







PIZZO BEACH CLUB RESORT







ITALIAN

Riviera living



Italian Riviera living

for relaxation, for investment, for life...

If Italy's a boot, Calabria is its southernmost toe: a narrow 250 km peninsula like a precious string of pearls in a scenically rocky setting between the turquoise Ionian and Tyrrhenian seas and edged with lustrous golden beaches. And here is where you'll find and revel in the epitome of the elusive dolce vita.

For its blessed climate, breathtaking natural beauty, its culture, heritage, superb cuisine and wines and much more besides, the original Italian Riviera is impossible to beat. Little wonder, then, that it's so popular with holidaymakers from Northern Italy - the real surprise is that they've managed to keep this hidden gem to themselves for so long!

Italian Riviera living's a dream come true for sun seekers, and investors alike. Where else can you bask on a pristine beach in the morning and hit the ski slopes in the afternoon? Thanks to government and EU investment and numerous airlines with regular flights from the UK, the region's on the cusp of a major resurgence - yet you can buy property in the heart of Old Europe at emerging nation prices. And with experts forecasting per annum appreciation of 25 - 35%, bringing prices into line with those of the most popular Northern Italian regions, you can look forward to a superb and rapid return on your investment. With added peace of mind of a stable Euro Zone economy, well-established property laws that make conveyancing as easy as at home and all just a two-hour flight from the UK, you have what we consider to be the European investment opportunity of the decade and the enjoyment opportunity of a lifetime.

Our passion for Calabria

VFI Overseas Properties was born out of our shared passion for this utterly beguiling region and our commitment to sharing them with our growing family of happy clients. A genuine blend of the best of our two home countries, our organisation is built on Harry's construction industry track record and experience in property maintenance and management and on Antonio's unrivalled knowledge of Calabria and its tax and property laws - so VFI investors enjoy complete peace of mind from the word go. That's very important to us because we aim to ensure that everyone who invests with VFI today is keen to re-invest in our future developments. We both derive huge satisfaction from sharing our Calabrian passion - and we look forward to introducing you to the lifestyle we've come to love!

Harry Fitzsimon

Antonio Velardo

Luxury built on tradition

As a joint venture between Italian and Irish property developers, we have a refreshingly different approach. Our offices in Italy, Sicily, London, Dublin and Belfast give us a vital presence in the Italian Riviera itself as well as at the heart of our UK and Irish markets and we're now one of Southern Italy's largest developers. With an impressive portfolio of Calabrian land and properties, we're committed to creating opportunities that yield unbeatable returns - and to delivering a quality of service that's second to none. You'll find it reassuring to work with an organisation whose local knowledge is unrivalled, that offers legal advice in English as well as Italian and which makes the entire process as transparent and stress-free as it can possibly be. Finally, for your complete peace of mind, we provide an insurance bond that guarantees that every last penny of your investment is returned in case of building problems or other unforeseeable events - so investing in one of our Calabrian properties carries almost no risk at all!













Pizzo

Prettily perched on a high slope of an enchanting promontory into the Tyrrhenian Sea in the heart of the Sant' Eufemia Gulf, Pizzo is one of the Vibo Valentia district's most beautiful and best-known towns. Built on the ruins of ancient Roman Napitia, where St Peter stopped on his journey to Rome, Pizzo is in the northern stretch of the aptly named Coast of the Gods amid some of Italy's most breathtaking landscapes. With its thriving fishing port, maze of narrow mediaval streets and lanes linked by tiny staircases, ancient fountains, buildings and churches and the Spuntone - a large balcony from which you can view the imposing Aragonis Castle and the sea from Lamezia to Capo vaticano - Pizzo is steeped in history. But it's also a vibrant and well-equipped modern resort town with every facility and attraction the cosmopolitan traveler could wish for - from watersports through golf and specialist historical tours to an excellent range of seafood restaurants and nightlife and the best ice cream in the world - so it's little wonder that Pizzo is now one of the Vibo Valentia's most fashionable resorts, or that we chose this as the location for our latest prestige development.

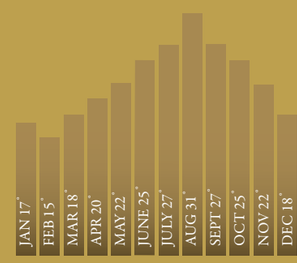
Welcome to Calabria the real Italian Riviera

Calabria's dramatic mountainous interior is fringed by a scenic rugged coastline and some of the most fabulous beaches you'll find anywhere. With temperatures ranging from below zero in the mountain ski resorts in winter to more than 40°C along the coast in summer, the climate's as pleasant as its people, who are renowned for their warmth, generosity and sense of fun. Dotted among the forests, lakes, mountains and 800 km of fabulous coastline are countless Greek, Roman, Byzantine, Norman and Bourbon archaeological treasures, bearing fascinating testament to the region's rich history and cultural diversity. And whether it's the delicate scent of acacias in spring, the heady aroma in summer of fermenting grapes for the region's celebrated Cirò and other wines or the pungent musk of freshly ground olives in winter, there's always something seductive in the air.

Amid all this timeless grace and beauty, however, you can sense a gentle wind of change - a renewed economic vibrancy that means there's never been a better time to invest in Calabria. Thanks to new roads, infrastructure three new airports and EU investment this beautiful, unspoilt part of Southern Italy is almost effortlessly and affordably accessible from the UK - yet strict Italian legal development restrictions ensure that Calabria will remain unspoilt and will never be scarred by overdevelopment like the Costa Del Sol, for example. And because we offer a totally secure and comprehensive investment and lifestyle package covering every last detail of your purchase from independent financial advice to superb after sales service from our local team, your laid-back and relaxed new lifestyle starts with our very first meeting!

"The Italian government is pushing money into the region to encourage regeneration and tourism, road links have been improved, and there is an international airport at Lamezia Terme that has flights from Germany, Holland, Switzerland and the UK. I believe property prices in this region have a good chance of increasing significantly over the next few years. Tourism and holiday housing is a prime target for growth as prices are still lower than in many comparable locations. You could expect double digit growth."
Sunday Times.

"Calabria's coastline is among the most unspoilt and affordable in Europe."
Laura Lathan, The Independent.



Average daytime temperature

Flight Time hrs.
Holland 2:10
Germany 2:00
UK 2:30
ROI 2:40



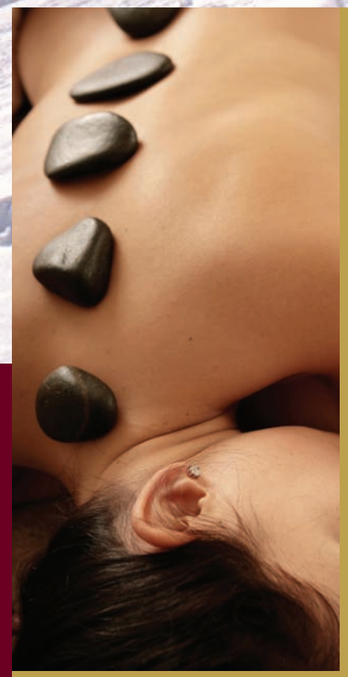












Pizzo Beach Club

Pizzo Beach Club is a five star resort, situated on the shores of the Tyrrhenian Sea and within a short fifteen minute drive of Lamezia International airport offering direct and inexpensive flights to the UK and other major European destinations. The resort has luxurious studios, apartments, penthouses and villas, each elegantly designed over two levels. The development also offers a football pitch, tennis courts, a clubhouse with restaurant and bar facilities as well as swimming pools and botanic gardens, perfect for relaxing, lazy or active holidays. The beach is only a short five minute walk away through an ancient forest of pine and eucalyptus trees. The enchanting forest will also offer additional activities such as an archery range and a relaxation area where the lazy days can be spent relaxing on hammocks whilst listening to nothing but the soothing sound of wind and waves. The beautiful fine, white sandy beach that can only be rivaled by those in the Caribbean will offer a licensed beach club, as well as a marina and sailing center for those looking for more adventurous or active holidays.

It is a measure of the quality of the Pizzo Beach Club's location that Club Med, who famously only operate in world class locations, have a resort literally next door whose superb facilities such as rock climbing, kayaking and sailing as well as numerous others are available to Pizzo Beach residents. In addition, there is scope for increased rental income due to the popularity of the area and the lack of accommodation on the Club Med site during the peak season, when many Italian families holiday in the region.

Specification

Prices start from €75,000 for apartments and from €261,500 for villas.

- 10 - 15% expected rental yield
- Car parking included in the price
- Kitchen fully fitted
- Bathrooms fully fitted

All white goods included except for washing machine and dishwasher however plumbing will be included for both.

Construction starting December 2007

Facilities

- Swimming pools
- Botanic gardens
- Tennis courts
- Football pitch
- Club house
- Restaurant
- Bar
- Forest relaxation area
- Archery range
- 5 minutes walk to the beach
- Shops and boutiques
- Male female fitness suite
- Internet café
- Clubhouse

Local facilities

- Beach bar
- Rock climbing
- Kayaking
- Sailing
- Bus tours
- Boating trips
- Shooting trips
- Helicopter rides
- Microlite trips

Completion

March 2010

Payment Plan

€3000 reservation followed by:

Apartments

35% on issue of contracts
10% after 1 year
55% on completion

Villas

30% on issue of contracts
70% on completion





Overall I found the process very easy as our host VFI were very friendly, courteous and very professional throughout. I would have no hesitation in recommending this company not only for the service but the great value too.

Kevin and Linda Dolan.

The Buying Process

At VFI we believe in making every part of your investment process as stress-free as the laid-back lifestyle you're buying into. We've achieved that by investing in our own network of key business partners, each with their own special contribution to your security and peace of mind. Together they make up one of the largest client care teams in Europe - and they'll be with you every step of the way through the purchase and constantly on hand for after sales service. We can even provide a personalised turnkey furnishing service so that your new home's ready to live in from the moment you collect the keys!

The process in brief

- Once you've settled on your choice of property we ask you to pay an initial reservation fee of £3000 before embarking within 28 days on an inspection trip to explore the resort and its surroundings
- If you then decide to go ahead with your purchase, that £3000 goes towards your deposit of 35% of the sale price (the balance being payable within 28 days)
- 12 months later a further 10% becomes payable
- On completion and handover of your property, the balance of 55% is due
- Each of these transactions is handled by an independent lawyer who's fully qualified and highly experienced in both UK and Italian property law
- To ensure you're clear with the process from the word go, your lawyer will talk you through every step over a pleasant dinner and answer any and all of your questions
- 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 similar to the UK's NHBC
- Please get in touch if you'd like more details on these or any other aspects of the buying process

Secure Rental Income

Whether you're buying purely for investment purposes or seeking to rent your property part-time, the immense popularity of the region, especially among Italians, means that high season rental income alone will more than cover your annual mortgage outgoings. If you're looking for rental in the longer term, we'll put you in touch with one of our rental income agents and they will advise you in the light of their expert local market knowledge.

Total service and Support

Your dedicated Customer Care representative will liaise constantly between you and the builder and keep you up to date in your own language. Then, after completion, you'll find it reassuring to have the team at hand to help with ongoing maintenance, management and troubleshooting.

Resale Services

Thanks to our partnership with a global network of real estate agents, you're already in the best of hands should you decide to realise your asset. If, like many of our clients, you're looking to re-invest in emerging markets, you're invited to join our Investors' Club, which keeps your finger on the pulse of the latest exciting opportunities.

Mortgage, Finance and Legal Services

Our expert in-house consultants will be happy to provide advice and assistance with every aspect of financing your purchase, from mortgages to equity release, whether through British, Irish or Italian lenders.

Insurance - rest assured with VFI

You're probably not familiar with the intricacies of the Italian insurance industry - so our experienced consultants are at your disposal to arrange every policy you could need, including:

■ Home insurance: including building, contents, material damage and legal cover ■ Car insurance: fully comprehensive, third party, windscreen and full breakdown cover ■ Medical insurance: EHIC, health card, private health and dental cover ■ Family pets











Penthouse

Sample shown illustrates two bedroom Penthouse with fully fitted kitchen and bathroom with roof terrace. Full details and specifications for this as well as studio and apartment layout options are available upon request.



ROOF TERRACE



1ST FLOOR

Pizzo Beach Club

Pizzo Beach Club 5 star resort is situated on the shores of the Tyrrhenian Sea with the beach merely a 5 minute stroll through an enchanting ancient forest of pine and eucalyptus. The resort comprises of studios, apartments, penthouses and villas, each elegantly designed over two levels. The development also offers a football field, tennis courts, a clubhouse with restaurant and bar facilities as well as swimming pools and botanic gardens.

*Please note that all details, illustrations, plans and renderings contained in this brochure are to the best of our efforts correct at the time of going to press, please contact us for full details and specifications.





GROUND FLOOR

1ST FLOOR

Villa

Sample shown illustrates three bedroom Villa with fully fitted kitchen and bathrooms. Full details and specifications are available upon request.

