



TECHNICAL DUE DILIGENCE



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SFRE offers with the Technical Due Diligence a specialized service of area/property assessment with the objective of analyzing the potential and the risks associated with a private initiative property investment, allowing buyers/investors to estimate and plan the resources needed for the development of the project, its construction, management and maintenance.

In detail, through the TDD, SFRE outlines a preliminary cognitive picture of the area, deepening the following aspects:

- Environmental
- Archaeologica
- Geological / Geotechnical / Seismic
- War relics
- Urban planning
- Topographical
- Land register / Mortgage
- Preliminary cost estimate
- Estimate of the project development times

Thanks to its consolidated expertise in the sector, SFRE deepens the urban planning status of the area analyzing the regulations and the documents, identifying the potential and any elements that could be considered a constraint for the design process and proposing the most efficient strategic solutions. Of particular importance for SFRE are the inspections, which are fundamental for knowing the physical characteristics of an area, investigate and study the construction potential, evaluating its peculiarities, in positive and negative.

Following the inspections and documentary analysis, SFRE stands out for its ability to highlight the key points of the TDD carried out, through an understandable and immediate scheme: the red flag.

It identifies:

- The aspects that do not present any significant problems to continue the process;
- The aspects that present moderate and easy to solve problems, which do not compromise the continuation of the process, the resolution of which is identified and applicable;
- Aspects that present significant and difficult to solve problems.

The critical aspects highlighted therefore allow the customer to develop a targeted plan action, to evaluate correctly the steps to be addressed, focus on the priority activities and the decisions to be taken, enjoying the support of team SFRE at each stage for identifying the most efficient interventions.

