Filters and search guide

Choose a view, narrow your selection, then inspect the property.

1. Start with the right selection

Switching catalog views preserves the area, strategy, categories, keyword and numeric ranges. Use Reset temporary filters to start again.

Migliori opportunità	Scout Score ≥75 and a calculable preliminary ROI ≥30%, subject to active shortlist rules and your chosen filters. This is not a return guarantee.
Opportunità da verificare	Scout Score ≥75 with unknown ROI. Choosing this view releases profile rules; temporary filters remain. Rules manually reactivated afterwards narrow this view too.
Selezione per criteri	Properties meeting the active profile rules. Temporary filters narrow these results further.
Tutti gli immobili	Choosing this view releases profile rules. Numerical limits, filters and rules manually reactivated afterwards can still narrow the available inventory.

Search within the active selection

Type, for example, Asolo or villa in the field above the results. It searches available location, title or description within your active view and filters. Every word must match when you enter several. It does not fetch new listings from property portals.

Read counts in context

The catalogue total, view count and filtered result count may differ. Option counts help refine a search; they do not measure complete market coverage.

One centre: Guida e risorse

The navigation provides Inizia qui, Filtri e ricerca, Metodo e fonti, Rapporti di esempio and Materiali. Guida in the sidebar opens the same filter section. On phones and tablets, Scopri Dimora expands the initially collapsed introduction; Guida e risorse remains available in the navigation.

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2. Refine results without losing context

On desktop, filters appear in the left column with their own scrolling. Smaller screens use a dedicated filter panel.

Area and temporary filters

Expand province and municipalities; use checkboxes or Solo. Cerca nella selezione attiva above results is the only search field. Combine price, floor area, type, condition, channel and features. Veneto is the target region; Garda and Trentino have selected areas. Centre distances do not confirm a building position.

Checkbox, Solo and groups

A checkbox includes or excludes; Solo isolates an option. Tutti on / Tutti off applies to the group. Area, type and channel allow alternatives; different groups combine. For features, AND requires all choices, OR at least one.

Mandato e criteri attivi: six switches

One click reveals all six requirements, including in Hot Deals. Status, result count and change show the effect. Active requires the criterion; Not required releases it. No count change can be correct when all candidates already meet that requirement; the message explains this.

Preferences and unverified fields

Preferenze del profilo uses only preferences actually evaluated, such as media or price; it does not certify HD, plans, cadastre or documents. Ammetti campi del profilo non verificati concerns fields evaluated by the profile, not complete photos, documents or ROI.

Reset and save

Azzera filtri temporanei preserves the view and profile rules. On desktop it appears with Mandato open; on mobile in the Filters panel. Salva applies to the current browser and account, not every advanced setting.

Phones and tablets; sorting

Changes are a draft with a preview. Mostra risultati applies; Annulla or closing restores profile rules too. Correct conflicting minimum/maximum ranges. Sorting changes order only; the card opens the analysis and the source link the original listing.

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3. Interpret data and results carefully

Dimora supports property scouting and preliminary assessment. Each property distinguishes published source data, model assumptions and checks still required.

Scout Score and ROI measure different things

The 0-100 Scout Score ranks a property's interest as a project for further investigation. Calculated ROI is not a score component. Preliminary ROI compares estimated value after works with acquisition, a 9% acquisition allowance and estimated works.

Unknown ROI does not mean 0%

Price, usable floor area or a resale-value reference may be missing or inconsistent. ROI then remains unknown. Scout Score ≥75 allows the review view within active filters. A known ROI below 30% does not automatically qualify for review; use shortlist or inventory.

Floor area and renovation costs

An area requiring verification can suspend value, works and ROI; the property explains why. Works estimates use national model bases with only documented regional items. National fallback alone does not exclude a Hot Deal or replace a missing resale-value reference.

Three examples

Score 80 and ROI 35%: may be a Hot Deal if other criteria are met. Score 80 with unknown ROI: needs review. Score 80 and ROI 20%: neither a Hot Deal nor automatic entry into review; still searchable in shortlist or inventory within active filters.

Before making a decision

Check listing date and availability, auction price and deadlines, floor areas, documents and restrictions. Maps provide context and indicative coordinates, not certified lot identification. Estimates do not replace a valuation, permit checks or tax advice.

Where to find more detail

Guida e risorse gathers the instructions; Metodo e fonti explains calculations and references. Open a property's Investment Opportunity Report in the desired language for its assumptions and notices. Source information and availability still require confirmation.

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