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PROJECT № 1741
PURCHASING REAL ESTATE IN ITALY IN THE OLYMPIC AREA WITH OBTAINING A RESIDENCE PERMIT

Location: Lago di Santa Croce, province of Belluno, Italy.

Description: Lago di Santa Croce – a lake in Italy, located **20 km** from Venice, is an attractive place for investment. Surrounded by picturesque landscapes, this pristine body of water offers not only spectacular views, but also a strategic location ahead of the 2026 Winter Olympics.

Despite the fact that the Olympic Games are still 2 years away, land plots in this region are **no longer available for purchase on the open market.**

The project provides a unique opportunity to purchase real estate, **access to which is available only through partners of the GLOBALINVEST.AE platform**, in a region where the **value of land doubles every year**. However, the **number of sites is limited**.

Advantages of the project when investing the required amount of $601,000:

- Residence in Italy, tax-free
- Lifelong permanent residence
- You only need to be in Italy for **1 day a year**
- Quick registration: **only 2 months**
- The opportunity to invest in land plots and transfer the real estate construction process to developers.

REQUIRED AMOUNT OF INVESTMENTS:
601 000 $

ANNUAL NET PROFIT:
601 000 $

RETURN ON INVESTMENT CAPITAL:
100%

For more info:

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INVESTMENT OPPORTUNITIES:

- Access is provided to investors interested in investing in projects for the construction of hotels and residential complexes. This will increase the profitability of real estate investments.
- An increase in the value of land by extending the permitted development for **3-12 months** by **€30,000** will lead to an additional increase in investment income over a certain period.
- The opportunity to take advantage of the increase in land values associated with the **2026 Winter Olympics** and the active promotion of the region in order to increase real estate profits by at least half *(on average, land prices in the Olympic Park in Sochi increased by about **2-3 times** after the 2014 Olympic Games).*
- When buying real estate in the lake area, potential buyers may consider obtaining government financing at a preferential interest rate. This can help maximize the return on investment over a period of **3 to 12 months**. This approach can provide a quick and stable return on capital.

In the period from 2023 to 2026, the upcoming significant events make this region attractive for investment:

1. Alpine Skiing World Cup in Cortina
2. Giro d'Italia May 25, 2024 *(expected number of spectators from several hundred thousand to more than a million people)*
3. Venice - Monaco cycling route *(projected attendance from several hundred thousand to more than a million people)*
4. Munich - Venice cycling route *(annual revenue of **€4 billion** from cycling tourists in 2022 and a stable pace growth **+20% annually**)*

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Required amount of investments: 601 000$

NAME	AMOUNT, $
Buying a property	501 000
Consultation fee	100 000
Total	**601 000**