



Unlock up to €2.25 Million in Non-Refundable Grants for Property Investment in Puglia

The Definitive Guide to the Mini PIA Turismo Program (2024–2027)

Mini PIA Turismo Explained

Non-Refundable Grants for Foreign Investors in Puglia

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Why This Guide Matters



Receive up to 45% of your investment back

Foreign buyers investing in Puglia can access substantial non-repayable grants through the Mini PIA Turismo program.



Clear guidance for international investors

Learn exactly what Mini PIA Turismo is, eligibility requirements (even for non-EU buyers), qualifying properties, and covered costs.



Avoid application pitfalls

Understand the application process and common mistakes that cause rejections, saving you time and maximising your chances of success.

What Is the Mini PIA Turismo Program?

The **Mini PIA (Pacchetti Integrati di Agevolazione)** is a regional grant scheme co-funded by the EU and Regione Puglia designed to stimulate tourism investment and development.



Tourism Real Estate

Supports tourism-related property investments throughout Puglia



Micro/Small Businesses

Available to new and existing small enterprises



Up to 45% Non-Repayable

Projects between €30,000 and €5,000,000



Funds cover both capital expenditures and investments in innovation, training, and sustainability initiatives.

Who Can Apply?

Eligible Applicants

- Foreign investors who establish a local company (S.r.l.)
- New or existing micro/small businesses
- Freelancers or professionals with VAT registration

Key Conditions

- No bankruptcy/insolvency records
- Compliance with labour, tax, and anti-mafia laws
- Must operate in Puglia for minimum 3 years post-project
- No outstanding illegal state aid



Which Properties Qualify?



Historic Properties

Villas, masserias, and historic palaces with tourism potential



Abandoned Buildings

Especially those located in historic town centres



Unfinished Structures

Properties with tourism development potential

Minimum capacity requirements: Hotels must have at least 7 rooms; B&Bs or non-hotels must have at least 5 rooms. The property must be located in **Puglia** with legal ownership or long-term lease.

What Does the Grant Cover?



Property & Renovation

Property acquisition, structural renovation, restoration works



Equipment & Sustainability

Furnishings, solar panels, energy upgrades, accessibility improvements



Business Development

Digitalization, IT systems, staff training (up to €500,000)



Consultancy & Promotion

International marketing and expert advice (up to €500,000)

Important: At least 50% must be co-financed through a bank loan.

Legal & Technical Requirements



Italian Legal Entity

Register a compliant company structure in Italy (typically S.r.l.)



Technical Compliance

Ensure building and urban conformity through thorough technical due diligence



Business Plan

Submit a legally structured business plan demonstrating viability



Continuity Commitment

Respect the 3-year continuity clause (no selling or closing business)



Application Process

Company Setup

Establish legal entity in Italy with proper legal, tax, and banking structure

Feasibility & Due Diligence

Complete property and project assessment to confirm eligibility

Grant Application

Draft technical, financial, and legal documentation

Submission & Financing

Submit via PugliaSemplice platform and secure bank co-financing (typically 50%)

Evaluation & Approval

Wait for review and approval (typically 2-4 months)

Note: There are no application deadlines — applications are processed until funds are exhausted.

Why Most Applications Fail



- Regulatory misunderstanding**
Poor comprehension of complex regional regulations and requirements
- Documentation gaps**
Incomplete property documents or unresolved ownership issues
- Unrealistic planning**
Project timelines that don't account for Italian bureaucratic realities
- Technical validation failures**
Insufficient technical or financial validation of project viability
- ATECO code misalignment**
Incorrect business activity classification codes that don't match project

The result? Rejected funding and months of costly delays.

Why Work With M&T International

At **M&T International**, we offer a comprehensive turnkey consulting service for foreign investors:



Property Sourcing

Find ideal properties and structure investments strategically



Technical Due Diligence

Complete property assessment and compliance verification



Expert Coordination

Selection and management of legal, tax, and engineering teams



Application Management

Professional drafting, submission, and compliance management



All services delivered with **English-speaking professionals** and **success-based fees** to align our interests with yours.

Book a Free Consultation

Curious if your project qualifies?

Get a free 30-minute call and find out how to access up to €2.25M in non-refundable grants for your Puglian property investment.

Book a Call

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Let's turn your Puglian dream into a funded, compliant, and profitable investment.

