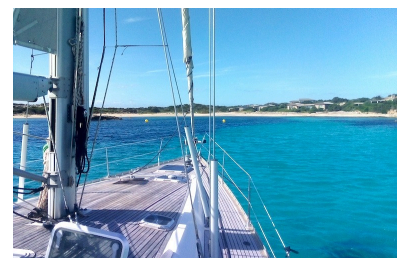


Sardinia

Thanks to numerous new air routes, Sardinia has never been closer. Wild and simultaneously toured on an international scale, this island enchants with its coastline considered to be one of the most beautiful in Europe, inland nuraghe fortresses dating back 3500 years, and exceptional luxury homes set in fairy-tale surroundings.

The famous Costa Smeralda in the north hosts the most exclusive luxury properties; they are located near the ports of Porto Cervo and Porto Rotondo known for their many restaurants, clubs, and fashionable boutiques. Along the coast, numerous prestigious properties have direct access to calm bays. Islands such as La Maddalena or nature reserves are a true paradise for the many sailing ships and yachts. There are other parts of the island that are less renowned, and yet, offer opportunities for excellent real estate purchases. You can, in fact, find a prestigious villa in such enchanting places as Alghero, Budoni, S. Teodoro, Punta Coda Cavallo in the east; Stintino, Costa Verde, Cabras and Porto Pinoet in the west; or Villasimius and Chia in the southern part of Sardinia.



Sardinia (Sardegna)] is the second-largest island in the Mediterranean Sea, after Sicily, and one of the 20 regions of Italy. It is located west of the Italian Peninsula, north of Tunisia and immediately south of the French island of Corsica.

It is one of the five Italian regions with some degree of domestic autonomy being granted by a special statute. Its official name, Autonomous Region of Sardinia, is bilingual in Italian and Sardinian: Regione Autonoma della Sardegna / Regione Autònoma de Sardigna. It is divided into four provinces and a metropolitan city. The capital of the region of Sardinia — and its largest city — is Cagliari.

Owing to the variety of Sardinia's ecosystems, which include mountains, woods, plains, stretches of largely uninhabited territory, streams, rocky coasts, and long sandy beaches, Sardinia has been metaphorically described as a micro-continent. In the modern era, many travelers and writers have extolled the beauty of its long-untouched landscapes, which retain vestiges of the Nuragic civilization.

Alghero

Alghero, Sardinia is a truly charming place to visit and if you are planning a trip to the island you should not miss it. This Catalan enclave of less than 50000 people is the 5th largest city in Sardinia and – despite attracting multitude of tourists every year – it's managed to retain its character and local vibe.

An ancient Catalan burg on the sea, an infinite variety of colors and landscapes, sun and year-round mild temperatures, stories and legends of ancient civilizations, the sound of the ancient Catalan tongue, the allure of sailing, the adventure of extreme sports and much more....hiking, trail cycling, the traditions and flavors of ancient times mixed together with the tastes of today. And then there's the sea: the very soul of the city. Alghero extends its welcome from the north-western corner of the ancient land of Sardinia Walls A stroll along the town walls provides some wonderful views towards Capo Caccia and makes a refreshing alternative to the narrow lanes of the old town (allow around 20 minutes).

This is a favorite evening pursuit as the west facing direction of Alghero means that stunning sunsets can often be enjoyed from one of the many bars or restaurants along the route.

Marina Directly to the north of the old town is the marina. This is home to an eclectic flotilla of yachts (in all shapes and sizes), fishing boats and tour cruisers. It also functions as a watersports center.

Bastione La Maddalena The first notable landmark for visitors approaching Alghero along the coast from the north is the Bastione La Maddalena at the end of the town walls.

Beaches and nature trails in short

A brief collection of the best known and most easily reached beaches via land. The Alghero coastline extends for almost 90 Km, with beaches and rocky formations for all tastes gold and white beaches, enchanting coves framed by the colors of the Mediterranean nature, soft sand dunes shaped by the wind...

Very easily reached via land, whereas others are reached exclusively via the sea, or, for cycling and hiking enthusiasts, by bike or on foot. All you have to do is go one of the thousands of the often hidden paths that open up among the greenery of the Mediterranean scrub brush to suddenly find yourself among thousands of hues of blue.



Airport Alghero-Feritilia

Small airport 20 minutes by car from the city center, with direct flights to many countries in Europe.

For example: Katowice-Alghero 3 times a week in summer season, by Ryanair.

Furthermore there are other 2 Airports in Sardinia, one in Olbia and one in Cagliari, with many direct flights to Europe and other continents and daily flights to Poland.

Our Real Estate Agency: CASA MEDITERRANEA IMMOBILIARE ALGHERO

- We care about your needs and try to find the solution that meets your needs and wishes.
- The personal relationship with our customers sets us apart.
- Free consultation, our customers who want advice can always count on our availability,
- professionalism, friendliness and confidentiality that allow our agency to satisfy the customer in every phase.
- We professionally examine the needs of customers;
- We offer a valid and effective vehicle for the promotion of real estate;
- We are present in the real estate market with residential and commercial properties throughout the national territory.
- We give importance to collaboration between colleagues;
- The client can count on our commitment and on the collaboration of other agencies;
- We commit part of our economic resources to the advertising of real estate, to provide good effective advertising;



Luxury property in Alghero for sale



Our office



Luxury property in Alghero for sale

Why choose Casa Mediterranea immobiliare Alghero?

Casa Mediterranea immobiliare Alghero, duly registered with the chamber of commerce of Sassari at R.E.A. SS-153162 has been operating throughout the country for over twenty years:

- We offer a free appraisal of your property, this appraisal is current and real at current market value;
- We accurately identify the commercial sale value of your dwelling;
- We conduct a feasibility study by cross-referencing supply and demand;
- We offer various real estate opportunities and select the ones that best suit your needs;
- We take care of the entire technical/economic procedure and the completion of the purchase proposal paperwork until the notarial deed.

without any commitment on your part, we will help you find the right property for your needs. Casa Mediterranea immobiliare Alghero, Looking forward to meeting you personally to present you with our proposals, we take this opportunity to extend to you our most sincere greetings.



Who is Giulio Barra?

Born in Milan in 1967, where he trained as a commercial agent, in 2006 he specialized as an agent and trainer in the real estate sector.

In 2002 He receives the assignment to manage his first new real estate agency in Alghero, in the face of the excellent work done, Giulio realizes that it is the time to embrace a new growth strategy with the opening of three new offices, one in Alghero one in Porto Torres and one in Sassari.

The great success led him to get his license to become a real estate agent and fall in love his job to which he devoted his heart and soul. He tried to acquire as much knowledge as possible, he participated in various NLP courses, motivational and training courses, earning the Master Practitioner, certified by the Society of NLP. Growing is not only passion, but also ambition, the attachment to his new adopted land, and the idea of opening his new agency comes to the fore.

Over time, he decided to specialize in the immobiliare sector throughout the country and to devote more time to his family, and to downsize his structure, concentrating everything on a single agency.

In 2002, he officially opened Casa Mediterranea immobiliare in Alghero. A first major milestone.



SELLING IS LIKE A CANVAS, TO BE FILLED WITH COLORS AND EMOTIONS...

Selling is an art, so says Giulio who comes from a family of artists, his grandfather Giuseppe Barra, poet and composer, creator of the OSCAR and the "Pentagramma d'oro," covered with evocative music many and many compositions, as well as organizer of the "Rhapsodies," from 1936 to 1954 performed in the greatest theaters in Italy, San Remo, Florence, Venice and the San Carlo in Naples.

The interview - In Alghero for passion

Milanese by birth, Giulio Barra opened his first agency in 2003, after only a few months he traveled on the wave of success conquering the top of the local real estate market. "Quality, services, and assistance are the winner." One hundred and eighty days or so to build success. "Of course, not an improvised success, because it comes from a solid foundation and the professional preparation that guarantees."

These were the words of Giulio Barra, Milanese by birth, who in 2003 at only 37 years old found in Sardinia a land capable of great satisfaction. Giulio, in little more than six months, had opened his agency in Alghero in Sassari and Porto Torres. And since then, he just hasn't no longer been able to curb his enthusiasm for the excellent results he has achieved and is obtaining. But let's start from the beginning and without going too far back in time, how did

Was this passion of yours born?

You see, I have always been a salesman in the past, but I realized that if behind your work there is not the experience made of seriousness and quality, the rewards are never complete. I mean that selling remains an end in itself and does not cover all those services that are able to give real satisfaction to your customers.



Where does your Professional growth start from?

A lot of study and passion. I had a very important training period in Bergamo that formed me both personally and professionally, which culminated in my registration and qualification as a professional real estate. I can say that my commitment and enthusiasm have been repaid, but also the good fortune to meet people who believed in me.

So, off to Sardinia? A difficult land for an arduous adventure?

An adventure I threw myself into with great conviction. In Alghero there were already a dozen real estate names operating, and the early days served to study and focus on controlling the territory and understanding the needs. I had to overcome some initial distrust, which is understandable toward all new operators. But my philosophy proved successful.

The market here is predominantly residential, say 80 percent, and has a lot of movement, given a catchment area that has 40,000 admissions in winter and doubles in summer.

The Balance Sheet to date is definitely positive?

With the new opening of the real estate agency Casa Mediterranea Real Estate Alghero, not only are we perfectly placed and have conquered customers, but we can boast the beauty of more than eighty exclusive sales mandates throughout the territory. And we can say with pride that we are now leaders in the local market.

What are the reasons for these achievements?

I don't want to repeat myself, but the quality, the quantity and professionalism of the services and assistance that The Casa Mediterranea real estate agency guarantees are the winning weapon. All the more so in a region whose inhabitants harbor a kind of natural distrust of change and where the demands for transparency and clarity on their part are more than demands. What is the importance of your Team? The importance of teamwork, extolled, in the 1600s, by the English poet John Donne.

None of us can perform at our best if we remain isolated, where the ability to coordinate with collaborators is increasingly appreciated, because teamwork guarantees better results, which help to make women and men happier, even outside the office. I take this opportunity to thank collaborator **Lilli Bayerl** and secretary **Sara Fiori** for the excellent work they are doing.

But what is in the pipeline for the future?

"So many many projects that include my continued professional growth and contextually that of the agency. And then, slowly, I would like my valuable collaborators to be able to move with their own legs, opening in turn other agencies, and I am sure that, at this rate, it will be so."

Real estate agency fees

We collect 4 % plus vat, both from the seller and the buyer. (4% + 4%) We accompany you from the first moment, until the notarial deed, we will always be available, and accompany you for a safe purchase.

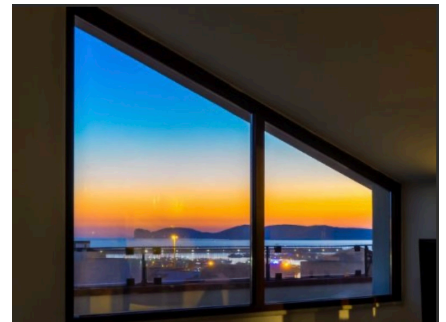
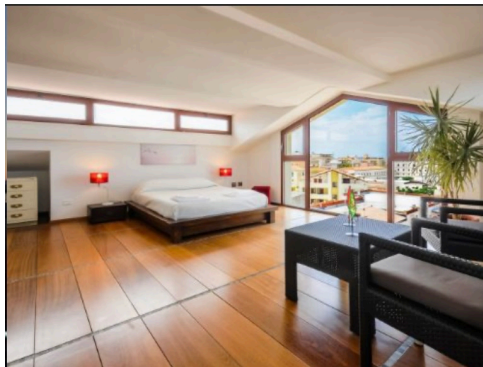
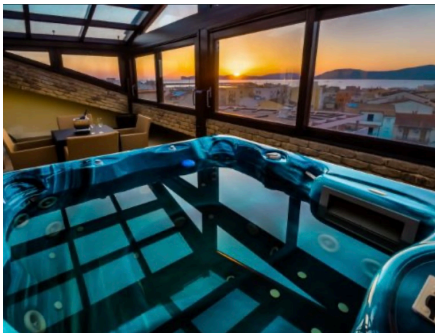


Pricing - purchase of a home

The main variable affecting the purchase of a home is definitely the purchase price. Needless to say, various elements affect the price of real estate. Such as the following:

- Area in which the property is located: suburb or city center;
- The type of apartment: villa, apartment, etc;
- The floor area;
- The floor;
- The exposure to the sun;
- The details and finishes of fixtures and floors;
- The walls;
- The toilet facilities;
- The presence of an elevator;
- The general condition of the building and many others.

For example in Alghero the current prices for square meters are between 1500-4500€ per square meter according to the various elements of the building.



Luxury apartment in alghero

What purchase procedure to follow to buy a house in Italy?

Having arrived at this point you should have already identified the property to buy in Italy. Let's see, then, in a practical way what is the correct procedure to be implemented to arrive at the purchase of the property. Specifically:

- The purchase proposal;
- The stipulation of the preliminary contract of purchase and sale;
- The notarial deed of sale.

The proposal to purchase the property

When you decide to buy a house in Italy (or if you want to buy a house from abroad), once you have chosen the property from among the many houses offered for sale, you must submit a "proposal to purchase." The purchase proposal is an irrevocable offer that contains the main terms of the transaction between seller and buyer. I am referring specifically to the following elements:

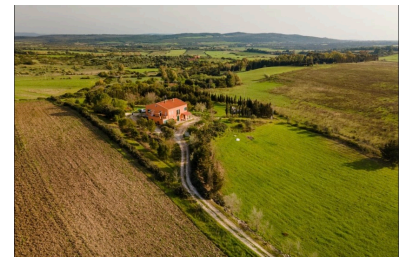
First and last names of the parties; Date and place of birth; Description of the apartment; Land registry details; Year of construction; Zoning compliance; Habitability; The agreed price; The method of payment; The amount of the deposit etc. ;

The seller may accept or reject the offer as appropriate.

Stipulation of the preliminary contract of sale

Once the proposed purchase has been accepted, the next step is the preliminary contract of sale. This is a preliminary agreement to purchase by which the buyer formally commits himself. In fact, the contract usually provides for the payment of a deposit. This is an amount that in most cases varies between 10% and 30% of the value of the property.

The preliminary contract must mandatorily have a written form. It must contain all the conditions dictated by the parties in the proposed purchase. It basically aims to oblige the parties to transfer the title to the property at a certain time. However, there is no obligation to purchase.



Villa on countryside Alghero

Stipulation of the deed of sale

The final contract of sale is the notarial deed. Deed drawn up in the presence of a notary public, who, after reading the same and inviting the parties to sign the deed, will carry out the required transcripts. The notary, in his capacity as a public official is required to transfer the information pertaining to the purchase and sale to the relevant state bodies and the Land Registry Office for the purpose of registration.

The Italian notarial deed must be accompanied by a foreign language translation certified to conform to the Italian text by an official translator (which may also be the Italian notary who knows the foreign language). This is unless the foreigners buying declare that they understand and read the Italian language perfectly. The buyer must be given the original certificate of title. In cases where the notarial deed is executed long after the signing of the compromesso, it is advisable to register the latter with the Land Agency. This is in order to protect you from possible prejudicial transcripts against the seller, such as foreclosure of the house to be purchased.

What are the taxes associated with buying a property in Italy?

Everyone who decides to buy a house in Italy is required to pay indirect taxes related to the purchase of the real right. The taxes payable are divided into two groups:

Taxes related to the purchase:

The Taxes related to purchase: registration tax or VAT mortgage tax and cadastral tax;

The indirect taxes related to the purchase of home in Italy.

The taxes to be paid to the Tax Administration, related to the purchase of real estate, vary according to certain parameters.

The type of tax, in addition to being related to the type of property (property purchased as a first home or not or as an instrumental building), the same also depends on the seller subject. In particular, the buyer of real estate must pay attention to whether the selling party is a private individual or a VAT taxable person (company in individual or corporate form).

What are the tips to reduce taxation if you want to buy a house in Italy?

Beware, however, in some cases, you can reduce this kind of taxation. In fact, if you decide to buy a house in Italy, and for you it is your first home (not to be confused with the term "main home"), you will be entitled to a number of concessions.

These are concessions that can reduce the indirect taxes you have to pay when you buy your home. Foreign buyers who meet the requirements can also enjoy the first home benefits.

Specifically at the time of purchase:

Those who purchase their first home from a private individual, non-construction company or a construction (or renovation) company more than 4 years after the completion of the work pay registration tax of 2 percent on the cadastral value of the home. In addition, mortgage and cadastral taxes in a fixed amount of € 50 each;

Those who buy from a construction company, within 4 years after completion of the work, pay VAT at 4%. While, registration, mortgage and cadastral taxes fixed at € 200 each.

Notary fees: how to calculate them

Generally speaking, the notary fees payable when buying or selling a property are as follows:

- the registration tax: equal to 9% (2% if it is the first house) of the cadastral value of the property;
- the cadastral tax (euro 50);
- the mortgage tax (euro 50);
- the VAT which is variable from 9% to 22%
- The fee and taxes related to the national notarial archives.

Since the fees are to be paid to the Internal Revenue Service, they do not depend on the notary's office. On the contrary, the fee is a variable expense that changes based on several factors including, for example, the area and the cost of the property.

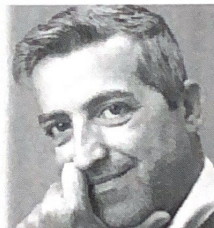
In general, to provide a range of costs, we can say that the fee costs range between 1,500 and 2,500 euros, to which the previously mentioned taxes should be added.





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