

**YOUR VISION.
A CLEAR METHOD.
A SAFE JOURNEY.**



ITALIENISCHES HAUS

GENERAL CONTRACTOR



INDEPENDENT ADVISORY AND GENERAL CONTRACTING FOR INTERNATIONAL BUYERS IN ITALY

Buying property in Italy is a dream for many international clients.

But turning that dream into a secure and well-managed project requires clear information, technical expertise and a reliable partner on your side.

Italienisches Haus supports international buyers throughout the entire process: from the first evaluation of a property to renovation and turnkey delivery.

We act as independent advisors and general contractors, ensuring clarity, control and peace of mind at every stage.



Who We Are

Italienisches Haus is an independent advisory and general contracting partner for international clients who wish to buy, renovate or build property in Italy.

We work alongside licensed real estate agencies for the purchase phase, while representing our clients' technical and strategic interests throughout the entire project.

Our activity is based on close collaboration with Studio Tecnico Associato Navalesi, an established multidisciplinary firm founded in 1991, specialized in architecture, engineering and project management.

For over ten years, we have supported international clients from Germany, Switzerland, Austria, the United States and other countries, helping them navigate the Italian real estate process with clarity, efficiency and confidence



Where We Operate

Our activity is primarily focused on the Gulf of Poets area, including Cinque Terre, La Spezia, Lerici, Portovenere and the surrounding regions.

This area offers a unique combination of landscape, cultural heritage and long-term real estate value.

Our deep local knowledge allows us to evaluate not only the beauty of a property, but also its technical feasibility, regulatory constraints and real suitability for living or long-term investment.



Why Invest in Italy?

Italy offers a unique balance of lifestyle, culture and long-term real estate value.

However, investing successfully requires realistic expectations and proper guidance.

For many international buyers, Italy represents not only an investment, but a long-term life choice: a second home, a future residence, or a place to enjoy a slower and more meaningful lifestyle.

Understanding the local context is essential to protect both your capital and your peace of mind.



The Challenges and How We Address Them

International buyers often face significant challenges when purchasing and renovating property in Italy:

- Language barriers and bureaucracy
- Complex building regulations
- Unclear costs and timelines
- Coordination of multiple professionals

Our role is to act as a single, reliable point of reference. We anticipate issues before they arise, coordinate all technical and legal stakeholders, and provide clear information so that our clients can make informed decisions at every stage.



Planung & Budgetierung



Forschung und Bewertung



Ausführung & Kontrolle



Behördliche Abwicklung



Lieferung & Ausstattung



Kauf & Genehmigungen

What we can do for you?



Property Evaluation and Pre-Purchase Advisory

We support our clients during the property selection phase by providing independent technical and strategic evaluations.

While the purchase itself is handled by licensed real estate agencies, we assist our clients by:

- Assessing the technical condition of properties
- Estimating renovation costs
- Identifying regulatory constraints
- Supporting informed decision-making

Our goal is to ensure that our clients fully understand what they are buying before committing.



The planning phase

Once a property has been selected, we take care of the planning phase, ensuring that every decision is technically sound, realistic and aligned with your goals.

This phase includes:

- Concept design, detailed design and execution planning
- Interior and exterior space planning
- Energy efficiency and landscape assessments
- Feasibility analysis and realistic cost estimation



Bureaucracy and Permits

The purchase process in Italy involves several bureaucratic steps, some of which are handled by licensed real estate agencies and legal professionals.

Our role is to support our clients on the technical and procedural side, working alongside the appointed agencies and authorities to ensure that all required permits and approvals are managed correctly and transparently.

Where relevant to the project, our support includes:

- Preparation and submission of technical documentation to local authorities
- Coordination of permit and authorisation requests related to renovation or construction
- Liaison with public offices and regulatory bodies
- Translation and coordination with legal advisors when required

Our objective is to reduce complexity, ensure compliance and provide clear visibility on timelines and procedures.

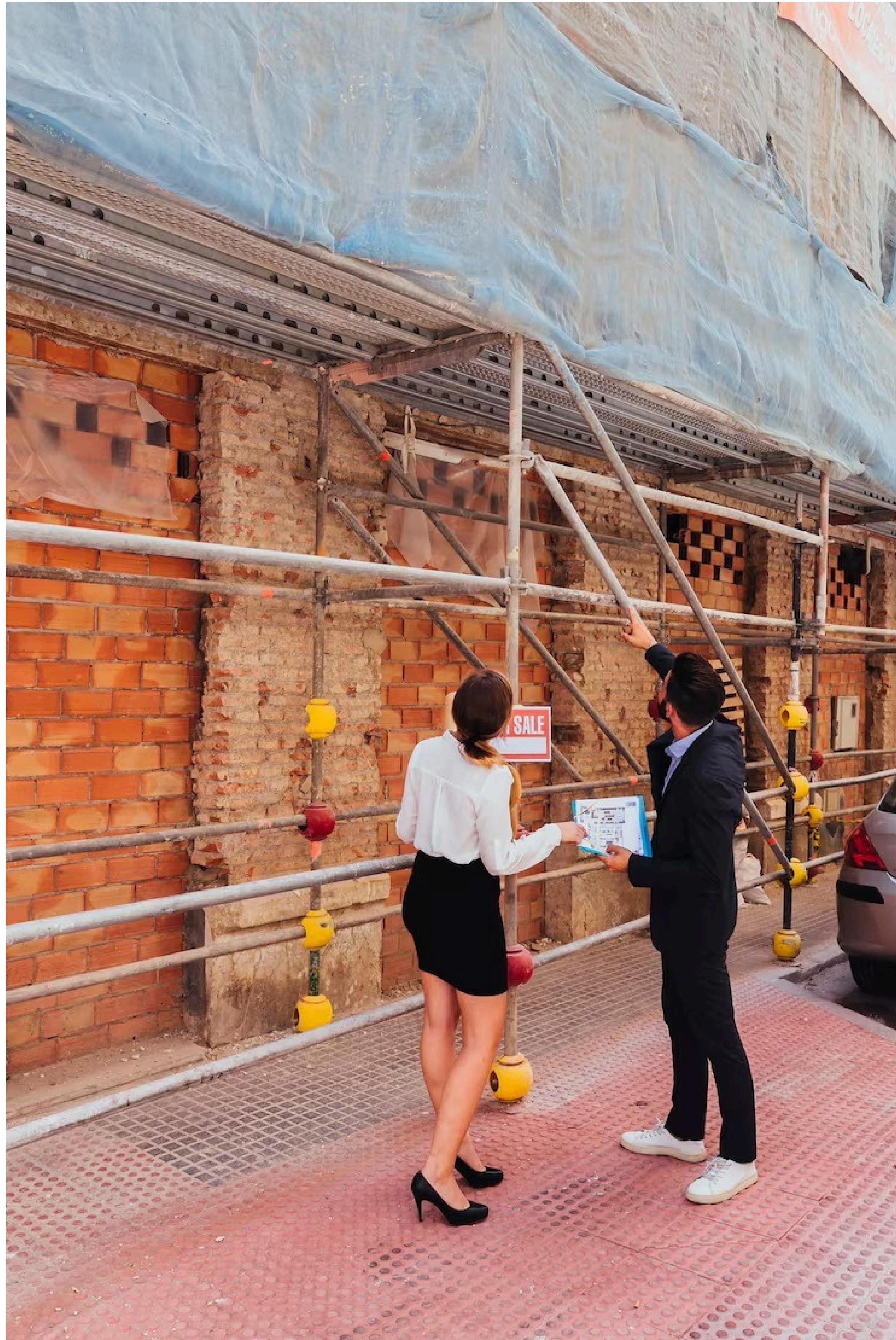


Selection of Contractors and Materials

We work with a network of trusted and carefully selected contractors, with whom we have built long-term professional relationships.

Our role is to guide you through the selection process, ensuring that companies, materials and finishes are chosen based on clear criteria: technical suitability, reliability, quality standards and budget alignment.

Where appropriate, we assist in evaluating alternatives and defining solutions that balance durability, aesthetics and cost, always in line with your objectives.



Construction Management and Site Supervision

During the construction phase, we take full responsibility for site management and supervision.

We monitor timelines, quality standards and costs, ensuring that the project progresses according to the agreed plan.

Our clients receive regular updates and clear reports, allowing them to stay fully informed and in control, even when they are not present in Italy.

This approach ensures continuity, accountability and transparency throughout the execution phase.



Furnishing and Final Details

A completed project is also a ready-to-use property.

We support our clients in the coordination of furnishings and final details, ensuring that every element is consistent with the approved design, functional for daily use and aligned with the intended purpose of the property, whether for private use or rental.

Our role in this phase is to maintain continuity and control, managing the final steps with the same structured and transparent approach applied throughout the entire project.



A Secure Investment — Even from Abroad

Managing a real estate project in Italy from abroad requires clear processes, reliable coordination and full transparency.

At Italienisches Haus, we ensure that each phase is handled professionally and documented clearly, allowing our clients to remain informed and in control throughout the entire project.

Many of our clients visit the site only at key milestones or at final handover.



Start with a Conversation

Every successful project begins with clarity.

An initial conversation allows us to understand your objectives, your expectations and your budget, and to assess whether and how we can support you in a structured and reliable way.

There is no obligation — only an opportunity to explore a realistic and well-informed path forward.