GUARDAVALLE PROJECT

The opportunities

A home to choose.

A Calabria to experience.

A project to join.

Francesco Quaranta
Promoter of the Guardavalle Project

PUNTA STILO SRL
Via R. Salerno 8 · Guardavalle (CZ) · VAT 03969790793

One project, different opportunities

Not just a home to buy. A new way to choose how to experience Calabria.

The Guardavalle Project aims to restore and enhance a largely unused property heritage, creating new housing opportunities through coordinated regeneration.

But it goes further. Through a network of homes, accommodation and services across Calabria, it will also offer ways to experience the region without necessarily buying property.

Those who wish to support the project's growth may also consider becoming shareholders in Punta Stilo Srl, the company developing the initiative.

These are different opportunities that can be chosen individually or combined over time.

Get to know it first. Then decide.

People have different needs, and not everyone is ready to make a decision at the same time.

Some are looking for a holiday home; others imagine moving to Calabria. Some would like to spend part of each year here without buying property; others want to contribute to the renewal of a community.

The Guardavalle Project aims to let each person develop their own path. Start by getting to know the village, its people and the opportunities available. Explore new housing options as buildings are restored, use hospitality services under the applicable conditions, or choose to participate in the project's development.

You do not need to decide everything straight away. What matters is being able to make an informed choice when the right opportunity arises.

Punta Stilo Srl | Via R. Salerno 8, 88065 Guardavalle (CZ) | VAT 03969790793
www.guardavallehome.it | info@guardavallehome.it | WhatsApp +39 353 428 8564

From abandoned buildings to new housing opportunities

The home you imagine may not yet be available. The Guardavalle Project works to create new choices.

The historic centre contains many unused, abandoned or individually difficult-to-restore properties. They often have different owners, and their deterioration also affects neighbouring buildings.

Punta Stilo Srl aims to acquire groups of buildings, including adjacent properties, bringing them under single ownership so that restoration can be coordinated.

This approach makes it possible to explore housing layouts beyond those currently available, potentially combining or reorganising spaces, subject to technical and planning constraints.

Our approach

↓ IDENTIFY PROPERTIES — Select groups of buildings.

↓ ACQUIRE AND CONSOLIDATE OWNERSHIP — Create the conditions for coordinated management.

↓ PLAN RESTORATION — Explore new layouts and uses.

↓ CREATE NEW OPPORTUNITIES — Gradually make properties and housing options available.

↓ SUPPORT PEOPLE — Assist with choosing, purchasing and restoring properties.

Not just choosing among the homes available today, but helping create tomorrow’s housing opportunities.

Punta Stilo Srl | Via R. Salerno 8, 88065 Guardavalle (CZ) | VAT 03969790793
www.guardavallehome.it | info@guardavallehome.it | WhatsApp +39 353 428 8564

Your home in Guardavalle

You do not have to choose only among homes available today. The project aims to create new housing opportunities, including through the restoration of currently unused buildings.

Three ways to find your home

A home already available

You can identify a property currently on the market and buy it directly, with our assistance for checks and any restoration work if you wish.

A home through the project

You can choose among properties that Punta Stilo Srl will gradually make available, potentially exploring tailored solutions through restoration and, where feasible, the reorganisation of adjoining spaces.

A decision for later

You can start getting to know Guardavalle and follow the project's development, leaving yourself free to explore new property opportunities later without committing to a purchase now.

From choosing to completion

Buying and restoring a home, especially from a distance, can involve technical, administrative and organisational challenges.

The project offers coordinated support that may include:

- identifying and assessing a property;
- planning, cadastral and administrative checks;
- assessing restoration options and costs;
- design and management of required procedures;
- organisation and supervision of building works;
- support through to completion.

A process shaped around your needs, with the opportunity to review each stage before making further commitments.

Punta Stilo Srl | Via R. Salerno 8, 88065 Guardavalle (CZ) | VAT 03969790793
www.guardavallehome.it | info@guardavallehome.it | WhatsApp +39 353 428 8564

Would you rather take your time?

You can participate in the project’s growth today without choosing a home immediately.

By subscribing for shares in Punta Stilo Srl, you can become a shareholder in the company developing the Guardavalle Project and contribute to its activities.

This gives you the opportunity to:

- take part from the early stages;
- learn about acquired properties and emerging housing opportunities;
- follow restoration progress and assess future options;
- get to know Guardavalle through the hospitality opportunities offered;
- decide later whether to buy a home, remain a shareholder or combine both.

Becoming a shareholder does not mean reserving a home. It means participating in the company’s development while remaining free to consider a future purchase.

What if you do not want to buy a home?

You can experience Calabria without owning property.

Subject to the applicable conditions, shareholders in Punta Stilo Srl may accrue an annual benefit linked to their shareholding, redeemable for hospitality services offered through the project network.

The network will include homes and accommodation in Guardavalle and other parts of Calabria, offering different destinations and experiences.

Return to Calabria and spend time here without the responsibilities of owning and maintaining a second home.

One way to participate. Many ways to experience it.

Punta Stilo Srl | Via R. Salerno 8, 88065 Guardavalle (CZ) | VAT 03969790793
www.guardavallehome.it | info@guardavallehome.it | WhatsApp +39 353 428 8564

Why take part from the early stages?

The Guardavalle Project is a developing initiative. Those who join today can contribute to its creation and follow its progress over time.

By becoming a shareholder in Punta Stilo Srl, you can take part in an initiative that aims to restore unused properties and develop a network of hospitality, activities and services across Calabria.

Early participation offers the opportunity to:

• support the project's development through share ownership;

• follow property acquisitions and planned works;

• discover emerging housing opportunities and services;

• access hospitality opportunities available to shareholders, under the applicable conditions;

• consider over time whether to buy a home or retain your shareholding.

Subscription terms and benefits depend on the relevant participation phase and are explained in the dedicated documentation.

Joining means acquiring shares in Punta Stilo Srl and sharing in the opportunities and risks of the business. It does not automatically mean buying or reserving a property.

Let's get to know each other

Before discussing shares, properties or ways to participate, we would like to understand what you have in mind.

What brings you to Guardavalle or Calabria?

Are you looking for a home, somewhere to spend part of the year, or an opportunity to contribute to the area's development?

How do you imagine your relationship with the project over the coming years?

Everyone has different needs and expectations. That is why we prefer to start with a direct conversation, to explore which opportunities might genuinely suit you.

The first step is not to join. It is to get to know each other.

Punta Stilo Srl | Via R. Salerno 8, 88065 Guardavalle (CZ) | VAT 03969790793
www.guardavallehome.it | info@guardavallehome.it | WhatsApp +39 353 428 8564

The next step is getting to know each other

The Guardavalle Project offers different opportunities. The first step is to explore together which might suit your interests.

If you would like to buy a home, we can discuss properties already available and opportunities that may emerge as the project develops.

If you are interested in spending time in Calabria without buying property, we can explain the hospitality network and how it can be used.

If you would like to support the project's development through Punta Stilo Srl, we can discuss the company, the terms of participation and the opportunities available to shareholders.

A direct conversation will help us answer your questions and explore the most suitable path together.

For those wishing to explore shareholding

After an initial conversation, you may receive Document 04, "Guide to Participating in the Guardavalle Project", explaining the participation process and terms.

Those wishing to examine the business and financial aspects in greater detail may also review the Business Plan.

Before any subscription, the relevant documentation will be provided so that the nature and risks of participation can be properly assessed.

Homes are the starting point. People are the project.

See you soon,

Francesco Quaranta — Promoter of the Guardavalle Project

info@guardavallehome.it | www.guardavallehome.it

WhatsApp: +39 353 428 8564