



Live the dolce vita in Calabria

Calabria, Italy's southern most region, where the toe meets Sicily, is where Medsea's new properties are being developed.

Unspoiled, idyllic and one of the best-kept secrets in Italy, Calabria is one of the most beautiful parts of the country, with perfect weather year-round and a relaxed, very Italian way of life.

Beach Life & the Lidos

The Calabrian coast is famed for its beauty and is home to some of Italy's most stunning beaches. "Lidos" are unique to Italy and you will find yourself being offered services such as beach chair and umbrella rental, a bar service, babysitting and play clubs for children and all kinds of beach games as part of the Lido experience in Calabria. Of course, you can just take off and find some hidden, private coves for pure relaxation!



The Calabrese People

Like the food they love, the Calabrese people are fiery and warm, open and welcoming. They will adore your children, welcome you into their homes and generally treat you like long lost friends. Traditionally hospitable and eager to share the beauty of the region they live in, you will find yourself making friends quickly and easily – and you won't want to leave!

Calabria may be one of Italy's least famous regions, but the toe of Italy has played a large part in Italian culture. The famous tarantella dance originated in Calabria and famous Calabrians include the late fashion designer Gianni Versace, Charles Atlas (the original world's strongest man) and Hollywood actor Nick Mancuso.

The Sicilian Connection

Calabria is right next to Sicily and trips via ferry to Messina are cheap and easy. Sicily is an amazing island where you can visit ancient ruins, climb Mount Etna, shop in the glamorous boutiques of Catania and indulge yourself in Sicily's famous gelato (ice cream) bars or eat traditional Sicilian cannoli desserts in cafes. In fact, a day trip to Messina is an absolute must for fans of ancient Roman, Greek and Byzantine history – and is also the perfect starting point for those who want to see Mount Etna, one of the world's most active volcanoes.



Worldwide Properties Ltd.

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BUYING A PROPERTY IN ITALY

GENERAL

Buying a property in Italy requires qualified and reputable assistance. There are 4 key factors, which must be carefully considered by the prospective buyer prior to consolidating a successful purchase:

Real Estate Brokerage
Legal representation
Location & amenities
Quality & construction

LEGAL

We will introduce you to an English speaking Italian lawyer to provide you with assistance in all legal matters associated with your purchase.

PURCHASE PROCEDURE WHEN BUYING A PROPERTY OFF PLAN

To reserve the chosen property – Payment of 3,000 Euros deposit
Within about 30 days – Completion of all necessary documentation & signing of Preliminary Contract
Solicitor fees of 1% of purchase price, subject to minimum of £1,000
Payment of up to 50% of the purchase price
On completion of the property – Purchase tax of 10% of the purchase price
Notary & legal fees of approximately 3% of the purchase price
Payment of the balance of the purchase price

MORTGAGES

Mortgages are available using the Italian property as security.
Qualified Independent Mortgage Brokers with experience in the purchase of property in Italy can provide full advice on the range of financing schemes available.

INSURANCE

Property insurance – this can be arranged for you, if not covered by the Community of Owners
Life Insurance – is available in relation to any mortgage undertaken, subject to underwriting

SELLING ON NEW BUILD PROPERTIES BEFORE COMPLETION

This can be done by payment of a transfer/administration charge to the lawyer.

The staff of Worldwide Properties Ltd will provide expert advice on all of the above matters

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