

Villa dell' Olivara

A stylized logo of an olive branch with a brown trunk and several green and orange leaves, positioned to the right of the text.

VILLA DELL' OLIVARA



Villa dell' Olivara is an exclusive development of just **300 superior-quality apartments** and penthouses, situated on the charming coastline of Calabria in southern Italy.

- Located just **700m from the beach**, all apartments and penthouses enjoy **spectacular sea views**
- Overlooking a brand new **160 hectare golf course**
- Secure, gated community
- Prices from just **193.000€**



Italy



Situated on the Mediterranean and Adriatic Sea, the enchanting country of Italy offers something for everyone, from beautiful landscapes, medieval hill towns, historic Roman ruins and classic Renaissance art to alpine skiing, gastronomy and fine wine. Whatever your passion, Italy will not disappoint.



Accessibility



 2 hours flight

 3 hours flight

- Set on a sloping site overlooking sea and golf, Villa dell' Olivara is located just 5km and 5 minutes' drive from the **international airport** of Lamezia Terme
- The resort is conveniently situated away from the flightpath, ensuring it enjoys peace and **tranquillity** whilst offering the very best accessibility to Italy and the rest of Europe
- Flight time from the UK is just 2.5 hours
- Ryan Air, the low cost airline, operates two direct flights per week
- Easyjet is due to open a direct route to Lamezzia Terme in 2007



Calabria



- The region of Calabria has been identified as one of Europe's most exciting **property investment locations**, offering international air links and a micro-climate unmatched elsewhere in mainland Europe other than in the far south of Spain
- The most southern province of Italy's mainland, Calabria offers **750km of coastline** on three sides, providing mile upon mile of sandy beaches, rocky coves spectacular headlands... and space
- Calabria's cultural heritage is second to none. Museums, galleries and traditional Italian **architecture** abound, and

the renowned **locally-grown produce** is exported throughout Italy and the rest of Europe

- The area has successfully retained a real sense of 'southern' **authenticity** and over the years has made little concession to modernity and mass tourism
- Calabria is a region perfect for year-round enjoyment, providing not just sea, sand and sunshine, but also the little-known delights of the Camigliatello Silano **ski station** just half an hour from the coast



Architecture

- The developer has applied a unique **architectural style** to the development, bringing together the very best of traditional Italian architecture, combining rustic natural stone with clean architectural lines
- The development is designed and orientated to maximize the **stunning views** across the golf course and to sea
- The modern architectural design offers **spacious accommodation** made from high quality building materials
- The development has a keen focus on **protecting the environment** in which it is set, offering salt water pool system and the latest technology for energy efficiency
- **Extensive landscaping** offering lawned areas, attractive olive tree-lined walkways, pools and recreational zones, whilst remaining sympathetic to the local environment



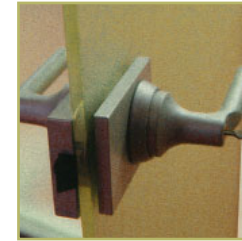
Facilities



- Three outdoor **swimming pools**
- State-of-the-art **gymnasium and spa**
- Social club
- Commercial centre including **shops, bars and restaurants**
- 24-hour **security**
- Privileged rates and memberships at approved **local golf course**, situated right on the doorstep
- Close to local town offering bars, restaurants and historic places of interest
- Local **beach** offering relaxation and a range of watersports



Specifications



- **Modern specification** including thoughtful and spacious interiors and good lighting (both natural and artificial)
- **"Intelligent" building features** including wifi connection and domotics
- **Fully-fitted kitchens** with in-built appliances including dishwasher and washing machine
- Terraces boasting **panoramic sea views**
- High-quality beech woodwork with **built-in wardrobes** in bedrooms
- Pre-installed **air conditioning** and heating
- Bathrooms with Porcelanosa and Hans Grohe appliances, power shower and **under-floor heating**
- Underground **parking**
- Video entry-phone
- 24-hour security



The environment



- Whilst offering every amenity the development is mindful, and protective, of the environment in which it is built
- In line with our commitment to the environment, swimming pools will use the latest **salt-water technology** to eliminate the use of chlorine
- An innovative centralised **solar energy system** will be installed, providing greater efficiency at vastly reduced cost for home owners
- To protect the local landscape and eco-system, **olive trees and vines** displaced in the building process will be preserved and replanted within the grounds of Villa dell' Olivara.
- It is intended that owners will benefit from future harvests by enjoying their own allocation of olive oil pressed from the estate's own fruit, and wines produced from the Villa dell' Olivara vineyard



Golf



- The development will overlook a new **160 hectare golf course** which is due to begin construction March 2007
- Set in a **frontline beach location**, the course follows the coastline, allowing views to the hills and mountains
- Owners at Villa Dell' Olivara will enjoy **preferential rates** at the new course



Tropea



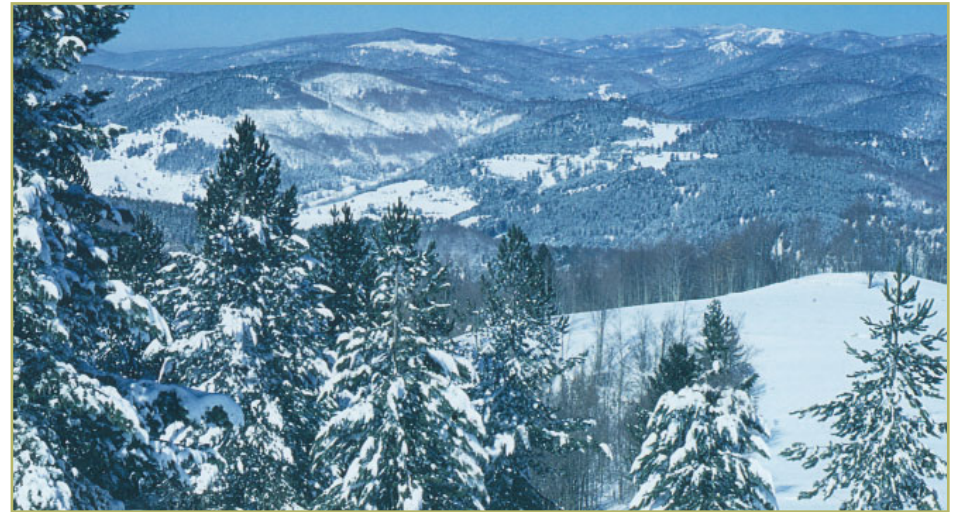
- The ancient town of Tropea is the undisputed jewel in the crown of the region. One of Calabria's most important historical centres in terms of **art and sculpture**, several of its important sites have been mentioned in the classic works of Strabone, Plinius and Cicero
- Perched on a circular cliff above a beach of fine, white sand, Tropea boasts a well-kept **historical centre**. The narrow, twisting lanes of the old town offer a wealth of museums, galleries, churches, restaurants and shops

selling handicrafts, earthenware and gastronomic local delights such as cheeses, olive oil and wines

- The church of Santa Maria dell' Isola, built on a crag jutting out to sea, provides a stunning focal point, overlooking the town to one side and the **modern marina** to the other. From here you can watch the fisherman trawling their catch, or hire a boat for the day to explore the beautiful local coastline



Ski



- Camigliatello Silano is just **50 minutes' drive** from Villa dell' Olivara
- Camigliatello Silano is a **summer and winter resort** situated in an area of pine forests and close to lake Cecita
- Its elevated position allows speedy connections with fellow **ski stations** in both Lorica and S. Giovanni



Financial information



Prices start from just 193,000 euros

- Villa Dell' Olivara provides the best value in the area for location and price
- Payment terms:
 - 6,000 Euro deposit
 - 30% inclusive of VAT on private purchase contract
 - 70% inclusive of VAT on completion



Why Calabria?



- Just **two hours** from most major European airports
- Undiscovered and unspoilt location
- **Beach** in the morning and **ski** in the afternoon
- High capital **growth potential**
- **Strict building controls** – large areas protected from development
- One of **Europe's favourite destinations** – culture, local history, food and wine, golf, sailing, skiing, water sports



Why Buy?



- Villa Dell' Olivara enjoys a privileged location, set above a **golf course**, just **700 metres** from golden **sandy beaches** and close to an unbeatable array of local attractions
- The project is a perfect vehicle for **investment** right now – it is one of the first modern developments in this part of Italy and ideally suited to permanent residence as well as the holiday home market
- **Modern specification** - thoughtful and spacious interiors, good lighting, marble flooring and “intelligent” building features
- Large terraces boasting **panoramic sea views**
- Pre-Installed **air conditioning** and heating
- Underground **parking**
- **Security**
- Proximity – to the **airport**, 5 mins
- Limited number of units available right now at **pre-release prices**

