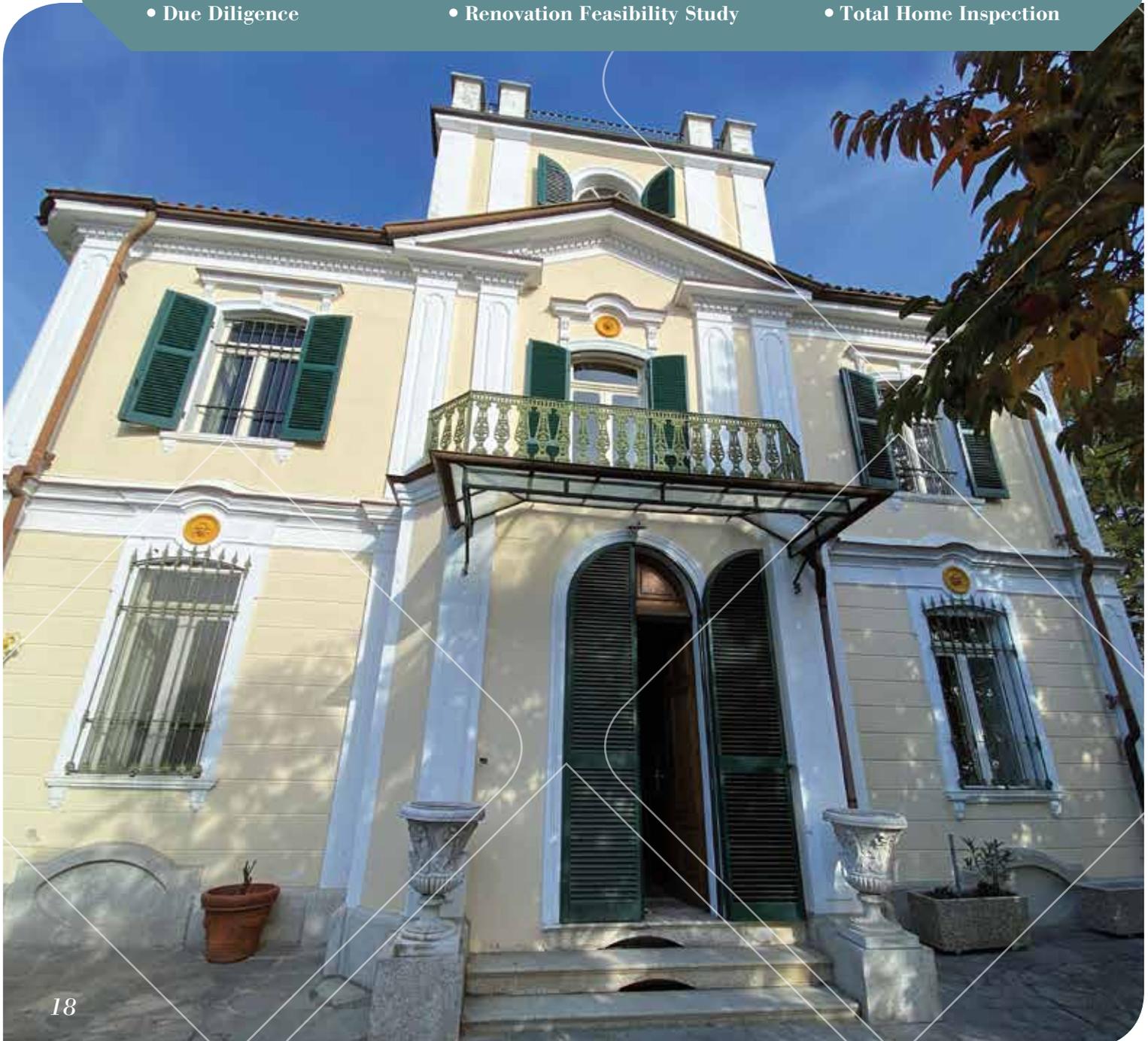


A HISTORIC VILLA IN ASTI

Just outside Asti, we worked on a historic property destined to become an elegant boutique hotel – a grand villa in the heart of Piedmont, offering an immersive experience of the region's rich historical and culinary traditions.

OUR ADVISORY SERVICES

- Due Diligence
- Renovation Feasibility Study
- Total Home Inspection





A stunning period villa located on the outskirts of Asti, in the heart of Piedmont, has been transformed into an elegant boutique hotel.

During the acquisition phase of the real estate complex, we conducted a due diligence report to verify compliance with building and urban planning regulations and cadastral conformity. We also assessed the building's maintenance condition and its systems to identify the necessary upgrades.

We also developed a feasibility study for the renovation works, providing the client with a clear overview of the investment required, including timelines and costs, to successfully complete the project.





THE FARMHOUSE IN UMBRIA

An old farmhouse in Città della Pieve, nestled in the stunning Umbrian countryside, where you can rediscover the charm and atmosphere of an authentic and traditional way of life from times gone by.

OUR ADVISORY SERVICES

- Due Diligence
- Structural Integrity Assessment



In Città della Pieve, Umbria, we conducted a due diligence inspection to verify the compliance of the property with cadastral records and urban planning regulations, as well as to thoroughly assess the maintenance condition of the property.

Special attention was given to evaluating the buildings' seismic vulnerability, a key factor for ensuring the villa's structural safety in a seismically active area.





A CHARMING VILLA IN MONTONE

In the medieval village of Montone, a beautiful farmhouse has been transformed into a holiday home, offering visitors a tranquil escape in the heart of Umbria. The due diligence report and total home inspection ensured a secure purchase for the client, free from unexpected issues.



OUR ADVISORY SERVICES

- Due Diligence
- Renovation Feasibility Study
- Total Home Inspection

Our technical support has made it possible the acquisition of a villa in Umbria, designated as a holiday home. We identified and resolved several building irregularities, enabling the client to successfully complete the property transaction.

The inspections carried out were aimed at ensuring compliance with urban planning regulations and cadastral records, assessing the overall maintenance condition, and ensuring the systems were working properly. This was done to guarantee that the client would not face unexpected issues or additional costs due to technical problems after the purchase.

We also prepared a feasibility study to evaluate the viability of certain improvements the client intended to make to the property and to quantify the investment required for the renovation works.





A JOURNEY TO MONTALCINO

A stunning historic farmhouse nestled in the village of Montalcino, perfect for tourist accommodation. A property to fall in love with at first sight, but one that concealed many pitfalls for the buyer. Our consultancy made the holiday home in Montalcino a reality.

OUR ADVISORY SERVICES

• Due Diligence

• Renovation Feasibility Study

In the charming village of Montalcino, Tuscany, we provided technical consultancy on a beautiful villa for an international client.

The analyses conducted during the acquisition phase focused on verifying urban planning compliance and conformity with the cadastral records. This allowed us to identify certain issues which, with our help, were addressed and resolved before the purchase. We developed a feasibility study for the conversion of the villa into a holiday home, providing the client with a detailed report complete with an estimation of the investments needed to start the tourism business.







A CHALET IN THE ALPS

A cabin in a spectacular location, the dream of an American couple fascinated by Italy. Thanks to our due diligence report, the identified irregularities were resolved, ensuring a risk-free investment.

OUR ADVISORY SERVICES

• Due Diligence

• Total Home Inspection



We assisted an American couple in love with the Aosta Valley and the Alps, interested in investing in a splendid mountain chalet – modern, welcoming, tastefully renovated, and situated in a stunning panoramic location in Sarre. The clients' goal was to have a second home in Italy to spend their holidays.

Thanks to the due diligence service, we assessed the building and urban planning compliance and cadastral conformity of the property, verifying that it was in line with building regulations. The analysis identified some critical issues, which were promptly resolved, ensuring that the clients could proceed smoothly towards completing the purchase.

With the total home inspection, we conducted a thorough assessment of the chalet's maintenance condition, ensuring there were no hidden issues or potential unexpected costs.





Standalone houses and apartments

Some of our References

IN THE VILLAGE OF MONTEROSSO

A standalone house in the heart of the small village of Monterosso has been transformed into a guesthouse, serving as the perfect starting point for an extraordinary journey to explore the Calabrian region.

OUR ADVISORY SERVICES

• Due Diligence

• Total Home Inspection



Our technical consultancy involved preparing a due diligence report and carrying out a total home inspection on a standalone house in the historical centre of the charming village of Monterosso, in Calabria.

The property was to be converted into a guesthouse. Such an investment requires careful consideration, since acquiring a property without proper urban planning permission or compliant systems can lead to significant risks, including challenges in securing the required licences for a hospitality business and unexpected additional costs for any necessary repairs and upgrades.

Our consultancy services identified irregularities that could have hindered the start of the tourism business and they were addressed in collaboration with the seller before the client completed the purchase.





A JEWEL IN THE COPPEDÈ DISTRICT IN ROME

A luxury apartment in the characteristic Coppedè district of Rome, surrounded by a unique mix of architectural styles. Thanks to our technical advisory a due diligence report and the total home inspection, the investment was successfully finalised.

OUR ADVISORY SERVICES

• Due Diligence

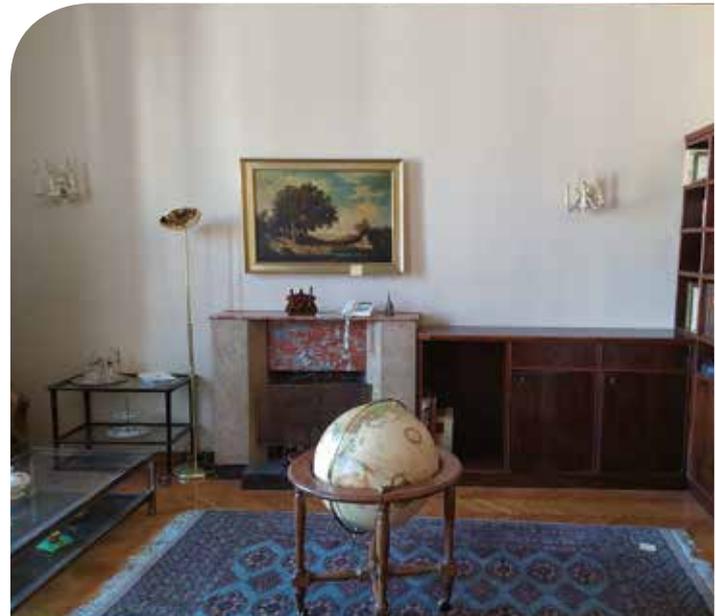
• Total Home Inspection

We supported the client in investing in a prestigious apartment in Rome's charming Coppedè district.

The due diligence identified and resolved several issues, protecting the client against potential future surprises.

The total home inspection provided a detailed report on the operation of the systems and on the maintenance status of the apartment, thanks to which we provided an analysis of the necessary interventions to be carried out and an estimate of the costs to be incurred for the adjustments.

Thanks to these services, the client received a detailed report on the property's condition, enabling them to make informed decisions based on reliable findings and smoothly navigate the transaction, optimising their investment in one of Rome's most exclusive neighbourhoods.







IN THE HEART OF MONTALCINO

An old apartment in the heart of Montalcino has been transformed into a holiday home, offering tourists the chance to experience the authenticity and charm of one of the most beautiful villages in Tuscany.

OUR ADVISORY SERVICES

- Due Diligence
- Total Home Inspection
- Property Appraisal



The technical consultancy involved preparing a due diligence report on an apartment in the heart of Montalcino's historic centre, intended for use as a holiday home. The objective was to ensure there were no construction and urban planning issues and to assess the property's maintenance condition.

Through the total home inspection, we identified certain issues that could have impacted the future management of the tourist business. These issues were subsequently addressed and resolved in collaboration with the seller prior to the conclusion of the sale. Additionally, through the market value assessment, we provided the client with a detailed and comprehensive overview, enabling them to negotiate a favourable purchase price and maximise the investment's profitability.





VIEW OF LAKE MAGGIORE

A stunning apartment overlooking Lake Maggiore has become the Italian home of an American couple, captivated by the beauty of Stresa and its enchanting landscape.



OUR ADVISORY SERVICES

• Due Diligence

• Total Home Inspection



In the enchanting setting of Stresa, we conducted a due diligence and a total home inspection on an apartment overlooking Lake Maggiore for an American couple planning to establish their residence in Italy. The due diligence report confirmed the property's urban planning compliance and cadastral conformity, identifying certain issues related to building permits. Thanks to our consultancy service, these were addressed before the transaction was completed.

The total home inspection provided a detailed report on the general maintenance status and on whether the systems were working properly, identifying the necessary work for adjustments and repairs. This protected the client from concealed problems that might have impacted their enjoyment of the apartment and resulted in unexpected expenses for repairs.





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