

REAL ESTATE INVESTMENT
CALABRIA
SOUTHERN ITALY



Windrush Alliance; Overseas real estate with a professional touch...



Windrush was born from the idea of professionalism and outstanding customer service. The partners at Windrush, who together have over 15 years experience in the international market, saw an opportunity to offer a business model that not only offered outstanding sustainable investments but doing so with a smile and a touch of elegance.

Futhermore we grew the idea of offering all services under one roof through our team of experienced professionals, from property sale, right through to furnishing your property.

A true 'ONE STOP SHOP'

Introduction

Windrush Alliance is one of Europe's leading international property investment companies specializing in new and resale property and has identified the Italian market, especially the southern regions as an outstanding investment and lifestyle choice. Our aim is to deliver excellent long term returns on your investment by selecting property developments in the most desirable locations. In order to sustain this process, Windrush uses an innovative and unique approach to the overseas property market which focuses on exceptional customer service and product innovation, backed up by the fact that we only use the most reputable builders & developers who have been fully certified by our in-house legal department.

We also affiliate with some of the biggest companies in the financial market in order to offer our clients secure financial advice.

As Giuseppe Verdi, famous Italian composer, once said

"You may have the universe if I may have Italy"

In a nutshell that's how we feel!



I found the ideal house I wanted
as a holiday home in Italy
through Windrush.

Christina Chan, United Kingdom

About Italy

Welcome to Italy, one of the world's most bewitching countries, rich culture and blessed with some of the most beautiful vistas, dramatic mountain ranges, fine sandy beaches and fragrant landscapes. Italy is a country of many contrasts, awash with spectacular architecture, historical monuments, picturesque piazzas, archaeological sites, museums and art galleries designed as a testament to the genius of Italy's famous sons such as Michelangelo and Da Vinci, more recently we can also add the internationally revered fashion houses of Milan. Add to this the delightful traditional villages, vibrant cities, exhilarating ski-slopes and kilometres of sublimely diverse coastline.

Italy comprises of twenty different regions each with its own individual character. In the north, the region of Veneto covers the Dolomites, Verona, Padua and Venice. Most UK and US visitors are familiar with the landscape of Tuscany, especially the world famous Campo dei Miracoli (leaning Tower of Pisa) and the shops on the Ponte Vecchio. The sense of history is pervasive and it is impossible to choose between the architectural delights of Rome, fashion in Milan, the sight of Pompei, the sophisticated city of Naples and the Amalfi coast. However, there is now another attraction to consider, in the south western corner in the 'toe' of Italy,

Calabria has long been popular with Italian tourists, however it has recently come to the attention of overseas tourism and developers. The area has seen a steady in interest from European tourists attracted by the natural beauty of the area and also the noticeably improved amenities and infrastructure. One of the many surprises of this stunning region is the existence of lakes, forests, wetlands, mountains and ski slopes in the Sila district. A wealth of wildlife, woodlands, contrasting with the endless sandy beaches and due to its 'mezzogiorno' location (below Naples) it is blessed with some of the hottest weather in Italy and a fantastic year round Mediterranean climate.



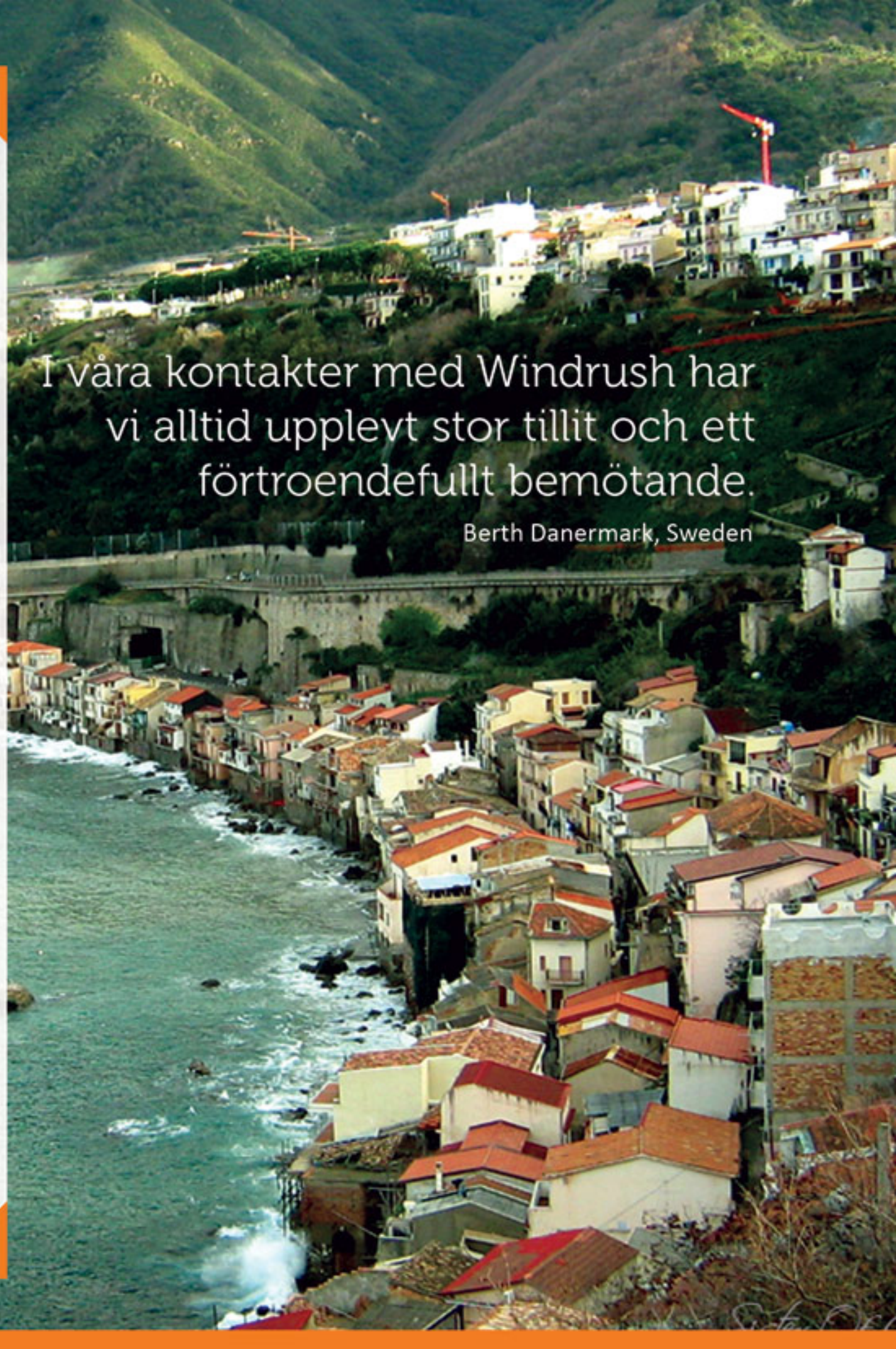
Calabria

Calabria, situated in the south western corner of Italy, south of Naples, with only the Strait of Messina separating it from the delightful island of Sicily, is one of Italy's best kept secrets amongst the multitude of Italian's looking to escape the heat of the city during the month of August however it is only recently that the region has come to the attention of overseas investors and tourists. The character of this beautiful region is formed by its breathtaking disparate landscape of mountain ranges; Aspromonte and Serre to the south and Pollino to the north, the central Sila plateau and miles of coastline with unspoilt sandy beaches, secluded coves, dramatic cliff faces and charming traditional villages and established resorts such as Scalea, Tropea and Zambrone, where everything stops for siesta. The region comprises five provinces, each with its distinctive character.

Consenza, one of the largest towns of the area, is famous for historical old town with the cathedral which claims to house the grave of Isabel Aragon, twelfth century castle, the historic Piazza XV Marzo and the University of Calabria dating back to the ancient Greeks. It is also the best point from which to discover La Sila National Park, which can be reached from Consenza by train, offering a beautiful countryside of lakes, waterfalls, dense forestation, home to many species of wildlife and birds. Tropea, the most popular amongst Italian tourists, conveys a sense of history and grandeur, boasting pristine beaches, a patchwork of fragrant cypress, citrus and olive groves and spectacular views from the ancient hilltop castle across to the ring of smoke above the volcano at Stromboli. Sila Grande an area reminiscent of the Alps boasting a unique landscape of dense forestation, waterfalls and lakes with stunning sea views and the snow capped mountains of Sila Grande. In the winter the stretch between Monte Curcio and Monte Botte Donato boasts a fantastic cross country ski run. Accessing Calabria has never been easier, served by airports at Reggio Calabria, Crotone and a third at Lamezia Terme.

I våra kontakter med Windrush har vi alltid upplevt stor tillit och ett förtroendefullt bemötande.

Berth Danermark, Sweden



Why Italy?

- ➔ Emerging market in a established country.
- ➔ Comprehensive National Health Service (SSN)
- ➔ 8500km of diverse coastline
- ➔ Italy is the 4th largest economy in the world
- ➔ Unrivalled artistic, musical and architectural heritage
- ➔ Prices are relatively low compared to the rest of Western Europe
- ➔ World famous wines and gastronomy
- ➔ Only 2.5 hours flying time from the UK, Ireland and many other European countries. 3.5hrs flying time from Russia

Italy Facts

- ➔ The Italian Alps are popular for winter sports
- ➔ Five stunning great lakes; Como, Garda, Iseo, Lugano and Maggiore
- ➔ Covering a total area of 301,133.509km
- ➔ The university in Calabria was built by Pythagoras
- ➔ The Vatican has been an independent state since 1929
- ➔ Founding member of the EU, EC and NATO

Investment

- ➔ According to the Italian Tourist Board (ENIT tourism sales were up by 24.3% in 2008)
- ➔ Increased low cost airlines, Ryan Air, Air Berlin, Gazpromavia (Moscow), Meridiana (New York)
- ➔ Capital growth of up to 20% in certain established markets, whilst relatively untouched emerging markets offer further possible capital gains
- ➔ High rental potential in the lucrative summer tourist market

Tax

- ➔ No wealth tax
- ➔ Since January 2006 there is no capital gains tax after 5 years
- ➔ No inheritance tax but a transfer registration tax
- ➔ Tax burden decreases for residents

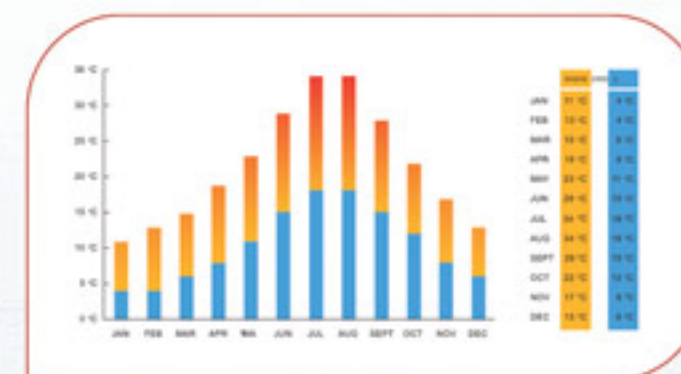
Climate in Italy

Italy's climate is mild but varies greatly between the north and south. The north has hot summers and cold winters. The south is hot and dry for most of the summer, when temperatures reach 40C (104F). Middle Italy has a milder climate.

Cost Of Living

Loaf of bread: €1
bottle of wine: €3–€4.50

Currency = € euro.
Time = GMT + 1
Population = 57.6 million



Aftersales Partners | Apple Consulting

Apple Consulting is currently to the fore of the Service sector specializing in services customarily termed as After Sales within the Industry. Not only do we especially cater for the client who requires these Services but we function in an advisory capacity for Prospective Overseas Investors wishing to buy in Italy.

We may be consulted on all matters Legal & Financial through our competent in-house Law and Finance Team. We provide a multilingual service to our Clients so as to ensure that all business is carried out efficiently and with full transparency.

We also offer many ancillary services which are oftentimes required to complete the process in Italy, such as Furniture & Interior Design Services, Translation services and many more.



Website: www.appleconsulting.it Skype: [apple.consulting](https://www.skype.com/name/apple.consulting)
E-mail: info@appleconsulting.it Instagram: [#appleconsulting](https://www.instagram.com/appleconsulting)

"Consult Apple today.....keeps your worries at bay"

In-House Legal Department – Due Diligence

It is important to understand that when purchasing a property overseas it is essential that you are provided with all the correct legal documents. At Windrush we instruct an international law firm to do the correct due diligence and then have it certified by our own in-house legal department. During the sales process should you as a client or agent have any legal questions it will be promptly and efficiently dealt with, making the process as clear and precise as possible.

For further information please contact info@windrushalliance.com

Rental Partners | Calabria2Vacation

C2V Business is local to Calabria, as are their Business Representatives. As a locally concerned business, part and parcel of the local community; they deem it a great privilege to represent the interests of many local families on the International Market.

C2V endeavour at all times to identify and furnish the Market only the very finest selection of local Vacation Rentals – and they succeed. They work closely with each local & international Home Owner to ensure each Property is well-appointed and maintained for the quiet enjoyment of our valued Rental Clients.



Website: www.calabria2vacation.com Skype: [calabria2vacation](https://www.skype.com/name/c Calabria2vacation)
Email: info@calabria2vacation.com Instagram: [#calabria2vacation](https://www.instagram.com/calabria2vacation)

Kitchen & Furniture Partners | Living Design

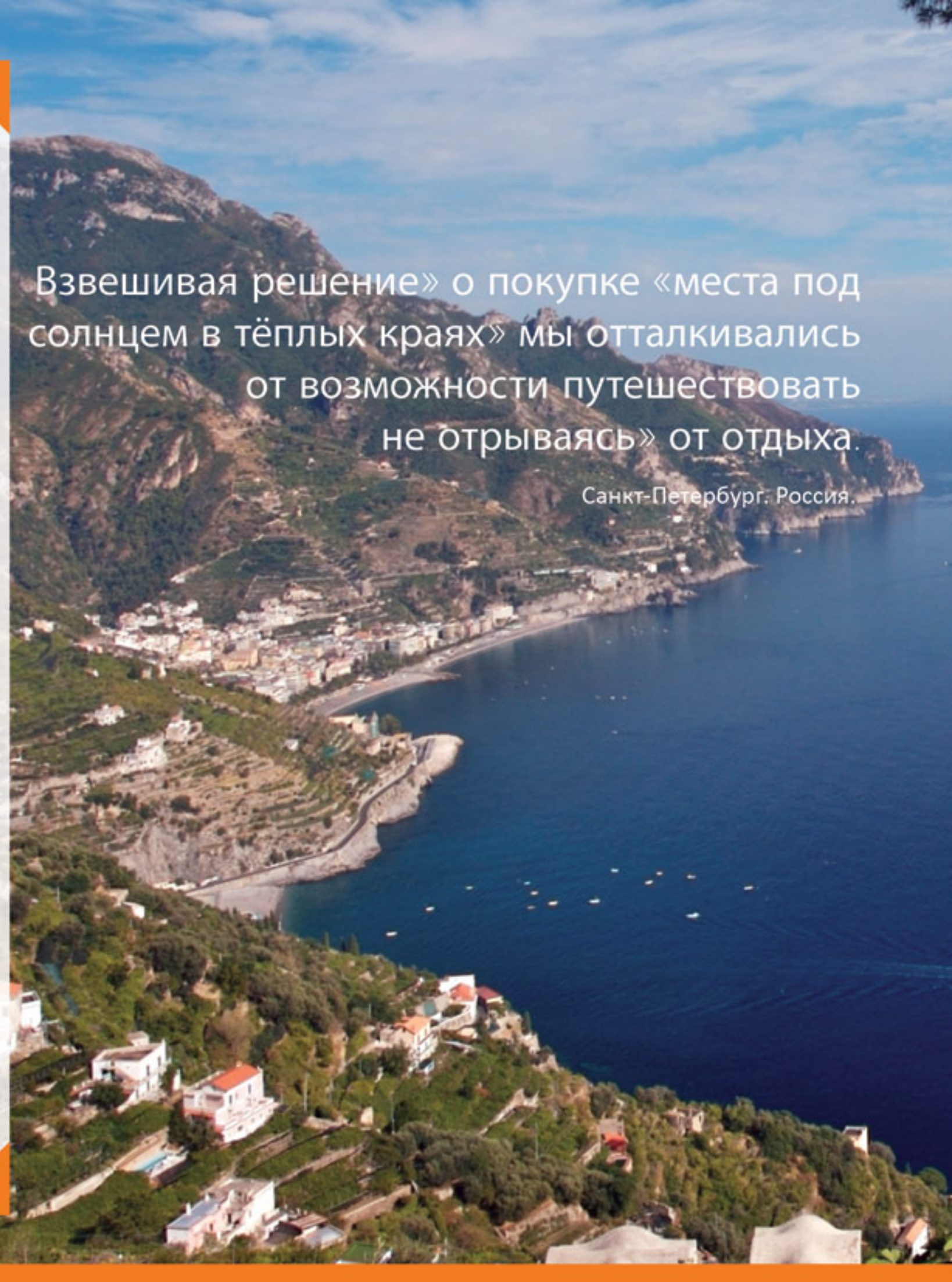
Living Design are practiced and experienced in supplying kitchen's & furniture of the highest quality to suit all tastes and budgets. Our products are fully inclusive of all the vital items needed to rent your overseas property immediately, and are delivered by suppliers who meet the highest of standards.



Website: www.livingdesignsrl.com Email: info@appleconsulting.it
Phone Number: +39 0963 991474

Взвешивая решение» о покупке «места под солнцем в тёплых краях» мы отталкивались от возможности путешествовать не отрываясь» от отдыха.

Санкт-Петербург, Россия.



The Buying Process – Why Italy?

Although the buying procedure in Italy is relatively straightforward, we strongly recommend that you appoint a reputable international law firm who will check the legal status of the property you wish to buy. We can introduce you to a number of qualified legal experts who will be able to explain the entire buying process.

- As soon as you have made a verbal agreement to purchase your property, your solicitor will then make sure that the title of the property is checked and where applicable that building licences and permissions are in order.
- If buying a resale property it is strongly recommended that you appoint a surveyor to inspect the property and to highlight any problems and give you an up-to-date insight of any future planned developments in the area.
- A sale agreement will be drawn up, a contract between the seller and purchaser. This will give details of the completion date, payment schedule and terms and conditions. The solicitor, legal translator, buyer and seller will sign the sale agreements, and each party will get the sale agreement in Italian, English and the appropriate language of your country of residence.
- To ensure that a new build is taken off the market and to freeze the price of the property, you will then normally pay a €3,000 reservation fee, followed by a deposit within 28 days. This may differ depending on your development of choice. Resale's tend to be 10% deposit and 90% payable on completion.
- 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.
- 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.

Enjoy your new home!

Наверное каждый,
кто хоть раз задумывался
о покупке недвижимости за рубежом,

Асланов Павел Portoada Park

EDEN VILLAS
THE ART OF LIVING

A new
Windrush Alliance
Development



Make that right move today!


WindrushAlliance
OVERSEAS REAL ESTATE WITH A PROFESSIONAL TOUCH

An unrivalled service by a professional company built
around years of experience and business ethic.

We cannot speak more highly of them, Windrush is very organised and professional company... Roy & Wendy Kelly, United Kingdom

Zambrone Village

Price Point : Starting from €124,000 euro

Type : Ground, First Floor & Penthouse Apartments

Fact : All Units have Sea Views of Tropea & The Aeolian Islands

Payment : Flexible – Developer Finance Available

Completion : 31th December 2015

Location : Zambrone Marina

#Zambronevillage



We have had a great experience with Richard, Paola and their team.
We know our investment is always in good hands. Bruce & Donna Levine, Marlon, New Jersey, USA



Zambrone Heights

- Price Point : Starting from €165,000 euro
 - Type : Semi-Detached & Detached Villas
 - Fact : Communal Pool, Large Green Areas, Sea Views
 - Payment : Flexible – Developer Finance Available
 - Completion : Phase 1 Completed – Key Ready Units
 - Location : Zambrone\Parghelia
- #Zambroneheights



Det har också gjort att vi haft stor nytta av Windrush efter att vi köpt lägenheten. Larrson & Blomgrem Family, Gothenburg, Sweden



Borgonovo

- Price Point : Starting from €58,900 euro
 - Type : Ground, First Floor & Penthouse Apartments
 - Fact : All Units have Sea Views & within Walking distance of Pizzo Centro Storico.
 - Payment : Flexible – Developer Finance Available
 - Completion : Completed – Key Ready
 - Location : Pizzo
- #Borgonovo



WindrushAlliance, которое возглавляет Richard, оказалось самым профессиональным во всех отношениях. Екатерина и Андрей Горбулёвы. - Санкт-Петербург. Россия



Portoada Park

Price Point : Starting from Phase 1 : €279,000 Phase 2 : €308,000 euro
Type : Detached & Semi-Detached Villas
Fact : Exclusive Resort with Direct Access to Beach. High Rental Yield
Payment : Flexible – Developer Finance Available
Completion : Completed – Key Ready
Location : Pizzo Calamaio

#Portoadapark



We want to commend Windrush Alliance & Apple Consulting in handling all aspects of the transaction in our pursuit of an Italian property. Pat & Susan, Philadelphia

Bivona Marina Beach

Price Point : Starting from €157,155 euro
Type : Townhouses – Frontline Beach
Fact : Being sold currently at Below Market Value (BMV)
Payment : Flexible – Developer Finance Available
Completion : Completed – Key Ready
Location : Bivona/Vibo Marina

#Bivonamarinabeach



Vi är väldigt nöjda med hjälpen vi fått både före och efter köpet.

Inga-Lill & Tomas Asberg, 10F Borgonovo, Pizzo



Roseto Beach Club

Price Point : Starting from €152,000 euro

Type : Ground & Penthouse Apartments – Frontline Beach

Fact : 12 Apartments with direct access to beach.

Guarantee Rental also available

Payment : Flexible – 5 YR Payment Plan available. Move in NOW, Pay Later

Completion : Completed – Key Ready

Location : Pizzo Marinella

#Rosetobeachclub



ним приступить нам было не обязательно дизайнерское решение по благоустройству земельного участка. Vladimir Galkin, St. Petersburg, Russia

Villa Faro

Price Point : Offers in the Region of €660,000 euro

Type : Detached Villa with separate apartment & private pool

Fact : Mature Gardens, High level of Construction, Amazing Views

Payment : Private Sale – Negotiable

Completion : Completed – Key Ready

Location : Zambrone

#Villafaro



Fantastisk hög servicenivå från första visning till sista slutbesiktning av vår nybyggda lägenhet i Roseto Beach Club. Karin & Pelle Schollin, tonåringarna Ebba, Eric & Ellen & Jack Russel ALLIS



PortoNuova

Price Point : Starting from €230,000 euro

Type : 3 Bed Apartment

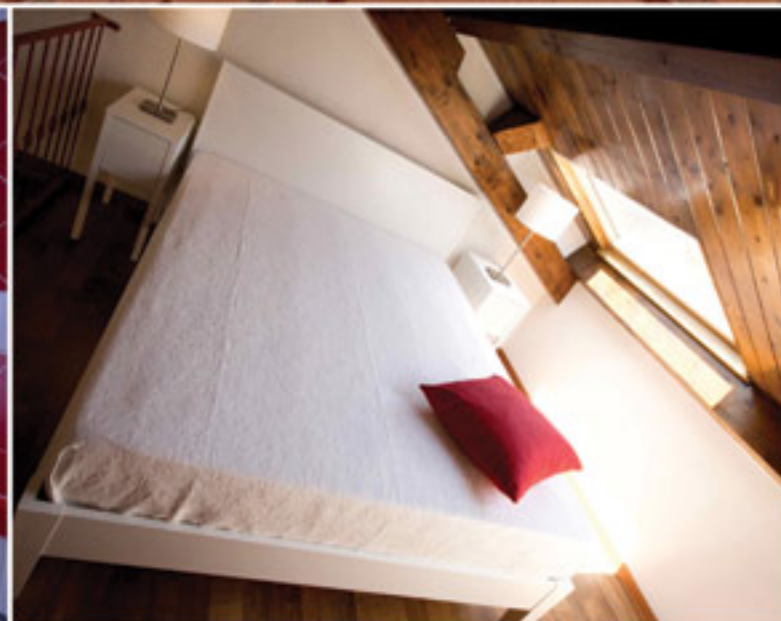
Fact : Newly Refurbished Apartment in the Old Town of Tropea

Payment : Private Sale - Negotiable

Completion : Completed - Key Ready

Location : Centro Storico Tropea

#Portonuova





CALABRIA | Southern Italy



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Facebook: [windrush.italy](https://www.facebook.com/windrush.italy)

Members of the... Windrush group

