

Premier Properties International



Italy



Reasons to invest in property in Italy

- 21% increase in tourism in 2006
- Property capital growth of up to 20% in key regions.
- High rental potential, strong and growing tourist market
- Increase in low cost airlines + just 2 ½ hours flying time from the UK.
- Benign tax regime for property investors – NO wealth tax, NO capital gains tax after 5 years, NO inheritance tax (only transfer registration tax) + tax burden decreases for residents.

The Calabria region

- Of all the regions in Italy, Calabria is the most interesting from a property investment perspective
- Situated in the 'toe' of South West Italy, with the warmest weather in Italy, creating a long rental season.
- Unrivalled cuisine, scenery, beaches and picturesque mountain and coastal villages.
- Strong infrastructure investment over the next few years in new roads and airport expansion.
- Established domestic Italian tourist market in the region
- Increasingly popular destination for North European tourists
- Currently a low cost of living relative to the rest of Italy
- Access via Reggio di Calabria airport, the largest airport in Southern Italy, with flights from a growing number of airlines.

Invest with confidence

Italy may well be a new location for you as a destination for property investment. Many of us will have visited Italy as tourists, but for whatever reason have not thought of it as a place to invest in property, unless it was that over-priced villa in Tuscany.

Unlike Spain, Italy has been slow to realise the full benefits of creating the right conditions for property development and property investment, despite being not only one of the most beautiful countries in Europe, but also the country with arguably the most interesting history and culture of any country in the world.

All of that is in the process of changing, and NOW is the perfect time to look at the Calabria region of Italy as a property investment hot-spot.

Italy is the 7th largest economy in the world and therefore unlike, say, some East European countries that are being promoted as attractive property investment destinations, it is a country with a sustainable 'locals' market for property.

Improvements in the tax regime, in the clarity of land ownership, in the availability of mortgages, and in the simplicity and transparency of the legal system, have all taken Italy a long way from the outdated image of a frustratingly slow, bureaucratic and confusing place in which to conduct financial transactions.

Invest in Calabria in 2007

Calabria is learning from the mistakes in property development made in countries such as Spain and ensuring that property development is sustainable, controlled, and sympathetic to the landscape and to the environment.

In 2007, the Calabria investment property market is perfectly poised for growth, yet still an 'undiscovered treasure'. Invest now in the knowledge that property prices can only rise as road improvements, the growth in cheap flights, increased tourist awareness and increased golfing facilities come on-stream. Property values will be protected as they rise by the fact that development will be strictly limited, particularly in coastal areas.

Premier Property International has an in-house expert on the Calabria property market, Brett Smith, and has also teamed up with an organisation that has the complete infrastructure in place to handle all of the financial and legal aspects of purchasing a property in Italy.

Purchasing off-plan in Calabria comes with the option of 'flipping', re-selling the property at a profit before completion, just by putting down a deposit. There is also the intriguing device known as 'Uso Fruto', but we'll let Brett explain that to you by email or on the phone.

To contact Brett, please phone 0121 744 4995 or email brett@thepremiergroup.co.uk

Currently we are offering a choice of 6 off-plan developments in the Calabria region, with prices starting as low as £44,000.

- *Amusa*
- *El Caribe*
- *Isca Calabretta*
- *La Brezza*
- *Villa dell Olivara*
- *Vista Sila*