



The Florio Bilinski proposition is very specific. We source, purchase and develop iconic lifestyle and investment properties in central London.

Florio Bilinski believe that the wider economic viewpoint sees London as an aspirational capital appealing to the global high-net worth individual. This opinion is supported by the current UK Government who believe that the UK should set its stall out as a location of choice for both global corporates and high-net worth individuals.

London may be the financial centre of the world but this alone cannot sustain the UK's position in the wider global economy. If China are the manufacturing powerhouse and India the white collar workforce then Russia and Brazil hold the natural resources to put them at the forefront of the world's most important economies.

Therefore the medium term UK government strategy is designed to create a favourable environment that encourages investment into a fluid labour market with competitive tax treaties all within, of course, a culturally aspirational brand.

Recent events show that following the most significant economic downturn in generations, unlike the rest of the UK, central London properties have held, and indeed exceeded, all other property indices. Clearly on an investment and lifestyle basis London is undoubtedly a location of choice, alongside New York and Paris.

Florio Bilinski has a history of identifying prime addresses in central London and an undeniable talent of recognising the investment potential of specific properties. But to create real value there is a very clear set of parameters that we rigorously follow:

1. Location, location, location - it's all about identifying the right property in the right location
2. Space - add square footage and thus add incremental value
3. Design - implement a strict design philosophy that ensures natural light and innovative space planning allows the property to live and work as a proper residence

Florio Bilinski has a documented history of success in the development of exclusive central London properties and our recently completed project, funded with our own capital, has drawn much interest from several quarters of the globe. Consequently we are now undertaking commissions for specific clients.

A close working relationship with the client is essential for a successful outcome. Therefore we have created a template which forms a basis upon which we engage with our clients.

Rules of Engagement

Florio Bilinski's corporate imperative is to work closely with our clients and add value to property way beyond the normal expectations of so many run of the mill developers. Our rules of engagement are simple guidelines along which successful client relationship can be constructed.

Our experience tells us that there is no typical development project. Each property is individual and is treated as such. Consequently Florio Bilinski will find, specify and propose properties for acquisition from which, ultimately, the client will have to choose.

Florio Bilinski will charge an agreed management fee during the life of the development project designed to cover the costs of overseeing the development process linked to a defined time, design and costs schedule. A development budget linked to time and build milestones will also be agreed and flowed accordingly whilst a fully audited escrow account will be used to facilitate the funds.

Florio Bilinski have both lifestyle and investment clients and tailor their needs for differing outcomes. Some wish to enjoy an immediate return on their capital investment through the successful sale of the property but our experience with those who are looking to hold property and seek rentals is also excellent. We have achieved record square foot returns and broken records within both short and long term rental markets.

Either way Florio Bilinski, as our clients' partners in the project, will share in the upside value of a successful commission based on a pre-determined sliding scale.

We look forward to discussing our exciting property development opportunities with you.

Florio Bilinski - Expect the Unexpected