

Independent Lawyer Recommendation

Why you need your own legal counsel – and how to find the right one

Our Policy

We strongly encourage every buyer to appoint an **independent lawyer who acts solely in the buyer's interest**. This is separate from any legal services we may offer as a developer. This guidance complies with EU Consumer Rights Directive 2011/83/EU and the Bulgarian Bar Act (ZAdv).

1. Why an Independent Lawyer is Essential

Conflict-free advice

The developer's lawyer represents the developer. An independent lawyer represents only you, with a fiduciary duty to protect your interests under the Bulgarian Bar Act and EU lawyers' professional conduct standards (CCBE Code).

Title and permit verification

Your lawyer will independently obtain and verify all cadastral and registry documents, not rely on developer-supplied copies. This is the single most effective protection against fraud or undisclosed encumbrances.

Contract review and negotiation

Preliminary contracts often contain developer-friendly clauses (e.g. unilateral price adjustment, limited penalty for delay). A lawyer negotiates balanced terms.

Tax and compliance advice

A local lawyer advises on Bulgarian property tax, VAT implications (new builds are VAT-liable at 20%), and your home-country reporting obligations.

Power of Attorney preparation

If you cannot attend the notarial signing in person, your lawyer can act under a notarised and apostilled Power of Attorney – properly drafted by a professional.

2. What to Look for in a Property Lawyer

Qualification

Must be registered with the Bulgarian Bar Association (Advokatura). EU lawyers may also practise under Directive 98/5/EC.

Specialisation	Look for proven experience in Bulgarian real estate, conveyancing, and cross-border transactions for EU / British clients.
Language	Should communicate fluently in English (and/or your language). All documents will be in Bulgarian – professional translation is part of their service.
Independence	Confirm no business relationship with our company. Ask directly.
Fee transparency	A reputable lawyer provides a written fee agreement before commencing work. Typical fees: 1–2% of purchase price or a fixed EUR 800–2,000.
Indemnity insurance	Ask for proof of professional indemnity insurance (mandatory under Bulgarian Bar Act Art. 61).

3. Where to Find a Qualified Lawyer

Bulgarian Bar Association Directory

Official searchable register at bar-register.bg. You can search directly for qualified attorneys – for example, visit: <https://bar-register.bg/attorney/1700098480> to view a verified Burgas-registered property lawyer profile.

Your Country's Embassy in Sofia

The British Embassy, German Embassy, French Embassy, etc. maintain lists of English-speaking lawyers familiar with serving their nationals in Bulgaria.

CCBE European Lawyers Network

The Council of Bars and Law Societies of Europe (www.ccbe.eu) provides a cross-border referral network for EU-licensed lawyers practising in other member states.

Law Society of England & Wales

The Law Society's 'Find a Solicitor' tool (www.solicitors.lawsociety.org.uk) includes UK firms with Bulgarian property practice capability.

Personal referrals

Other British or EU buyers who have completed purchases near Burgas can be an excellent source. Online expat communities (e.g. BritishExpats.com Bulgaria forums) contain genuine reviews.

4. Power of Attorney – Buying Remotely

Many EU and British buyers complete their purchase without travelling to Bulgaria for every stage. A **Notarial Power of Attorney (Notarialno Palnomoshno)** allows your lawyer to act on your behalf. Requirements:

- Signed before a Bulgarian notary (if you are in Bulgaria) OR before a notary in your home country with an Apostille (Hague Apostille Convention, to which Bulgaria is a signatory).
- For UK-issued documents: apostille from the UK Foreign, Commonwealth & Development Office (FCDO) – applications via www.gov.uk/get-document-legalised.
- The POA must be translated into Bulgarian by a certified translator registered with the Bulgarian Ministry of Foreign Affairs.
- Specify exact powers granted: purchasing the specific property, signing the notarial deed, registering title, paying purchase price. Avoid unlimited general powers of attorney.
- POA validity: typically 1 year; specify expiry date clearly.

This document is provided for informational purposes only and does not constitute legal advice. Always consult a qualified Bulgarian or EU-licensed lawyer before making any property decision. | Kavaleo | kavaleo.eu