

Henvenuti!

You're here because you have a passion for Italy and dream of owning your own slice of la dolce vita and I have created this ebook to get your journey off to a flying start.

In this guide, I have put together the essential information you need to confidently buy property in Italy and embrace la vita lenta

Read on and let's make your Italy property dream a reality!





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I AM NIKKI TAYLOR - BILINGUAL ITALIAN REAL ESTATE CONSULTANT + LA DOLCE VITA ENTHUSIAST

I am the go-to bilingual expert on Italian property purchases for foreigners. As a 3x Amazon best-selling author, my work has been featured in Forbes, Entrepreneur, and Millionaire magazines, as well as on House Hunter's International and HGTV's Mediterranean Life TV program.

I also wrote the real estate column for Italy magazine and L'Italo Americano and have an active client, media, and follower reach of millions globally.



With nearly a decade of experience in real estate and holiday rentals in Italy, and a unique background in investment banking and financial planning, I am well-equipped to serve my clients effectively. My advice has saved clients over €7M in complex real estate transactions just in the first half of 2023 alone.

As you get on your journey of investing in Italian real estate, remember that the beauty and potential of this region extend far beyond its stunning landscapes and rich culture. With careful planning, informed decisions, and the insights shared in this book, you are well-equipped to make the most of your investment. Whether you're seeking a dream holiday home, a lucrative investment property, or a blend of both, Italy offers endless opportunities. I hope this book provides you with the knowledge and confidence to take the next steps. Here's to your success and enjoyment in Italy, where "la dolce vita" is more than just a phrase—it's a way of life.

xo. Mikki Taylor



VITA LENTA: THE ITALIAN LIFESTYLE







a Vita Lenta, which translates to "the slow life," is more than just a phrase; it's a way of living that captures the essence of Italian culture. In our fast-paced world, La Vita Lenta invites us to slow down, savor each moment, and truly appreciate the beauty that surrounds us. It's about taking the time to enjoy a leisurely meal with family and friends, strolling through picturesque villages, and immersing yourself in the rich history and traditions that make Italy unique.

In Italy, life unfolds at a gentler pace. Mornings often begin with a leisurely coffee at a local café, where neighbors greet each other and catch up on the latest news. Afternoons are for leisurely lunches, often lasting several hours, where food is savored and conversations flow effortlessly. Evenings might find you taking a passeggiata, a relaxed stroll through the town square, where everyone from children to grandparents comes out to enjoy the cool evening air.





This slower pace of life isn't just about taking it easy; it's about finding joy in the simple things.

It's about understanding that life is meant to be lived fully, with a deep appreciation for every experience. When you embrace La Vita Lenta, you learn to value quality over quantity, relationships over transactions, and experiences over material possessions.

As you read through this eBook, I hope you feel inspired to bring a touch of La Vita Lenta into your own life.

Whether you're considering investing in Italian real estate, planning a visit, or simply dreaming about the Italian lifestyle, remember that the true essence of Italy lies in its ability to make you feel at home, wherever you are.



WHY INVEST IN ITALY?

The country's strategic location, rich cultural heritage, and solid commitment to innovation and sustainability make it the best and wisest choice for those seeking stable and profitable investment opportunities.

Additionally, the Italian real estate market is set to grow, with stable property prices and increasing demand. This makes it a perfect time to invest, especially in popular areas that are still reasonably priced. Italy's strategic location in Europe, along with a favorable regulatory environment, makes it an ideal investment destination.

Whether you're looking to expand your business, invest in property, or simply enjoy a new lifestyle, Italy offers a wealth of opportunities.

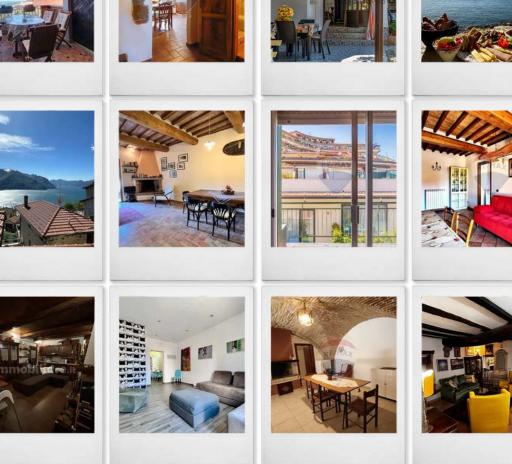


WHY INVEST IN ITALY?



As you consider these investment opportunities, remember that investing in Italian real estate is not just a financial decision—it's a chance to embrace La Vita Lenta. Imagine owning a villa in Tuscany, where you can enjoy leisurely afternoons amidst rolling vineyards, or a charming apartment in a historic city, where life flows at a gentler pace. By investing in Italy, you're not only securing a profitable future but also stepping into a lifestyle that celebrates the beauty of slowing down and savoring each moment.

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DISCOVER YOUR DREAM PROPERTY IN ITALY

Browse through our gallery showcasing a range of properties across Italy, from dreamy countryside cottages to sleek city apartments.

This will help you get a feel for the variety of styles and locations available across Italy no matter your budget!

UNDER €50K



AREZZO,TUSCANY €48,000

Step into this charming apartment nestled in the historic center. On the second floor of a quaint four-story building, it offers 60 square meters of stylish living. Enjoy a living room, kitchen, bedroom, and bathroom with no condo fees, ensuring economical independence. Modern furnishings, wooden window frames for insulation, a spacious terrace, and an efficient heating system make it a cozy retreat in a prime location.



COREGLIA ANTELMINELLI, TUSCANY €49.500

Discover the charm of this village house in Coreglia Antelminelli, Tuscany. Spread across three floors, it features an entrance/kitchen and bathroom on the ground floor, a living room on the first floor, and a bedroom with a landing (used as a second bedroom) on the second floor, plus a cozy attic. Much of the furniture are included! Nestled in a tranquil pedestrian street, it offers peace away from traffic, yet convenient access to various amenities within walking distance.



CEGLIE MESSAPICA, PUGLIA €42,000

Discover this charming 30 sqm stone cottage, a true gem of 19th-century architecture. With its enchanting allure and good condition, it offers 2.5 rooms of cozy living. Enter into a welcoming hall with a snug alcove featuring a comfortable bed. The functional kitchenette, with its independent entrance, adds a practical touch, complemented by a small yet comfortable bathroom. Beyond its historical charm, this property boasts a strategic location in the center of Ceglie Messapica, making it an ideal choice for a secure and advantageous real estate investment.

PROPERTY LISTINGS LESS THAN €100,000



GROTTAGLIE, PUGLIA €67,000

This charming 70-square-meter independent apartment on the ground floor offers a welcoming entrance-living room, a dining room with a built-in kitchenette, one bedroom, and one bathroom. Renovated with typical majolica tiles and featuring star and barrel vaults, it exudes rustic charm. The traditional-style furniture complements the building's structure, while chianca flooring adds an authentic touch. Additionally, there's the option to purchase the adjacent studio flat separately, offering a large room and bathroom.



GALLIPOLI, PUGLIA €99,000

Discover Apulian living in Lido Conchiglie, Gallipoli's coveted seaside spot. This elegant independent home boasts a raised ground floor with a charming veranda, dining room with open kitchen, double bedroom, bathroom, closet, and a spacious terrace perfect for outdoor enjoyment. Ideal for personal retreats or rental income in a thriving tourist destination, it's a timeless investment opportunity you won't want to pass up.



AREZZO, TUSCANY €60,000

Nestled in the historic village of Chiusi della Verna, this rustic house, lovingly restored, boasts exposed stone, wooden ceilings, and an ancient fireplace. Spread over three floors, it offers a living room with kitchenette and bathroom on the ground floor, a bedroom on the first floor, and another bedroom on the second floor. The basement hosts a cellar. With simple furnishings and unique spaces, this property exudes warmth and charm.



VERBANO-CUSIO-OSSOLA, PIEDMONT €98,000

In the charming historic center, reachable by car, this three-level house portion is in excellent condition. Partially renovated, including recent roof work, it offers a living room with kitchenette and terrace on the ground floor. The first floor features a double bedroom and bathroom with a small terrace offering lake views. The attic serves as a second bedroom with stunning lake views. A cellar in the basement adds convenience. Perfect for holidays or a couple seeking tranquility away from daily traffic.



VALLEDORIA, SARDINIA €99,000

Minutes from Valledoria and stunning sandy beaches, this property caters to various holiday needs, from detached houses to cozy retreats. The apartment, situated on the first floor of the Viale Oristano complex completed in 2012, is immaculately furnished with modern touches and granite columns, reflecting local aesthetics. Its highlight is the spacious terrace boasting panoramic views of the gulf and Red Island. With parking space and all rooms air-conditioned, it's an ideal investment for immediate rental income.

PROPERTY LISTINGS €100,000 - €250,000



OSTUNI, PUGLIA €100,000

Step into history and modern comfort with this beautifully renovated stone house from the late 19th century, just a stone's throw from Parco delle Rimembranze. Featuring a spacious living area, a kitchenette, a luxurious waterfall shower, and a cozy bedroom with French windows leading to a private terrace. Renovated in 2023 with top-notch amenities including airconditioning, it's your perfect retreat in Puglia, complete with the option to install an open jacuzzi for ultimate relaxation.



ORTIGIA, SICILY €167,000

Step into the enchanting historical center of Ortigia with this splendid house, offering a slice of Sicilian charm. Perfect as a pied-à-terre or rental property, its terrace is ideal for leisurely breakfasts or sunset aperitifs. With nearby beaches and attractions like Noto, it's a gateway to Sicilian traditions, culture, and culinary delights. An opportunity not to be missed for both living and investing!



SAN VITO LO CAPO, SICILY €235,000

Discover your ideal family retreat in the picturesque setting of Makari with this charming villa. Boasting 160 square meters of space, including a main floor with a spacious living-dining area, kitchen, and bedrooms, plus a basement with extra rooms.

Set on a generous 1,500 square meter lot with ornamental gardens, patios, and parking, it's a haven for relaxation and outdoor living.



MONTE ARGENTARIO, TUSCANY €240,000

Discover this charming apartment just steps away from the main square, tourist port, and picturesque Argentinian beaches. Renovated with quality materials, it offers 60 square meters of comfort with a living room, kitchen, double bedroom, and versatile additional room. Enjoy outdoor living on the terrace with stunning sea views. Ideal for investment or residency, with no condominium fees.



PIZZO, CALABRIA €100,000

Discover a charming detached house in excellent condition, offering a cozy living space with a sea-view terrace, separate kitchenette, double bedroom, and windowed bathroom. Perfectly located near the historic center and Piazza della Repubblica, it's an ideal investment for a future B&B or holiday home. With amenities like air conditioning and double-glazed windows, it promises comfort in a beautiful setting.

LUXURY HOLIDAY RENTAL COLLECTION



OSTUNI, PUGLIA €285,000

This fully renovated property, just 50 meters from Piazza Sant'Oronzo, offers a prime investment opportunity as a holiday home, boasting a double entrance. The layout comprises a living room entrance, kitchenette, bedroom with bathtub and shower, and a bathroom. A second entrance with potential internal connection features a kitchenette, room, and bathroom. This residence epitomizes comfort and convenience in the heart of Lecce.



ARCIDOSSO, TUSCANY €695,000

This charming stone farmhouse, nestled in the hamlet of Montelaterone, boasts a large porch, well-kept garden, and a rectangular swimming pool surrounded by seating and dining areas. The ground floor features an open-plan kitchen and dining area, TV room, bedroom, and bathroom, while the first floor offers three double bedrooms and two bathrooms. The property is meticulously maintained, with wooden fixtures, mosquito nets, and painted iron shutters. It's conveniently located near essential services and Grosseto's main road.



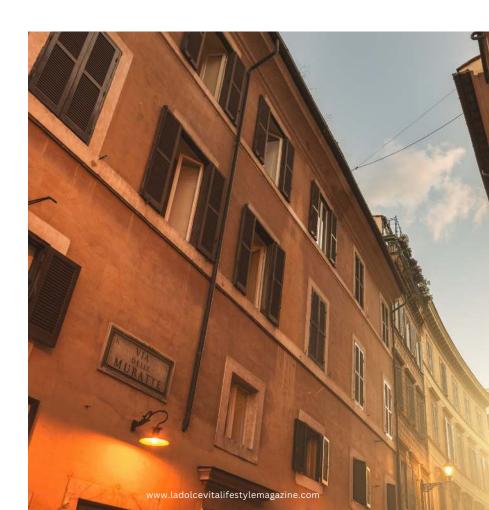
TOP 10 TIPS FOR BUYING A PROPERTY IN ITALY



CHASING LA DOLCE VITA

Buying property in Italy can be an exciting venture, but it's essential to approach it with the right knowledge.

Here are the top 10 tips to guide you through the process:



I. UNDERSTAND THE MARKET



Before diving into the property market in Italy, take time to understand the current trends and dynamics. Research different regions to see where property values are rising, and which areas are in high demand. Familiarizing yourself with the market can help you identify where to find the best deals and avoid overpaying. Consider consulting local real estate reports and talking to experts who can provide insights into market conditions.

Understanding the market also involves knowing the types of properties available and the legal landscape. Italy's real estate market includes a wide variety of options from urban apartments to countryside villas. Each type of property may have different regulations and market behavior. By thoroughly researching and understanding these aspects, you can make more informed decisions and find a property that meets your needs and expectations.

2. SET A BUDGET



Establishing a clear budget is crucial when buying property in Italy. Your budget should not only include the purchase price but also additional costs such as taxes, legal fees, and potential renovation expenses. Many buyers forget to add around 10% to the total price for these expenses, which can lead to financial strain later on.

Consider setting aside a contingency fund to cover unexpected expenses. This could be anything from unforeseen repairs to fluctuating exchange rates. Having a well-defined budget helps you narrow down your property search and ensures you can comfortably afford your new home without stretching your finances too thin. Remember, not planning your finances properly can lead to significant difficulties down the line.

3. CHOOSE THE RIGHT LOCATION

The location of your property significantly impacts its value and your overall experience. Look for areas that offer good amenities, such as schools, hospitals, and shopping centers. Proximity to transportation links like airports, train stations, and highways is also important, especially if you plan to travel frequently.

CHASING LA DOLCE VITA

Different regions of Italy offer unique lifestyles and investment opportunities. For example, Tuscany is known for its picturesque countryside and vineyards, while cities like Rome and Milan offer vibrant urban life. Consider your lifestyle preferences and investment goals when choosing a location. Whether you want a serene retreat or a bustling city apartment, Italy has something to offer for every taste.

4. HIRE A QUALIFIED REAL ESTATE AGENT



Working with a reputable, bilingual real estate agent can make a significant difference in your property buying experience. A qualified agent understands the local market, knows the legal requirements, and can help you find properties that meet your criteria. They can also assist with negotiations and ensure that you get the best possible deal.

Make sure to choose an agent with experience working with foreign buyers. They can provide valuable insights into the nuances of the Italian property market and help you navigate the process smoothly. An experienced agent acts as your advocate, making the complex process of buying property in a foreign country more manageable and less stressful. Ignoring the advice of experienced agents can cost you significant money and effort.

5.GET LEGAL ADVICE



Hiring a lawyer who specializes in Italian property law is essential. They will ensure that all legal aspects of your purchase are handled correctly, including verifying the property's title, checking for any legal issues, and reviewing the contract terms. A lawyer can also help you understand your rights and obligations as a property owner in Italy.

Legal advice is crucial to avoid potential pitfalls, such as hidden debts or zoning issues. Your lawyer can conduct due diligence to ensure the property is free of legal encumbrances. By having a legal expert on your side, you can proceed with confidence, knowing that your investment is secure. Failing to consult a notary or lawyer before signing important documents can lead to significant legal troubles.

6. UNDERSTAND THE BUYING PROCESS

Familiarize yourself with the steps involved in buying property in Italy. The process typically includes making an offer, signing a preliminary agreement (compromesso), and completing the sale with a final contract (rogito). Each step involves specific legal and financial requirements, so knowing what to expect can help you avoid common pitfalls.

CHASING LA DOLCE VITA

Understanding the buying process also involves knowing the timelines and documentation required. This preparation can prevent delays and ensure a smoother transaction. By being well-informed, you can navigate the buying process more efficiently and avoid unnecessary complications. Be aware of the taxes and additional charges involved, as these can significantly impact your budget.

7. INSPECT THE PROPERTY



Always visit the property in person and consider hiring a professional surveyor to assess its condition. An inspection can reveal potential issues such as structural problems, outdated electrical systems, or pest infestations. Knowing these details beforehand allows you to make an informed decision and negotiate repairs or price adjustments if necessary.

A thorough inspection can also help you plan for future maintenance and renovation costs. Understanding the property's condition upfront ensures there are no unpleasant surprises after the purchase, helping you manage your investment better. Skipping a property inspection can result in unexpected and costly repairs down the line.

8.CHECK FOR LIENS AND DEBTS



Ensure there are no outstanding mortgages, liens, or debts associated with the property. This is a critical step that can save you from legal complications and additional costs down the line. Your lawyer can perform these checks as part of the due diligence process.

Verifying the property's financial status ensures that you are not inheriting any hidden financial liabilities. Clear title and debt-free property give you peace of mind and protect your investment from unforeseen financial burdens. Not checking for liens and debts can lead to significant financial and legal issues.

9. CONSIDER RENOVATION COSTS

If the property needs renovation, get detailed quotes from contractors to understand the costs involved. Renovation can significantly enhance the property's value and your living experience, but it's essential to budget for these expenses upfront. Many buyers forget to account for furniture and other incidental costs, leading to budget overruns.

CHASING LA DOLCE VITA

Consider the scope of work required and whether you will need permits for any structural changes. Planning ahead and knowing the total renovation cost helps you avoid overspending and ensures that the project is completed within your budget and timeframe. Ignoring these costs can lead to a crisis in your family's budget.

10. PLAN FOR ONGOING COSTS



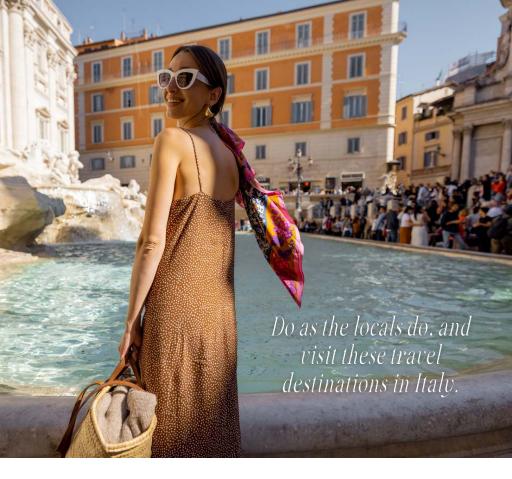
Be aware of ongoing expenses such as property taxes, maintenance fees, and utilities. Understanding these costs will help you manage your finances better and avoid any financial strain after the purchase. Ongoing costs can vary depending on the property's location and type, so it's important to research these thoroughly.

Budgeting for ongoing expenses ensures that you can maintain your property without financial stress. It also allows you to plan for future investments and enjoy your property without unexpected financial pressures. Not planning for these costs can lead to significant financial difficulties.

IO PLACES

Where Italians Travel in Italy, According to a Local





Italians love their staycations. Every August, without fail, much of the country shuts down and hits the beach or mountains. Restaurants close, entire offices turn on their autoreply messages, and the nation breathes — normally together, as the only thing Italians love doing more than spending August in a sun lounger is spending it in an Italian sun lounger.

But they don't go to the same places as tourists. The Italy of Italian vacations is a different beast from visitors' usual network of art cities and Tuscan hills. While you're there, they're off exploring mountain meadows, relaxing on wild beaches, steaming in hot springs, or visiting lesser-known cities. Living in Venice, I'm used to escaping the crowds. Here's where to follow Italians on vacation.



Named after the ancient Etruscan civilization that lived here in pre-Roman times, this area of northern Lazio, a couple of hours north of Rome, has everything: rolling hills, clifftop villages, shimmering lakes, and crumbling badlands. The village of Civita di Bagnoregio, one of Italy's most beautiful borghi (walled towns), is its best-known point. Perched high on a bluff between three canyons, and with just 12 permanent residents, its haunting beauty is accessible only via a 366-meter bridge across the abyss. Once past the gates, you can wind through the Renaissance-era alleys and around the edge of town, which used to be much bigger — before its outer edges plunged into the canyon.

Most people stay less than an hour, but you should definitely stop for lunch at <u>Alma Civita</u>, a superb modern restaurant in a cave sculpted by the Etruscans over 2,000 years ago.



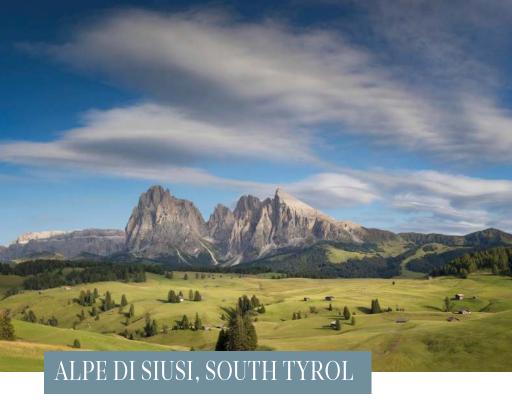
Straddling the hills in the central Marche region, due east across the Apennine Mountains from Florence, Urbino is one of Italy's great art cities. The walled brick city is home to the enormous twin-towered Palazzo Ducale, the court of Duke Federico da Montefeltro, one of the main drivers of the Renaissance outside Florence. His sprawling palace is now a vast art gallery displaying much of his collection, including works from Piero della Francesca, Botticelli, and Raphael.

In fact, Raphael was born just up the street — his father was Federico's court painter — and in his birthplace, you can see what is said to be his first work of art: a Madonna and Child, painted when he was just 15 years old, frescoed on the wall.

But it's not all about the galleries here. Today, Urbino is a lively university town, where you can join the students for a crescia (a lard-moistened flatbread, filled with anything from chard to ham and cheese) while overlooking the terra-cotta rooftops and the rumpled hills beyond from the Parco della Resistenza, a green space below a ruined medieval castle.



If you thought Tuscany was all art-filled hilltop towns and cypress avenues, you need to follow in-the-know Romans, who spend their weekends on the region's southern stretch of coast, brushing the border with Lazio. Here, you'll find beaches, dramatic canyon-top towns, and excellent food and drink. If it's summer, hit the beaches of Monte Argentario, an island welded to the mainland by two thick sandbars, or wander round Capalbio, a chichi hill town overlooking the coastline. An hour inland is Pitigliano, pitched dramatically on a canyon edge, its houses sculpted from the rock itself. The town is known as Italy's "Little Jerusalem" for its Jewish community dating back to the 16th century. Wiggle west from Pitigliano around the back of Monte Amiata, the dormant volcano that looms over southern Tuscany, and you'll reach the spectacular hot springs at Saturnia. At the Cascate del Mulino, the water gushes down steaming cascades, forming natural soaking tubs. While it's great for photos, the place you really want to be is at the resort up the road, Terme di Saturnia, where the pool for hotel guests is a natural crater, with water bubbling straight up from the source.



When August rolls around, Italians have two options: beach or mountain. And up in the Dolomites — whose jagged, tooth-like peaks famously flush pink in the setting sun — is Alpe di Siusi, a landscape of rippling green meadows. It's so out of this world that it feels like a film set — especially if you stay right in the middle of it all at the <u>Adler Lodge Alpe</u>, a stunning modern chalet-style hotel perched on a hill with an outdoor infinity pool pointed right at the peaks. Follow the sound of cowbells to the malga (mountain farm) a few minutes' walk away for home-produced meat, cheese, and kaiserschmarrn pancakes, or take off into the green. In winter, this is one of the Dolomites' best areas for intermediate skiers; you'll find more challenging runs on the other side of Ortisei, the pretty, German-influenced town at the bottom of the ski lifts (and home to the Adler Lodge's sibling, <u>Adler Dolomiti</u>).



Foreigners flock to Puglia — the heel of Italy's boot — for its cutesy white-stone fishing villages south of Bari and conical hobbit-like stone houses, called trulli, in the pretty Valle d'Itria. But keep heading south and you'll find yourself on the sleepy Salento peninsula — the very southern tip. The main city of Lecce is known for its sumptuous baroque architecture, though I also love Nardò — smaller and less manicured, but just as romantic.

The coastline is also extraordinary. On the eastern side, it's a dramatic roller coaster of prickly pear-topped cliffs with natural wonders like the Zinzulusa Cave, filled with stalactites and stalagmites. Meanwhile, the west coast has some of the finest beaches in Italy. Pescoluse is known as Puglia's answer to the Maldives, thanks to its two miles of sheer, gently shelving water. And the vast, soft-sanded bay around the fishing village of Gallipoli is packed with beach clubs during summer. Don't miss Punta Prosciutto further north, too — a wide, dune-backed slick of sand lapped by calm, clear waters. The best hotel in the area is the modern art-filled La Fiermontina in Lecce — its olive-filled garden and pool are pure Salento in the city.



When the Cinque Terre are too crowded and Portofino is too glitzy, you need genteel Camogli, the understated belle of the Ligurian coast. Backed by rearing forested hills, with its candy-colored houses racked up along the pebbly bay, it's the classic Italian Riviera, and still retains a feel of yesteryear. This is one place where it's worth splashing out — grand dame hotel **Cenobio dei Dogi** sits on the glassy gulf, with terraces cantilevered over the water. The town is beautiful to wander — spot the colorful trompe l'oeil windows and balconies on the elegant houses, or climb up to the Castello della Dragonara, a 13th-century fortification overlooking the sea. If you're a diver, zip down to the Christ of the Abyss, a statue of Jesus throwing up his hands from the seabed in San Fruttuoso Bay. Pretty Portofino, Santa Margherita Ligure, and Rapallo are within a half-hour drive, but none roll back the centuries like Camogli. Don't miss Michelin-recommended seafood restaurant <u>Da Paolo</u>, or if you really love fish, visit for the annual Sagra del Pesce (fish festival) in May, when the town's fishermen cook a mega fry-up of the day's catch in an enormous pan on the waterfront.



Trieste is home to Europe's largest waterfront square, city center beaches, and a fairy-tale castle cantilevered over clear, blue water. If it were anywhere else, Trieste would be on top of visitors' lists. But because it's two hours from Venice, it gets overlooked.

As a Venetian resident, though, this is my retreat. Sure, its single canal is no match for La Serenissima, but where Venice feels like a slice of the past, this is a thoroughly modern city on water. It only became Italian in 1920. Before that, it was part of the Austro-Hungarian Empire — and it shows. Grand Habsburg-era buildings line the main square, Piazza Unità d'Italia, which opens straight onto the glassy Gulf of Trieste. The rococo cafes that line the streets sell strudel and Sacher torte, and its most famous sight — the bonewhite Miramare Castle — juts out into the water five miles out of town and was built by an Austrian archduke. It's the perfect spot for the summer, when the five-mile stretch of coast to Miramare turns into a rocky beach, and beach clubs open in the city center (my favorite is La Lanterna, which is so old-school that there are still separate areas for men and women). Throw in a Roman amphitheater and another castle with a wine bar in the ramparts, and you have the recipe for a perfect weekend.



Calabria, the knobbly toe of Italy's boot, gets little love from international visitors. All the better for the Italians, who flood down for unspoiled towns, Amalfi-style coastal roads, and brooding views of Sicily across the water.

But it's the beaches around Capo Vaticano that are the main summer draw. Coddled by high, green-fuzzed cliffs, they're a series of sandy coves and sweeps, squaring off against volcano-island Stromboli, which puffs smoke into the sky offshore. They're not well signposted, so to find them, head west from Ricadi and follow the signs to beachside campsites. While you're in the area, don't miss Pizzo, the home of tartufo — Italy's legendary dessert of chocolate and hazelnut gelato balls filled with molten chocolate sauce and dusted in cocoa powder. The nearby town of Tropea is a knockout, too. Here, you'll find a slalom trail of narrow streets and baroque palaces abruptly finishing at a cliff's edge, beyond which is a churchtopped rock, stitched to the mainland with a dainty beach.



Closer to Tunisia than Italy, this oval-shaped island off the southwest coast of Sicily is where Italians (as well as A-listers) come to check out of the rat race. Phone signal is scarce, the best restaurants are shacks on the beach, and instead of high-rise hotels, there are dammusi — traditional white-domed, box-like houses stacked down the sheer cliffs. There's little to do here, but that's exactly the point: The main road, which loops the island, will deliver you to tiny coves and beaches where warm thermal springs bubble up from the bottom of the sea. They're all rocky, but if you want sand, head inland to Specchio di Venere, or Mirror of Venus — a bright turquoise lake of sulphur-rich thermal waters in an old volcanic crater. Cover yourself in mud from the edges, baste on the sand, and repeat.



Few other countries do rolling hills like Italy, but while foreigners make a beeline for Tuscany, residents love Le Marche, the central region on the eastern Adriatic coast. Across the Apennine Mountains from Tuscany and Umbria, it has just as many hilltop towns and unspoiled landscapes, but fewer visitors. It's a large and varied region, but for a real "Under the Tuscan Sun" feel, I love the area around the university city of Macerata. The views from here — snowdusted mountains in the distance and terra-cotta towns perched on hills that roll down toward the sea — are so spectacular that even Napoleon was captivated. He demanded to stay the night instead of moving on, and so should you. Macerata itself needs a full day to discover. Palazzo Buonaccorsi, an ancient and modern art gallery in a glam old palace, is can't-miss attraction, but for me, this area is all about the smaller hilltop towns, and the roads snaking around the billowing landscape that you'll take to move between them. Montappone, Mogliano, and San Severino Marche are all gorgeous, but my favorite is Treia. It feels a bit like like Tuscany's Montepulciano, with a main square cantilevered over the open landscape, narrow, photo-friendly streets, and even a little jewel box of a 19th-century theater.



WHY INVEST IN ITALY?

Explore the top destinations for foreign buyers, where lifestyle benefits and cultural richness blend seamlessly amidst breathtaking natural scenery.

Explores the allure of Italy's real estate for expatriates seeking lucrative opportunities. From the historic properties of Rome, Florence, or Como to the coastal charm of Liguria and Apulia, discover the top destinations offering both financial potential and a quintessentially Italian lifestyle for expat buyers.





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NORTHERN ITALY FOR EXPATS



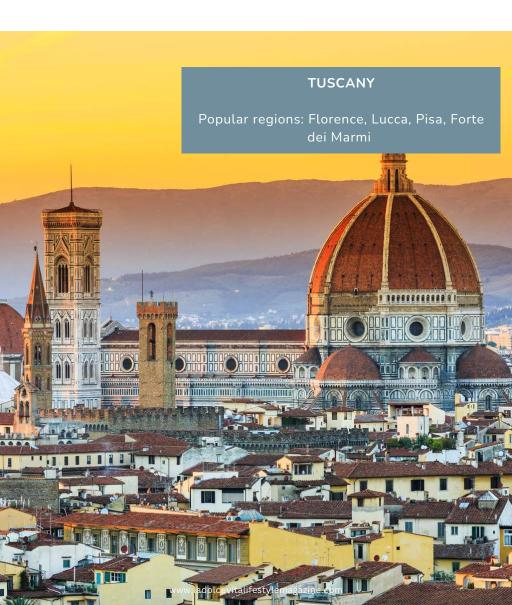
Lombardy is the Italian Lake District, including renowned destinations like Bellagio and Como, which emerges as one of the best places to live in Italy for expats, offering an unparalleled lifestyle. Lake Como's enchanting villas, such as 'Au Pieds Dans L'eau,' reflect the region's desirability.

Residents enjoy a diverse lifestyle with high-end sports options like golf and tennis, facilitated by the legendary golf courses along Lake Como's shores.

Yachting enthusiasts find solace in the stunning waters of Lake Garda, while the picturesque landscapes encourage cycling and hiking.

The culinary scene, featuring exquisite Mediterranean cuisine, contributes to the region's appeal, making it an ideal choice for those seeking the best places to live in Italy for high-quality living. Lombardy stands out not only for its natural beauty but also for catering to diverse preferences, attracting Americans, young adults, families, and retirees alike.

Explore the possibilities of a lavish life by the lake, surrounded by culture, sports, and culinary delights.



Tuscany, with its timeless charm, stands out as yet another one of the best places to live in Italy, attracting expats, foreigners, and those seeking a refined lifestyle. The popularity of Greve in Chianti, a gastronome's and wine lover's paradise, are two of the preferred locations in the region. Tuscany offers a diverse lifestyle, with highend sports such as golf, yachting, and cycling complementing the breathtaking landscapes.

The region's picturesque villages, including Montefioralle, Panzano, and Lamole, add to its allure. The cultural richness is exemplified by UNESCO World Heritage Sites like Florence, Siena, and San Gimignano.

For those considering Tuscany for retirement or a family home, historic castles like Vertine and Staggia present unique opportunities. Tuscany's well-preserved farmhouses and estates, like the ones offered by Marinella Coppi, epitomize the region's blend of luxury, well-being, and a peaceful environment. Immerse yourself in the Tuscan lifestyle, surrounded by vineyards, olive groves, and historic residences. Explore the exceptional properties that capture the essence of this iconic region.



Veneto, renowned for its rich history and diverse landscapes, is a coveted region making it one of the best places to live in Italy for expats and foreigners. The lifestyle here is a harmonious blend of sports, culture, and high-quality cuisine.

From the historic treasures of Verona, such as the Arena of Verona, to Vicenza's Palladian architecture and Padua's artistic richness, each city offers a unique experience. The Venetian cuisine, featuring iconic dishes like Tiramisù and Baccalà alla Vicentina, adds to the allure. For sports enthusiasts, the region provides opportunities to explore Lake Garda, the Prosecco Hills, and the Dolomites, catering to diverse preferences.

Whether it's the enchanting canals of Venice or the picturesque landscapes of Belluno, Veneto promises a special experience for residents. Explore the cultural and culinary richness, making it an ideal choice for families, retirees, and those seeking a coastal or mountain lifestyle in Italy.



Aosta Valley, an Italian gem nestled in the Northwest, emerges as an enticing place for expats seeking a blend of cultural diversity and Alpine beauty. With a unique linguistic mosaic of Italian, French, and the Valdôtain dialect, the region offers a rich cultural experience.

Aosta Valley boasts a tapestry of historic architecture, including Roman monuments, Gothic castles like Savoia and Fenis, and picturesque churches.

This region, often overlooked by tourists, is a haven for outdoor sports like skiing and hiking. Aosta Valley's cuisine, a delightful fusion of Italian and French influences, tantalizes the palate with Alpine flavors.

Indulge in exquisite dishes like fontina cheese fondue, hearty soups, and savory cured meats, embodying the region's rich culinary heritage. Aosta Valley stands out as an ideal spot for those seeking a luxurious yet culturally rich lifestyle.



Piedmont, encompassing regions like Turin, Mongreno, and Colombaro Ferraris, is a magnet for international investors and second-home seekers, witnessing a 50% surge in Americans exploring its properties. With a 114% spike in overall demand in 2022, Piedmont's appeal ranges from high-net-worth individuals capitalizing on the strong dollar to those seeking adventure in traditional villages like Barolo, renowned for its grape varieties and truffles.

The UNESCO-designated "Vineyard Landscape" and Piedmont's birthplace of the slow food movement add to its allure. Property options, including vineyard villas and historic castles, cater to diverse preferences. Notable listings feature a panoramic villa above Verbania, a ten-bedroom castle near Alba, and a historic "Royal Castle" with captivating charm. Explore luxury homes for sale in Piedmont for an exclusive living experience.



Liguria, the captivating Italian Riviera, encompasses popular locations like Sanremo, Bordighera, Ospedaletti, Bussana, and Santa Margherita Ligure. Ideal for expats seeking a picturesque lifestyle, Liguria offers a blend of sports, culture, and high-end cuisine. From golf, yachting, and cycling to exquisite dining experiences, the region caters to diverse tastes.

Ligurian cuisine, renowned for more than just pesto, features delicacies like Mesciua soup, Farinata, and Focaccia di Recco IGP. The local wines, including Rossese di Dolceacqua and Cinque Terre, perfectly complement the rich seafood offerings. Genoa, a historical gem, showcases the maritime heritage, while the Riviera di Ponente boasts charming towns like Sanremo and Imperia, creating an enchanting backdrop for an exquisite lifestyle. Explore our luxury homes for sale in Liguria for a captivating living experience.

NORTH ITALY FOR SCHOOLING

For families relocating to North Italy with school-age children, a range of esteemed international schools awaits in cities like Milan, Rome, Genoa, and Bologna.

Renowned institutions such as the International School of Europe (ISE) network, American School of Milan (ASM), Sir James Henderson British School of Milan, and the International School of Como (ISC) offer British, American, and International Baccalaureate (IB) curricula.

The educational excellence extends beyond Italy's borders with options like The American School in Switzerland (TASIS) near Lake Como.

These schools not only provide top-notch education but also prepare students for prestigious universities globally. Discover exceptional schooling opportunities in North Italy, ensuring a seamless academic journey for your children.

SOUTHERN ITALY FOR FOREIGN BUYERS



Discover **Abruzzo**, one of the best places to live in Italy for expats, foreigners, and English speakers seeking an authentic Italian experience. The region's rich lifestyle revolves around sports, with offerings like the Abruzzo Bike to Coast cycle path and renowned golf courses.

Culinary enthusiasts indulge in Abruzzo's famed cucina povera, savoring seafood and hill cuisine.

For those yearning for coastal living, Abruzzo's Trabocchi Coast provides an exquisite backdrop.

This overlooked gem emerges as an affordable living paradigm, making it an attractive option for diverse demographics, including young adults, families, and retirees. Immerse yourself in Abruzzo's captivating blend of culture, sports, and cuisine for an unparalleled Italian adventure.



Discover a haven for discerning residents in **Apulia**, Southern Italy, acclaimed as one of the best places to live for expats, foreigners, and English speakers.

Its captivating landscape, adorned with sea caves and clifftop towns, offers an irresistible charm. Apulia beckons to those seeking an active lifestyle, providing an array of sports like golf, yachting, cycling, tennis, and hiking against a backdrop of stunning scenery.

Elevating the culinary scene, the region boasts high-end options, from savory single estate olive oil to refined gastronomy. With a focus on seaside living, cultural richness, and catering to diverse lifestyles,

Apulia stands out as an ideal destination for young adults, students, families, and retirees alike. Guided by experts, the real estate market in Apulia presents diverse and affordable options, ensuring that luxury becomes a way of life in this Southern Italian gem.

SOUTH OF ITALY:

Best Destinations and Benefits For Retirees

Retiring in the South of Italy comes with enticing benefits and a favorable tax regime for pensioners.

Italy offers a special flat tax regime for retirees, allowing them to exclude specific foreign countries from the tax scheme. Income deriving from these excluded countries is subject to standard Italian taxation, providing an opportunity to benefit from foreign tax credits.

To qualify for this unique tax regime, retirees must meet specific conditions: receive a pension income from a non-Italian entity, have not been an Italian tax resident for at least 5 years prior, originate from a country on Italy's white list with adequate exchange of information, and relocate to a southern Italian municipality with no more than 20,000 inhabitants, situated in regions like Abruzzo, Apulia, Basilicata, Calabria, Campania, Molise, Sardinia, or Sicily.

This tax incentive, coupled with the charm of Southern Italy, makes it an attractive haven for retirees seeking a relaxed and financially advantageous lifestyle.

ITALY'S ISLANDS



Sardinia, with its captivating regions like Arzachena, Porto Cervo, Porto Rotondo, Olbia, and Golfo Aranci, beckons with a lifestyle of refined indulgence.

Elevate your senses with high-end sports like golf, yachting, cycling, tennis, and hiking against a backdrop of breathtaking landscapes. Beyond its scenic allure, Sardinia boasts a culinary scene that mirrors its commitment to luxury living. Residents can indulge in high-quality cuisine that showcases the region's rich flavors and culinary artistry.

From the glamorous ambiance of Porto Cervo to the charming settings of Porto Rotondo, each locale in Sardinia offers a unique blend of sophistication and leisure, creating an ideal haven for those who savor the pleasures of an elevated lifestyle. The property market on the island is becoming a fast-growing market with more buyers looking to these stunning shorelines for their property investments.



Discover the allure of **Sicily**, a captivating destination renowned for its rich heritage and diverse landscapes. Explore the historical gems of Siracusa, Messina, and the charming beach towns of Letojanni and Sciacca. Indulge in an exquisite lifestyle, with high-end sports such as golf, yachting, cycling, tennis, and hiking.

The region's cuisine, influenced by Greek, Arab, and Spanish flavors, offers a tantalizing experience. Sicily stands out as one of the best places to live in Italy for expats, foreigners, English speakers, Americans, young adults, families, and retirees.

The coastal beauty of Sicily, encompassing locations like Catania and Cefalù, makes it an ideal choice for those seeking a home by the sea. Immerse yourself in Sicily's affordable and inviting coasts, making it a top contender as the most affordable place to live in Italy.

BEST CITIES FOR EXPATS

Rome, the eternal city, offers a blend of ancient history and modern vibrancy.

Genoa, at the center of the Ligurian Coast, boasts a maritime charm and a rich cultural heritage. Delving into the property market intricacies, buying a second home involves a 1% notary fee, with taxes varying based on property type. Historic property incentives and deductions depend on regions, with Calabria offering restoration subsidies.

Milan, set to host the Winter Olympics, beckons with a dynamic lifestyle and investment opportunities. Florence, a cultural haven, appeals to investors seeking timeless charm. Turin, the capital of Piedmont, presents a unique blend of history and innovation.

As Italy gears up for the 2026 Winter Olympics, Milan anticipates significant real estate growth, making it an opportune time to invest. Explore the luxurious Palazzo Guicciardini in Florence, a historic residence with modern elegance, reflecting Italy's allure for foreign property investments.st Cities for Expats.



THE "REAL" DOLCE VITA: WHAT IT'S REALLY LIKE LIVING IN ITALY





he idea of living the "sweet life" is intrinsically Italian. It's what everyone envisions moving to Italy is like, with inspiration taken from films and Instagram pictures of social media influencers. It's the idea that life in Italy is made up of the following and little else: vino, pizza, and gelato.

There are so many misconceptions when it comes to living in Italy and the stereotypical dolce vita is both an exaggeration and underestimation of what living in this country is like. There are positives and negatives to living in every country, but I want to address the stereotypes that leave people wanting to move to Italy so badly, without a real idea of what it's like living here.

So here is my list of the 7 myths of living in Italy and what constitutes the "real" dolce vita, at least for this American ex-pat.



Myth I: People in Italy eat pizza and pasta all the time.

Whenever people come to visit (and this is true for every single friend, family member, or stranger I've talked to about this) they say that they could never last here because they would gain so much weight eating pizza and pasta all day.

The fact is, you don't eat heavy pasta dishes and pizza all day. While traditional Italian families will eat pasta for lunch most days, the rest of their diet is structured around that and to help aid digestion.

Eating a heavier lunch and lighter dinner, a larger variety of produce, less fat and more organic food all helps keep you healthier on an Italian diet.

While I took eating to the extreme while I was studying abroad, since moving here my diet has evened out much more.



Myth 2: Italians are constantly drinking wine

I find that fewer people here drink than in the US, at least in terms of quantity. In Italy, it's normal to go out to a bar or for aperitivo and get one, or maybe two drinks.

It's not the norm to get 4+ drinks a night and that's where the American drinking culture really differs from the Italian one. Italians care about the quality of what they drink, not the quantity.



Myth 3: Italians don't work

Honestly, this is one of the biggest misconceptions that people have about Italians I find. The idea that if you move here, you'll barely have to work and have the whole summer off, is completely false. Most Italians I know are incredibly hard-working (almost to a fault) and the biggest issue with unemployment is with the youngest generation under 35. It's so difficult for young Italians to find jobs right now and almost impossible without years of studying, getting a master's degree (almost everyone I know my age has one or is studying for one), and getting short-term contracts without the benefits of a permanent contract. There's a reason that so many Italians are leaving the country to go find work and it's because the economy is still struggling from the recession here, which hit even harder than it did in the U.S.

So yes, most Italians take 2-3 weeks off in August for holidays, as in many other European countries. But this is one pro on a whole list of cons of working in this country.



Myth 4: It will be easy for me to find work as an ex-pat in Italy

Suffice it to say, this couldn't be further from the truth. Just as it's not easy for Italians to find work here, getting a job in Italy with a work visa if you come from outside the E.U. is extremely difficult.

With the current economic status of the country, there aren't many companies willing to pay for the steps involved in the visa process. The only way I managed to work around this was to start small with a lot of side jobs (i.e. working a pubcrawl, teaching English, doing private lessons) until I found something more stable.

Don't underestimate the time and dedication that finding employment here takes.



Myth 5: Everyone already speaks English, so I don't need to learn Italian

While it's true that in the center of Rome and in most Italian cities, you can find people who speak English, if you rely on this as your only form of communication, it won't go well for you.

At least a few basic phrases are essential to living here and if you haven't studied Italian before, now is the time to sign up for some classes and start studying on your own.

You'll find your dolce vita experience is much more enjoyable when you can actually understand and communicate with everyone living here.



Myth 6: Living in the "Old World" is so romantic

This may be true, but you'll have to accept waiting at least 30 minutes for your bus to arrive, leaving yourself an hour to get anywhere in the city, planning your life around public transportation strikes, waiting in line for hours for official documents, and waiting around for just about everything.

It won't always be pleasant, and sometimes you'll want to rip your hair out. All of this has to be worth it for you.

P.S. I bring along a book or podcast to keep me occupied in all of those situations and manage to ignore them for the most part.



Myth 7: I will live among the monuments in the city center

I live outside the center! As do most Italians, specifically Romans, unless they have a great job or a family home.

While I do have friends who live in the beautiful, if poorly connected, areas of Trastevere and the Centro Storico, all of my Italian friends on tighter budgets live on the periphery.

You're more likely to find young people in areas like Montesacro, Bologna, Ostiense, and San Paolo than Via Veneto or Piazza di Spagna.



What I'd really like to convey is that you should have an idea of what kind of "dolce vita" you're getting yourself into. Living in Italy, and Rome specifically, is not easy and not for those who don't want to put in the effort to make it an enjoyable experience. If you want to dive deeper than a two-month study abroad or a one-week trip, you'll need to start understanding that these stereotypes simply aren't true.

If you don't live here, or aren't contemplating living here, I wish you the best because it truly is the ~sweetest life~ when you're here on vacation.

What are the residency and visa requirements for property owners in Italy?

Owning a property in Italy does not automatically give you the right to remain in the country. If you have rights to dual citizenship through Italian heritage you can go through the process of obtaining a passport for Italy which will entitle you to stay for unlimited amounts of time, as well as if you have EU citizenship.

For more information, please see <u>THIS</u> article.



Grazie millie!



Helping my clients achieve their Italian dream totally lights me up. Like seriously. It's like I get to live vicariously through each experience and it's such an honour being on the journey together. Its through my work with my client and my extensive knowledge of the industry, which has enabled me to feature in world class publications such a Forbes, Entrepreneur Magazine and filming a tv shows like House Hunters International and Mediterranean Life with HGTV.

If you feel called to work with me there are several ways we can make that happen:

My membership "Unlock Your La Dolce Vita" is for you!

This membership is not like any other on the market - we will be tapping into the ins and outs of buying property and investing in Italy BUT also with a strong wellness approach to really help you create the transformation in your life that you are desiring, along with a heavy dose of all things La Dolce Vita such as learning to cook and speak italian, travel, lifestyle, culture coaching and much much more. Our mission is to create a vibrant high vibe community of Italophiles all supporting each other to make their la dolce vita dream a totally achievable reality!

1-ON-1 CLIENT CONSULTATION

This is where we work very closely together over a 90 minute strategy session where I give you a detailed action plan as to how to start the process of buying your dream home in Italy!

If you would like to work with me on a 1:1 Consulting basis, I work in a 3 month block period. I do have limited capacity so please send your application to my email: nikki@italy-propertyconsulting.com and we can discuss further the potential of working together.

I would love to hear from you, what your plans are and how I can best support them into making them into an achievable reality for you!



Let's Stay Connected!

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