

# ITALIAN VIEW

Unique properties for sale in Italy





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# WELCOME **BENVENUTI**

**Bill Thomson**

Chairman of the Italian Network

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Head of the Italian Department



Welcome to the 2014/15 edition of Italian View, Knight Frank's property magazine dedicated to prime residential properties and developments for sale across the key destinations in Italy.

Are we nearing the bottom of the curve in the residential second home market in Italy? It would seem this is indeed the case and whilst we are unlikely to see many price rises in the short term, it would seem that buyer sentiment and confidence has started to return. Realistic pricing remains paramount. It is this, along with the key lifestyle factors, that make Italy such an attractive second home destination and keep it high on the list of international countries to invest in.

Our Italian Network comprises 16 offices in the key buying areas in Italy with further expansion being planned for this year. Our local offices work closely with our London based international sales team offering a truly local and global connection to today's buyers and sellers.

Knight Frank continues to expand on a global footing now offering property in 52 countries around the world. Our global website, available in 18 languages, offers unrivalled access to both buyers and sellers from around the world.

The following pages provide an overview of the areas we cover in Italy, our local teams and a small selection of the many wonderful properties we offer for sale. We hope you enjoy them and would be delighted to discuss any aspect of your sale, purchase or general property requirements with you further.

We very much look forward to hearing from you.

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Benvenuti all'edizione 2014/15 dell'Italian View, la rivista delle proprietà di Knight Frank dedicata agli immobili residenziali e ai progetti di prima qualità in vendita nelle destinazioni più ambite in Italia.

Ci stiamo avvicinando al fondo della curva del mercato residenziale della seconda casa in Italia? Sembrerebbe che questo sia veramente il caso; e mentre è improbabile che assisteremo a degli aumenti di prezzo a breve termine, sembrerebbe che il sentimento e la fiducia dell' acquirente stia iniziando a tornare. Dare un prezzo realistico all'immobile rimane fondamentale - è questo e il fattore della "stile di vita" che rende l'Italia attraente per le seconde case e in cima alla lista delle destinazioni internazionali dove investire.

La nostra Rete Italiana è composta da 16 uffici che si trovano nelle principali destinazioni con un'ulteriore espansione in programma per quest'anno. La nostra rete è davvero una rete, il che significa che tutte le nostre sedi locali lavorano a stretto contatto gli uni con gli altri e con il nostro team di vendita internazionale con sede a Londra, riuscendo così ad offrire una connessione veramente locale e globale per gli acquirenti e i venditori di oggi.

Knight Frank continua ad espandersi in tutto il mondo; attualmente riusciamo ad offrire le migliori proprietà in 52 paesi. Il nostro sito web globale, disponibile in 18 lingue, offre un accesso senza eguali sia per acquirenti e venditori provenienti da tutto il mondo.

Le pagine che seguono offrono una panoramica delle aree che copriamo in Italia, delle nostre squadre locali e una piccola selezione delle tante meravigliose proprietà che offriamo per la vendita. Ci auguriamo che vi piacciono e saremmo lieti di discutere qualsiasi aspetto della tua vendita, acquisto o richieste d'informazioni.

Non vediamo l'ora di parlarvi!

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## TWO OF OUR JOINTLY BRANDED ASSOCIATES IN SOUTHERN TUSCANY AND VENICE SHARE AN INSIGHT INTO THEIR MARKETS AND THEIR PERFECT DAY...

DIANA LEVINS MOORE

Tuscany Inside Out | Knight Frank



### How long have you worked in the area?

"We have been working closely with Knight Frank since 2001, representing them in southern Tuscany and Umbria. In April 2014 we opened a joint Tuscany Inside Out/Knight Frank office in Sarteano. We wanted our office to be a showcase of the wonderful creativity of our local artists and craftsmen and we are delighted with the results. Tuscany Inside Out has been operating in this area since 1989."

### What brought you to the area?

"We know our area 'inside out', we chose it because, besides being uniquely rich in architecture, culture and beautiful countryside, it offers an incomparable way of life. Even after 25 years here we still have days of 'isn't it miraculous to be here', so many things can spark the feeling."

### What are the simple pleasures and lifestyle advantages of your area? Describe the perfect day in your area....

"A perfect day might start with a coffee in the square, followed by visiting a new property which is always exciting as we may take a road untravellered or the house holds an unexpected surprise. Home for lunch, much of it coming from our vegetable garden; sweet fresh tomatoes, salad, rucola, aubergines, peppers and scallions can be transformed into something delicious especially when drenched in our olive oil and with the possible addition of some Pecorino cheese bought from a local farmer. The afternoon will be typically spent showing some of our houses to a client. This is also a treat because I get to be out in the unique countryside and explaining our area is a joy. It is not just the house that is important, it is our whole lifestyle which I wish to share. I can still have my breath taken away as the sun sets imparting that honeyed glow over the Val d'Orcia. Of an evening there are so many events to participate in from concerts, spectacular medieval festas, theatre or simply an impromptu dinner with our neighbours."

### Describe the range of properties one could buy in your area.

"Our aim is to select the best properties in each category, whether it be a ruin to restore, a hilltop farmhouse, an apartment in a medieval town, a wine estate or a frescoed villa. There are some

*truly unique properties here - a house built into the 12th century fortress walls of a town whose private terrace runs along the ramparts and overlooks a pristine formal Italian garden or a perfect Liberty villa hidden above the town and overlooking Lake Trasimeno."*

### What sort of person/buyer usually comes to your area?

"We have a wonderful mix of truly global clients. Frequently they are looking for a house where their family, who may be spread around the world, can all meet and spend time together."







## SERENA BOMBASSEI

Venice Real Estate | Knight Frank



*Rialto Market and then lunch with close friends at home with the perfect bottle of red wine enjoyed on a panoramic terrace. A real must is to enjoy a "Spritz" and its "cicchetti" from 7pm at Cantinone Gia' Schiavi by the Square in Dorsoduro 992, Zattere!"*

**Describe the range of properties one could buy in your area.**

*"We have such diverse properties within Venice from a bijoux pied-a-terre to a full Palazzo on the Grand Canal. Whilst water views are highly sought after many also love the Venetian squares where the residents of Venice come together in the numerous cafes and restaurants."*

*Whilst our properties are almost all period some have true Venetian historical décor and design internally whilst others may have been completely refurbished in a modern style."*

**What sort of person/buyer usually comes to your area?**

*"Everyone arrives in Venice for different reasons but once they are here, their hearts are taken by this magical city. Our buyers have an affinity to the city due to its unique way of life."*

**How long have you worked in the area?**

*"We have worked in Venice for over 18 years – and enjoyed every moment!"*

**What brought you to the area?**

*"We have always lived in Venice and have a fantastic knowledge and confidence in this area. Working in such a wonderful city is a real treat."*

**What are the simple pleasures and lifestyle advantages of your area? Describe the perfect day in your area....**

*"One can easily become part of the city and a true Venetian by living a high quality life rich in history. Venice has so much to offer with fantastic transport links, antique and art dealers on every corner and plenty of coffee bars and squares to watch the world go by. A perfect day would be an early morning jog around the canals followed by coffee in Santo Stefano square, a visit to the*





## SOLD PROPERTIES



FLORENCE, TUSCANY



LAKE COMO, LOMBARDY



SABINA, LAZIO  
GUIDE PRICE €3,980,000



MERCATALE DI CORTONA  
GUIDE PRICE €2,875,000



ORVIETO, UMBRIA



RADDA IN CHIANTI, TUSCANY  
GUIDE PRICE €1,500,000





CASTELLO DI RESCHIO, UMBRIA



HISTORICAL CENTRE, ROME



OSPEDALETTI, LIGURIA  
GUIDE PRICE €2,200,000



PERGO, TUSCANY  
GUIDE PRICE €2,950,000



COSTA SMERALDA, SARDINIA



DORSODURO AREA, VENICE  
GUIDE PRICE €4,350,000



## FLORENCE



## FLORENCE

A large impressive loft apartment in a 15th century Palazzo which has been restored and furnished to a high standard. With all modern comforts to provide an elegant combination of contemporary and historical living.

Accommodation includes:

- ♦ 1 reception room
- ♦ 2 bedrooms and 2 bathrooms
- ♦ Car space
- ♦ Day porter
- ♦ Listed building
- ♦ Accommodation approximately 205 sq m

**Guide price €2,275,000**



## FLORENCE

A carefully restored roof-top apartment in the Tornabuoni area of the city centre. Set over two floors the apartment has a large panoramic terrace and is ready to move into.

Accommodation includes:

- ♦ 1 reception room
- ♦ 2 bedrooms
- ♦ 3 bathrooms
- ♦ Terrace
- ♦ Furnished
- ♦ Accommodation approximately 100 sq m

**Guide price €860,000**





## FLORENCE

In the sought-after area of San Niccolo, a delightful apartment with internal walled courtyard. The apartment offers family accommodation or rental potential.

Accommodation includes:

- ◆ 1 reception room
- ◆ 3 bedrooms
- ◆ 4 bathrooms
- ◆ Terrace garden
- ◆ Cellar
- ◆ Accommodation approximately 200 sq m

**Guide price €1,400,000**



## BELLOSQUARDO

In the most exclusive area of Florence, a delightful home elegantly refurbished and with immaculate gardens.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 6 bedrooms and 5 bathrooms
- ◆ Garage of approximately 60 sq m
- ◆ Potential for further accommodation
- ◆ Accommodation approximately 470 sq m
- ◆ In all about 1 hectare

**Guide price €3,500,000**



## CENTRAL TUSCANY



### GAIOLE IN CHIANTI

A property set in peaceful and unspoilt countryside surrounded by beautiful gardens and land. The village of San Vincenti with its ancient church, is a short walk away.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 4 bedrooms and 5 bathrooms
- ♦ Dependence and separate guest apartment
- ♦ Infinity edge swimming pool and 23 olive trees
- ♦ Parking, solar and photovoltaic panels
- ♦ In all about 4 hectares

**Guide price €1,500,000**



### TUGLIANO DI SOPRA

An attractively restored farmhouse sitting high in the hills above Ambra with the best sunsets one can imagine. With a swimming pool, covered parking and about 12 hectares of land, the property makes a delightful family home.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 4 bedrooms
- ♦ 4 bathrooms
- ♦ Infinity edge swimming pool
- ♦ Accommodation approximately 300 sq m

**Guide price €1,650,000**





## PANZANO IN CHIANTI

A property set in the heart of the Chianti countryside with views towards Panzano. It has been sympathetically restored and benefits from total tranquillity.

Accommodation includes:

- ◆ 2 reception rooms
- ◆ 7 bedrooms
- ◆ 6 bathrooms
- ◆ Swimming pool
- ◆ In all about 37 hectares
- ◆ Accommodation approximately 550 sq m

**Guide price €1,750,000**



## GAIOLE IN CHIANTI

The location of this property is breathtaking with south facing views that reach across Chianti as far as Monte Amiata. Set over three floors with two annexes and an indoor swimming pool.

Accommodation includes:

- ◆ 1 reception room
- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ In all about 2.5 hectares including olive groves
- ◆ Accommodation approximately 350 sq m

**Guide price €950,000**



## CENTRAL TUSCANY



### VOLTERRA

A modern, light and spacious restoration property set in unique and magnificent countryside. Enjoying incredible far reaching 360 degree views with the hilltop town of Volterra on the horizon.

Accommodation includes:

- ♦ 1 large reception room
- ♦ 4 bedrooms
- ♦ 5 bathrooms
- ♦ Infinity edge swimming pool
- ♦ In all about 1 hectare of garden
- ♦ Accommodation approximately 370 sq m

**Guide price €2,900,000**



### SIENA

A beautiful and architecturally interesting building set in Chianti vineyards just 12km from Siena. A main house and barn with about 5 hectares of land.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 5 bedrooms
- ♦ 4 bathrooms
- ♦ Tennis court
- ♦ Small vineyard
- ♦ Accommodation approximately 500 sq m

**Guide price €2,900,000**





## CASTELLINA IN CHIANTI

One of the few remaining Chianti properties that has maintained its original charm, set in a beautiful valley a few kilometres from the market town of Castellina.

Accommodation includes:

- ♦ 16th century farmhouses with barn and wine cellar
- ♦ 9 bedrooms and 7 bathrooms
- ♦ Swimming pool
- ♦ In all about 12.5 hectares with small Chianti Classico vineyard
- ♦ Accommodation approximately 690 sq m

**Guide price €3,200,000**



## RADDA IN CHIANTI

Close to the hamlet of Volpaia, surrounded by vineyards and woodland with views of Radda in Chianti, a classic farmhouse with pool sitting in 2 hectares of fenced land.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 5 bedrooms
- ♦ 6 bathrooms
- ♦ Swimming pool
- ♦ Parking and garage
- ♦ In all about 2 hectares of landscaped gardens

**Guide price €2,300,000**



## NORTHERN TUSCANY



### LUCCA

A beautiful Tuscan property set on a hillside with wonderful panoramas over the plains of Lucca. The property comprises the main farmhouse, an attractive stone annex and further outbuildings all set in about 7 hectares of land.

Accommodation includes:

- ♦ 8 bedrooms
- ♦ 5 bathrooms
- ♦ 2 independent apartments
- ♦ 700 olive trees in production
- ♦ Vineyard in production
- ♦ 10km from the walled city of Lucca

Guide price €1,230,000



### LAMPORECCHIO

A beautifully restored mill house with pool set in around 1.25 hectares of land including olive grove. Private but not isolated, the house is situated close to the bustling market town of Lamporecchio and not far from Vinci, Leonardo da Vinci's birthplace.

Accommodation includes:

- ♦ 5 bedrooms
- ♦ 4 bathrooms
- ♦ Swimming pool
- ♦ Olive grove
- ♦ Accommodation approximately 280 sq m

Guide price €1,200,000





## FORTE DEI MARMI

A unique and charming period villa with outbuildings set in beautiful extensive grounds in a private location in Forte dei Marmi yet just over 1km from the golden beaches of the Versilian Coast.

Accommodation includes:

- ♦ 7 bedrooms
- ♦ 4 bathrooms
- ♦ Swimming pool
- ♦ Possibility to extend
- ♦ More than about 8,000 sq m of grounds

**Guide price €9,500,000**





## NORTHERN TUSCANY



### FORTE DEI MARMI

Imposing villa dating back to the Liberty period located in the exclusive coastal resort of Forte dei Marmi. Situated in a peaceful residential area close to all amenities and around 100 metres walk to the beach.

Accommodation includes:

- ♦ Living space of approximately 400 sq m
- ♦ 7 bedrooms
- ♦ 4 bathrooms
- ♦ First floor loggia
- ♦ Garden of approximately 1,300 sq m with mature trees
- ♦ Space for a swimming pool



### PESCIA

A charming rural property set in a panoramic position with breathtaking views, just a short drive from the historic market town of Pescia and around 40km to the east of Lucca.

Accommodation includes:

- ♦ 3 bedrooms
- ♦ 2 bathrooms
- ♦ Just over 1 hectare of land
- ♦ Cellar space
- ♦ Space for a swimming pool



## MARINA DI PIETRASANTA

A fully restored property set in about 2 hectares of manicured gardens and grounds. Located between Forte dei Marmi and Marina di Pietrasanta and close to the famous golden sandy beaches of the Versilian coast.

Accommodation includes:

- ♦ 6 bedrooms
- ♦ 6 bathrooms
- ♦ Swimming pool
- ♦ Independent housekeeper's apartment





## MAREMMA



## CAPALBIO

A recently designed home with pool, annexes, parking and land just 5km from the beach and close to the delightful town of Capalbio.

Accommodation includes:

- ♦ 2 reception rooms
- ♦ 6 bedrooms and 7 bathrooms
- ♦ Staff house
- ♦ Swimming pool
- ♦ In all about 8 hectares
- ♦ Accommodation approximately 720 sq m

Guide price €3,500,000



## MONTE AMIATA

At 800m above sea level and enjoying spectacular views of Monte Amiata, Tuscany's highest mountain, this property has been carefully restored to provide spacious and light accommodation.

Accommodation includes:

- ♦ 3 reception rooms
- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Accommodation approximately 550 sq m
- ♦ In all about 1 hectare

Guide price €1,200,000





## ELBA

A private oasis in a unique and beautiful location with direct access to the sea and 0.3 hectare of beautifully terraced garden down to the water's edge.

Accommodation includes:

- ◆ 1 bedroom and 1 bathroom
- ◆ External summer kitchen and large dining terrace
- ◆ Fully furnished
- ◆ Private parking
- ◆ Accommodation approximately 45 sq m

**Guide price €2,600,000**



## ELBA

A house set on a sandy beach with crystal clear waters and about 1 hectare of surrounding land. Just 2km from shops and restaurants and 30km from Portoferraio.

Accommodation includes:

- ◆ 1 reception room
- ◆ 3 bedrooms
- ◆ 2 bathrooms
- ◆ Accommodation approximately 150 sq m

**Guide price €1,500,000**





## VAL D'ORCIA

An historic medieval castle in a dominating position overlooking the Val d'Orcia within the renowned La Foce estate. Ideally would convert into a spectacular luxury hotel.

Accommodation includes:

- ♦ Main building of approximately 3,250 sq m
- ♦ 3 Belvedere cottages
- ♦ Granaio
- ♦ Further outbuildings
- ♦ Swimming pool
- ♦ In all around 4 hectares of land

**Guide price €12,000,000**







## CETONA

Immaculate luxury villa with breathtaking views overlooking Cetona. Although constructed in the 1970s, the villa has been finished with antique French wooden floors reclaimed from a castle and panelled and hand painted walls.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 6 bathrooms
- ◆ 2 bedroom staff cottage
- ◆ Landscaped gardens with pool
- ◆ Approximately 1,500 olive trees and woodland



## BUONCONVENTO

Elegant farmhouse dating from 1850, fully restored with plenty of reception spaces and well equipped kitchen. Immersed in the Crete Senesi just 26km south of Siena.

Accommodation includes:

- ◆ 5 bedrooms and 4 bathrooms in total
- ◆ Spectacular vaulted Salone
- ◆ Guest cottage
- ◆ Mature garden and swimming pool
- ◆ In all around 0.64 hectare of land
- ◆ Olive trees

**Guide price €1,600,000**





### PIENZA

Stunning Casa Padronale, completely reconstructed using original Pienza stone whilst creating a luxury ecological home. The main house is surrounded with a beautifully landscaped garden with hot tub and infinity edge plunge pool.

Accommodation includes:

- ♦ 4 bedroom suites with bathrooms
- ♦ Immaculately landscaped garden area
- ♦ Vineyards and olive trees
- ♦ Barn for storage
- ♦ In all about 7 hectares
- ♦ Stunning Val d'Orcia views

**Guide price €2,975,000**







## PIENZA

This authentic Tuscan home has been immaculately restored with unique views to Pienza and the Val d'Orcia. It includes a spectacularly placed swimming pool. Has to be seen to appreciate the position and style.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 3 bathrooms
- ◆ Swimming pool
- ◆ Stunning Val d'Orcia views
- ◆ In all about 0.5 hectare of terraced gardens

**Guide price €2,700,000**



## PIENZA

Classic Pienza stone farmhouse with pavilion roof with potential to complete the restoration to suit individual taste, charming courtyard and annexe perfect for conversion. Highly sought after location with magnificent views.

Accommodation includes:

- ◆ 4 to 5 bedrooms in the main house
- ◆ Original features
- ◆ Permission for infinity edge bio-pool
- ◆ In all about 10.7 hectares of land
- ◆ 450 olive trees and woodland
- ◆ Large barn

**Guide price €1,800,000**



## SOUTHERN TUSCANY AND UMBRIA



### TODI

Perfect spacious second home with uninterrupted views of the spectacular countryside around Todi. With two large reception rooms, games room and long pergola the property is ideal for entertaining. Excellent access to international airports.

Accommodation includes:

- ♦ 6 bedrooms and 5 bathrooms
- ♦ 3 bedroom guest cottage
- ♦ Large Limonaia and garage
- ♦ 300 olives, woodland and pool area
- ♦ In all about 18 hectares
- ♦ Excellent for summer rentals

**Guide price €2,850,000**

### ACQUALORETO

Magical tower house situated above Lake Corbara. Flexible layout providing rental accommodation or a large family home. Cleverly designed garden areas surrounding the house giving privacy to each.

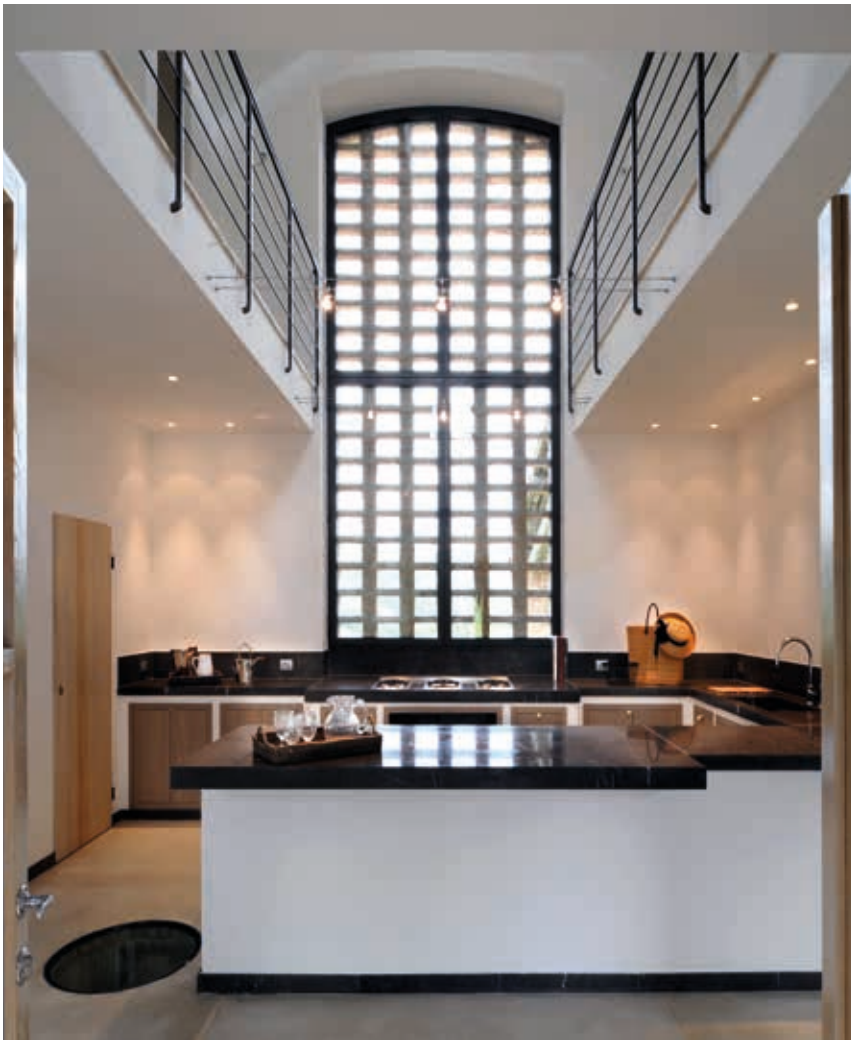
Accommodation includes:

- ♦ 6 bedrooms and 4 bathrooms
- ♦ 2 working kitchens and 2 large reception rooms
- ♦ Featuring charming light atrium
- ♦ Unique pool with fountain
- ♦ In all about 2.6 hectares
- ♦ Historic tower to restore

**Guide price €1,500,000**







## CASTELLO DI RESCHIO

A striking and beautiful architecturally designed home on the renowned Castello di Reschio estate offering world class services and a high level of privacy and security.

Accommodation includes:

- ♦ Main house with 4 bedrooms and 4 bathrooms
- ♦ 2 separate guest annexes each with bedroom and bathroom
- ♦ 2 reception rooms, wine cellar
- ♦ Infinity edge swimming pool
- ♦ In all about 1 hectare of land
- ♦ Full estate concierge and management services







## MONTONE

A house with ancient origins, extensively restored in 2008 to a high standard combining original architectural features with all the modern conveniences that one expects of a 21st century luxury property.

Accommodation includes:

- ♦ 4 en suite bedrooms
- ♦ Independent 2 bedroom apartment
- ♦ Games room
- ♦ Swimming pool

**Guide price €1,750,000**





## MONTECASTELLI

A house that has been designed and restored by a leading international architect to the highest of standards – retaining the original character but with all the facilities for modern day living.

Accommodation includes:

- ◆ 6 reception rooms
- ◆ 10 bedrooms
- ◆ 8 bathrooms
- ◆ Garage
- ◆ Swimming pool
- ◆ In all about 4 hectares

**Guide price €1,950,000**





## THE LAKES



## BELLAGIO

A restored luxury apartment set in an historical 18th century villa with landscaped waterfront gardens of about 1 hectare with swimming pool. All facilities nearby.

Accommodation includes:

- ♦ Completely renovated apartment of approximately 120 sq m
- ♦ Private garden of approximately 100 sq m
- ♦ Direct lake access
- ♦ Sunny and quiet location
- ♦ Swimming pool
- ♦ Private parking

**Guide price €1,475,000**







## LAKE COMO

An outstanding country house, set on a hillside and waterfront location on the western central side of the lake. Approximately 450 sq m with two annexes and impressive parkland of about 1.25 hectares with rare ancient trees.

Accommodation includes:

- ◆ 8 bedrooms
- ◆ Guesthouse with garage
- ◆ Large boathouse
- ◆ Sunny panoramic location
- ◆ Private site
- ◆ Manicured gardens





## THE LAKES



## LAKE COMO

Thirteen stunning waterfront apartments all enjoying private gardens or terraces overlooking Lake Como. A boathouse, with direct access via a central lift to the residences, will accommodate ten boats in an automated 'dry store'.

- ◆ Located on the prime western shore of Lake Como, approximately 5km from Villa d'Este
- ◆ 2 to 4 bedroom apartments, ranging in size from 133-297 sq m
- ◆ Private beach and infinity swimming pool
- ◆ Underground car parking
- ◆ Show apartment available for viewing

**Guide prices from €1,400,000**





## LAKE COMO

Apartments and townhouses set along 180m of private lakefront with infinity pool, beach and jetty with private berths. Looking across to one of the most picturesque areas of Lake Como, residences enjoy lake and mountain views. Approximately 8km from Bellagio.

- ♦ 1, 2 and 3 bedroom apartments 48-148 sq m
- ♦ 2 to 4 bedroom townhouses 97-231 sq m
- ♦ Residences are fully completed
- ♦ 5 furnished show apartments available for viewing
- ♦ Boutique hotel (delivery 2015) will provide restaurant and fitness area

**Apartments from €270,000**  
**Townhouses from €565,000**







## DORSODURO AREA

An apartment located in one of the most beautiful areas of Venice. Facing the Rio delle Torreselle in front of the Guggenheim Museum, the apartment is simple, elegant and bears the signature of Piero Pinto.

Accommodation includes:

- ♦ 3 bedrooms
- ♦ 2 bathrooms
- ♦ Roof terrace
- ♦ Accommodation approximately 130 sq m

Guide price €1,450,000



## DORSODURO AREA

An important residence in the Dorsoduro area of Venice set over two floors. With an exclusive private garden of approximately 262 sq m.

Accommodation includes:

- ♦ Main apartment with 4 bedrooms and 3 bathrooms
- ♦ Further apartment with 2 bedrooms and 2 bathrooms
- ♦ Terrace of approximately 25 sq m





## SANT'ANGELO

An attic apartment with wonderful views of Campo Sant'Angelo. With an open plan living room, further sitting area and fully equipped kitchen.

Accommodation includes:

- ◆ 1 bedroom
- ◆ 2 bathrooms
- ◆ Accommodation approximately 120 sq m

Guide price €980,000



## SAN MARCUOLA

A penthouse apartment, facing the Grand Canal and set in an elegant and historical building with water door.

Accommodation includes:

- ◆ 2 bedrooms
- ◆ 2 bathrooms
- ◆ Lift
- ◆ Partly furnished
- ◆ Air conditioning
- ◆ Storage room

Guide price €1,000,000





## GRAND CANAL

An elegant restored apartment set in the 15th century Palazzo Tron with frontage and views on to the Grand Canal.

Accommodation includes:

- ◆ Master bedroom with alcove and master bathroom
- ◆ 1 further bathroom
- ◆ Partly furnished
- ◆ Accommodation approximately 120 sq m

**Guide price €1,900,000**



## GRAND CANAL

Set in front of the Grand Canal lies the 17th century Palazzo Sangiantoffetti. The Palazzo takes its origins from the Sangiantoffetti family from Crera and is set over three floors plus an attic space, and has undergone a complete restoration.

Accommodation includes:

- ◆ 7 bedrooms
- ◆ 9 bathrooms
- ◆ Roof terrace
- ◆ Staff area
- ◆ Water door
- ◆ Accommodation approximately 700 sq m

**Guide price €10,000,000**





## GIUDECCA AREA

A property set in a late 18th century Napoleonic style building with views of the Giudecca canal. The entire complex is home to exclusive residences with concierge service. This property is located on the second and top floors with two entrances via stairs and a lift.

Accommodation includes:

- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ Terraces
- ♦ Staff areas
- ♦ Lift
- ♦ Accommodation approximately 350 sq m



## GRAND CANAL

A Piano Nobile set in a 17th century Palazzo, facing the Grand Canal. Features include exposed beams, frescoes, Venetian flooring and extraordinary Murano glass chandeliers. Furniture may be available by separate negotiation.

Accommodation includes:

- ♦ 4 bedrooms
- ♦ 6 bathrooms
- ♦ 2 kitchens
- ♦ Staff areas
- ♦ Private mooring and 1 boat space
- ♦ Cellar
- ♦ Accommodation approximately 500 sq m





## SALLUSTIANO AREA

A prestigious early 1900s apartment on the third floor of an elegant building on Via Sallustiana with concierge service. Located just a few steps from Villa Borghese and Via Vittorio Veneto, in the heart of the city.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 5 bathrooms
- ◆ Independent service apartment
- ◆ Concierge service
- ◆ Accommodation approximately 300 sq m

**Guide price €2,000,000**



## NORTHERN ROME

A family home in one of the most exclusive corners of the Olgiata district. The building, often published in prestigious national and international architecture magazines, is unique with its geometric but harmonious lines and its building materials: reinforced concrete and travertine, combined with rich woods and natural stones such as slate and porphyry.

Accommodation includes:

- ◆ Building on 3 levels
- ◆ 5 bedrooms and 5 bathrooms
- ◆ Swimming pool
- ◆ Garage for 6 cars
- ◆ Garden of about 2,500 sq m
- ◆ Accommodation approximately 800 sq m

**Guide price €2,200,000**



## RIONE CAMPITELLI AREA

The Albertoni Spinola Palace is located in Piazza Campitelli, in the historical centre of Rome, in front of the church of Santa Maria in Campitelli, between the Cavalletti and Capizzucchi Palaces.

Accommodation includes:

- ◆ Building on 4 levels
- ◆ 3 independent apartments from approximately 160 sq m to 360 sq m
- ◆ Terraces of approximately 170 sq m
- ◆ Roof garden of approximately 175 sq m
- ◆ 4 parking places
- ◆ Accommodation approximately 1,000 sq m in total

**Prices from €3,400,000**







## PINCIANO AREA

An apartment located in the heart of the Pinciano area and set on the second floor of a prestigious Art Nouveau building.

Accommodation includes:

- ◆ 2 bedrooms
- ◆ 1 bathroom
- ◆ 2 balconies
- ◆ Possibility to create a second bathroom
- ◆ Accommodation approximately 100 sq m

**Guide price €680,000**



## PRATI AREA

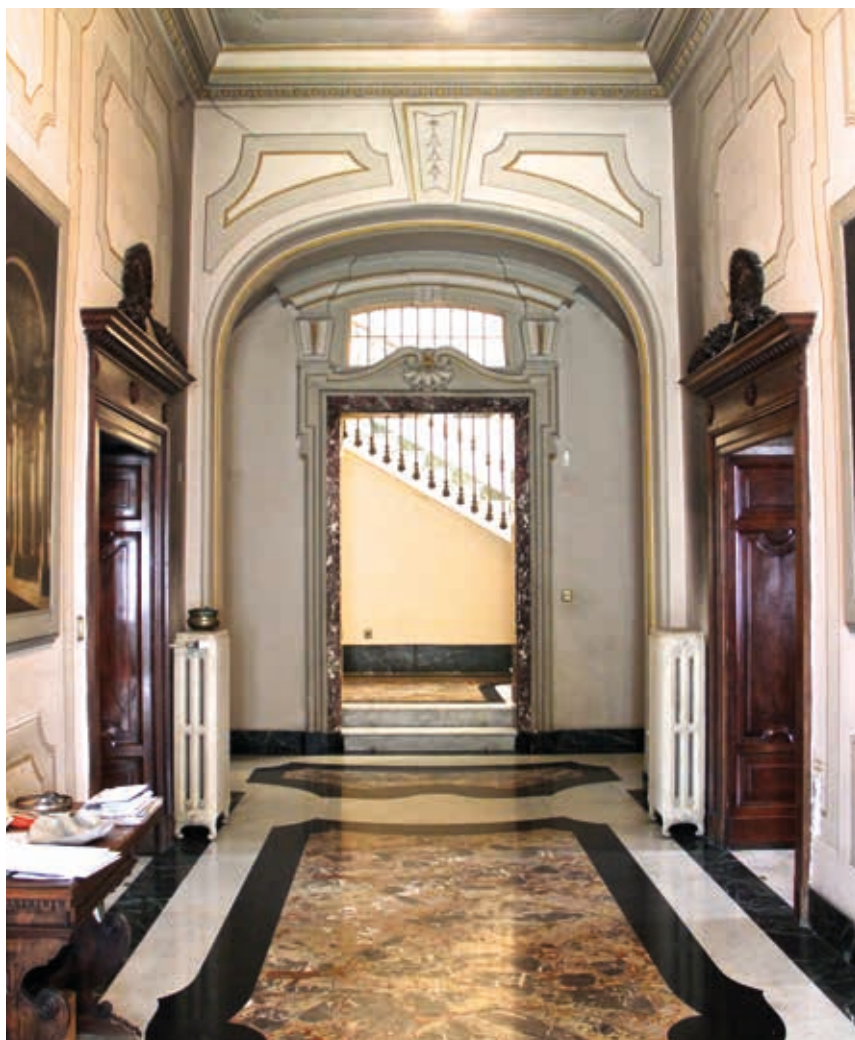
A beautiful fourth floor apartment in one of the most elegant areas of the Prati district, near the Tiber River and Piazza Mazzini. Set in a period building, with a wonderful garden for residents.

Accommodation includes:

- ◆ 3 bedrooms and 2 bathrooms
- ◆ 3 balconies
- ◆ Concierge service
- ◆ Cellar and parking space
- ◆ Accommodation approximately 150 sq m

**Guide price €1,370,000**





## RIONE REGOLA AREA

A villa situated in the historical centre of Rome, just behind the Italian Ministry of Justice in Via Arenula, between Ponte Sisto and Isola Tiberina on the left bank of the Tiber. An ideal location not far from Piazza Farnese, Via Giulia, Piazza Argentina and across the river, Trastevere.

Accommodation includes:

- ◆ Building on 4 levels
- ◆ Terrace of approximately 100 sq m
- ◆ Garden of approximately 310 sq m
- ◆ 4 parking places
- ◆ Independent service apartment
- ◆ Accommodation approximately 1,200 sq m

**Guide price €10,000,000**







## OSPEDALETTI

An exceptional property built in the late 1800s that was once home to the Polish Prince Aleksander Lubomirski. It has been carefully restored and enjoys wonderful sea views.

Accommodation includes:

- ◆ 3 bedrooms
- ◆ 3 bathrooms
- ◆ Terrace
- ◆ Concierge services
- ◆ Accommodation approximately 200 sq m

**Guide price €1,500,000**



## OSPEDALETTI

A villa under construction, set in a panoramic position and due for completion at the end of 2015. The charming village of Ospedaletti is just 800m away.

Accommodation includes:

- ◆ Can be finished according to buyer's specifications
- ◆ Potential for 3 bedrooms and 4 bathrooms
- ◆ Room for an infinity swimming pool
- ◆ Private garden of approximately 4,000 sq m
- ◆ Sea views

**Guide price €1,650,000**





## SANREMO

A rare opportunity to acquire an elegant house that has not been seen in the marketplace for over 70 years. Arranged over four floors, the villa, built around 1885, offers a fantastic sea view and is just 250m from the sandy beach of Sanremo. The property also includes a garage, independent staff house and lovely garden.

Accommodation includes:

- ♦ Ground floor with 4 apartments, all with 1 bedroom each
- ♦ First floor with 4 apartments
- ♦ Second floor with a 3 bedroom apartment, 3 bathrooms and terrace
- ♦ Mansard floor with 4 apartments all with terraces

**Guide price €5,300,000**





## WEST LIGURIA



### ALASSIO

A luxury apartment set just a few metres from sandy beaches with a front balcony that faces the sea where you can enjoy a breathtaking view of the gulf.

Accommodation includes:

- ◆ 5 bedrooms
- ◆ 5 bathrooms
- ◆ 4 balconies
- ◆ Lift
- ◆ 2 car garage
- ◆ Accommodation approximately 220 sq m

**Guide price €2,800,000**



### IMPERIA

A villa with a wonderful view of the sea and Imperia city. The villa is currently divided into two units, but is connected by an internal staircase and has the potential to become one house.

Accommodation includes:

- ◆ 6 bedrooms
- ◆ 4 bathrooms
- ◆ Swimming pool
- ◆ Parking
- ◆ Terrace with barbecue area
- ◆ Accommodation approximately 300 sq m

**Guide price €1,500,000**





## BORDIGHERA

A luxuriously finished villa located on the first hill of Bordighera and set in a panoramic position with stunning sea views along the Italian coast towards the French Capes.

Accommodation includes:

- ◆ 4 bedrooms and 4 bathrooms
- ◆ Terrace
- ◆ Swimming pool, relaxation area and gym
- ◆ Parking spaces
- ◆ Landscaped garden of about 0.28 hectare

**Guide price €2,700,000**



## BORDIGHERA

A luxury apartment set in a panoramic position with sea views, overlooking the city up to the French coast. The apartment was renovated in 2006 with high quality materials.

Accommodation includes:

- ◆ 3 bedrooms and 3 bathrooms
- ◆ Concierge service
- ◆ Swimming pool and terraces
- ◆ 4-5 car garage
- ◆ Wine cellar

**Guide price €1,300,000**



## EAST LIGURIA



### ZOAGLI

A lovely villa with breathtaking sunsets and spectacular views of the Tigullio Gulf and Portofino. Recently renovated and laid out over five floors with fireplace and outdoor wood oven.

Accommodation includes:

- ♦ 6 bedrooms
- ♦ 7 bathrooms
- ♦ 2 single bedrooms currently used as studies
- ♦ Open air terrace and sun deck
- ♦ Parking area for 4 cars
- ♦ 3000 sq m of private garden

**Guide price €5,500,000**



### RUTA DI CAMOGLI

A charming villa with a stunning and panoramic sea view. The villa measures around 220 sq m and was restored in 2010 with elegant and high quality finishes.

Accommodation includes:

- ♦ 3 bedrooms
- ♦ 2 bathrooms
- ♦ Terrace
- ♦ Jacuzzi and sauna
- ♦ Parking for 3-4 cars
- ♦ Project in place to build a swimming pool

**Guide price €1,400,000**





## CAVI DI LAVAGNA

A beautiful villa overlooking the sea located between Lavagna and Sestri Levante. Thanks to its unique location the house is extremely bright and has full sea view of the Bay of Silence to the east and the coastline of Lavagna to the west.

Accommodation includes:

- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ Wine cellar
- ♦ Garden with swimming pool
- ♦ Parking spaces available

**Guide price €1,950,000**



## PORTOFINO

An amazing opportunity to buy a beautiful apartment located in a building dating back to the 16th century situated right on one of the most famous squares in the world, the Portofino "Piazzetta".

Accommodation includes:

- ♦ 2 bedrooms
- ♦ 1 bathroom
- ♦ Further room currently used as a study
- ♦ Storage room
- ♦ Accommodation approximately 70 sq m

**Guide price €1,800,000**



## SARDINIA



### PANTOGIA

A charming property located in the exclusive district of Pantogia. With relaxing outside areas where one can enjoy the stunning sea views.

Accommodation includes:

- ♦ 5 bedrooms
- ♦ 5 bathrooms
- ♦ Garden
- ♦ Terrace



### PEVERO GOLF

Designed by the architect Faggioli, this delightful villa enjoys a spectacular view of Pevero Golf and Cala di Volpe Bay.

Accommodation includes:

- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ Swimming pool
- ♦ Garden
- ♦ Covered parking
- ♦ Possibility to build 1 further bedroom with bathroom





## LISCIA DI VACCA

A property located in Liscia di Vacca near Porto Cervo, completely furnished and equipped according to the latest standards. Also included are three separate garages with room for up to six vehicles.

Accommodation includes:

- ♦ Main house and guest house
- ♦ 5 bedrooms
- ♦ 6 bathrooms
- ♦ Swimming pool
- ♦ Terraces for outside dining







## PICCOLO PEVERO

An apartment set over three levels with two sea view terraces and within walking distance from Pevero Beach.

Accommodation includes:

- ♦ 2 bedrooms
- ♦ 2 bathrooms
- ♦ Terraces
- ♦ Storage and spacious laundry area
- ♦ Car parking
- ♦ Amazing sea views





## ROMAZZINO

Historic villa of great value and elegance overlooking the sea of Romazzino, in one of the most exclusive locations of the Costa Smeralda.

Accommodation includes:

- ◆ 4 bedrooms
- ◆ 5 bathrooms
- ◆ Swimming pool
- ◆ Terraces









## OUR TEAMS

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