



OVERSEAS REAL ESTATE
WITH A PROFESSIONAL TOUCH

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!



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.



'Windrush did a fantastic job in helping me add to my overseas property portfolio'

Colm Spring, Bath



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. Reggio Calabria, was historically capital of the province and is still the seat of the regional parliament, however Cantanzaro has been the capital of the region since the 1970's.

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, Crotona and a third at Lamezia Terme. Alternatively, popular options are to fly into Naples or Palermo (Sicily) and take advantage of the fantastic scenery via train. Alternatively, there is a direct intercity train direct from Rome to Tropea, Scalea and Consenza.

'Everytime I set foot in southern Italy I instantly get that feel of old Italy'

Brian and Lorraine Burns, Dublin

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
- Stunning natural beauty
- One of the most popular beach destinations in Europe.
- 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
- There are 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

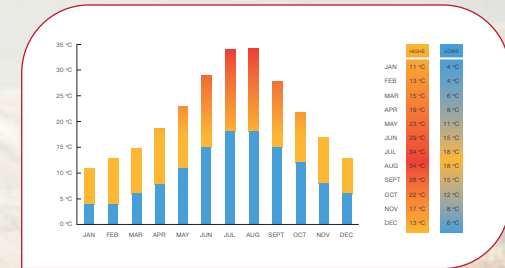
Climate in Italy

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



Discovery Tours

Although many of our investor clients prefer to secure units by telephone, one of the best ways to help you make the right purchasing decision is to visit your chosen area through a fully tailored viewing trip. Specifically designed to your needs, our trips can be arranged on your behalf by our experienced team who will take the hassle out of the trip by organising all the travel bookings on your behalf. From time to time, we offer preferential rates on its viewing trips to interested clients allowing you the chance to view properties that suit your budget, location and style.

For further information on booking your discovery tour, view our website at www.windrushalliance.com or email us info@windrushalliance.com

Aftersales

Windrush Alliance understands that buying international property in an unfamiliar country can sometimes be a complex process with many different documents and stages involved with property purchase abroad. Therefore our team of Aftersale consultants remains on hand offering assistance and support throughout the buying process and also to ensure that our clients are able to establish their own ongoing direct communication and relationships with the developer and the letting management firms linked to the development.

Windrush partner says "We are on hand on a daily basis to answer any client queries and problems and where necessary act as a go-between for the developer ". Only by offering the best after sales service can we expect to retain and expand on the number of overall happy and satisfied clients we have.

For further information please contact aftersales@windrushalliance.com

'I thought their new development Eden Villa's oozes style and sophistication'

Abner Posner, Tel Aviv

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 legal@windrushalliance.com

Rental & Property Management

Windrush is proud to say that through our affiliate program we are able to offer our clients a rental package that will enable you to earn money from your investment with confidence that your property is in good hands.

When dealing with our Property Management team you can be completely assured of a professional, trustworthy and reliable service. Our Team can assist you with a comprehensive range of services from property checks, key holding, to maintenance of your home and garden.

Resale

Resale property is an important and expanding part of the international property market. For investors it is essential that they can sell their investment at the right time and for the right price and clients can use our knowledge and experience to maximize their returns.

Many clients may also want to look for a resale property rather than wait for a new build property. Through our extensive range of local agents we can offer amazing resale's at amazing prices

Finance - Mortgage/Currency/Insurance:

Through our affiliate program we have developed a partnership with two established finance companies which will be able to give all our clients up-to-minute advice on all aspects of financing an overseas property.

Once you have decided to proceed with a purchase, our affiliates will be able to offer you a tailored made package with the appropriate mortgage product, home & contents insurance and if you so wish, all done at a very competitive currency exchange rate.

For further information please contact finance@windrushalliance.com

Furniture

Choose one of our elegant 2008 furnishing collections for your Windrush apartment or Villa, and create the perfect ambiance for you and your guests / tenants.

- Complete furnishing collections to suit every apartment
- Choice of 3 finishes for each apartment
- Excellent payment plan
- Patio furniture packs in three striking designs

For further information please contact furniture@windrushalliance.com

Residency & Visa Application

Through our in-house legal department we have identified that most non-European clients would look upon the Visa & Residency situation as being one of the most important issues when purchasing a property overseas, especially in Europe, that is why we have instigated our legal department to prepare all the correct information and procedures for our non-European clients buying in Italy.

Our In-house legal department would be happy to talk any potential or existing client through the ins and outs of the whole process.

Email now: legal@windrushalliance.com

The Buying Process

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.

1. 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.
2. 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.
3. 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.
4. 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.
5. Each of these transactions is handled by an independent lawyer who's fully qualified and highly experienced in both International and Italian property law.
6. To ensure you're clear with the process from the word go, your lawyer will talk you through every step.
7. 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.
8. **Enjoy your new home!**

Очень профессиональный, Спасибо

Pavel Ivanov, Moscow

EDEN VILLAS
THE ART OF LIVING

A new
Windrush Alliance
Development



Make that right
move today!

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



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Disclaimer

The information contained in this document was believed correct at time of going to press but we cannot guarantee its accuracy. You should always seek independent professional advice and check the up-to-date position before entering into any property-related transaction. Windrush alliance aims to deal only with local developers whom it reasonably believes to be reputable. However, Windrush can offer no assurances as to the financial status of any developer over the period of any particular project. Any decision to acquire or invest in overseas property is a significant one and ultimately rests with the client. There are risks involved and independent professional advice should be sought. Circumstances can change and the value of property can go down as well as up.