

Pasquale Testa | Realtor



LISTED. MARKETED. SOLD.

From Listing to Sold — Presented with Refined Marketing and Timeless Elegance.

I showcase distinguished properties through sophisticated marketing that highlights true craftsmanship and attracts discerning buyers who value quality and style.







THANK YOU

for taking the time to review this presentation

My mission is to guide the sale of your home with precision and refined strategy, achieving its optimal value while providing an elevated experience.

Your home deserves to be showcased with refined strategy and timeless elegance, captivating discerning buyers and delivering exceptional results.





The Pasquale Testa Experience



Luxury Concierge Real Estate Service

Hello, I'm Pasquale Testa, a residential real estate broker with a lifetime of experience buying and selling properties.

With a background in architectural design, real estate, and public relations, I employ refined marketing and a curated network developed through founding Eleganza Magazine and producing prestigious galas. This expertise allows me to position each property with precision, reaching the right buyers and standing out in a competitive market.





Concierge Approach

A fully tailored service for refined, stress-free selling

I don't just list homes — I curate the entire experience.



From professional photography and staging to design consultations and private showings, every detail is handled with precision and elegance. My concierge-style service ensures your home shines before the most qualified buyers, while I personally oversee every step for a seamless experience.

What sets me apart: exclusive buyers, private introductions, and elite events—your property seen by the right people, not just more people.

Network & Media Exposure

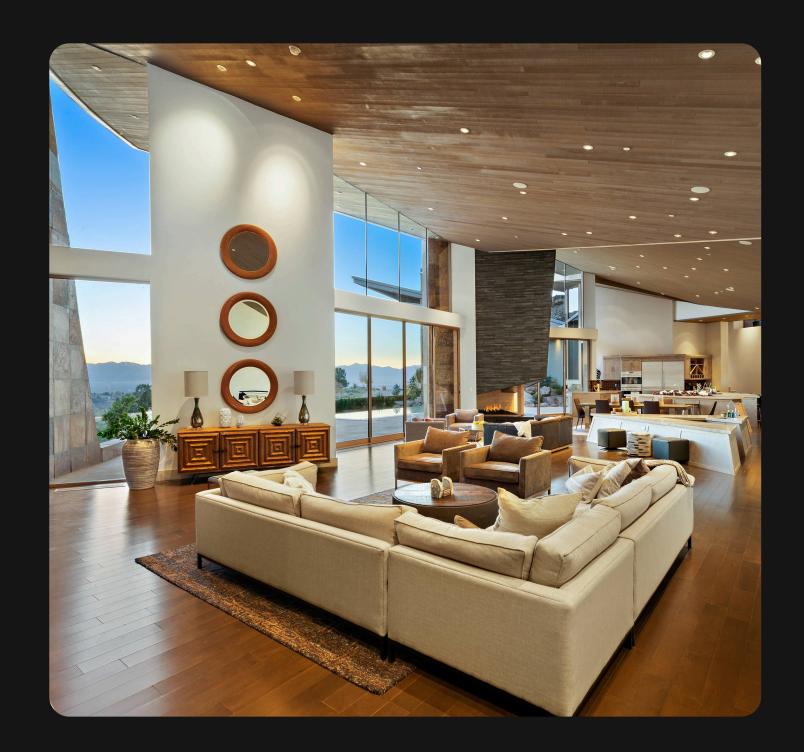
- o 25,000+ engaged social media followers
- Curated list of exclusive clients
- o Interior designers, stagers, photographers, contractors, movers
- o Trusted collaborators ensuring flawless execution



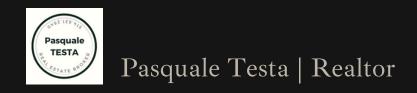


Sophisticated Marketing Aesthetic

Our marketing materials showcase the elegance and character of every property, captivating discerning buyers and highlighting what makes each home truly exceptional.

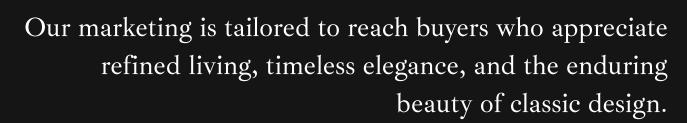






Target Audience Profile









Premium Photography Standards

I collaborate with a curated network of professional photographers, chosen to match each home's style, décor, and sophistication.

I oversee the setup and design of exceptional photography that captures elegance and architectural detail, ensuring every image conveys the property's refinement, character, and timeless quality.







Curated Marketing Channels

- I carefully select prestigious marketing platforms
- My placement reaches affluent buyer demographics
- You benefit from exclusive and consistent exposure
- I ensure your brand is represented with excellence throughout every campaign







Direct Access to Affluent Buyers

Beyond broad marketing channels, I cultivate personal relationships with high-net-worth individuals through years of trusted networking and elite events.



Curated Public Exposure

- Exclusive lifestyle publication and gatherings, connecting directly with an affluent audience.
- Social & Professional Networks LinkedIn, Facebook, and Instagram reach over 25,000+ engaged professionals and enthusiasts.
- Targeted Campaigns Personalized email campaigns to top realtors, investors, and buyers across Canada.
- Prestigious Platforms Listings featured on high-end real estate websites, reaching discerning buyers nationwide and internationally.

The Advantage of Working with Me:

Your property isn't just marketed—it's presented to the right people with a personal touch, blending sophisticated exposure with genuine, meaningful connections.





Refined Buyer Experience

I provide refined, thoughtful, and exceptional service that reflects the elegance of each property. My approach creates positive and memorable experiences for potential buyers.









Distinguished Presentation Events

I organize elegant open houses and private showings, ensuring YOUR home is beautifully showcased for the right buyers. I represent your property with discretion and sophistication.







Graceful Negotiation Approach

Together, let's transform your vision into an extraordinary sale.



I navigate negotiations with subtle diplomacy and discreet expertise, ensuring your interests are always safeguarded.

Every interaction is crafted to preserve and strengthen relationships, reflecting my unwavering commitment to integrity and trust. From start to finish, I provide professional representation guided by experience and a deep understanding of the market.

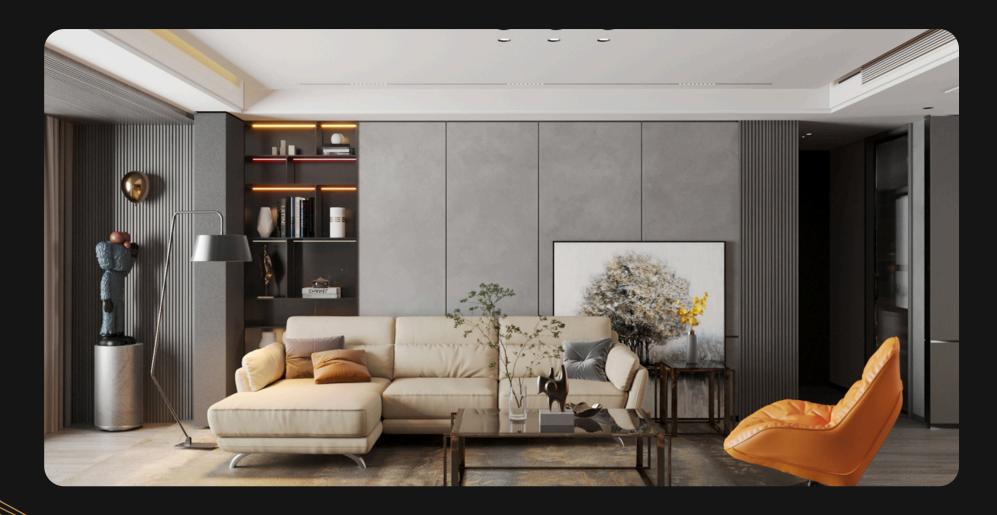
My Goal: Achieving exceptional outcomes with effortless elegance

— results that speak for themselves.





Embrace the Elegant Selling Experience



Let's schedule a meeting.

Let's schedule a brief meeting so I can show you how my Eleganza Concierge service maximizes your home's value and reaches the right affluent buyers.

I am ready to curate every detail of your sale with precision and grace.

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Sutton

