

Creating financial security and value through commercial property investment

We specialise in the AXION Property Management of commercial real estate including retail, offices and industrial properties. Operating within Bulgaria our dedicated and highly specialised team of AXION property experts have extensive experience to add value.

Our team of property professionals provide a dedicated bespoke service tailored to the market needs. We are a dynamic and motivated team, passionate about our work and responsive to our clients requirements. We are committed to efficient solutions and clear strategic thinking while balancing experience with innovation.

Our goal is to share exceptional returns for the investment. We manage rental and service charge income and reconciliations, find tenants, negotiate terms and perform rent reviews. We manage capital expenditure and repair programmes, suppliers and utility service contracts.

We handle tax compliance, perform property level accounting, budgeting and cash flow forecasting, ensure compliance with local and reporting and perform bank financial covenant monitoring.

We evaluate existing properties and investment opportunities, provide management reviews, cost analyses, marketing and value add strategies and recommendations for cost optimisation. With direct access to the senior management team we deliver friendly service and highly individualised solutions.

We have developed a loyal and diverse client base from our reputation and the trust and reliance placed in us. We can draw upon of accumulated experience in AXION Property Management. We remain one of very few companies free to facilitate the goals of our clients without any conflicts of interest.

From acquisition through to structure management, we deliver a versatile range of services that optimise property performance, keeping clients investments secure, whilst pro-actively seeking opportunities for income and portfolio development on an ongoing basis.

Our dynamic and experienced team of specialists works hand in hand with an extensive network of highly qualified partners to manage properties. We develop bespoke solutions which recognise our clients diverse range of Property Assets and tenant mixes.



Vision

A comprehensive sourcing strategy that clearly defines the current and the desired state. Clients Customers share their vision and we will make it our goal. We know how important it is for our clients to focus on their core business.

Flexibility

A relationship governance model that is vigorous and capable of adapting to changes as business conditions evolve.

Trust & Belief

Our team knows that the key goal of the facility manager is to make qualified decisions that will embrace the most cost effective solutions for the execution of best practices.

Working in a team

Best productivity comes from working in a strong and cohesive environment. Effective and efficient teamwork goes beyond individual accomplishments.

Services Cost Evaluation

We have expertise in all area of real estate management, restructuring solutions and the financial systems that monitor the cost efficiencies of each service. To assist the reporting process we generate AXION Key Performance Indicators that are measured against the negotiated subcontractor Service Level Agreements. We use approved business techniques and well trained professionals for achieving optimum results.



Key benefits & highlights

Key benefits for our customers are:

- AXION PM provides a total management solution allowing our customers to concentrate more on their core business
- Considerable savings in facility management services and preventative maintenance;
- Protecting and increasing the value of the maintained assets and extending their life;
- Transparency of all costs;
- We employ trained professionals with strong regional and local knowledge;
- We handle the day-to-day needs of your property, maximizing your bottom line;
- Optimization of the technical maintenance with the adoption of best practices;
- Regular inspections of all the installations which alleviates unwanted emergency occurrences;
- Higher quality of the workplace;
- Sustainable innovations;
- Energy and carbon emission reduction;
- Recycling solutions;
- Water conservation;
- Comprehensive Standard Operating Procedures for all activities, accompanied with Key Performance Indicator assessments;
- By Total Facility Managing your assets, we can significantly improve performance, reduce capital costs, reduce asset-related operating costs, extend asset life and subsequently improve ROA (return on assets).
- Small enough to care, Large enough to handle.

