

How to register a short rental contract?

What is DCA7 and what it changes?

What is at risk if data is not declared?

Do you want to opt for long-term rentals?

We can help you with all the paperwork!

Gaeta: the perfect seaside destination for property investment

Buying a house in Gaeta to invest in your future

Short-term rentals legislation: awareness of the code

Registration of guests: how to do it

Short coupon dry rents: who can benefit from it

- Enter into a contract for the rental of the property for residential use of less than 30 days.
- The property must not be part of a business operation, therefore the contract must be entered into between persons.

- Short-term rentals include sublease and loan-for-use contracts for consideration, provided they are less than 30 days.
 - The property must be in Italy and belong to one of the cadastral categories from A1 to A11, excluding category A10 and related accompaniments
 - The rental contract may include the supply of linen, wi-fi, air conditioning, utilities, but excludes those forms of leasing with breakfast service, car rental, tourist guides that are part of the Bed and Breakfast system.
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How does the 2024 flat rate tax change?

How many properties can I rent with the flat rate tax?

The introduction of the CIN

- For a property without CIN it ranges from 800 to 8000 euros,

- For failure to declare the CIN in the rental advertisement, the amount ranges from 500 to 5,000 euros and the immediate removal of the advertisement,
 - For a property without safety requirements the fine ranges from 600 to 6,000 euros,
 - For those who carry out business activities who have not requested the SCIA, the fine ranges from 2,000 to 10,000 euros.
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Highlight the Local Features of your Property

Set a Competitive Price

Invest in House Preparation

Leverage Digital Marketing to Sell your House Quickly

Organize Targeted Visits

How to Sell an Apartment Quickly with Us at Delta Immobiliare

What the Drinking Water Bonus Consists Of

- filtering;
 - mineralization;
 - cooling and or addition of food-grade carbon dioxide.
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- individuals, but not in the exercise of an economic activity on the private residential property;

- entrepreneurs, professionals, and non-commercial entities (including those belonging to the Third Sector and legally recognized religious entities) for the “property where the” commercial or institutional activity is carried out.

How to Request the Drinking Water Bonus

Mini guide for the summer - delta Immobiliare



Recommended products (at affordable prices)

- PAPHILLON drop-arm awning – Leroy Merlin
Acrylic fabric, aluminum frame, weather-resistant – €174
- [SONGMICS UPF 50+ Umbrella – Amazon.it](#)
Tiltable, windproof, ideal for narrow balconies – €49.99
- [Wall-mounted half-umbrella – Leroy Merlin](#)
Compact, affordable, space-saving – €59.99

Is a permit required to install an awning?

- In apartment buildings: check the regulations and ask the building manager's opinion, especially if the awning changes the aesthetics of the facade.
- In historic centers or restricted areas: a permit from the Municipality or the Superintendency is required.
- On public land or overhanging: a specific occupancy permit is needed.

Why enhance the balcony when selling your home?

- Simple yet high-impact setups
- Shaded areas that invite you to stay
- Furnishing details (small table, lanterns, plants)
- Photos taken at strategic times to highlight light and comfort

Every detail counts



2025 Real Estate Market: Gaeta, Formia, and Itri amid stability, growth, and new

opportunities in the 2025 Real Estate Market

Gaeta: coastal charm meets tourism demand

- Sale prices: between €2,300 and €4,000/m², depending on the area (historic center, Serapo, via Marina di Serapo, or the medieval quarter).
- Short-term rentals: growing, with interesting yields thanks to the increasingly long seasonality.
- Opportunities: investments in small apartments to be renovated for tourism use or rental income.

Formia: mobility and services drive the residential sector

- Average prices: around €1,900–€2,100/m², with variations depending on the area (S. Pietro, center, Castellone).
- Rentals: stable, with rents between €500 and €800/month for well-serviced three-room apartments.
- Trend: slight recovery in first-home purchases, driven by falling rates and greater accessibility of

fixed-rate mortgages.

Itri: nature, tranquility, and affordability

- Prices per m²: between €800 and €1,200/m², among the most affordable in the area.
- Growing demand: from those looking for a first home away from the city chaos, but also from Romans looking for a summer retreat.
- Opportunities: detached homes to be renovated or new Class A constructions.

General Trends in 2025

- More accessible mortgages: recent ECB rate cuts are making financing more advantageous, especially for fixed rates.
- Decrease in supply: the increase in tourist rentals has reduced availability on the residential market.
- Selective demand: there is a growth in informed buyers focused on quality, energy efficiency, and location.

Conclusions and Agent Advice



**All the Unmissable Appointments to
Experience the Area and Invest in the
Future**

2025 FORMIA JAZZ FESTIVAL

ROMAN CISTERN

**AUGUST 2025 - FLAVORS, SEA, AND FOLK
TRADITION**

SEPTEMBER 2025 - SPORT, WELLNESS, AND NATURE

ONGOING EVENTS THROUGHOUT THE SUMMER

Why Buy a Home in Gaeta and Formia in 2025

- Regional development: events, quality tourism, and cultural promotion are transforming the Gulf into a prestigious destination.
- Growing services: schools, healthcare, transport, and connections to Rome and Naples make these

cities ideal for families and professionals.

- Secure investment: the local real estate market is expanding, with a constant increase in demand for both residential and tourist use.
- Quality of life: clean sea, natural parks, food and wine traditions, and a healthy pace of life make the area perfect for those seeking well-being and beauty all year round.

Trust delta Immobiliare for your investment in the Gulf of Gaeta

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- March 28-29: International Women's Day
A celebration of the female role in gastronomy, with a focus on tiella and other traditional dishes.
- April 4-5: The Sea, Religion, and Lenten Eating
An exploration of culinary traditions linked to the sea and local religious practices.
- April 11-12: Oil and Olives
Highlighting olive oil and Gaeta olives, with tastings and related activities.
- April 18-19: Ancient and Modern Innovations in Edible Art
A mix of culinary tradition and innovation, with historical dishes revisited in a modern key.

**Take advantage of the incentives to open a
bed and breakfast in Gaeta**