

Welcome to
TAMPA, FLORIDA

Relocation Guide



ENGEL&VÖLKERS[®]

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YOUR INSIDER GUIDE TO

Moving to Tampa Bay



REAL INSIGHT. LOCAL EXPERTISE.
A BETTER MOVE.



LOCAL KNOWLEDGE

*From neighborhoods
to commute times.*



REAL LIFESTYLE

*What it's really like
day to day.*



SMARTER DECISIONS

*Flood zones, insurance,
investment & more.*



FIND THE PART OF TAMPA BAY
THAT ACTUALLY FEELS LIKE YOU.

Let's find your place. 

Before *Moving* Here

THINGS PEOPLE MOVING TO FLORIDA
ARE USUALLY SURPRISED BY:



**TAMPA BAY IS MUCH LARGER
GEOGRAPHICALLY THAN PEOPLE REALIZE**

Neighborhoods can be farther apart
than they look.



**"CLOSE" CAN STILL MEAN
35–45 MINUTES WITH TRAFFIC**

Traffic patterns here are different
(and can be unpredictable).



**INSURANCE COSTS MATTER
MORE THAN HOME PRICE SOMETIMES**

It's not just the house—factor in
insurance early.



FLOOD ZONES ARE IMPORTANT

Not all flood zones are created equal.



**YOU'LL PROBABLY USE YOUR CAR
MORE THAN EXPECTED**

Even in some "walkable" areas.



**NEW CONSTRUCTION COMMUNITIES
GROW FAST**

Areas can change (a lot) in just a few years.



**EVERY AREA HAS A COMPLETELY
DIFFERENT VIBE**

What feels perfect for one person
might not be for another.



AND HONESTLY?

THE "BEST" AREA DEPENDS
ENTIRELY ON **YOUR** LIFESTYLE.

BEST TAMPA BAY AREAS

BY LIFESTYLE



IF YOU WANT WALKABILITY + RESTAURANTS + NIGHTLIFE



HYDE PARK

One of the most desirable areas in South Tampa with walkable restaurants, coffee shops, fitness studios, and upscale shopping around Hyde Park Village.

BEST FOR:

-  Young professionals
-  Luxury buyers
-  Social lifestyle
-  Walkability lovers



DOWNTOWN TAMPA / WATER STREET

Modern luxury condos, rooftop bars, Amalie Arena, Sparkman Wharf, and a growing urban feel.

BEST FOR:

-  Condo buyers
-  Professionals
-  People relocating from major cities
-  Those wanting an urban lifestyle

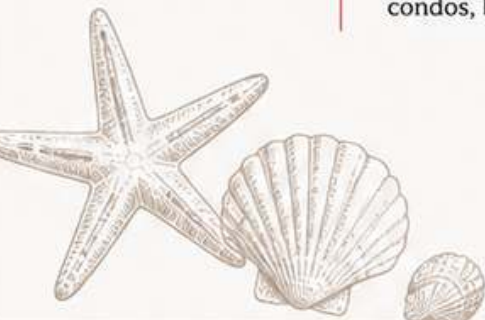


CHANNELSIDE

A more energetic, younger-feeling extension of downtown with apartments, condos, bars, and entertainment.

BEST FOR:

-  Social lifestyle
-  New Tampa residents
-  Professionals in their 20s–30s



LUXURY *Waterfront* LIVING



DAVIS ISLANDS

One of Tampa's most iconic luxury neighborhoods with waterfront estates, boat access, golf carts, and a true neighborhood feel minutes from downtown.

BEST FOR:



Boaters



Luxury buyers



Families



People wanting a coastal lifestyle close to the city



HARBOUR ISLAND

Private, gated, and walkable to downtown Tampa while still feeling upscale and quiet.

BEST FOR:



Luxury condo buyers



Professionals



Buyers wanting security + convenience



BEACH PARK

One of South Tampa's most prestigious residential neighborhoods known for custom homes, oversized lots, and proximity to everything.

BEST FOR:



Luxury families



Buyers seeking long-term value



New construction buyers



MORE FOR YOUR *MONEY*



RIVERVIEW

One of the fastest-growing suburban areas near Tampa with newer communities and larger homes at lower price points than South Tampa.

BEST FOR:

-  Families
-  First-time buyers
-  Buyers wanting newer construction

THINGS TO KNOW:

- Traffic during peak hours can get heavy
- Commutes vary significantly depending on location



WESLEY CHAPEL

Rapidly developing with shopping, restaurants, newer communities, and large master-planned neighborhoods.

BEST FOR:

-  Families
-  Remote workers
-  Buyers wanting newer homes + amenities



BRANDON

More established suburban area with mature neighborhoods and easier access to central Tampa.

BEST FOR:

-  Buyers wanting convenience
-  Families
-  Mid-range budgets





THE REAL COST OF

Owning in Tampa Bay

YOUR MORTGAGE IS ONLY **PART** OF THE MONTHLY PAYMENT.



HOMEOWNERS INSURANCE

\$250 - \$400+/MO

Average is around \$317/month in Tampa Bay.
Age of roof, location, construction & wind mitigation matter.



FLOOD INSURANCE

PLAN FOR \$100 - \$300+/MO

Higher-risk & waterfront properties can cost significantly more.
Pricing varies by the individual property, flood risk, coverage and deductible.



HOA / CONDO FEES

CAN START AROUND \$400 - \$500+/MO

Luxury condos and amenity-heavy communities can easily go much higher.



HOME MAINTENANCE FUND

SAVE 1 - 4% OF THE HOME'S VALUE PER YEAR

A newer \$500K home → start around \$5,000/year.
Older homes may warrant a larger cushion.



PROPERTY TAXES

Your tax bill can change after purchasing.
Don't budget based solely on what the current owner pays.

Keep in mind

Costs vary based on:

- Location
- Flood zone
- Proximity to water
- Age of home
- Construction type
- Insurance coverage
- HOA amenities



THE NUMBER I WANT BUYERS TO KNOW:

Don't shop based on purchase price alone.

A \$600K home with lower insurance + no HOA can potentially cost less each month than a \$550K home with expensive insurance, flood coverage and a \$500 HOA.



TAMPA BAY OFFERS OPTIONS FOR EVERY LIFESTYLE AND BUDGET.

LET'S FIND YOUR PERFECT FIT.



LOCAL *Favorites*

PLACES WE LOVE IN TAMPA BAY



01 BAYSHORE BOULEVARD



One of the most iconic
waterfront walking paths in Florida.

02 SPARKMAN WHARF



Outdoor dining, events, waterfront
views, and nightlife near
Downtown Tampa.



03 WATER STREET TAMPA



A rapidly growing luxury district with
restaurants, hotels, residences, and
wellness-focused development.

04 ARMATURE WORKS



Food hall, events, riverfront views,
and one of the most popular
social spots in Tampa.



TAMPA BAY LIVING IS ALL ABOUT THE LIFESTYLE.

Let us help you find your perfect place in it.





What to Expect

When You Get to Town

I'LL BE WITH YOU EVERY STEP OF THE WAY. ❤️

1



MEET YOUR REALTOR

We may have already chatted online, but now it's time to meet face-to-face (or Facetime if you're not in town yet!). I'll walk you through everything, answer your questions, and make sure you feel confident about your next steps.

☎ 813-233-6972 | ✉ tatiana.tavlan@evrealestate.com

2



LET'S DISCUSS FINANCING

Before we jump into house hunting, I'll connect you with a trusted local lender for pre-approval. This step is key — it helps us narrow down the best homes for your budget and gives you an edge when we find "the one."

3



TOURING HOMES

Whether you're here in person or shopping from out of state, I've got you covered. I offer video walk-throughs, detailed info on neighborhoods, and if you're in town, I'll create a custom showing lineup that fits your needs.

4



TOURING TAMPA IN PERSON

We'll finalize our showing schedule 48 hours before your visit to make sure everything is available and ready. I recommend 4–6 homes per day with a max of around 8 total. It keeps the process relaxed, focused and actually enjoyable.

5



MAKING AN OFFER

Found the one? I'll guide you through the offer process, negotiate on your behalf, and make sure all the details are handled so you feel 100% comfortable.

6



UNDER CONTRACT TO CLOSE

Inspections, appraisals, paperwork — I'll coordinate it all and keep you in the loop. From contract to closing day, I'll make sure it's smooth and stress-free.

New city. New chapter. I'm so excited to help you find your place here. ❤️

TAMPA BAY IS MORE THAN A LOCATION — IT'S A LIFESTYLE.

WELCOME HOME.

