



BUILDING PROJECT MANAGEMENT



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Company Information

Since 2006 Holiday Property Solution has worked in partnership with La Fortalezza, to deliver the Project Management, Renovation, Building and the Design of properties and developments around Lake Como and Lake Lugano. Indeed many of our home owners pass their completed properties on to us to manage and rent, trusting in us to support them well into the future.

Architectural Design and Planning Permission

Putting you in direct contact with specialists who offer a full *architectural and design service*, including the **preparation and submission of planning applications**, we quite simply have everything covered. So whether you are planning to build your new home or are planning a refurbishment project, we can support you every step of the way.

Total Cost Awareness

We at Holiday Property Solutions and La Fortalezza are aware that cost containment is a serious issue and building in Italy may come with its own hidden costs. We therefore control all elements of the project and provide effective cost management. We understand that the key to a successful project is working with the owner at all times, in a fully-transparent way. This is why we ensure all prices and additional costs are conveyed to the owner before work commences.

Construction

As with any industry abroad, there will always be marginal-significant differences in attitude, regulation, expertise, materials, payment processes and health & safety. Ensuring smooth project management is therefore very important! Without a doubt the basic principles are the same, but local knowledge experience and easy communication are essential factors in managing a successful project. This is where we excel. Peruse some of our locally completed projects and see for yourself: <http://www.fortalezza.net/projects.html>

Excellent Communication

We understand that providing our owners with regular updates is an integral part to the smooth running of a project. *We take photographs and provide you with daily updates so that you can follow every aspect of your project.* We also know when the presence of the owner is needed to make crucial choices, ensuring there are no hidden surprises!

- **ONE PRICE:** Not a starting price, not an estimate, no hidden fees; just one price and one contract. We ensure that any extra costs from additional work will always be agreed with you beforehand.
- **MODUS OPERANDI:** We can either decide together to give *the whole project to a general building company of very good standing or we can take the project on with our partners, La Fortalezza, to subcontract a very experienced team of reliable and local specialist professionals.* Managing a team of individuals, sourcing raw materials, using local contractors and ensuring excellent workmanship is key to our success. We only work with proven, dedicated and reliable specialists who work locally in their field. The quality of workmanship and time scales is as important to you, as it is to us. *If the project is in the hands of a general builder,* we will manage the general builder and manage all the communication, contracts and payments.
- **BEST PRICES & BEST QUALITY:** We only want to provide the best service because that leads to the best results. Quoting you a fair single price ensures there are no hidden surprises. We are also happy to discuss prices, budgets and to make any suggestions or amendments where necessary.
- **GET LOCAL:** Many of our homeowners are foreigners. Working with a dedicated local specialist ensures you will receive the same high quality treatment as any other full time resident on the lake.
- **CO-ORDINATION:** We fully co-ordinate the building, renovation and development project, maintaining the agreed lead-time and cost at all times.
- **THE PERSONAL TOUCH:** We are here to support you at every stage of your property project; from taking you to meet suppliers and accompanying you on site visits to discussing any concerns or queries you may have. Our Online system also allows home owners a quick and easy way to view project updates and progress reports, 24/7!

WE FIRMLY BELIEVE WE OFFER UNPARALLELED SERVICE IN THIS REGION AND WOULD LIKE THE OPPORTUNITY TO MAKE YOUR PROJECT A SUCCESS.

References

We have all heard disaster stories about nightmare building experiences, deriving from problems with planning permissions, architects, hidden costs, poor time keeping and miscommunication. We are more than happy to provide you with *references from satisfied home-owners, who have been highly impressed by our services.*

Just some of our Projects...

Rustic Homes

Pianello Apartment



Old 'rustico' building converted into two unit apartments, now rented on a weekly basis.

Villa



Complete construction of a two-storey 'rustico' Villa, now rented on a weekly basis.

Period Villas

Lake front Villa



Total refurbishment of a 1600's villa.

Period Apartment



Total refurbishment of historical villa apartments.

Newly refurbished Villas

Refurbished Villa



Complete refurbishment of a two storey villa.

Swimming Pool



Complete construction of a swimming pool.

Laglio Apartment



Refurbishment of two unit apartments.

Small-scale refurbishments

