



## **MIPC Salemi Premium Pack**

**Subject : Buy a property in Sicily for 1 Euro.**

**Background :**

The recently appointed mayor, Vittorio Sgarbi, of Salemi, Sicily, under the guidance of his cultural executive, Oliviera Toscani, has decided to bring back to life the ruined historic ancient centre of Salemi by offering the houses at a nominal fee.

The historic town centre which locals abandoned after an earthquake in 1968 is in need of drastic restoration. The mayor has decided that giving away the houses under the condition to restore them in accordance with local building regulations is the solution to regenerating the area.

International celebrities including the president of Inter football club, Massimo Moretti, along with rumours of Peter Gabriel and Lucio Dalla are among some of the interested parties.

You too can become a part of this new celebrity hotspot and innovative regeneration project !!!

One must remember that the objective of this initiative is to regenerate a run down historic town centre. The mayor is a well known Italian politician and celebrity and is committed to this project. The inward investment and the engagement of local business to develop the area will drive the local economy. In exchange you will own a part of historic Italy and have a wonderful base for exploring Sicily.

Salemi is 72km south west of Palermo and 35km south east of Marsala. British Airways, Ryanair, EasyJet and Air Malta all have direct flights to Sicily. Ryanair flies from Stansted to Palermo and less frequently from Luton and Birmingham to Trapani; EasyJet from Gatwick to Palermo.

With 12 months of sun and breathtaking views across the hills to the Mediterranean Sea, this is your chance to own an Italian holiday home in a historic part of Sicily, Southern Italy.



**‘MIPC Salemi Premium Pack’ Service - £50.00 (UK sterling) : Approx \$87 USD**

**Provide customized Letter of Intent.**

MIPC will write and submit a specific letter of intent, in Italian, to the Salemi council on your behalf.

**Confirmation of Receipt.**

MIPC will enquire of the council, the status of your letter of intent and confirm by email it has been processed.

**Exclusive Salemi Newsletter**

MIPC will put you on the mailing list of our Premium Salemi newsletter, keeping you up to date with the ongoing developments from Salemi council about this outstanding opportunity.

**Subscription to News Forum**

MIPC will subscribe you to our forum to discuss news, updates and any queries in relation to Salemi.

**Translation Service for Salemi Council correspondence**

MIPC will translate, on your request, into English any communication you receive from the council with respect to the letter of intent.

**Communicate the council’s decision on any specific allocation of property and any further application procedures when released by the council.**

The service will be instigated upon confirmation of payment and receipt by email of your contact details listed below.

**Payment Details**

Please go to <http://www.mipc.co.uk/payment.htm> to make a secure payment via google checkout . A google checkout account will be needed to process this payment, if you do not have one then go to <http://checkout.google.com/>. Alternatively PayPal can be used.

You will receive an automatic invoice.

After you have submitted the payment send an email to [salemi@mipc.co.uk](mailto:salemi@mipc.co.uk) to confirm by which method you have paid and supply your customized details listed below in the **Letter of Intent Customized Detail section.**



### **Salemi council envisaged application procedure and next steps:**

The first step is to submit a letter of intent to the local council. MIPC will write and submit this to the council **on your behalf**.

In the letter of intent you have to declare your contact details and intention to adhere to the time restriction of renovating the property within the timescale outlined. This is only a letter of intent, and not a legally binding document that commits you to a final purchase.

The Salemi council have stated that they will be accepting letters of intent until further notice. The council's intention is to analyse the level of interest and may then **issue further application procedures** to those that have submitted a letter of intent.

MIPC envisage the council will take into consideration the date of receipt of the letter of intent, when allocating successful applicants.

There is a nominal purchase fee (1 euro) for the property. Properties range from 25 square metres to large historic buildings. When you select your property you should obviously take into consideration the cost of refurbishment.

The properties are freehold and normal purchase procedures for a property in Italy will be relevant. Once the initial provisional allocation of property has been made, and you accept it, you will have to sign a purchase contract in front of the local Notary and engage a Power of Attorney if you do not understand Italian. There will be a fixed fee to pay the Notary and the Power of Attorney. There are property purchase taxes to pay to the local council. MIPC assumes the council will appoint and advise the local legal representatives which you will have to appoint.

MIPC estimates that these purchase fees will be approximately 3000 euros.

In the purchase contract you will also commit to refurbish the property, using locally registered builders, within the stated deadline.

MIPC is aware that the council wish to refurbish all the historic old town into its original status and all the refurbishment work will be overseen by local planning and building regulations.



**MIPC further services – summary \*:**

**Administration of purchase. £300 (UK sterling)**

After the Salemi council has provisionally allocated you a property, MIPC will act on your behalf and advise you, in English, on the appointment of a local lawyer, Notary and Power of Attorney. MIPC will act as a local Italian administration agent, on your behalf, and answer queries you have with regards to correspondence with these bodies.

**Refurbishment project management.**

MIPC will oversee the appointment of a local architect and local builders. MIPC will project manage the renovation on your behalf. Estimated refurbishment costs are 900 -1200 euros per square metre.

**Project management fee 5%-8%** of refurbishment fees.

**Inspection trips.**

MIPC can help you organise an inspection trip, book accommodation and generally help with a visit to Salemi, at any stage of the application and purchase process.

\*The above services are separate from each other. It is quite feasible to engage MIPC for the Letter of Intent and /or Administration of Purchase and then do the refurbishment and project management independently. Obviously MIPC would be happy to assist you at all stages of this project.



**Letter of Intent Customized Detail:**

For MIPC to process your letter of intent, we must firstly process your payment (see above) and then receive an email to [salemi@mipc.co.uk](mailto:salemi@mipc.co.uk) with the following details. (Please type these into the email body. Do not include any attachments. MIPC will not open any attachments.)

- Full Name
- Date of Birth
- Town of Birth
- Country of Birth
- Current residential address
- Town / City / Country
- Zip code / Postcode
- Contact telephone number
- (Optional) - Short proposition, outlining any specifics about your application (< 30 words)
- Payment reference number. (Indicate if paid by Paypal or Google Checkout)

**NB.** Any joint ownership applications or company applications should be detailed within your email with similar details for each party.

**MIPC : The Data Protection Act 1988.**

Moss Italian Property Consultants will not share your personal details with any other third party nor will they be sold to a third party. By sending the above details by email you authorise MIPC to exclusively use the same details to submit the letter of intent in Italian to Salemi council for the purchase of a house in Salemi.



## **OTHER NEWS:**

### **MIPC consortium.**

MIPC is creating a consortium of investors to invest into a portfolio of Italian property developments. The MIPC consortium, registered in Italy and managed by professional lawyers, accountants and property experts will invest across Italy, sourcing high return on investments.

The investment portfolio will include properties in Salemi, Tuscany, the Italian Lakes and other key investment areas of Italy.

To register your interest and to receive further details email [consortium@mipc.co.uk](mailto:consortium@mipc.co.uk)

### **MIPC Forum**

MIPC have launched a forum, please go to [www.mipc.co.uk/forum](http://www.mipc.co.uk/forum) to join everyone else who is discussing this fantastic story about 1 Euro houses in Salemi.

### **MIPC Blog**

David runs a blog at [www.italianpropertyconsultant.co.uk](http://www.italianpropertyconsultant.co.uk) where he posts news about Italian Property whilst on his travels around Italy.

He also runs a blog at <http://mipc-italianproperty.blogspot.com/> where he discusses many different things about Italy.

## **LEGAL CLAUSE**

In no event will MIPC be liable for any loss or damage including, without limitation, indirect or consequential loss or damage, or any loss or damages whatsoever arising from the use of MIPC Salemi Premium Pack service including the failure to acquire a Salemi property from the use of the MIPC Salemi Premium Pack service.

You accept the Terms and Conditions of the website by using the MIPC Salemi Premium Service pack. ( see [www.mipc.co.uk/terms.htm](http://www.mipc.co.uk/terms.htm) )

For any further enquiries please contact :

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