



BUY

IN

ITALY

EASILY

WITH

US



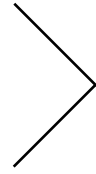
**easy
home
italy**



EHI!
IT'S
EASY.



CAPRI



WE'RE NOT BROKERS OR ESTATE AGENTS OR REALTORS!

We're a team of professionals with over twenty years' experience in the property sector. Our mission is to help foreign investors with their purchase of real estate in Italy, making it as smooth and worry-free as possible.

As a foreigner searching for property in Italy and going it alone, you may well come up against almost insurmountable barriers, not just in terms of the language but also with bureaucracy and the systems here in Italy.

Our aim is to provide you, as the foreign investor, with one single point of contact, meaning that any possible risks, problems or stumbling blocks can be avoided.

Italy is a much sought-after destination for many foreigners, who delight in the Italian lifestyle, culture, climate, landscape and cuisine.

WE'RE CONSULTANTS WHO WORK FOR THE BUYER AND THE BUYER ALONE.

The Bel Paese is seen not only as a fantastic location for a short break but also as a destination that's worth spending a longer stretch of time in or even somewhere to move to permanently.

And this is what often prompts the idea of looking into buying property here (ideally towards the upper-end of the market) so as to have a firm base in Italy and experience the 'Italian way of life', if only for a few weeks or months at a time.

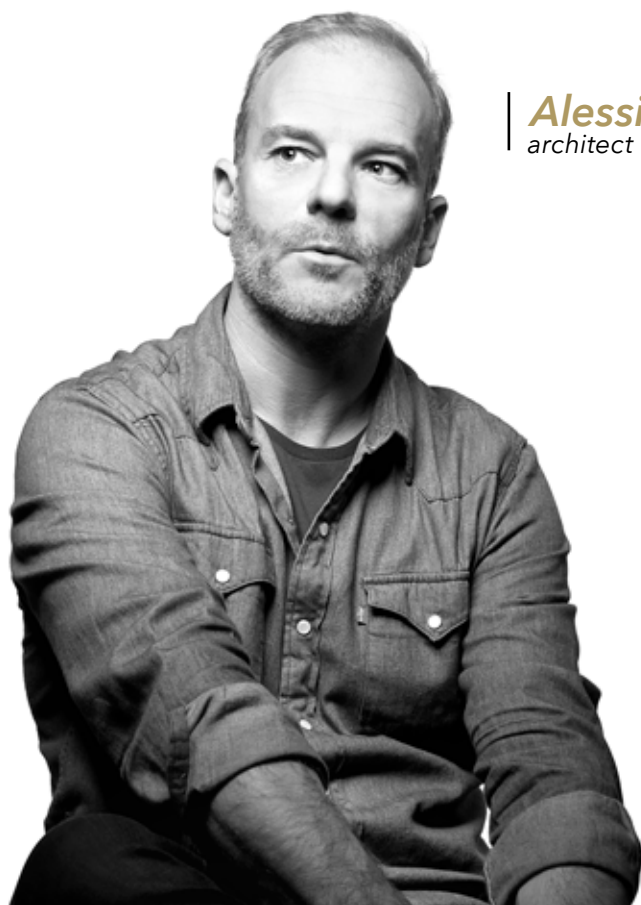
Italy abounds with fantastic locations - some well known, others less so - that open interesting doors to property investment, and the current market offers plenty of opportunities for an attractive deal, including in terms of interesting rates of return.

TEAM

With a team made up of a lawyer, an architect and a real estate practitioner, we've pooled our skills and expertise and joined forces in order to accompany you as a foreign buyer step by step, from finding a suitable property and investigating its condition to actually completing the purchase and through to any renovation or interior design work.

What makes our team stand out from those already on the market? We're completely independent and we have no links - either directly or indirectly - to the seller or their broker. In addition, as the members of our team specialise in different areas, we are ideally placed to offer an integrated, one-stop-shop service that goes beyond simply providing the basic form of assistance with a purchase.

In order to meet our clients' specific requirements, on occasions we may work alongside other specialists who are, of course, coordinated by our team.



Alessio Riva
architect



Stefano Meani
lawyer



Attilio Bassi
real estate professional



MISSION

Our mission is to provide you, the foreign investor looking to purchase property of a certain calibre in Italy, with a 360° consultancy service, providing one single highly-skilled point of reference that can work with you in English and assist you with each and every step of your investment, from finding the property in the first place through to providing bespoke interior design services.



SARDINIA

STEP #1

- we establish exactly what you have in mind and immediately provide initial advice on the best way to achieve this, given the particular characteristics of the property market here in Italy (in terms of legal, tax and regulatory aspects, etc.)
- if asked to do so, carry out a nationwide search to identify the property that best matches your requirements
- we liaise with the seller's broker on your behalf

STEP #2

- we establish the condition of the property and its status in law, involving site visits and photos/videos that will be sent over to you
- we establish whether the sale price is reasonable, bearing in mind the condition of the property, its location and comparables
- we advise you on the legal and tax aspects of your investment, providing assistance with any related requirements (getting a tax code, opening a bank account and dealing with taxes etc.)
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STEP #3

- we provide you with architect's plans for the renovation of the property or for the interior design in accordance with your wishes
- we identify any contractors/suppliers and coordinate their work where requested, we manage the property or assist with rental
- where the property is purchased as an investment, we draw up the appropriate business plan if required



WHAT

LEGAL ADVICE

- advising you, as a foreign client, on Italian property law
- advising on inheritance law
- mortgage advice
- assistance with negotiations
- assistance with the work to be done by the notary
- review of agreements and other legal documents
- legal translations
- assistance with any disputes that might arise

FISCAL ADVICE

- an analysis of your request
- establishing how your particular set of circumstances would be dealt with by the legislation in force in Italy
- opinions on the tax aspects of the proposed transactions in light of Italian tax law
- coordination with your accountant

REAL ESTATE ADVICE

- an analysis of your request
- initial discussions about your plans for the purposes of a feasibility study (in terms of budget and how the market stands)
- finding the right property
- investigating the condition of the property and its status in law
- establishing whether the sale price is reasonable
- assistance with negotiations with the seller's broker
- assistance with property management (renting) where applicable

ARCHITECTURE ADVICE

- an analysis of your request
- initial discussions about your plans for the purposes of a feasibility study (in terms of budget and how the market stands)
- finding a property, working in coordination with the real estate broker
- investigating the condition of the property and its status in law
- drawing up renovation/interior design plans
- drawing up an estimated bill of quantities to establish that the project is inline with the relevant budget
- implementation of the renovation/interior design plans
- choosing sub-contractors (builders and interior designers, etc.) from the list previously drawn up and handling dealings with them
- coordination of any renovation/interior design work as Director of Works



*EHI!
BECOME
A
PARTNER!*



FLORENCE





EASYHOMEITALY S.R.L.

easyhomeitaly.com

M. +39 333 5790155
via L. Mascheroni n° 31
20145, Milan



