DIMORA VISIONE AI

SOURCING INTELLIGENCE

From property sources to opportunities

Multi-source research, automated selection and opportunities to investigate.

01 / THE PROBLEM

Less manual searching. More opportunities to assess.

Local architects report that daily property research can take two hours or more. Listings are spread across portals, auctions and specialist sources, making it difficult to identify interesting cases promptly.

ONE SCOUTING WORKFLOW

Dimora Visione updates collected information, identifies duplicate listings and highlights properties with development potential. Update frequency and availability depend on the source.

02 / SOURCES

Different channels, one integrated view

PORTALS

Open market

Immobiliare.it, Idealista, Casa.it and Subito: opportunities published on property portals.

PUBLIC / AUCTIONS

Auctions and public assets

PVP, AsteGiudiziarie, Quimmo, state property and FS railway asset sources.

SPECIALISTS

Specialist property

Sources covering prestigious homes, historic buildings and less visible opportunities.

SUPPORTING DATA

Location and context

Geographic information, local services, cadastral WMS maps and OMI microzone ranges.

Project areas of interest

Veneto, Trentino and eastern Lombardy, with scouting around regional hubs. Actual coverage depends on active sources and enabled areas.

PVP and OMI are operational. The forMaps integration is not active. Other source status and coverage may vary; the functional catalogue does not imply complete coverage.

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INVESTMENT INTELLIGENCE

Find opportunities. Assess their potential.

Enriched data and indicators to focus professional checks.

03 / ENRICHED DATA

From listing to Investment Opportunity Report

Where available, property data is enriched with OMI, cadastral WMS maps, photographs and renovation parameters. The five-page A4 report distinguishes source data, model estimates and professional checks.

VISUAL ANALYSIS

AI Vision

Preliminary photo observations flag possible wear and valuable features for on-site validation.

COSTS

Parametric DEI budget

Model estimates with explicit assumptions; not a contractor quotation. Quantities and costs require checking.

UNDERWRITING

Preliminary ROI

A+B+C: purchase, cost reserve and works. Exit from suitable local comparables or an OMI scenario; exclusions disclosed.

PRIORITY

Scout Score and ranking

Seven components help compare opportunities and data. A score does not certify value or investment return.

04 / STRATEGIES

Which projects can it help identify?

Subdivision	A possibility requiring planning and technical validation.
Energy renovation	Potential subject to diagnosis and design.
PVP auctions	Appraisal, auction base and minimum bid kept distinct.
Renovate and resell	Initial assessments with explicit risks and assumptions.

Estimates are not appraisals, planning approval or promises of return. Tax benefits and acquisition costs depend on the buyer, transaction and year, and require professional assessment.

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ALERTS & WORKFLOW

The right opportunities at the right time

Alerts with indicative ROI, Scout Score and investment context.

05 / INTELLIGENT ALERTS

More than a link: context for the next step

WhatsApp and email alerts connect new listings and price changes with **preliminary ROI, Scout Score, estimated works and investment context**. Mandate criteria explain why an opportunity merits attention. Delivery and content depend on configuration and available data.

ILLUSTRATIVE ALERT EXAMPLE

New opportunity to assess | Residential renovation

Location	Province of Treviso
Asking price	Check against the original source
Estimated works	Preliminary DEI model estimate
Preliminary ROI	Based on disclosed assumptions
Scout Score	Priority comparable across properties
Context	Strategy, risks and reason for the alert

06 / COLLABORATION

From first signal to opportunity report

REPORT

Investment Opportunity Report

Five A4 pages in IT, EN, DE and NL: data, assumptions, references and checks.

WORKFLOW

Mandates and profiles

Targeted searches for a practice, client or strategy, with dedicated notification recipients.

SERVICE LAUNCH PLANNED FOR 1 DECEMBER 2026

Subscription services are planned to launch on 1 December 2026. We are currently gathering feedback from property professionals to refine the features and terms of the service.

YOUR OPINION MATTERS Which features would help you most? What is missing?

Explore the project and share your feedback

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