

Our Experience - Why we moved from Ireland to Italy

When Tom and I embarked upon our dream of owning a little piece of Italy, we always had the vision of living in the sun. We always knew that once we had decided on where to go there would be no turning back.

Calabria in southern Italy, the 'tip of the boot', offered us an amalgamation of opportunities which we embraced with open arms and welcomed as our new home. It's not hard to see the potential of Calabria; it is about the only place in Europe that seems to not have been affected by the worldwide recession.

We embarked upon a search for the perfect Italian idyll and contacted Experience International who offered a good selection of properties in Calabria. Our sales consultant was excellent; he gave us a very good and informative insight to Calabria. We liked the fact that he kept contact with us, even after we signed on the dotted line. He was always there if we ever needed him or had any questions we wanted answered!

After considering our needs and the options we purchased a one bed apartment in the La Terrazza di Pizzo development for €83,500 in November 2008 and moved to Calabria permanently June 2009. Tom and I wanted to make a good investment; to purchase an affordable property in a location which was different and unique. It was important to be in close proximity to the airport yet not too far from the scenic tourist areas like Tropea and Capo Vaticano.

We felt that the Pizzo region had a real Italian community atmosphere; we want to integrate with the local population and eventually be considered as locals more so than tourists. We believe that Calabria has yet to reach its full potential and we know we will get a good return for our investment.

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Calabria reminded us very much of our homeland, Ireland, with its beautiful greenery and fabulous coastlines, the natural countryside, the amazing olive groves and wine vinerias. Local people selling fresh produce at the side of the road is a common occurrence and the friendly welcome, atmosphere and willingness to help a pilgrim on their way is a pleasure to experience.

A home for every season

We of course love the four seasons especially the fabulous summer where you can spontaneously take off to the various beaches that surround the coastline. The long summer season reaches soaring yet comfortable temperatures of 30 degrees plus but the heat never gets in the way of planning an eventful day of sight seeing.

Those wanting to relax on the many beaches that stretch along the golden coastline of Calabria will love it. The Ionian and Teheran seas embrace this perfect coastline, protecting and enriching the soft sandy beaches and the crystal clear blue waters. It's not hard to understand why Calabria, is now known as the new 'Italian Rivera'.



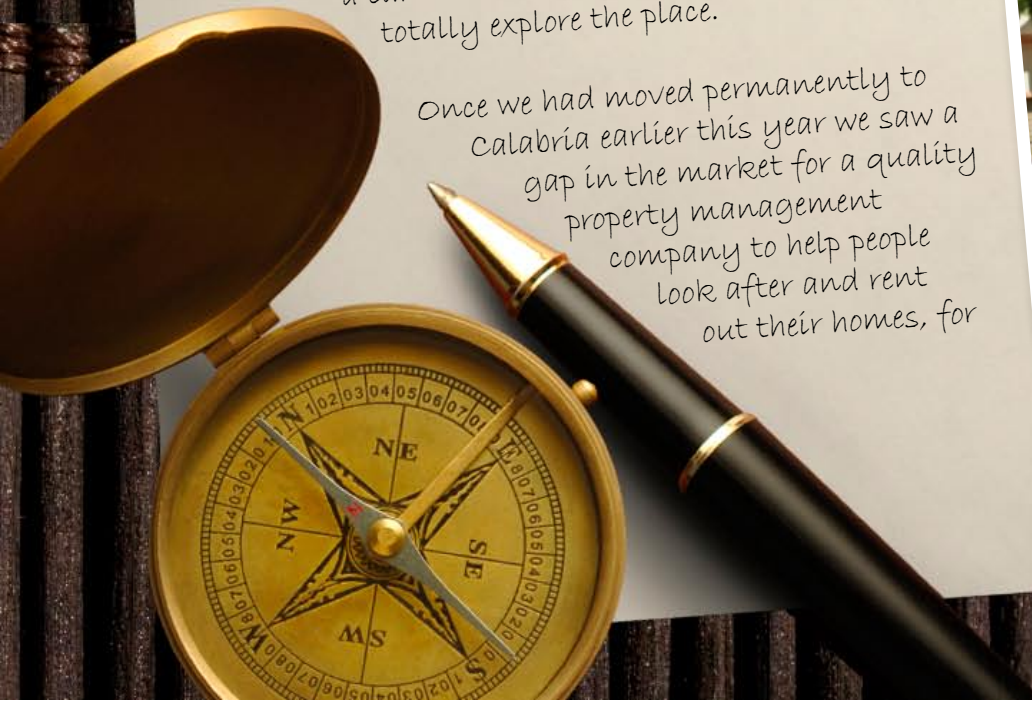
In winter time one can go to the Silas region over an hours drive and ski. The Silas are in the mountains and offer amazing scenic forestry with evergreens and beautiful lakes.

Calabria is in the process of change with new developments all strictly zoned and controlled. The region is opening up to tourism. It's a place where you can come and stay in a hotel, an apartment or go camping in your camper van or tent. It's friendly and open to all natures and very accommodating to visitors. As we have found, a car is a must in Calabria to view and totally explore the place.

Once we had moved permanently to Calabria earlier this year we saw a gap in the market for a quality property management company to help people look after and rent out their homes, for



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many a vital part of a good investment. Our company, Calabrian Management Services (www.calabriamanagementservices.com) is going from strength to strength and we are enjoying helping both property owners and those looking for accommodation in Calabria.

Tom and I are slowly learning the language and endeavouring to integrate into community living. We are so glad that we made the decision to relocate to captivating Calabria.

Tom and Paul



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Tom and Paul's TOP TEN TIPS for Buying in Italy

1. The advice we would give to people who intend on purchasing in Italy would be to choose an independent solicitor to handle your purchase. Speak with a few solicitors and obtain prices and ask what exactly you are getting for your money.
2. If possible try and engage the services of an English and Italian speaking solicitor. Check the Law Society register to make sure everything is above board with the solicitor you decide to choose and if possible speak to people who have used his/her services for a recommendation.
3. Always make sure you have a bank guarantee to cover you for the full term of the build of your apartment and make sure you are covered with a financial compensation if the building works get delayed.
4. If you agree any extras with the builder or agent, make sure they are written into your contract and exact details agreed.
5. Agree that your contract will be written in both languages, English and Italian.
6. When you receive your finalised contract, check to make sure that it is signed in the relevant places by both you, the buyer and also by the vendor.
7. Find out the details of the builder and if possible check out previous examples of his/her work.
8. Try and visit the development at least once to check the progress of the building works, or engage the services of a Management company who will check the build process on your behalf and supply you with regular updates on the progress.
9. Make sure you organise to carry out a snag report on your apartment before you complete.
10. Always confirm the situation relating to any condominium charges, what the fees are and what do they cover you for.

