

Your property is stuck. Find the first step.

Before selling, dividing or building in El Salvador, organize what you know and what still needs checking. You can prepare a consultation even when you live abroad.

☐ 01 Define what you need to do.

Do you want to sell, divide, build or formalize an inheritance? Note what is stopping you and who raised the obstacle.

☐ 02 Gather the records you have.

Find the deed or title record, registry number if known, plans and relevant notices. For an inheritance, identify any existing succession documents. Separate available records from missing ones.

☐ 03 Check ownership and rights.

Current registry information helps verify owners, their shares, encumbrances and pending filings. An old deed alone does not establish the current position.

☐ 04 Compare records and physical conditions.

Area, boundary, access or location discrepancies may require registry, cadastral and technical review. A new survey is not the answer to every discrepancy. Check the requirements for your intended use.

☐ 05 Request a staged plan.

Distinguish legal/notarial review, technical studies and procedures. Ask about pending checks, the responsible professional, fees and expenses before commissioning the work.

To ask for help: your objective, the approximate area and the records you have.

My main obstacle or question:

Tell us what is stopping you.

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Document review: US\$150, VAT included. One property, one registry number and one deed up to 25 pages; supplied documents and a recent registry certificate. Brief report and a 20-minute findings discussion. No new studies or corrective procedures.

General guidance; not a determination of ownership, feasibility or a definitive solution. Inheritance, surveys, subdivisions, permits and litigation require review and a specific proposal. No outcome or sale is guaranteed.