

investor visa

presents unique investment opportunities in Italy to entrepreneurs, investors, and professional advisors along with assistance to obtain an investor entry visa and residence permit.



Browse our catalogue

Investments from € 500,000 to 400 mln in Industry, Tourism, Agriculture, and much more. We will assist you and your family with the entry visa practices.

Have you decided to invest in an Italian company?

If you don't know where to invest yet, we can introduce you to opportunities you can look to match your requirements:

- 1) Stock capital acquisitions: Take over full company control buying 100% of its shares;
- 2) Investments: Buy company shares to become partner of an Italian company. As entrepreneur you can choose company in your home business field to develop new strategies in Italy, back home or internationally.

Once you have made your choice, we can put you in contact with the Company so you can conduct all the aspects of the financial operation. Upon arranging the agreement, **we can assist you in requesting your investor visa**. Once you have obtained a visa you can enter Italy. Within eight days of entry, the residence permit may be requested through our service and within three months you will have to finalize your investment.

The financial operation will be guaranteed by a deed, before a notary public with two witnesses.

Visa for investors

The new entry visa (Article 26-bis Consolidated Law on Immigration) offers many advantages:

- The holder shall receive an entry visa and a residence permit valid for 2 years. Once expired, the permit is renewable for the next three years. After five years the foreigner resident can apply for a long-term residence permit.
- Opportunity to stay in Italy or to run your Italian business from your home country freely. Travelling through EU countries (Schengen Area) and staying there up to 90 days every six months is also allowed).
- The family members of investor visa/permit holders can also apply for a residence permit for family reasons. Subjects eligible for this permit are
 - spouse or partner, not legally separated and over 18. With this residence permit, he/she will be allowed to work or study in Italy at any level, likewise Italian citizens;
 - underage unmarried children, included adopted children. They will be allowed to work or study in Italy same as Italian citizens do;
 - the adult unmarried children of the investor or his/her spouse, where they are objectively unable to provide for their own needs on account of their state of health;
 - first-degree relatives in the direct ascending line of the investor or his/her spouse, depending on them and there are no other sons back-home;
 - first-degree over 65 relatives in the direct ascending line of the investor or his/her spouse, when there are no other sons able to take charge of their care due to certified health reasons.
- Moving the fiscal residence to Italy, the investor could get a forfeit tax on the abroad income.

30 of April 2019. Italian Government issues “The Growth Act”:

A ten-year tax reduction for non-EU entrepreneur and investors ready to move to Italy to invest and work

Good news for non-EU entrepreneurs and investors willing to move their fiscal residence to Italy: that's in the Growth Act (*Art. 5, D.L. n. 34/2019 – Misura urgente di crescita economica e per la risoluzione di specifiche situazioni di crisi*) issued by the Italian Government on 30 April 2019, and entered into force on May 1st.

Those people's incomes made in Italy as entrepreneurs, employee or working investors will contribute to the personal revenue only for the 30% of the amount. For example, assuming an annual income for € 100K earned in Italy, the new resident will pay tax such as his incomes would be like € 30K!!!

This taxation preferential treatment will be even more favourable (it will drop from 30 to 10%) if the new residency will be taken in one of the following areas: Abruzzo, Molise, Campania, Puglia, Basilicata, Calabria, Sardinia, Sicilia.

This tax break will be in place for 5 years of residency but it will be extended for 5 years more if the new resident has an underage child (including over age children if unemployed) or in case the new resident has bought his own flat or house during his staying or even a year before his transfer. In the last case the percentage increase to 50% but it might even decrease to 10% if the new resident has at least 3 kids.

Originally introduced by the Item 5 of the Act for the “Returning Brains from Abroad” only, it has been extended to non-EU citizens highly skilled, including entrepreneurs and working investors, who have decided to move to Italy.

Following conditions are required for the applicant to access the favourable taxation plan, therefore the applicant:

- 1) will have to demonstrate the residency out of the Italian borders in the last two taxation periods before moving and has to plan to live in Italy at least for two years;
- 2) will practice his main job from Italy;
- 3) needs to be coming from a Country which has a “no double taxation deal” with Italy or an “exchange of tax information deal” with Italy (those country are: Albania, Algeria, Saudi Arabia, Argentina, Armenia, Australia, Azerbaijan, Bangladesh, Barbados, Belarus, Brazil, Canada, Chile, China, Congo, South Korea, Ivory Coast, Ecuador, Egypt, United Arab Emirates, Ethiopia, Russian Federation, Philippines, Georgia, Ghana, Japan, Jordan, Hong Kong, India, Indonesia, Israel, former Yugoslavia, Kazakhstan, Kuwait, Lebanon, Macedonia, Malaysia, Morocco, Mauritius, Mexico, Moldova, Mozambique, New Zealand, Oman, Pakistan, Panama, Qatar, Senegal, Singapore, Syria, Sri Lanka, United States of America, South Africa, Tanzania, Thailand, Trinidad and Tobago, Tunisia, Turkey, Ukraine, Uganda, former Soviet Union, Uzbekistan, Venezuela, Vietnam Zambia)
- 4) has to hold at least a Bachelor Degree and needs to be an employee, a self-employed or an entrepreneur abroad in the last 24 months.

Please note: all those conditions need to be observed to access the above tax break. The non-EU entrepreneur and investor, to move the fiscal residency to Italy, needs an entry visa as employed or self-employed and practice from Italy, because the tax break is available in this case only. People with elective residency or business permit only, for example, are not eligible for it.

Altogether considering the different kinds of working visas available in Italy, the visa for Investors – available since January 2018 – is indeed the one which suits best to the non-EU entrepreneur who plans to move to Italy as investor/working partner of an existing company or to acquire the full share pack of it becoming its CEO. Of course the amount of investment for this visa is quite high: we are looking at least at 500K Euros investment; on the other hand, the opportunity of buying a good profit company connected to the chance to build a cross border business link, together with the favourable tax break also for the profits beside the salary, will probably be able to compensate the initial expenditure. Visa for investors is out of the yearly fixed number of application and, once all its conditions are verified, is quickly issued (30/40 days), moreover, it can be done also by an investor coming from a Country which doesn't have any kind of agreement with Italy.

Conte's Government choice is part of the bigger strategic plan of brains and investment attraction policy started two years ago with the introduction of the visa for investors connected to the flat tax benefit (100K Euros or 25K Euros) for the new resident's income from abroad.

Our Showcase

Dear Investor,
this catalogue is made by **InvestorVisa.it** and advertised by our partners abroad.
If you take an interest in any of our proposals in this catalogue rather than the on-line showcase, please contact our partner directly to collect more information.
Thank you.

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food industry • buy company shares

Insects as a sustainable protein source: the future of food and feed

An effective and eco-friendly solution to cut off the organic waste while producing food for humans and animals

ID: **11-002**

REGION: **Marche**

Amount: **EUR 500,000**

About the Company

Proud member of IPIFF (International Platform of Insects for Food and Feed), this start-up hosted by an incubator in Ancona rises from a need: the need for feeding the planet.

In 2030, 9 billion people will have to be fed, along with the billions of bred animals. To cope with this rising consumption, it is estimated that by 2050 meat production will double, while aquaculture fish production will almost triplicate. At the same time, over 30% of the world's food production is wasted and sent to landfill or used in composting operations where most nutrients are dispersed.

This is why this Company wants to help ensure that insects are produced as a sustainable source of alternative proteins. While ensuring an adequate nutrition to humans and animals, in a sustainable and economical way, two major problems will be solved: the increasing organic waste production and the lack of nutrients.

The company's vision is to create a closed loop system, with the complete reuse of all the elements.

Insects are very efficient animals. They grow fast, need little space, consume very little water, produce almost no waste and 90 to 100 times less greenhouse gases than traditional herds. Moreover, they have a high rate of nutritional conversion: the feed with insect-

sourced proteins can convert 2 kg of feed into a body mass increase of 1 kg, while it takes up to 8 kg of traditional feed to reach the same goal.

In addition to being a source of protein, Nutrinsect uses insects also as bio-transformers of food and organic waste. The production waste, once processed, can be used for the use of organic fertilizers rich in nutrients for organic crops. In short, food for plants and animals.

Investment Proposal

Amount: EUR 500,000

Type of operation

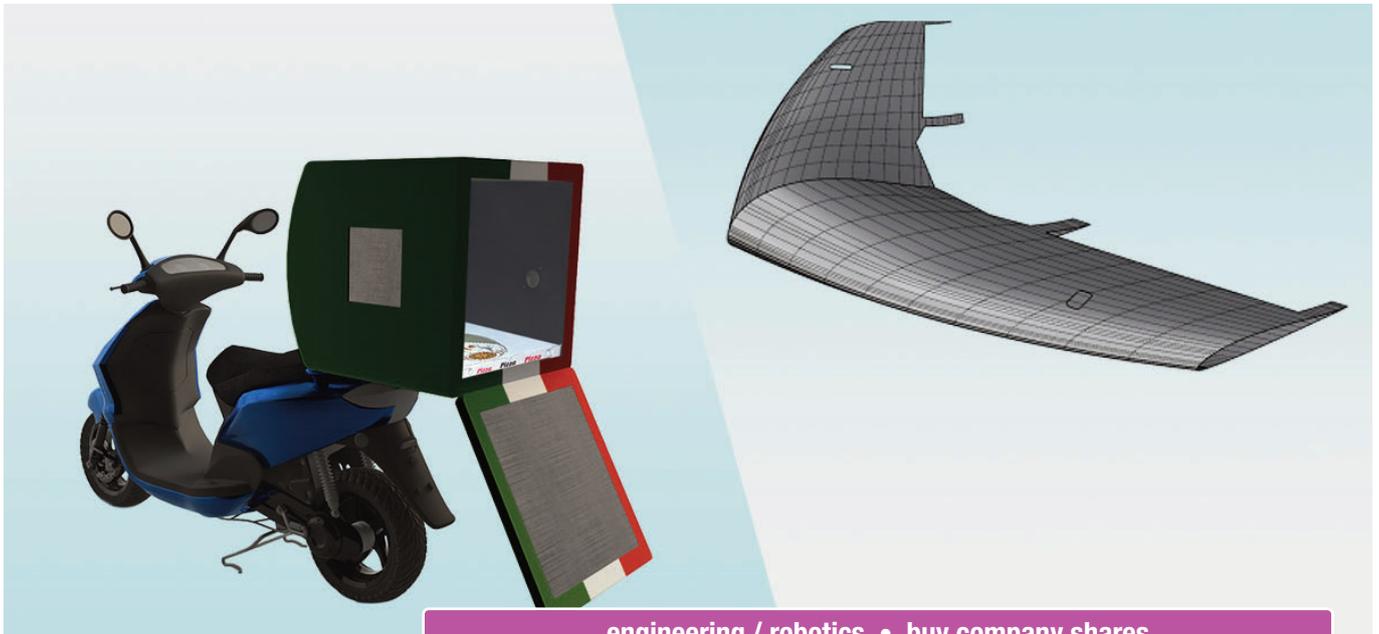
Underwriter as a shareholder, with a stake of 39% in special quotas (priced EUR 10,000 each).

Purpose of the investment

- Purchase of land for new plants;
- Purchase of the raw material
- Purchase of the machinery for the manufacturing process;
- Financing research programs with Italian bodies (such as Universities);
- Payment of the human resources and the highly qualified personnel.

Investment outlook and advantages for the investor

The project shows good prospects of growth and returns on assets. By request, more information will be provided.



engineering / robotics • buy company shares

A Startup from Maranello with three high tech projects

An under-30 team that focuses on innovation with high market prospects in the fields of takeaway food transport, aerodynamics, and automotive

ID: **17-001**
 REGION: **Emilia Romagna**
 Amount: **EUR 500,000**

About the Company

A high potential startup, created by a team of engineers and researchers, presents the latest technologies in the fields of takeaway food transport, aerodynamics, and automotive.

The company set in Maranello, the birthplace of the historic Italian brand Ferrari, is currently a member of the GTechnology research organization. Finalist at the Moneygram Award 2017, in the category “innovation”, the startup recently gained the 1st prize at the Mylennium Award, category MyStartup. Ran by an under-30 leading team of Master graduates and PhDs, this company is developing three main projects.

– “HOTBOX”, innovation in food transport. A patent pending box designed to keep takeaway food warm and at the optimum level of humidity by using the exhaust emissions of the vehicle. It can be placed on a motorcycle, but a prototype for cars is already in development. No other competitor on the international market can boast the same technology.

– Ultralight drones. The collaboration with DTU Space (Technical University of Denmark) gave the company the basis to develop methods and algorithms for aerodynamics. The ultralight drones support different cameras for a variety of uses. Thanks to its 300gr weight it has an autonomy of up to 1 hour and 30km of range.

Capable of full autonomous flight, the drone lets every pilot (expert or not) obtain the best results without long and expensive training sessions. The prototype designed to be a tool for precision agriculture hosts thermal and NDVI cameras. Possible applications in security and surveillance are in development.

– Automotive: Customizable machinery which can be easily integrated in the productive process. Beyond Engineering is specialized in industrial and auxiliary robots.

Investment Proposal

Amount: EUR 500,000

Type of operation
 To be determined with the Company.

Investment outlook and advantages for the investor
 Not only is the company looking for an investment in order to complete the current projects or one of them, but it also aims for a partner for upcoming projects. This versatile startup is capable of developing new branches or strengthening the existent ones, according to the interests of the investor.



new tech / informatics • buy company shares

Multipurpose modular devices: give me a brick and I'll move the Earth

Ready to expand the market with a revolutionary product, a start-up in Tuscany looks for its first investor

ID: **I11-001**

REGION: **Tuscany**

Amount: **EUR 500,000**

About the Company

This is a start-up company founded in 2015. They have brought into the national and international markets two patents after two years of research. The company is now past the seed phase and ready to expand the market with a revolutionary product: small brick-form artificially intelligent blocks that use Bluetooth Low Energy communication to interact with smartphones and tablets through an App.

Each 'brick' has a specific function (that can be set by the user). The bricks can be assembled to create a multifunction modular system. You can create quickly: portable devices, wearable, home climate management systems, and much more... there is no limit to the possibilities and no special skills are needed. The internet of things has never been so easy.

The company is made up of mostly Electronic and IT Engineers; the head of the project can boast a 20-year career in the field. Since 2015 the year of its foundation the company has put all of its resources in creating and developing the brick prototype, with various product application projects.

Investment Proposal

Amount: EUR 500,000

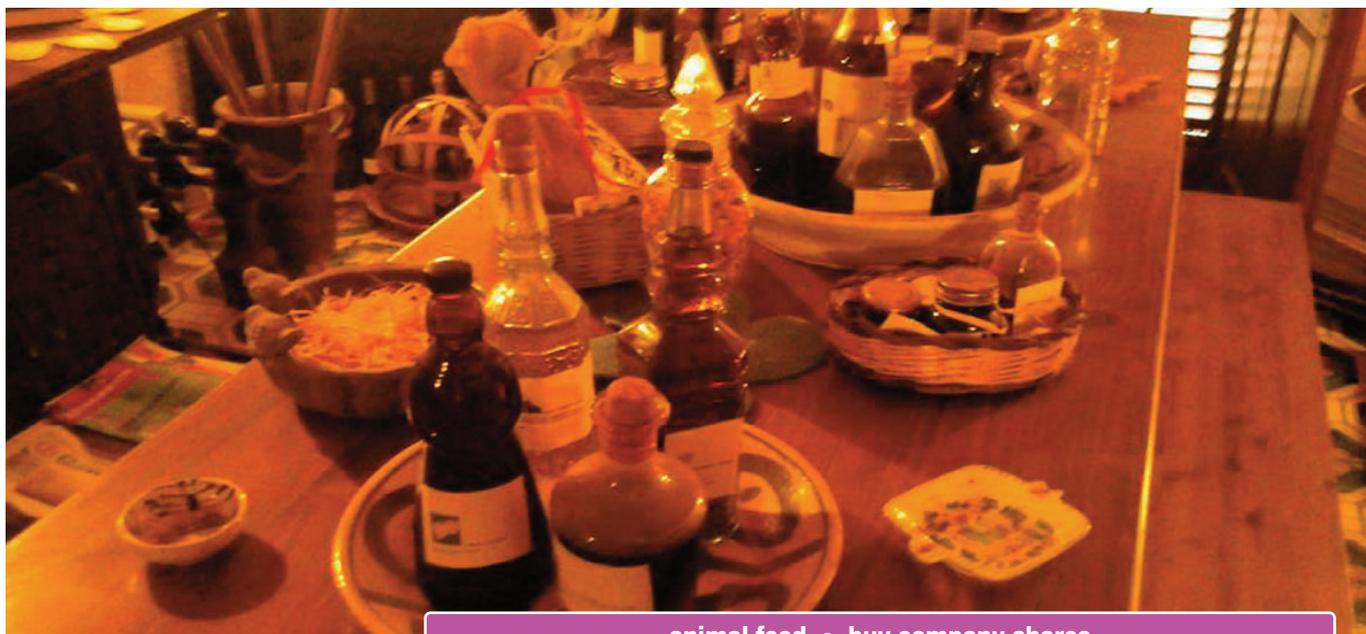
Type of operation

New partner/investor entrance in company capital with a minority quota (up to 25% of the capital).

Investment outlook and advantages for the investor

The amount of investment proposed is Euro 500,000. This will go towards an industrial and commercial plan with monthly details for the next 2 years (investment duration).

The investment will be allotted to each cost detail as shown in the graph. The main costs are industrialization (intangible goods), commercialization and production. The industrialization and commercialization costs include personnel.



animal feed • buy company shares

“The animal’s welfare”

Increase livestock’s production and its health removing hormones, pesticides, and steroids from its diet

ID: I15-001
REGION: Sicily

Amount: EUR 1,000,000 as min.

About the Company and the Project

The Sicilian Company has, as a mission, to improve the conditions of animals throughout zoo-technical spinneret improvement without the need of having to resort medicines allopathic or to antibiotics, assisting farmers with specific protocol focused on management and treatment of major animal diseases and eventually a cheap and quick investigation of the specific pathology.

According to that, Company developed bioelectronics analysis on animal’s bodily secretions and electro frequencies analysis to reveal animal pathologies and in neighbouring flora, in order to ascertain the presence of toxic herbs, harmful for animals.

The full company project has three main lines: 1. pharmaceutical production of homeopathic medicines and vaccines, 2. food production for animals, 3. certification of livestock production according to animal’s welfare level.

1. The pharmaceutical production of homeopathic medicines and vaccines

The Company has built strong expertise already working as production partner of pharmaceutical companies, and it is now ready to gain his own place in the field, after developing her own homeopathic products, already existing. Once the first step will be

in place it might be the time to get into human pharmaceutical production.

2. The animal’s food production

The raw material of the homeopathic medicines to treat illness can be easily used with a different dosage in the livestock food production field to supplement the ordinary diet and prevent the occurrence of acute episodes of specific diseases.

3. The certification of livestock production according to the animal’s welfare level

The company has this project already in place as main part of the ongoing business. The goals already achieved are important but territorially limited to the strict Company area.

The company decided to include this business to the project scope because, with an international partner, business would be able to grow faster, easily linking it to the above parts of the project.

Investment Proposal

Type of operation

Selling shares

Purpose of the investment

The Company is looking for at least EUR 1,000,000 investment for 35% share capital.

In the case of a bigger investment, the Company can raise the offer of up to 45%.



decor and design • buy company shares

Illumination and Design: an investment in Made in Italy

A company with decades of experience and an international trade volume is seeking to expand into new markets

ID: **14-002**

REGION: **Veneto**

Amount: **EUR 1,300,000**

About the Company

This company was formally founded in 2017 from a business that started in the 1960s. Since then, the founder of the company has produced equipment for illumination on an industrial basis which eventually became international.

The key to success of this historical company is the production of classical style chandeliers, made of materials only produced in Italy. Elegance and technology have made this company a leader in the market and have clients in more than 30 countries around the world.

More than 90% of turnover is from abroad. The main markets are: Russia, Ukraine, Lithuania, Latvia, Georgia, Azerbaijan, Romania, United Arab Emirates, Saudi Arabia, Qatar, Lebanon, Libya, Thailand, Canada and the USA. The new objective is to consolidate a position internationally moving towards new markets.

There are two production locations (Veneto and Abruzzo) which can boast ground-breaking technology. Nevertheless, craftsmanship is still the mark of quality lamp making. Most of the production phases can only be done by hand. The final product comes from highly specialized personnel and a meticulous selection of materials that are exclusively made in Italy: Swarovski crystal, decorative brass fusion, 24 karat gold, Murano glass. Each lamp

is a unique piece and can be further personalized according to customer request.

The company has developed a new area of business in the contract sector for great turnkey projects. This includes project development, installations, building materials, interior decoration, furniture and illumination.

Investment Proposal

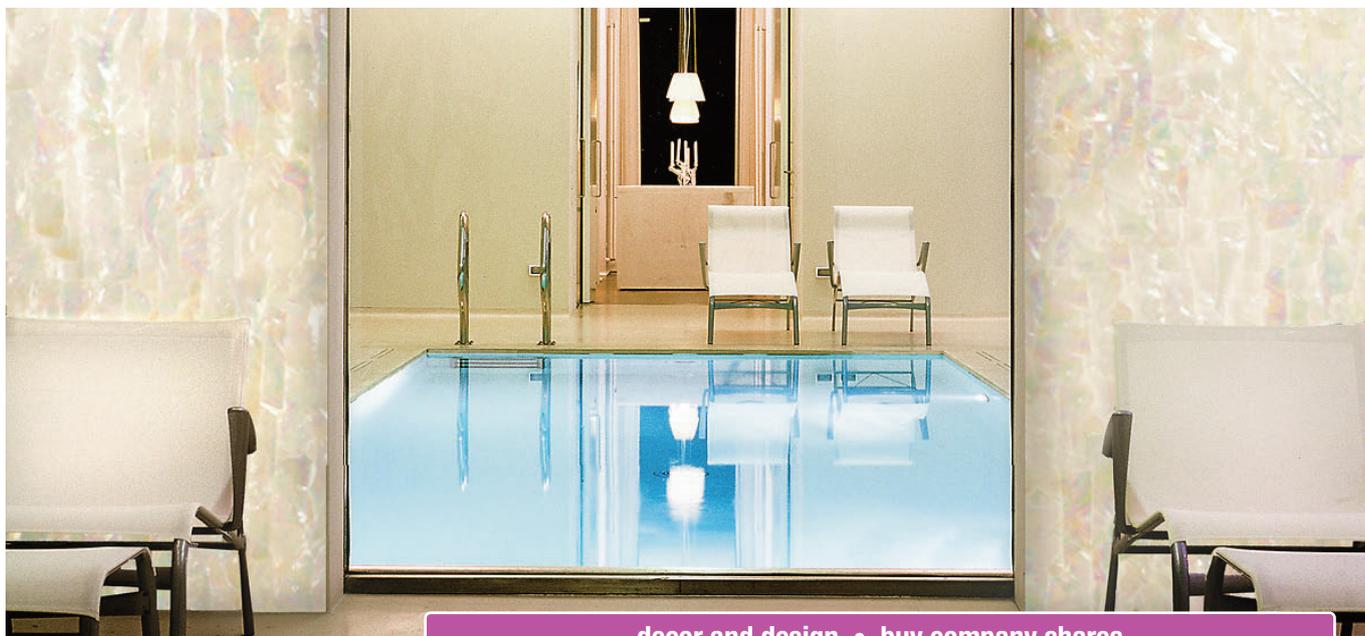
Amount: EUR 1,300,000

Type of operation

New partner/investor in the company capital with a minor quota.

Investment outlook and advantages for the investor

Yearly net profit foreseen is about 10% on proposed investment.



decor and design • buy company shares

Mother of pearl sheets: the key to sustainable luxury

A company operating between Italy, Australia and Indonesia is ready to enhance its retail

ID: **14-001**

REGION: **Lombardia**

Amount: **EUR 3,000,000**

About the Company

The intuition of this company is to use a lush, yet limited, natural product in unexpected ways, exploring new possibilities in fashion and design. The weaving of the mother of pearl threads allows obtaining "sheets" which are homogeneous in beauty and shine. This unique and innovative process shapes a great variety of products always respecting the environment and granting eco-sustainability label. The mother of pearl sheets can be used to cover almost any base materials, permitting to match a dramatic variety of colors and effects.

Marked by a dynamic entrepreneurial spirit, the Company's added value is the perfect balance between the mastery of modern technologies and the high craftsmanship content of its products. The Sme, set in Lombardia, boasts several awards among which the prestigious FT/ITC Sustainable Financial Award in 2013. Its microfilm derived from the top quality Australian mother of pearl is used in a wide range of products belonging to the key sectors of *Made in Italy* such as porcelain vases, automotive inners, laptops, helmets, eyewear, etc. Some of those products have been presented by Louis Vuitton on the Paris Fashion week runway, Spring/Summer 2013 (design by Kim Jones).

Mother of pearl plates are also developed for interior design: compatible with walls, staircases, and even kitchen islands for both

houses and yachts, these panels allow to interpret and create different atmospheres and styles, representing an absolute innovation in the luxury interior design market.

Each phase of production is studied to produce almost zero waste. The company has set as its next goals to consume less than 605 MW per hour and less than 1,694 cubic meters of water.

The company has also prefigured some goals dealing with social aspects:

- ensure gender equality, especially in managerial roles;
- hire at least 2 disabled workers;
- keep the level of absenteeism lower than 3% by employing the 90% of its workforce in full-time jobs and ensuring internal training for at least the 60% of it (estimated training costs: EUR 70,000.00 per year).

Investment Proposal

Amount: EUR 3,000,000

Type of operation

Underwriter as a shareholder, with a stake to be agreed with the current shareholders.

Purpose of the investment

The investment will be entirely earmarked to finance the construction of the headquarters and the flagship store. The Italian real estate market is currently experiencing a momentum since it is at an all-time low. Several high-status Italian municipalities expressed their availability to facilitate the settlement.



naval field • buy company shares

Sea Technology, Design, Hi-Tech: Italian benchmark for mechanical components

An interesting, challenging and profitable project for an extremely vivacious Italian company, well established in the nautical sector luxury yacht market, planning to move to the next step

ID: **I14-003**
 REGION: **Umbria**
 Amount: **EUR 5,000,000**

About the Company

Founded as a small company at the end of last century by two young brothers, they used their experience gained in metalworking to make precision mechanical parts for aeronautical, races, electromechanical, space and defence sectors.

The company reached its best join the challenge of the nautical sector, concentrating its efforts mostly on superyachts. Nautical sector luxury yacht represents now the main division with its own recognizable brand.

The traditional mechanical parts production division is still collecting important orders but nothing to compare to the important commissions collected by the company from the top target market. In fact, the nautical division can count on huge and very important references list of clients with on-going commissions from top luxury yacht brands.

Legal form	Joint Stock Company
Shareholders	2
Share capital evaluation	EUR 5 MLN
Patents Owning	– n. 4 IT – n. 1 CE – n. 1 PCT-EPO-IT

About the Project

The Company is planning to expand the production of the mechanical components already produced at the nautical division for Super Yachting Market to the semi-standardized production for 20 to 45 mt yacht, keeping the current business as it is and acquiring other strategic companies that are already potentially identified by requirements.

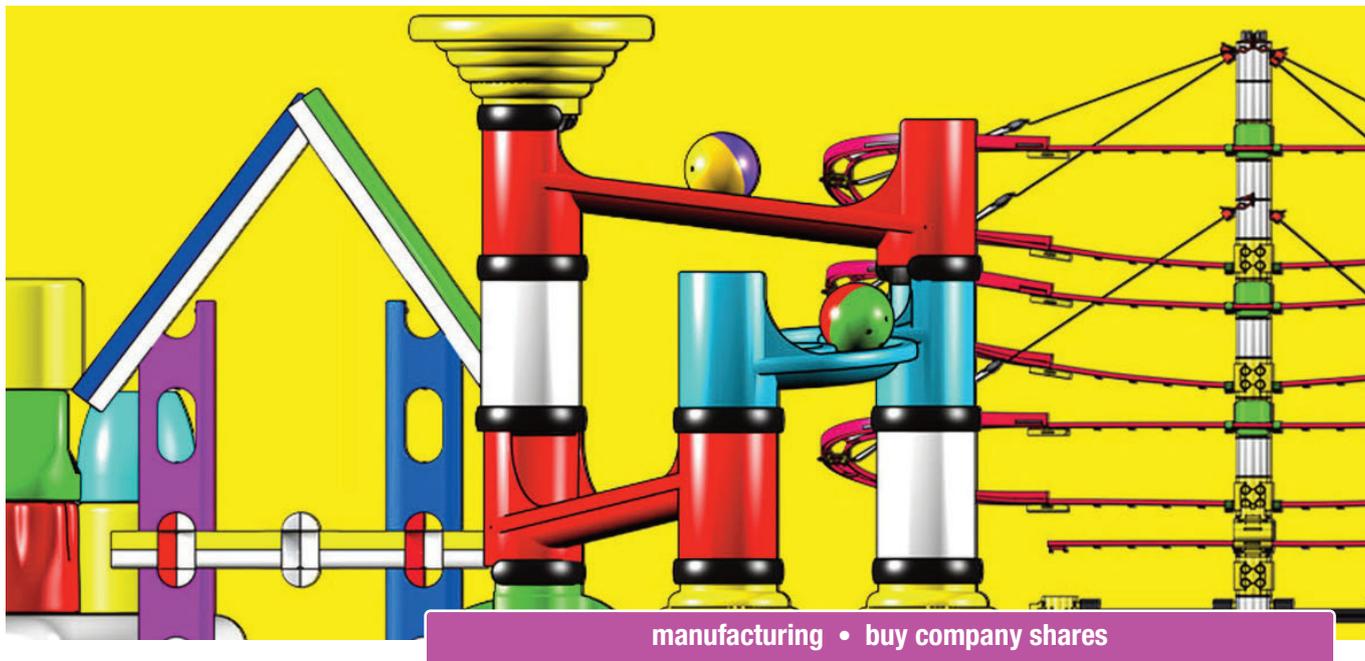
Investment Proposal

Amount: EUR 5,000,000

Type of operation

Step 1: 2,5 MLN EUR to buy less than 50% of shares from the two current shareholders;

Step 2: second half of the investment will be used for a subsequent capital increase subscribed along with the shareholders to pursue the project as above described. More options can be considered.



Historical toys brand: a shareholder's block is now on sale

A great chance to buy 30% of a popular Company's shares, market value more than EUR 6 MLN

ID: **I14-001**
 REGION: **Piemonte**
 Amount: **EUR 6,400,000**

About the Company

The toys factory established in middle '900 became a leading brand in less than one-year time selling his first licensed mechanical toy able to revolutionise the in-house market. Than many successes came based on the company ability to combine passion, genius and technical skills, investing sources to create and distribute educational toys. The company toys technology became so popular to invade the art field with masterpiece made by theme to be shown in International Contemporary Art Galleries, while new products ideas were getting shaped, ready to celebrate new success toys. The Company has collected an impressive amount of international awards because of his educational toys trough nearly one century on the toys market production.

The company's market current value is more than EUR 20 MLN and shareholder block of shares is now on the market for EUR 6.4 MLN.

Today to lead the company is the second generation of the family that owns 100% of the shares of ownership: the international sales are the outlet of more than 60% of the production in 35 different countries. Despite the economic crisis of recent years, the choice of the company to focus on an educational and formative product, building entirely in Italy, was successful. Growth has been sustained in recent years by an investment plan

aimed at improving existing technologies and a constant renewal of lines and products.

The factory now is 16,000 m² covered, of which 14,000 are destined for the production departments (freehold). The average production is 7,000 finished products per day, with peaks of 15,000 pieces per day. The company adopts a production process designed to minimize waste of energy and materials at each stage, also trying to reuse them as much as possible.

All corporate handouts Use FSC-certified paper, consisting of pure ECF (Elemental Chlorine Free) cellulose and recovery fibers: The offset printing process employed uses only vegetable oil-based inks without the use of alcohol Isopropyl and is achieved in the respect of a minimum environmental impact.

Another obvious choice is the refusal to produce weapons of war. A decision stemming from the experience of war that the founder himself had experienced firsthand.

Finally, the use of electricity for toys product is reduced to almost zero, to guarantee a type of play based on the mental interpretation and not on the functioning of the electronic mechanism.

Investment Proposal

Amount: EUR 6,400,000 for 30% of the total shares (by taking over one of the shareholder blocks of shares)



biomedical / pharmaceutical • stock capital acquisition

Leading company in the medical sector: Medical devices, medical informatics and set up of operating theatres – High annual turnover

Requested price: EUR 400,000,000

The current owners are available to sell the full capital stock or one or more quotas, each 25% for 100 MLN.

For confidentiality reasons we only provide essential information.

If you are interested in this proposal, please contact us via our partner



farm / vineyard / equestrian centre / agriturismo • buy company shares

Very Exclusive Country Resort, with horse centre, available to same level co-owner

A graceful and stylish environment for a classy person who wants to enjoy the heart of Tuscany

ID: I13-004
REGION: Tuscany
Amount: EUR up to 4.5 MLN

About the Company

A graceful and stylish environment for a classy person who wants to enjoy the heart of Tuscany: its art, its nature, and its food in the elegance of the people and the atmosphere.

The company located in the Siena area has already a wide range of ongoing activities:

- about 2.4 hectares with 3,500 square meters of building
- More than 30 apartments some of them already contracted and making profits
- Swimming pool
- Restaurant
- Biological Shop selling goods made by biological farm
- UE Certified Production and Transformation Site (sauces, pâtés, cured meats, etc)

About the Project

Investment details

- Apartments restyling and outdoor furniture's
- Interventions on the green, relax area, garden and landscape to enhance the extremely valuable location
- Implementation of production and trade of typical products, to match market requests, through the expansion of the existing factory (building and equipment)

Additional investment (Optional)

Equestrian centre purchasing: it's already an intra-group and company partner but eventually can be acquired by the company.

3.5 hectares including:

- Stables, Boxes, Saddlery
- Accessories Rooms
- Sands Riding
- Paddock
- Tennis field

Legal form	Limited Company
Shareholders	2
Employees	15
EBIDTA	209
Company value	EUR 10 MLN
Shares on sale	About 40%

Investment Proposal

Amount

Investment: EUR 3.6 MLN

Additional Investment: EUR 900,000

Note: The Company is fully operational and guarantees an excellent income: an average annual operating cost of approximately EUR 1,526,000.00 against an annual sales volume of EUR 1,735,000.00.

The Company shareholder will always count on company availability to guest him. Details will be included as part of the final deal.



farm / vineyard / equestrian centre / agriturismo • stock capital acquisition

A beautiful holiday farm in Elba Island

The entire property is 'an island on the island', with 12 km of coastline and a total area of 434 hectares

ID: **SC-001**

REGION: **Tuscany**

Amount: **EUR 55,000,000**

About the Estate

The estate is located at Elba's south-eastern extremity, with beaches, inlets and bays cut into the impervious cliffs.

In the middle of the estate stands a beautiful eighteenth-century villa, surrounded by a large number of farmhouses converted into ideal buildings for a holiday of complete relax. The farmhouses were renovated in accordance with the typical style of the Tuscan Maremma.

The estate offers a splendid sight, where the reddish colour of the earth (the result of centuries of mining), stands in contrast to the green foliage of the pine trees and the azure of the Thyrrhenian sea, creating unbelievable views.

The whole estate is a natural oasis, situated in the Tuscan Archipelago National Park, where you are likely to come across red partridges, pheasants, hares and wild goats.

The entire property is 'an island on the island', with 12 km of coastline and a total area of 434 hectares.

The tourist reception structures comprehend:

- 1) a nucleus in the centre of the property, formed by the ancient manor house, transformed into a small hotel, with a restaurant and a bar obtained by renovating the old cellars;
- 2) five farms turned into residential apartments; buildings used for central services (direction, market, warehouses, etc.);
- 3) sports facilities (6 tennis courts, 2 swimming pools, diving centre, golf pitching green and practice range);

- 4) equestrian centre with riding stables, obstacle course, saddlery and clubhouse, warehouses and depots, and structures for employees;
- 5) seven villas aggregated to the central structure;
- 6) fourteen villas distributed around the property, some of them with a swimming pool or on the seashore;
- 7) two restaurants/bars on the two main beaches of the property.

A network of private roads serves the whole property, connecting the various units to each other and allowing access to the various beaches along the coast to guests only.

In addition, the property is equipped with distribution networks for the internal telephone line, electricity, and water, with wells and reserve tanks.

Farm and Vineyard

The agricultural structure is as follows:

1. newly built building with interesting architectural features, used as a wine cellar;
2. warehouses, barriques, offices, wine shop, warehouses for agricultural equipment and porches;
3. 15 hectares of a new vineyard for the production of DOC Aleatico wine, IGT Vermentino of Elba and IGT Tuscan Red.

Selling Price

The holiday farm is fully operational and guarantees an excellent income.

Amount: EUR 55,000,000 (negotiable)

Note: Since this operation involves a real estate agency intermediation, there will be an agency's success fee, calculated on the final price, to be settled.



farm / vineyard • stock capital acquisition

Purchasing full stock capital shares of a company operating in the highest standard of wine production worldwide

Requested price: EUR 250,000,000

The current owners are available to maintain a minority stake (10%) to support the investor for a smooth transition.

For confidentiality reasons we only provide essential information.

If you are interested in this proposal, please contact us via our partner



hotel • stock capital acquisition

A four-star hotel in the heart of Tuscia

Located on the lush green slope of the Cimini Mountains, with an amazing view

ID: **SC-009**

REGION: **Lazio**

Amount: **EUR 2,300,000**

About the Estate

Located on the lush green slope of the Cimini Mountains, with an amazing view and beside a characteristic medieval village. Ideal for relaxation and revitalisation, close to the City of Popes, as well as to important archaeological sites like Rome, Perugia or Orvieto.

The hotel has:

- reception, corner bar, relaxation area, 250 seat restaurant with 3 toilettes, a pizzeria with wood oven, large kitchen,
- maintenance room, dressing room and canteen for employees,
- colonnade and terrace together with a private garden (over 7,000 square meters) and swimming pool,
- 14 bedrooms, all with bathroom, most of them with private balcony,
- large parking area.

Furniture and equipment are included.

Note: Construction project of 28 double rooms more is already approved by the Council.

Selling Price

Amount: EUR 2,300,000

The hotel is fully operational and guarantees an excellent income: an average annual operating cost of approximately EUR 380,000.00 against an annual sales volume of EUR 500,000.00.

Note: Since this operation involves a real estate agency intermediation, there will be an agency's success fee, calculated on the final price, to be settled.



indoor amusement park • buy company shares

Indoor amusement park in the heart of Tuscany

A 20 million project, already financed for the most part, soon to be the main attraction in Tuscany

ID: I13-001

REGION: Tuscany

Amount: EUR 1,000,000 to 4,000,000

About the Company

The company, founded in Pistoia in 2014, is a joint-stock company registered with the Chamber of Commerce as an innovative Sme. The business objects are design, feasibility study, promoting, construction and management of tourism and leisure facilities. In agreement with the government of the region of Tuscany and in collaboration with other private and public bodies, the company will soon start the construction of an amusement park based on the world's most translated non-religious book, a masterpiece of Italian literature for children. A 20 million project (financed for the most part) soon to be the main attraction in Tuscany and a benchmark for national and international tourism for families and schools. The project offers interesting profit forecasts for the investor.

The mission of the company is to give new life to one of the most loved and everlasting characters of the Italian literature for children: Pinocchio. An innovative indoor theme park, covering a volume of 50,000 cubic meters, will be placed in a former paper mill set in the birthplace town of the author Carlo Lorenzini, Collodi. This town occupies a strategic position: 50 minutes from the Pisa Airport "Galileo Galilei" PSA, and 50 from the Florence Airport "Amerigo Vespucci" FLR.

The park will be provided with rides, augmented reality devices, laboratories for kids, shops and dining areas. Moments of excitement and relaxation will be balanced in order to reflect the

narrative path of Pinocchio's story. Moreover, the park creators plan to set up educational projects dealing with social awareness and territorial marketing through games, laboratories and special events. The company wishes to integrate Edutainment and Environment by promoting the brand: EnvEdutainment®. From the hosting building's renovation to the redevelopment of the area, the project aims to promote Tuscany's innovation, cultural heritage, good life and quality tourism.

Pinocchio was already chosen as the spokesperson of the Region Tuscany at EXPO 2015 and, more than 200 years after the first publication, is still a symbol of excellence made in Tuscany.

Investment Proposal

Amount: from EUR 1,000,000 to EUR 4,000,000

Type of operation

Underwriter as a shareholder, with a stake between 5% to 20% depending on the amount of the investment (from 1 million to 4 million).

Purpose of investment

The injection of capital will make possible to reach the necessary financial resources for the start of the project by 2017 and the end of construction by 2018.

Investment outlook and advantages for the investor

Once completed, the indoor park:

will offer 300 job positions;

will host 250-300,000 visitors per year.

The project shows good prospects of growth and return on assets. By request, more information will be provided.



travel agency • buy company shares

Tourism: invest in a well-referenced Italian brand

A new concept for a milestone Italian tour operator brand just relaunched and ready for the take-off

ID: **I13-003**
 REGION: **Umbria**
 Amount: **EUR 4,500,000**

About the Company

Many years of history in Tourism field in Italy, overcome the crisis that dropped a huge number of players between merging selling or just closing, this Company has been able to hold-on locating more than a million of people in the last decade.

Since last year indeed, it has been able to start growing and now is looking for a financial or industrial partner, can be both, to keep growing faster than how it can do on his own.

Legal form	Limited Company
Employees	15
Last year turnover	EUR 2.4 MLN
Last year gross profit	EUR 856,000
Last year EBIDTA	212

About the Project

The ambitious industrial plan is already ongoing and, even because of the in-depth sector crisis just passed by, there are opportunities in this sector for an aggressive, fully skilled company with right sources to take them.

The Company has legal rights on the brand and it can use freely according to the concession contract.

Type of operation

Step One: 1.5 MLN EUR. The Company will invest this amount in accommodation facilities (i.e. hotel, resort, etc). The company has already identified some interesting option, coherent with its selling market, but the final identification of the structure will be part of the deal with the new partner.

Step Two: 1.0 MLN EUR. This part of the investment will be used by the company to increase its selling “new concept” network.

Step Three: 2 MLN EUR. This is the amount to buy the brand from the owner.

Options can be considered.

Investment Proposal

Amount: EUR 4,500,000

Shares: up to 55%



hotel • stock capital acquisition

Luxury five-star hotel in the heart of Pisa

The hotel is located very close to the Natural Reserve of San Rossore and offers an amazing view of the Leaning Tower

ID: **SC-004**

REGION: **Tuscany**

Amount: **EUR 35,000,000**

About the Estate

The hotel has 82 rooms, 9 junior suites, 3 suites and 27 apartments. Guests can enjoy the breath-taking view of the Leaning Tower, which is within walking distance from the hotel, from most of the rooms. Piazza dei Miracoli and the city centre are just a hundred metres away.

There are six conference rooms of different sizes, including a 250-square-metre conference hall. All of them can be arranged in different ways and equipped with the best audiovisual aids to fulfil even the most demanding requirements. The hotel also includes an outdoor swimming pool with a solarium area, a magnificent panoramic terrace at the roof garden, a relax area with a Turkish bath, an emotional shower, a massage room and fitness facilities.

Selling Price

The hotel is fully operational and guarantees an excellent income.

Amount: EUR 35,000,000 (negotiable)

Note: Since this operation involves the intermediation of a real estate agency, the investor must recognize the agency a 1% success fee, calculated on the final price.



hotel • stock capital acquisition

A luxury and historic five-star hotel in Livorno

The hotel is located right on Livorno (Leghorn) seafront, overlooking the characteristic Mascagni terrace

ID: **SC-003**

REGION: **Tuscany**

Amount: **EUR 37,000,000**

About the Estate

During its period of activity in the nineteenth century, it hosted many illustrious guests such as the Italian royal family and scientist Guglielmo Marconi. The hotel has 123 rooms, two restaurants, a full-service spa, an indoor pool and an outdoor one, a gym and a terrace.

The hotel also hosts a convention centre.

Selling Price

The hotel is fully operational and guarantees an excellent income.

Amount: EUR 37,000,000 (negotiable)

Note: Since this operation involves the intermediation of a real estate agency, the investor must recognize the agency a 1% success fee, calculated on the final price.



Two hotels and seventeen income properties in Tuscany

An investment proposal for seventeen properties in Viareggio, Cascina, Ospedaletto, and two hotels in the province of Pisa

ID: **SC-006**

REGION: **Tuscany**

Amount: **EUR 37,000,000**

About the Estate

The investment proposal is about seventeen properties guaranteeing an income in Viareggio, Cascina, Ospedaletto, and two hotels in the province of Pisa.

All of them belong to a joint stock company, which is, at the same time, responsible for the hotel management.

The company has been active in this area for more than a decade.

The six shareholders belong to the same family and all of them have decided to sell all the shares of a real estate company.

Hotel No. 1

The hotel is close to the airport of Pisa, one of the largest in the central Italy, which has several international routes (Pisa-Shanghai, Pisa-New York, Pisa-Rio De Janeiro and Pisa-Beijing) and national connections. At the present moment, it is also the 11th Italian airport for passenger traffic in 2017.

It is also close to an important railway junction (Linea Roma-Genova-Milan, Livorno-Lucca-Pistoia-Bologna), and to the largest roadway in central Italy (Via Aurelia).

Hotel No. 2

The Hotel is located 10 km from Pisa, near the Galilei Airport and the highway A12 Genoa-Livorno and S.G.C. Florence-Pisa-Livorno. The building is in a strategic position for reaching several destinations in Tuscany: it is 60 Km far from Florence, 20 Km from Lucca, 12 Km from Livorno, 40 Km from Viareggio, 35 Km from Torre del Lago Puccini.

Selling Price

Both hotels are in operation and guarantee an excellent income.

Amount: EUR 37,000,000 (negotiable)

Note: Since this operation involves the intermediation of a real estate agency, the investor must recognize the agency a 1% success fee, calculated on the final price.



hotel • stock capital acquisition

Sardinia

1. Five-star Hotel & Spa

Sassari Area - Located in a noble palace of the late nineteenth century, surrounded by the sea.

24 panoramic rooms (executives, suites, and classical), swimming pools, spa, private beach and dock. Full occupancy for 120 days per year.

ID: SC-030 - Amount: EUR 24,000,000



hotel • stock capital acquisition

Rome

1. Four-star Hotel

Vatican City closeness, 140 bedrooms, congress room, restaurant, swimming pool. Occupancy 88,3%

ID: SC-021 - Amount: EUR 45,000,000

2. Four-star Superior Hotel

Villa Borghese, 79 bedrooms plus 8 suites, 5 conference rooms (120/300 seats each), restaurant, bar, 100-car park garage
Total 5,000 sqm hotel plus 1,500 sqm garage. Occupancy 80/85%

ID: SC-022 - Amount: EUR 46,000,000

3. Five-star Luxury Hotel

28 rooms (superiors and suites), VIP Restaurant. Occupancy 98%

ID: SC-023 - Amount: EUR 50,000,000

4. Four-star Superior Design Hotel

At walking distance from the Jewish Ghetto and the Vatican, 199 rooms/suites, the best restaurant in this area of Rome and a conference centre.
Occupancy 85%

ID: SC-024 - Amount: EUR 125,000,000



hotel • stock capital acquisition

Florence

1. Five-star Hotel

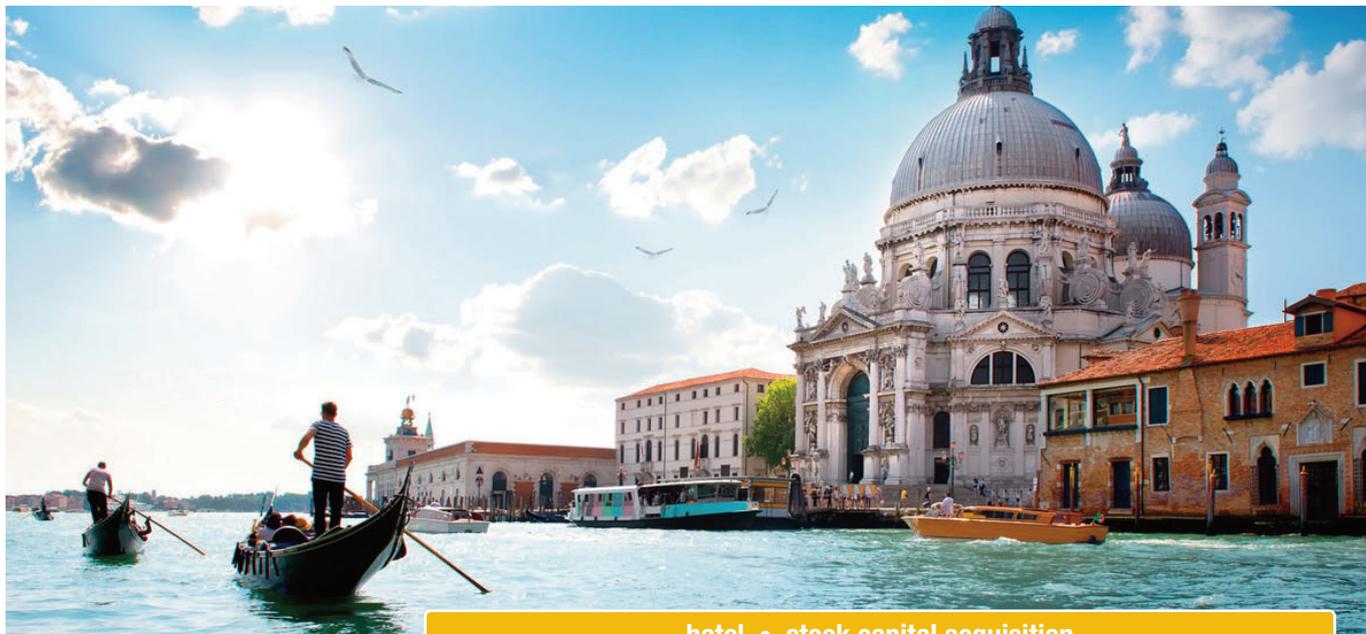
48 rooms, occupancy 72%

ID: SC-025 - Amount: EUR 30,000,000

2. Five-star Hotel

120 rooms, 10 suites, 2 conference rooms, 3 restaurants, 2017 turnover: € 10MLN, 1MLN € profit, occupancy 85%, ROA 8.88, € 21,797 2017 liabilities

ID: SC-026 - Amount: EUR 100,000,000



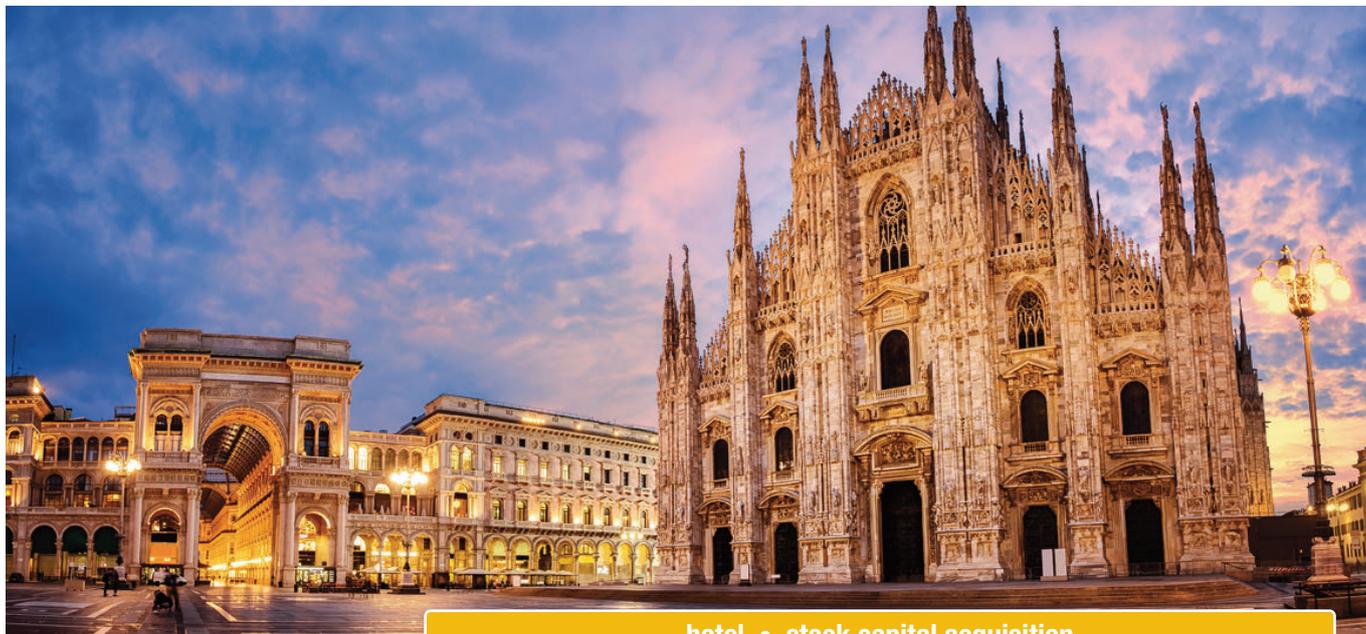
hotel • stock capital acquisition

Venice

Four-star Hotel

ongoing transformation into 5 stars, 150 bedrooms by the Canal Grande - Occupancy 70%

ID: SC-027 - Amount: EUR 150,000,000



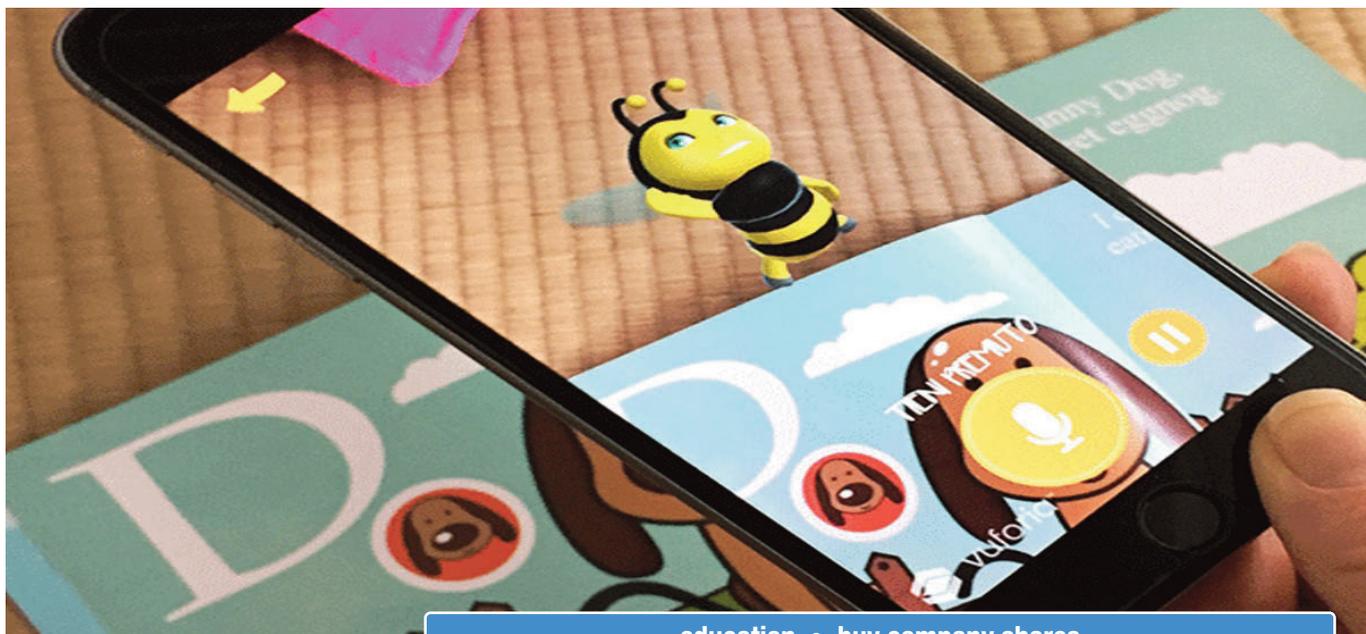
hotel • stock capital acquisition

Milan

Four-star Hotel

Duomo closeness, 62 rooms - Occupancy 80%

ID: SC-028 - Amount: EUR 56,000,000



education • buy company shares

AR meets foreign language learning for children

This system can be potentially applied to any language, becoming a reliable tool for teachers and students from any country

ID: **I5-001**

REGION: **Sicilia**

Amount: **EUR 560,000**

About the Company

A young startup, set in one of the most technologically dynamic district of Sicily, has developed a way to link paper to augmented reality: an engaging, combined system for language learning, specific for children from 3 to 8 yr. Firstly developed for teaching English to Italian native speakers and patented in 2015, this system can be potentially applied to any language, becoming a reliable tool for teachers and students from any country.

Founded in 2014, this company is a startup set in San Gregorio di Catania. It creates paper books and flash cards which are complementary to a free app (compatible with both iOS and Android) to create a multimedia learning experience. Through the engaging power of the short stories and the interactive activities available in the app, the books come to life and let the children be playfully involved. Each book has a different topic and supports the memorization of a different set of words in the foreign language. Great for individual learning at home, this method is developed to suite also the needs of an entire class.

Five experimental launches have been already held with good results in schools in Milan and in the province of Catania.

The company also gives courses and releases certifications for teachers interested in applying the method.

Investment Proposal

Amount: EUR 560,000

Type of operation

Underwriter as a shareholder, with a stake to be agreed with the current shareholders.

Purpose of investment

- increasing the effectiveness of the method by creating two product lines: one for schools (public and private institutes) and one for mass market (libraries and multimedia media libraries, freelances, families);
- enhancing communication and marketing strategies with promotional campaigns;
- boosting the distribution through libraries and schools;
- hiring HQP for the areas: customer care, graphic design, 3D modeling;
- application for patents in other countries.

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