

WELCOME TO

SUL

PROPERTY STUDIO

by Carrie-Marie Bratley

Pre-Listing Consultancy | Listing Management | Location & Lifestyle Advisory

www.sulpropertystudio.com | Carrie-Marie Bratley - AMI N°. 26163



SUL

PROPERTY STUDIO

Welcome to Sul Property Studio, founded by Carrie-Marie Bratley, an AML-licensed consultant working with discerning clients buying or selling in Southern Portugal.

Offering bespoke property experiences — from pre-listing preparation and dedicated listing management to personalised location and lifestyle advisory — this boutique approach is built on one-to-one attention and deep local expertise.

Discretion, integrity, and a trusted network of handpicked partners define the ethos, ensuring a seamless service shaped by elegance and experience.

www.sulpropertystudio.com



SERVICES

Pre-Listing Consultancy

First impressions sell.

You only get one chance to make a great first impression. Thoughtful preparation can reduce a property's time on the market, minimise price negotiations, and play a key role in achieving a timely sale. Let us help you maximise your property's appeal.

Listing Management

Leave it to us.

Consistency is key. At SUL, we manage the entire listing process discreetly and professionally, so you don't need to juggle multiple agents or repeat your story. Through experience and expertise we'll help your property sail to success, from photography to price agreed.

Location & Lifestyle Advisory

Life, your way.

We know southern Portugal inside out; and we don't just find great properties, we find the one that works for you, in the location that truly fits. Whether it's a city pad or a tranquil refuge, every search is tailored to your lifestyle, taste, and purpose. Detailed, personal and connected.

www.sulpropertystudio.com



• Pre-Listing Consultancy

In Southern Portugal's competitive property market, a sale takes more than a listing – it takes due preparation. Well-prepared homes can attract more interest, sell swifter, and often secure better offers. At SUL Property Studio, we help your property make the strongest possible first impression.

Our pre-listing consultation gives you an insider's edge: independent advice to get your home market-ready before agents, photos, or viewings. Beyond presentation tips, we also guide you on timing, seasonality, and the selling process.

Built on four pillars – pre-listing audit, strategy, optional extras like staging, cleaning and de-cluttering, and marketing materials – we provide the complete package to prime your property BEFORE it goes on the market.

REQUEST PRE-LISTING BROCHURE – www.sulpropertystudio.com





- Listing Management

Selling a property can be exciting and freeing — but also time-consuming and, at times, trying. Our listing management service is here to take the weight off your shoulders.

We handle the groundwork, including market research, and collaborate with a trusted circle of agents to channel your property to the right audiences. Instead of juggling multiple calls and emails, you deal with just one point of contact — us — while we liaise with agents, coordinate viewings, photography, gather feedback, and support negotiations.

Bilingual and locally based, this service is especially valuable for owners who aren't often in Portugal. With discretion, insight, and consistency at every stage, we make the process smoother and ensure your property is always seen at its best.

GET IN TOUCH - www.sulpropertystudio.com



- Location & Lifestyle Advisory

Every year, thousands of people from around the world buy property in Portugal. But choosing where to buy can be just as big a decision as choosing what to buy. That's where our Location & Lifestyle Advisory comes in.

It's not just about the property; it's about beaches or countryside, schools or golf, quiet villages or buzzing towns, retreat or returns. We help you weigh up the options with honest, on-the-ground insight so you can find the place that fits your goals.

Particularly valuable for international buyers, this bilingual service gives you clarity and confidence before you commit — so your move feels exciting, informed, and right for you.

REQUEST 'SUL LIVING' BROCHURE - www.sulpropertystudio.com





Why choose us?

We've made the move ourselves. We know Portugal inside out.
We're fluent in local. And we understand today's buyers and sellers:
global citizens with busy lives who need clear, trusted guidance from the
start. That's exactly what we offer.

Are you ready to make a move?

Contact us today.

✉ info@sulpropertystudio.com

☎ (+351) 934 808 968 (mobile rates apply)

🌐 www.sulpropertystudio.com

✓ AMI N.º. 26163



About the Founder

Hi, I'm Carrie-Marie Bratley, AMI Nº. 26163

For as long as I can remember I've loved exploring people's homes; big, small, old, or new. But it wasn't until after 15 years in journalism that I finally stepped into the world of real estate. Since then, I've worked both as a private property broker and in real estate marketing. That experience has given me a clear sense of what it takes to get a property (and its owners!) ready for a big move.

Having lived in the Algarve for more than 30 years, I've bought, renovated, and sold my own homes, and helped others do the same. I'm also the author of travel books on Portugal, and love sharing the stories of this amazing country.

This blend of professional know-how and personal experience means I really do understand both the practical and emotional ups and downs of buying and selling property in Portugal. And I'm always happy to share my experience – so if you'd like to chat, feel free to reach out!



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