



The Different Types of Property Ownership in Italy

	Appassionata Fractional Ownership	Whole Ownership	Time Share
 Property	Luxury property in the stunning region of Le Marche, Italy. Beautifully restored and exquisitely furnished with high quality features, fixtures and fittings. 90% less than the cost of whole Ownership.	Any property you desire if you are willing to pay 100% for it. A renovation project is complex and will need managing from a distance, dealing with engineers, geometra and the planning process.	Normally varies from budget to mid-range properties, often in large condominium style complexes. Very few Time Share opportunities in Italy
 Residency	5 Residency Weeks each year. 2 weeks in the summer and three weeks in the off-peak season. Weeks are selected each year using an easy booking system.	52 weeks residency but where the average use of a holiday home is 40 nights a year.	Weeks are typically fixed each year and in only one or two week periods.
 Ownership Rights	You own a 1/10th share of the property which you can sell at any time. The property is owned by a UK company where you are a 10% shareholder. You have exclusive use of the house during your 5 weeks of annual ownership.	Yours to do with as you wish. Full ownership.	All you purchase is time. Simply buying rights to limited occupancy in a given residence.
 Buying Process	Simple Buying Process, the purchase of a share in a UK based company, without the complexity of going through the normal process of purchasing Italian real estate, no purchase tax and no legal expenses.	Complex purchase process involving a notary, 2 to 3% estate agency fees, purchase tax of 3 to 10%, translators and title deed clarification. If you plan to renovate the house then add a further complex process.	Straight forward buying process, like signing a lease. Check the small print.
 Property Management	Properties fully maintained and prepared for your visit, house ready, grass cut, pool cleaned. All costs shared by the 10 owners - reduced financial burden. Transparent costs.	Whose looking after and maintaining your property? Headache if you do it yourself and expensive for 52 weeks, if you do not.	Property will be maintained and prepared for your visit. Normally paid through an annual maintenance fee that increases over time with little or no transparency.
 Value	Appassionata Fractional Properties have appreciate over time, re-sale values have so far achieved a 12% return on average.	Selling a property outright in Italy is challenging and difficult to oversea from a distance.	Re-sale values tend to be poor as there is an over crowded market and is very often a depreciating asset. Consumer interest is wary of these type of schemes.
 Owners	A select group of like minded owners with a common interest and passion for Italy, who appreciate the lifestyle, luxury and financial benefits of fractional ownership.	Its your holiday home to use as and when you wish. On average you are only likely to use it for 40 nights a year, but paying for 365.	Buyers put together at random and often through very aggressive sales tactics.
 Rental	Rent or swap un-used weeks with other owners of the property or rent to a third party	Rent out, or loan your house to anyone you wish.	Unused weeks can be exchanged with other time share owners or possibly rented to a third party.