



Village Residence
IL PAESINO
Soverato, Calabria,



CALABRIA OVERVIEW

Calabria has 780km of coast, facing onto the Tyrrhenian Sea on the west and the Ionian Sea on the east coast. Inland is mountainous, full of remote villages and is little-known to tourists. The cost of living is very low compared to other destinations throughout Europe. Once part of Magna Grecia, it was home to rich and powerful Greek colonies - the famous Riace bronze statues have been recovered from the sea and now stand in the Museo Nazionale of Reggio di Calabria.



An emerging property market within the secure and stable EU country of Italy, this is an area which is about to undergo rapid change. Why? We feel that historically the opening up of airports to such carriers as Easyjet and Ryanair helps to boost that area's economy and hence rental and sales prices increase in the medium to long-term and the long season - summer sun and winter ski – will only make this an even more profitable investment region.



SKIING IN CALABRIA

Thanks to Italy's mountainous geography, the country offers plenty of good ski resorts, including the famous Cortina d'Ampezzo and Courmayeur. Although the Alpine areas of northern Italy offer the most well-known and developed resorts, Italy's mountainous backbone creates plenty of more southerly opportunities for winter sports. In Calabria, the Sila Massif offers 35km of cross-country skiing trails and downhill slopes, centred around the ski resort of Camigliatello Silano.

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Avg Max	14	14	16	18	22	26	29	29	27	23	18	16
Avg Min	9	9	11	12	16	19	23	23	21	17	14	11
Avg Precip	114mm	99mm	84mm	61mm	33mm	13mm	20mm	25mm	56mm	109mm	107mm	117mm

GOLF IN CALABRIA

There are four established golf courses in Calabria – San Michele in Cetraro, Feudo Montalto in Limbadi, Porto D’Orra near Catanzaro and Montechiarello at Reggio. Take a trip from Calabria to neighbouring Sicily where you will find one of the best golf courses Italy has to offer at the Il Piccolo Golf Club, in the village of Castiglione between Mount Etna and the town of Taormina.





LOCALITY

The hill-top village of Il Paesino lies just a few kilometres inland from Il Paesino Marina near Soverato on the east coast of Calabria. It offers breathtaking views over the Ionian Sea from its vantage point in one of Calabria's most beautiful and picturesque regions. Situated 5 minutes by car is a pristine beach, surrounded by trees and with a promenade for strollers. The Il Paesino Marina beach, many miles of it, is a swimmer's paradise; the water being crystal clear. Scuba diving is a popular sport as is fishing and boating.



GETTING THERE

Il Paesino is just 50 minutes drive from Lamezia International Airport and one hour from Crotona airport which will be Calabria's second international airport from 2009. A new motorway is being built between Catanzaro and Soverato – cutting the journey time to both airports by 20 minutes – making Lamezia just a short 30 minutes drive away. The train takes 20 minutes from Soverato to Catanzaro, where you can take the high speed connection to Naples, Rome, Florence and beyond.





PROPERTY OVERVIEW

Founded by the Duke of Calabria in 1081 when the Normans ruled the peninsula and Robert Giscard was the first Duke of Calabria, Il Paesino became a familiar stopping off point to the First Crusaders in the 11th century A.D. Some say that the Knights Templar later used Il Paesino as a base and the Holy Grail was once here or is still hidden away within the city. Like many southern Italian towns, Il Paesino was a victim of emigration, and became largely abandoned. But with marvelous centuries-old original structures waiting to be revitalized, a company was formed to preserve Il Paesino's rich history and culture. To achieve this goal, we have designed a plan to restore Il Paesino's abandoned properties while saving as much of the original structures as possible and using all local materials and craftsmanship.



KEY FEATURES

- ✓ Picturesque ancient hill-top village
- ✓ Walking distance all amenities
- ✓ Cafes, grocery shops, butchers, and restaurant.
- ✓ Non-restored homes available
- ✓ Bespoke design and restoration service
- ✓ Weekly local market
- ✓ Renovated public spaces
- ✓ Narrow winding streets
- ✓ 6 kilometres from sea
- ✓ Hourly bus service to beach
- ✓ 50 minutes drive from Lamezia international airport
- ✓ Spectacular sea and mountain views
- ✓ Fully restored ancient homes (10th - 15th century)



Houses with Sea Views

Unrestored Houses

from 45 m2

from €25,000

Restored House

48 m2

€126,000

Restored House

81 m2

€241,000

INVESTMENT EXAMPLE

Recently, Calabria has experienced strong capital appreciation of 15% to 20% per year. After 5 years of ownership there is zero capital gains tax liability which makes this a unique and exceptionally profitable investment.

Rentals look set to increase due to the arrival of low cost airlines and the long season – summer sun and winter ski. Forecasts are running at 8% to 12% yields.

Couple the low entry level prices with the established rental market and you have a formula to give excellent capital appreciation with no tax on gains after 5 years, and rental returns to provide regular income to self finance mortgages of up to 80% loan to value.

**CAPITAL APPRECIATION FORECAST
CASA DELLE VIOLETTE**

Purchase Price	€241,500
Capital Appreciation at 15% per year	
Property Value year five	€485,742
less Purchase Price	€241,500
Total Profit after 5 years	€244,242
Less Capital Gains Tax at 0%	€0
Profit as a Percentage	101%