



Le Terrazza di Pizzo

A spectacular, ultra-modern development
of luxury 1 bedroom and 2 bedroom apartments



Le Terrazza di Pizzo

Le Terrazza di Pizzo is a spectacular, ultra-modern development of luxury 1-bedroom and 2-bedroom apartments, either with spacious gardens on the ground floor or with rooftop terraces on the top floor, each property is perfectly placed to give you spectacular views in a sublime setting, surrounded by miles upon miles of glorious white beaches, clear blue skies and an awe inspiring backdrop of majestic mountains, this is truly a place that has been blessed by the gods. Known to Italians for years as the real Italian Riviera, this sun-soaked corner of Southern Italy is emerging as the most exciting holiday home location in Europe.

This development is within easy walking distance to Pizzo Marina Beach which has some of the finest soft white sand in the area. Adjacent to this beach you have some fantastic local amenities including a selection of local restaurants, bars, shops and much more.

The apartments are elegantly and sympathetically designed to reflect the local architecture, yet feature all modern conveniences and high specification finishes, each facing the crystal clear Tyrenean Sea and on the back overlooked by the evocative grandeur of the mountains.

Each has its own private entrance, comes with a fully furnished kitchen with top class appliances, Sky TV, internet connection and pre-installation of air conditioning. Interiors include an American style kitchen with an open-plan living and dining area complemented by the large windows leading to an ample terrace. The gardens are well stocked with plants, trees with an attractive commercial centre forming an eye-catching centre piece.

**Built to the highest European specifications,
with full government bank bonded guarantees.**

**Everything you need for your comfort
and peace of mind.**

A spectacular, ultra-modern development
of luxury 1 bedroom and 2 bedroom apartments



Development Features:

- 2 swimming pools
- Landscaped gardens
- Unrivaled sea views
- 5 mins walk to Pizzo Historical town centre
- 10/15 mins walk to beach
- 5 min drive to train station
- 20 mins drive to Lamezia International Airport
- 25 mins to Tropea - Voted Beach Resort in Europe 2007
- 10/15 mins walk to beach



Southern Italian Riviera

Pizzo is a picturesque little town perched on a hillside overlooking a panoramic view of the sea with the Ionian Islands in the distance. The heart of Pizzo is La Piazza Repubblica, known fondly as Il Salotto, the living room. A popular meeting spot with locals, from here one can look down over rooftops to the pretty harbour, fine sandy beach, and crystal clear waters below.

Calabria itself, in the southernmost 'Toe of Italy', may be considered Italy's hidden gem to the rest of the world, but to Italians, particularly from the busier, more industrialized north, Calabria is a favoured holiday location. Known to them as Italy's 'Real Riviera' offering a glimpse of authentic Italy.

Unspoiled by the vagaries of tourism, replete with that quintessential laid-back Mediterranean atmosphere and bursting with the sights, sounds and culinary flavors of this ancient land and culture. Pizzo's own contribution to the world of gastronomy is the famous Il Tartufo ice cream which was invented in the town to honour the visit of Prince Umberto I of Savoy in 1943. Fortunately there are about 15 Gelaterias in Pizzo, each with their own secret recipe for Il Tartufo.

For lifestyle buyers, the combination of fantastic weather, stunning scenery, iconic gastronomic delights and centuries of cultural heritage make for a simply unique package. For investors, the stability of the Italian economy, governmental support for restricted development, a healthy domestic 'second home' market, and higher demand than supply, makes Italian property a sound investment prospect, offering good rental returns and strong capital appreciation.



Why Calabria?

In keeping with our philosophy of market research and due diligence, we are happy to announce the launch of Le Terrazza Di Pizzo. We believe it is one of the best lifestyle and investment opportunity currently available in the exciting Calabrian property market and because this development and the area that is located in offers the most advantageous combination of investment potential and genuine Italian lifestyle benefits.

Calabria has been referred to as Italy's best-kept property secret. We want to share that secret with you which in turn will help you make that educated decision. Here are a few reasons why Pizzo in Calabria stands out as the most promising investment location in Italy.

Low Property Prices:

Property prices in Calabria are currently around 50% to 70% cheaper than comparable properties in Tuscany and Umbria. However, investment money is pouring into the region and budget airlines such as Ryanair & Air Berlin making it much more accessible. As a result prices are set to escalate rapidly over the next number of years.

Capital Appreciation:

Calabria has enjoyed a reputation as the "Undiscovered Italy", but the secret is now out and the region is being heavily promoted to both tourists and property investors. Currently demand for property exceeds supply, thanks to the Italian Government's controls on development, which makes for a very investor friendly market.

Government Investment:

The south of Italy is booming thanks to Government investment and support, and Calabria is now benefiting from €1.2 billion in EU and Italian Government funding to improve infrastructure and facilities in resort towns.

Strategic Location:

If property is all about location, then Calabria has it all. 500 miles of stunning beaches, crystal blue seas, towering mountains, verdant forests and lush green valleys. Plus, one of the key reasons we picked Pizzo is because it's just 20 minutes from Lamezia Terme International Airport. That means it's easily accessible to investors, and in a prime location to attract tourists

Rental Market:

Italy is the world's fourth most popular tourist destination, and Calabria is carving out an increasing slice of the market. And it's already extremely popular with Northern Italians, who flock here for their summer holidays. In fact, Calabria is known as the "Real Italian Riviera." The net result for property owners is a captive market ripe for the plucking.

The Real Italy:

Calabria is quite unlike anywhere else in Italy: fantastic weather, beautiful clean beaches, exquisite sapphire seas, warm, friendly people and that quintessentially relaxed Italian atmosphere synonymous with the Italy of old. Yes, the pace of life is slower, but that's why people come here. The wine, the gastronomy, the culture, and to watch the rest of the world pass by. Mind you, there's also a wealth of activities on offer from walking, cycling and sailing, to riding, scuba diving and yes, even skiing.

Low cost of living:

As you can imagine, the cost of living in Italy is well below that of Ireland. Last year Dublin was ranked the 8th most expensive city in the world, while the Italian capital came in at an encouraging 27th. In fact, according to the latest Pricerunner reports, retail goods in Italy are 25% below the EU average. In Calabria the cost of living is even cheaper with a Latte in a local café setting you back 90c, a bottle of wine from the local supermarket around €2.50 and pizza for two and a bottle of wine in a local pizzeria coming in at around €10.

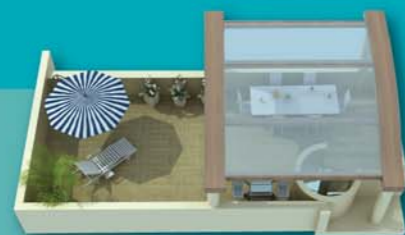


Le Terrazza di Pizzo

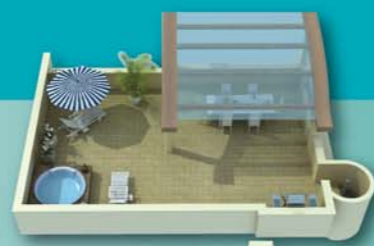
163 units in total
95 in Phase I
68 in Phase II

Start date for construction is November 2008
Completion date for Phase I - Dec 2010
Completion date for Phase II - June 2011

**1 bed 1 bathroom
with solarium**



**1 bed 1 bathroom
with solarium**



**2 bed 1 bathroom
with garden**



**2 bed 2 bathroom
with garden**



Payment Structure

35% on Preliminary Contract
20% on the 30th April 2009
45% on completion

Buying Process

We believe in making every part of your investment process as stress free as the laid-back lifestyle you're buying into. We've achieved that by investing in our own network of key business partners, each with their own special contribution to your security and peace of mind. Together they make up one of the largest client care teams in Europe - and they'll be with you every step of the way through the purchase and constantly on hand for aftersales service.

We can even provide a personalised turnkey furnishing service so that your new home's ready to live in from the moment you collect the keys!

Once you've settled on your choice of property we ask you to pay an initial reservation fee of €3000 before embarking within 28 days on an inspection trip to explore the resort and its surroundings.

If you then decide to go ahead with your purchase, that €3000 goes towards your deposit of 35% of the sale price (the balance being payable within 28 days).

You must then pay 20% on the 30th of April 2009.

At completion and handover of your property, the balance of 45% is required. Each of these transactions is handled by an independent lawyer who's fully qualified and highly experienced in both International and Italian property law.

To ensure you're clear with the process from the word go, your lawyer will talk you through every step over a pleasant dinner and answer any and all of your questions.

As specified by Italian law, 100% of your money is guaranteed by an insurance bond, which ensures that all monies are returned in the event of unforeseen building or other difficulties.

All building work comes with a ten-year guarantee.

Please get in touch if you'd like more details on these or any other aspects of the buying process.

Living in Calabria - some key questions answered

Can you become an Italian resident?

As an EU citizen you will be able to reside in Italy for as long as you wish. You will need a Codice Fiscale, the Italian equivalent of a national Insurance or social security number and if you want to work in Italy you will need a Carta di Soggiorno. As part of our all inclusive service, we will assist you fully in acquiring this documentation as necessary.

Can pensions and benefits still be received?

Yes. Your retirement pension and other benefits can be paid directly into your bank account at home or in Italy. More information is available from the relevant government departments and we can help and advise you based on your personal circumstances.

Is it possible to work in Italy?

Anyone from the UK who becomes resident in Italy and has obtained a Tax and Social security number has the right to work there. UK nationals are entitled to the same pay, working conditions, vocational training, social security and trade union rights as Italian citizens.

How can a job vacancy be found?

Much the same as in the UK it is a good idea to start with the Local Calabrian press and also the Italian national newspapers. You can also apply to international recruitment agencies acting for Italian companies and you'll find plenty of websites with vacancies. If you need help let us know and we'll point you in the right direction.

What is driving in Italy like?

Generally it should only take a few days to become familiar with driving on the right. Many of the road signs are the same and in our experience, people adapt very quickly. The roads in Calabria are well maintained and probably much less congested than you are used to in the UK. The motorway system is excellent and new roads are being constructed.

How good is the healthcare?

The Italian national health system offers low-cost health care of a good standard with well trained doctors and medical staff. If you are over UK retirement age you are entitled to receive free medical care in any EU country in which you live on the same basis as any local person and so are your dependants. If you are working, hold a residence permit and are registered with local health authority you will also be covered by the local system. You will not automatically be covered if you are not working.

If you do not intend to live in your property but use it as a holiday home, you are entitled to emergency treatment under the EU arrangements if you hold form E111 when you travel. It is strongly advisable to take out a multi-visit or annual travel insurance policy usually providing cover above emergency level. Many people will take out a health insurance policy, often quite cheaply to cover aspects of healthcare that are not covered by the local system, according to their circumstances. Whatever your circumstances, you are strongly advised to fully check out the healthcare you are entitled to and make the necessary arrangements to cover any shortfall. We can assist you with this if required.