

Compra Segura

Know the property.
Before you commit.

Documentary, territorial and private security verification for rural property in Colombia.

A practical first step for buyers of fincas, country homes and rural tourism properties.

DOCUMENTARY REVIEW

USD 100

Review the documents before making a commitment.

For any property in Colombia, including those listed by another agency or directly by the owner.

Request your documentary review



A clear first step. USD 100.

A preliminary review of available property documents to identify missing information, inconsistencies and matters requiring specialist advice.

What we review

- Owner identification and the authority of anyone acting on the seller's behalf.
- The Certificado de Tradición y Libertad, Colombia's property registry record.
- Deeds and available title history.
- Cadastral records, property tax and betterment charge information.
- Registered easements, mortgages, liens or other limitations.
- An initial comparison of the property's area and identification details.

What you receive

An organised digital file and a summary of missing documents, differences and points that need clarification.

The USD 100 fee covers the preliminary documentary review, not a lawyer's title opinion. Site visits, surveys, technical inspections and private security assessments are quoted separately.

Start with the USD 100 documentary review



Land, access and intended use

The property should support the life or project you plan. Additional checks are coordinated according to the land and the buyer's intended use.

01 Access and boundaries

Vehicle access, road conditions and apparent access easements. Comparison of the land observed with the documents supplied. A surveyor may be needed to verify boundaries and measurements.

02 Water and environment

Reported water and electricity availability; nearby rivers, streams and protected areas; water authorisations and sanitation. Environmental matters require the relevant specialist.

03 Permitted use and infrastructure

Land use and possible restrictions affecting a home, farm or tourism project. Engineers and other specialists can review buildings, slopes, roads and infrastructure when necessary.

A road, fence or water source seen on a visit is not, by itself, proof of a legal right.

Private rural security assessment

For isolated, extensive or high-value properties, the surrounding territory deserves its own review.

Arrival routes

Main routes, alternatives and the general access situation.

Isolation and exposure

The property's position and identifiable conditions in its surroundings.

Perimeter conditions

Fences, lighting, entrances and points of vulnerability.

People and access

Access arrangements for residents, workers, visitors and guests.

Emergency access

Distance to emergency services and relevant access conditions.

Preventive measures

Recommendations suited to a home, farm or tourism operation.

Accredited. Private. Confidential.

An accredited private security professional carries out the assessment. Identity and credentials are verified in advance and shared with the contracting buyer in a confidential file.

Not a police certificate or official endorsement. No reserved institutional databases are used. The service cannot guarantee the absence of present or future risks.

When the finca is also a business

For a rural hotel, tourism property or operating business, we can coordinate checks of the real estate and the information supporting its operation.

Permissions

National Tourism Registry status, where applicable. Permitted land use and documents supplied by the owner.

Water and sanitation

Water concessions or authorisations, wastewater systems and relevant sanitation information.

Included assets

Inventories of furniture, equipment and other assets represented as included in the sale.

Operating information

Available commercial records and consistency between the property advertising and documents delivered.

Verify the business story

Income projections, occupancy figures and development plans should be supported by evidence. A property review is not a financial audit and does not guarantee future income.

Legal, structural, environmental or financial audits may be needed in addition to the agreed verification scope.

Why early checks matter

An unresolved issue can change what you are buying, how you can use it and what it may cost to put right.

ISSUE TO CHECK

WHY IT MATTERS

Boundary differences

Less usable land than expected, a neighbour dispute or the need for a survey.

Uncertain access

An intended route may depend on another owner's permission or require legal clarification.

Water or land-use limits

The planned home, agricultural use or tourism project may need to change.

Building or permit issues

Further inspections, remedial work or permit checks may be needed.

Unclear business claims

Forecast income or assets included in the sale may not be supported by evidence.

Particularly useful when buying from abroad

For international buyers, Colombians overseas, families moving to the countryside and rural tourism investors. The property does not need to be listed by GrandColombia.

One coordinated process

Start with the property you are considering. The scope of any further work is tailored to the location, complexity and intended use.

01 Share the property

Send the listing link, location, photographs and the documents you already have.

02 Confirm the scope and fee

The documentary review costs USD 100. Any additional professional work or site visits are quoted separately before proceeding.

03 Bring in specialists when needed

GrandColombia can coordinate lawyers, surveyors, engineers, environmental specialists and an accredited private security professional.

04 Receive an organised file

Review the available documents, identified differences and professional conclusions included in your agreed scope.

05 Clarify before committing

Use the findings to resolve questions before transferring funds or signing a preliminary purchase agreement.

GrandColombia coordinates the process. Each specialist signs their own conclusions.

Let's look at the property

Start with the USD 100 documentary review, or ask us about an extended assessment.



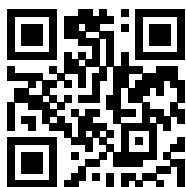
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Request your documentary review



SCAN TO START A WHATSAPP CONVERSATION

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Private coordination and verification, not a government or police certification. Specialist opinions are issued by competent professionals. Reviews are limited to the agreed scope and available information and do not guarantee a risk-free purchase.