

ITALY



JEWEL OF THE SEA

CALABRIA

Property Type

1 & 2 Bed Apartments

Size

70m² - 100m² including terrace

Delivery

June 2009

Payment Terms

£2020 / 3000€ deposit

50% in one month

50% on completion

Price

1 bed from £65,000 / 96,000€

2 bed from £81,500 / 120,000€

The Jewel of the Sea is a spectacular development that truly has something to offer everyone. Whether you are looking for an overseas investment, holiday home, rental or a weekend retreat this has it all. Jewel of the Sea is a gated community with a full range of facilities with a wonderful beachfront location, adjoining a new golf course on the beautiful southern tip of Italy.

Just a couple of hours away from the UK with daily flights already available the region of Calabria represents real value for money and is rapidly becoming one of Europe's most popular regions for astute property investors.

There are a host of onsite facilities for all to enjoy, including a beach bar, clubhouse, restaurant, fitness suite, spa, sauna, Jacuzzi, swimming pools, tennis courts, shopping mall, hairdresser, beautician, children's play area and more to ensure that everything you or your tenant needs is there for their convenience. If that is not enough to keep you occupied then remember that you are in one of the most beautiful spots in Europe to go and explore.

The urbanisation has been carefully and sympathetically designed, each low rise apartment building will have its own private entrance and all the apartments will have either golf or sea views. The developers are building to a high specification with a ten year building guarantee, all licences in place as well as a bank Guarantee.

Everything has been set up for a stress free purchase with excellent prices making this an ideal investment into an Italian property. On top of all this, if you require finance then there is an 80% mortgage facility on completion.

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JEWEL OF THE SEA

CALABRIA, ITALY

FOUNDATION:

Foundations in reinforced concrete with concrete floor, ceramic tile finish.

SANITARY & PLUMBING WARE:

P.V.C. collectors connected to mains.

SUB-STRUCTURES:

Structure of reinforced concrete with reinforced concrete pillars in compliance with current Italian specification regulations.

ROOFING:

Antique style mixed Mediterranean roof tiles. Thermal insulation. Colour chart available.

FACADES:

Exterior walls of 30cm in brick, with thermal chamber and interior insulation, plastered and subsequently painted in oyster and similar colours.

INSTALLATIONS:

M and E installation of hot and cold water electrical boiler immersion heater with sufficient capacity for distribution to all services.

Electrical installations in embedded tubing in accordance with new low voltage regulation.

Electric switches/sockets colour beige by Siemens or similar type Delta Profil or similar.

Installation of telephone connection in living room and bedrooms.

Installation of Sky TV connection in living room and bedrooms.

EXTERIOR CARPENTRY:

Exterior carpentry in powered aluminium in neutral grey/green or other colours.

Double glazing in all windows and terrace doors.

Roller shutters.

INTERIOR CARPENTRY:

Varnished doors with corresponding fittings.

Balconies fitted with cast iron railings, powder coated.

FLOORING & WALL TILES:

General floors of dwellings in upmarket ceramic tile.

En-suite bathroom and second bathroom walls (non-slip floor tiles) in ZIRCONIO model Morino Rojo y Morino Marfil or similar.

Wall tiles up to 1.6 metres in bathrooms, fully tiled if requested.

Pavement of terraces and access in Calaf tiling, or similar.

PAINTING:

Walls and ceilings plastered to specification, painted with smooth silk paint in pastel colours, in keeping with the colour of the façade.

All wooden elements varnished and cast iron elements powder coated.

BATHROOMS:

Wall tiling in bathrooms and guest toilet using ZIRCONIO tiles or similar.

Single stainless steel taps in bathrooms and kitchen, or similar.

KITCHENS:

Wall surface between granite worktop and cupboards 1.2 metre in ceramic tiles.

Rest of kitchen wall plastered and painted to specification.

3 cm MONDARIZ granite work tops in kitchens or similar.

White goods: ceramic hob, and extractor hood and fridge supplied.

Pre-installation of services for washing machine and dishwasher.

Lighting points provided underneath upper kitchen furniture.

MISCELLANEOUS:

Exterior lighting fittings and specification according to Italian criteria.

Communal antenna

Pavement leading to front door made of non-slip earthenware tiles or similar.

Finish concrete in parking area.

Gardens landscaped with trees, shrubs, or similar.

Pre-installation for air-conditioning in living room and master bedroom, extended if requested.

OPTIONAL:

Pergola covered parking area on request.

Complete turnkey service available on request.

The developer management reserve the right to alter these specifications at any time/or substitute materials of similar or improved quality.