

# ITALIAN HOMES

— THE 30TH ANNIVERSARY EDITION —





# Welcome

## **ITALIAN HOMES - THE FINEST PROPERTIES FROM AROUND ITALY**

Welcome to the latest edition of Knight Frank's Italian residential catalogue.

Our aim is to inspire, inform and assist you whether you are buying, selling, or simply exploring the Italian property market. We do hope it will help uncover the perfect Italian residence!

This year we proudly celebrate the 30th anniversary of Knight Frank's presence in Italy. It brings me great pleasure and pride to reflect on the remarkable journey so far and the milestones we've achieved as a team. Three decades of dedication, expertise, and unwavering commitment to our clients have helped solidify our position as leaders in the Italian residential market.

This year's publication captures the essence of Italy's enduring appeal and its evolving property market. We explore the driving forces fuelling the current surge of interest in Italian real estate

(page 4), offer a taste into the exceptional lifestyle Italy offers (page 10), and share practical advice to help you navigate the property market with confidence and ease (page 8).

Our dedicated London-based team maintains a seamless partnership with our well-connected Italian network, ensuring access to the most sought-after regions and cities in Italy. Our pledge is to provide you with unmatched, attentive service backed by industry-leading research and, of course, access to our global network of over 604 offices worldwide.

I hope you enjoy the contents, and we look forward to starting the journey with you.

Buona lettura!

**Mark Harvey**  
Head of International Residential  
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# Ready for your next chapter?

From the Portofino coast to the bright lights of New York, we're here for where life takes you.



Start your journey



Your partners in property

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**Kate Everett-Allen**  
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# Italy's allure: Tourist boom, tax perks, and hybrid work drive surge in interest

Interest in Italy is strengthening. Tourist numbers are on the rise driving up investment returns for holiday accommodation. The country's non-dom tax policy is luring more foreign residents, enticed by the Mediterranean lifestyle and fiscal benefits. Plus, the post-pandemic rise in hybrid working has unleashed a cohort of mobile workers eager to embrace the dolce vita.

Despite tighter monetary policy, prime prices in Italy remain resilient, buoyed by constrained supply. Sales volumes experienced a decline when the European Central Bank initiated interest rate increases in 2022. However, with rates now coming down, we anticipate a resurgence in demand and sales activity. This recovery will occur against a backdrop of constrained new supply, as elevated construction costs continue to impact developers' profit margins.

Prime prices grew by an average of 4% in 2023 and stand 16% higher than pre-pandemic levels in 2019. Lake Como and Florence led the price growth rankings for 2023, with Lucca and Milan topping the rankings over the last five years.

**New visa**  
For non-European Union (EU) residents, including UK citizens since the UK's official departure from the EU in January 2020, long-term stay options in Italy have been limited. However, the unveiling of a new digital nomad visa in April 2024 targeting

skilled workers with an annual income of €28,000 or more, is poised to amplify rental demand in tech hubs like Milan and Rome.

**Flat tax**  
While landmark events and visa changes may spark temporary surges in demand, the real gamechanger for Italy remains its flat tax or non-dom tax regime. Introduced in 2017, this policy continues to be a significant attraction, putting Italy on a similar footing to Monaco and Switzerland for some individuals. Ultra-high-net-worth individuals (UHNWIs) pay a single flat rate of taxation, €100,000 per annum, on foreign income in return for Italian residency.

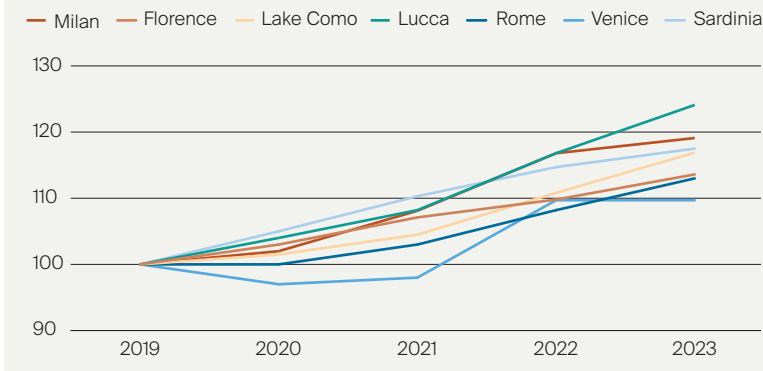
Data from Italy's Ministry of Finance reveals some 957 overseas residents have relocated to the country and now pay the single rate of tax.

With global wealth increasingly mobile, driven by geopolitical tensions, economic uncertainty, and a series of elections many of which are likely to trigger significant tax and policy changes, Italy is poised to be a focal point in this shifting landscape.

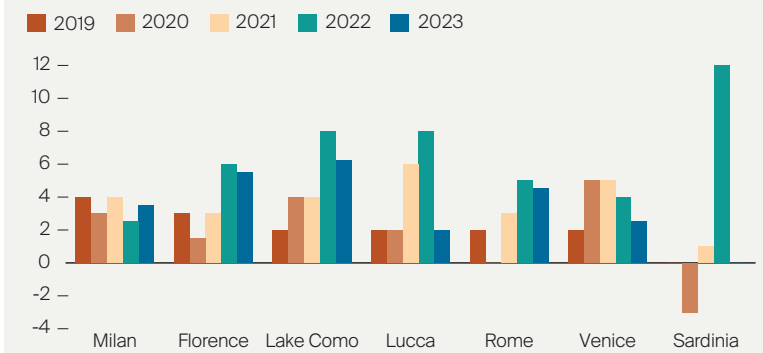
According to Knight Frank's *Wealth Report 2024*, the number of UHNWIs in Italy, defined as those with a net worth of \$30 million or more, is projected to increase by 19% over the next five years. This growth will add 2,977 UHNWIs to Italy's affluent demographic, allowing the country to maintain its lead over neighbouring Switzerland.

## Italian prime price performance

Prime prices climbed 16% on average over the last five years  
Indexed, 100 = 2019

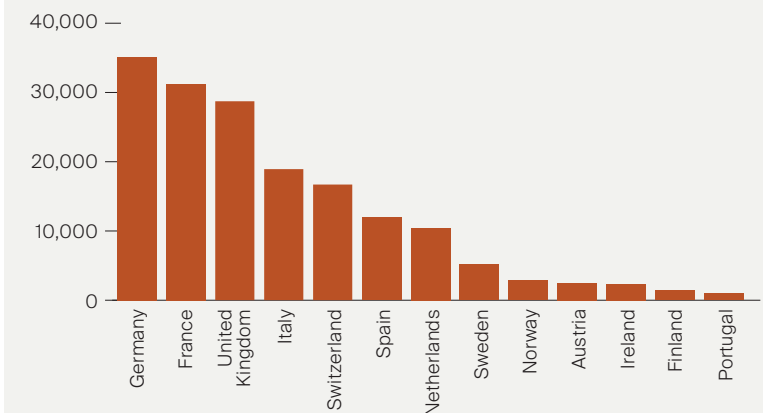


Steady price growth recorded since the pandemic  
Annual % change



By 2028, Italy will have the fourth largest wealth population in Europe.

UHNW population (US\$30m+) by country



Source: Knight Frank Research

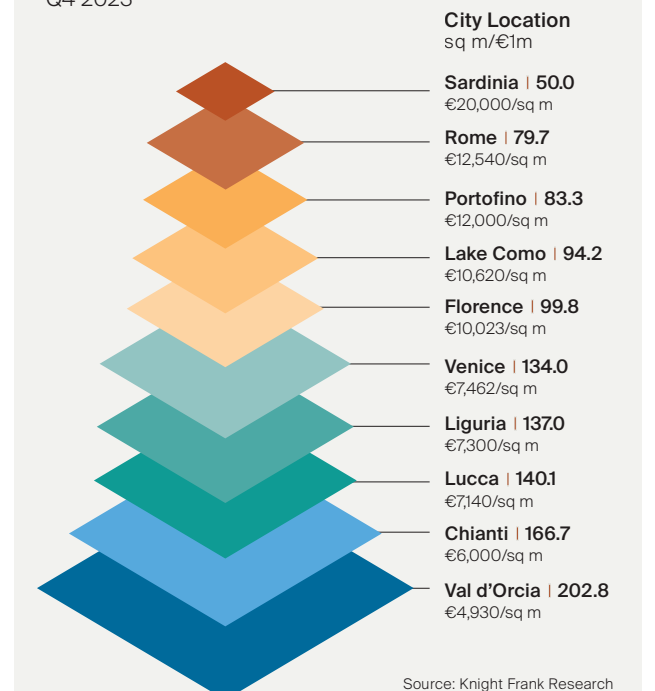
### Why buy in Italy?

- Stable or rising prices
- Italian lifestyle – food, culture, history, climate
- Strong rental demand
- Accessibility and connectivity
- Currency diversification for non-euro denominated buyers
- Attractive flat tax regime
- Diverse landscapes – lakes, mountains, cities and coast

- 68.4%** Average mainstream price growth in Italy over the last 30 years
- 957** The number of individuals now paying the flat rate of tax to the Italian authorities
- 18.7%** The forecast rise in UHNWIs in Italy, 2028 vs 2023
- €100k** The annual fee for UHNWIs seeking to gain residency under Italy's non-dom tax regime
- 74.3m** The number of tourists visiting Italy in 2022  
\*includes same day and overnight visitors.
- 59** The number of UNESCO heritage sites in Italy, the highest of any country worldwide

Source: Knight Frank Research, Italian Ministry of Finance Macrobond, Istat, UNESCO

### How many square metres €1 million buys of prime space in key prime Italian markets Q4 2023



# Celebrating 30 years: A journey from then to now

By Cathy Hawker  
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This year, Knight Frank celebrates 30 years of working in Italian residential real estate, and Bill Thomson, Head of our Italian network, has been there throughout. Here, Bill explains how the market has evolved, how clients' demands have changed and why the allure of the Italian lifestyle continues to dazzle.

In 1994, the year the Channel Tunnel opened and Silvio Berlusconi was appointed Italian Prime Minister, Knight Frank opened their first office in Italy, operating initially from the study of Bill Thomson's Chianti house. Thirty years on, while much has changed, Bill's role remains a constant, now as the Head of Knight Frank's Italian network, overseeing 100 staff members in 10 offices from Rome to Como. His memories of those early days demonstrate the dramatic changes in so many aspects of the Italian property market.

"Thirty years ago, the only market in Italy for international buyers was in rural Tuscany, mostly in Chianti," he says. "Stone farmhouses, often in very poor condition, exchanged hands very cheaply, many relying on generators with owners frequently plunged into darkness unexpectedly. Over the years, those farmhouses became more expensive and buyers became more discerning but the real watershed was in the



Top image: The first property sold by Knight Frank in Italy, 1994.

Bottom image: The same property, beautifully renovated and pictured in 2024.

"Thirty years ago, the only market in Italy for international buyers was in remote Tuscan rural property, mostly in Chianti."

early 2000's when buyers saw the potential in urban properties. We opened our Florence office in 2006 where Palazzo Bardi, a 15th Century city centre palazzo renovated into 18 apartments with full management services, was the first development aimed at the international market. We sold it within weeks, achieving the highest price then paid in Florence and many similar developments soon followed."

Other notable changes include improved flight access and the advent of low cost airlines. Bill recalls paying £450 for a single ticket back to London 30 years ago. Technological advances and remote working brought increased freedom from office life, reflected in a rise in demand for home offices and gyms, larger gardens and guest accommodation. The general perception of Italy has also changed dramatically.

"Buyers now see that they can confidently buy and restore Italian property to the highest standards," says Bill. "Italy is a secure choice with well-established building codes, a digitalised purchasing system and reliable property title, making people feel safe about investing here. The flat tax introduced in 2017, while relevant only to very few, has been important to many of our buyers, bringing more ultra-high-net-worth individuals to Italy."

Amongst all these changes, the serene Italian lifestyle remains a blissful constant, an appreciation of art, a delight in natural beauty and the abiding pleasures of Italian traditions.

"Italians really understand the concept of 'carpe diem', making the most of the moment," says Bill. "They have an inbuilt focus on what's truly important, whether it's a family lunch or taking time to enjoy the view. It's a major reason why I love Italy, something I try exceptionally hard to emulate, and why, despite working hard, there have been very few days in 30 years when I haven't truly enjoyed my life."

"There have been very few days in 30 years when I haven't truly enjoyed my life."

Bill is now based in Knight Frank's Florence office, still living in Chianti countryside with a vegetable garden, chickens and space for when his two sons visit. "My most memorable sales over the past 30 years are those that changed lives," he says. "One was a house where over 15 years, the Swiss owners became avid wine makers, establishing a hotel and restaurant, and the other was to a well-known European property developer who initially wanted a holiday escape but ended up moving here full-time. As I know well, Italy just gets under your skin."

"Italians really understand the concept of 'carpe diem', making the most of the moment."



# Unlocking value: Selling your slice of Italy

From the world-famous vineyards of Tuscany to art-filled cities and picture-postcard coastlines, everyone's love affair with Italy remains strong and there is a real sense that buyer confidence is increasing. Having just celebrated 30 years of selling property across Italy, Knight Frank's Italian department is encouraged to see continued stability in this stronghold for second homeowners and further increases in property valuations this year.

By Elizabeth Rowlinson  
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At the same time there remains a strong interest in Italy's flat tax regime – the latest figures show that nearly 1,000 overseas residents have relocated so far – as the country weighs up well against some of its European neighbours.

As more homeowners look to leverage this opportunity, we spoke to Mark Harvey, Head of International at Knight Frank, for his top tips to unlocking a property's value if you're looking to sell your slice of Italy.

#### Why is it so important to use an international agent in Italy?

While local estate agents are superb at appreciating the needs of local buyers, some often lack the global reach required for marketing a property outside of the region and country. Some international buyers come to us after failing to sell their home via a local agent, resulting in wasted time and their property sitting on the market for too long. At Knight Frank, we combine the local expertise of our 10 Italian network offices with a global network of 500 offices in 60 countries. This allows our local teams to seamlessly connect buyers and sellers across borders, leveraging our industry-leading expertise to facilitate successful transactions.

#### How can I help my home stand out?

International marketing is key to maximising your home's value. Not all estate agents in Italy have the expertise to photograph rural homes to their best advantage and Knight Frank aligns the quality of our online property listings and brochures across our luxury portfolio. Buyers are increasingly drawn to homes that tell a compelling story, seeking insight into the property's history, culture, and lifestyle. Our in-house PR team, can leverage any distinctive details to generate positive editorial coverage. This approach not only enhances the property's appeal but also helps us reach a broader international audience, driving sales leads and connecting with those looking for their ideal home. We also understand how social media is an increasingly important marketing tool, whether your home is a city palazzo, rural estate, farmhouse or coastal villa.

#### Is there an ideal time to sell my property?

Traditionally, spring is the best time to photograph properties in time for the peak summer buying season, yet there are some buyers who will wait until the early autumn to seek out opportunities. If you are planning ahead, consider having your property ready to market in the early spring to maximise your summer opportunities. Rural homes and large estates will usually take longer to sell than city properties.

#### What can I do to prepare my property for selling?

Our agents will conduct an inspection of your property to get you on the front foot if there are any potential issues. Maybe it might be better to sort out a damp problem, or correct a planning inconsistency? With a number of buyers now seeking turnkey properties, and with less of an appetite to renovate, a little remedial work might go a long way towards attracting a good offer. If your property is deemed turnkey, then expect that a buyer might wish to act quickly – be prepared by having all the paperwork ready including planning permission certificates and documents for any works carried out. Don't give buyers any reasons to walk away.





# Living la dolce vita

By Arabella Youens  
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From cultural richness to culinary delights, the quality of life on offer in Italy ensures its position as a leading destination for those wishing to invest in a luxury lifestyle

British aristocrats discovered a taste for living in Italy after following in the footsteps of Thomas Howard, 14th Earl of Arundel, who set off for Padova in 1612 and unwittingly launched a fashion for doing the so-called ‘Grand Tour’ of Europe. But the image of Italy abroad was turbo-boosted by the release of Federico Fellini’s exquisitely shot film *La Dolce Vita* in 1960. It followed the glamorous lives of movie stars, night revellers and modern aristocrats in Rome and is said to have changed the accepted image of Italy internationally forever.

Fast forward several decades and the desire to live on the Italian peninsula – be that on the emerald coastline of Sardinia, among

the Cypress tree-topped hills of Tuscany, along the turquoise coves of Liguria, or on the shores of Lake Como – shows no sign of abating. The heady blend of good food, excellent wine, world-famous art and architecture comes with another bonus: the enormous diversity in geography. From the jagged peaks of the Dolomites in the north to the white-sand beaches of the Mediterranean islands in the south, there is so much to see and do throughout the year that being bored in Italy is not an option.

“More than just experiencing *La Dolce Vita*, the benefit of owning a house in Italy is the opportunity to embrace another very Italian lifestyle choice: *dolce far niente*,” says local Lucca agent Alessandro Deghè. “It variously translates as ‘sweet doing nothing’ or ‘sweet idleness’ and I think that’s what people need more and more these days. I have buyers who come to their houses in Tuscany, sit by their swimming pools and just admire the views. Everyone is so busy with day-to-day work and life all the time. They come home to Italy and enjoy just slowing down.”

Florence has long been a magnet for foreigners; in more recent times, however, the walled city of Lucca has proved just as beguiling among buyers. “We have everything on the doorstep: Florence, Pisa and Siena in one direction and the beaches of Forte dei Marmi in the other,” says Alessandro. “Plus, there’s so much going on in the city, too, from the annual Puccini and Summer Festival, which, this year, attracted the likes of Eric Clapton and Ed Sheeran.”

Some buyers will focus their search further north to the Art Nouveau villas on Lake Como or along the crescent-shaped Ligurian coastline, which is famous for enjoying a mild climate all year round and some of the best pasta on earth. “Thanks to the quality of the local ingredients, the food is exceptionally good, the sea is crystal clear and there is so much history here,” says local agent Chiara Picasso from Portofino. She cites events such as the annual feast of Stella Maris, where thousands of small candles float on the sea at night, which are unique to the area. “Italy is a country that embraces families with open arms and here they love to come year after year, creating lifelong links with others and establishing traditions for the future.”

In the busy world we inhabit, buying a home in Italy is a lifestyle choice. Embracing *la dolce vita* is about enjoying fine things, taking time to pause and appreciate everyday moments and generally living life to the full.

# Finding your 'why' and 'where' in Italy

By Zoe Dare Hall  
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Like an Armani suit or a Prada bag, the allure of Italian design lies in its timeless elegance. The finer details move with the times, but the fundamentals remain reassuringly unchanged.



When we look at why today's property buyers are choosing Italy, it is not – and never has been – about the up-and-coming. The where and the why have, in many ways, changed little over decades. Foreign buyers seek the rural dolce vita that's found among Tuscany's rolling hills and hilltop towns, in its olive groves and vineyards, or they are drawn to the enduring romance of Italy's great cities: waterfront Venice, Renaissance Florence, or historic Milan with a summer escape on Lake Como.

"Historical importance is at the forefront for most buyers in Italy," comments Andrew Blandford-Newson from Knight Frank's International Residential Department. "We are seeing a lot of interest from the US and Europe, and some Australians. Americans are drawn to the Chianti wine region and want to be close to Venice and Florence for the international airport and cultural heritage. For British clients, too, it is Tuscany through and through as they know exactly what they are getting."



Buyers wanting the Italian coast are gravitating to the old favourites too – Portofino on the Italian Riviera, the eternally popular sandy expanses of Forte dei Marmi or island life in Sardinia (mainly Porto Cervo) or Sicily. And buyers with the biggest budgets like the space and prestige that comes with their own wine-producing estate in Chianti or further south among the bucolic hills of the Val d'Orcia.

What high-net-worth individuals want from their Italian residence – including the level of luxury amenities and design – does, however, look different these days. "There is little demand – apart from among developers – for properties that will take three years to renovate," says Blandford-Newson. Today's buzzword is turnkey.

Whether you are relocating to Italy for its flat tax regime or you are a purely lifestyle buyer who will dip in and out of Italy, and possibly rent out your property, you are likely to want your cultural heritage or rural idyll to come with the convenience and luxury of ready-to-move-into residences with private facilities such as a concierge and spa.

Investment buyers tend to favour apartments in refurbished historic palazzi - and Palazzo Tornabuoni in Florence, former home to the Medici family, remains the reference point for luxury turnkey schemes of this type.

Now the Tornabuoni brand has branched out into the harbour town of Livorno on the Tuscan coast, where the six huge villas at



Le Ville di Tenuta Serristori – each set on sprawling private plots of a hectare or two – and the high-end amenities, including a private beach and club, are managed by Palazzo Tornabuoni. Further fuelling buyers' vision of the Italian dream, the estate has a private vineyard where villa owners can make their own wine. Besides Tornabuoni, the brand here is Italy itself, with Serristori encapsulating the glorious essence of the country in a nutshell.

The Forci estate near Lucca, whose 11 farmhouses sit among cypresses and vines, is an ideal alternative for buyers seeking a more sustainable Tuscan dream that prizes regenerative agriculture and farm-to-table dining. While in Venice, Palazzo Ponte Piccolo, a restored former convent on Giudecca island, offers waterfront Venetian splendour combined with 21st century amenities including a private pool and gym.

"To navigate the different regions and decide whether you are lifestyle, investment or tax-focused, buyers' first point of call should be to a trusted advisor, such as Knight Frank, to streamline the process," says Blandford-Newson. "We can point them in the right direction and offer financing solutions, if necessary, which historically have been difficult for non-nationals."

With such support, turning an emotional connection into a tangible investment may be more straightforward than buyers imagine. And like all the best things about Italy, this will be an investment and lifestyle designed and built to last.

## Financing your Italian dream

"It can be difficult to obtain a simple mortgage on a property in Italy, as this usually requires a motivated local banker and there are no centralised lending platforms," says John Busby, Head of Sales at Traverse International Finance.

Private banks are a more reliable option, but some prefer to lend only in prime locations such as Rome, Tuscany, Milan and the lakes. Private banks can finance 50-60% of the purchase price and require additional cash or investments to be lodged with them. "The benefit of using a specialist finance broker, like Traverse, is that we can compare borrowing options across our panel of international lenders and negotiate on your behalf so you can be confident that you have a competitive deal that is tailored to your unique circumstances," adds Busby. Traverse can also source mortgage options that cover property anywhere in Italy and can help buyers navigate the often complex process.

Traverse International Finance is Knight Frank's chosen European mortgage partner. The team at Traverse has access to a wide network of lenders to unlock lending opportunities, even in complex or unique situations.

Email [contact@traverseif.com](mailto:contact@traverseif.com) to discuss your borrowing options.

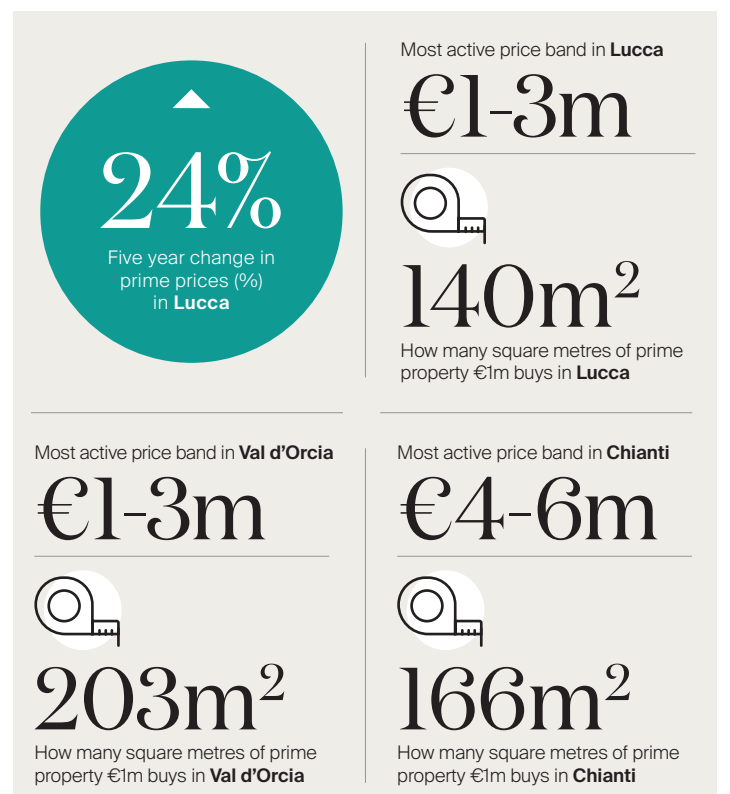
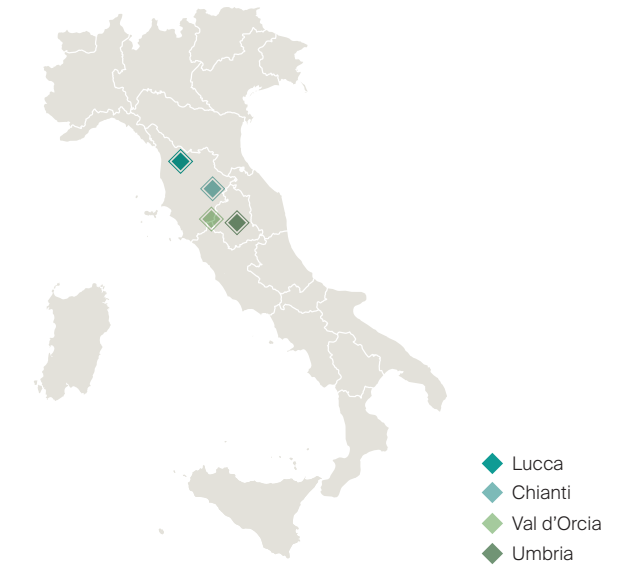
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# Rural

Venture beyond the bustling cities into the bucolic landscapes of Tuscany and Umbria, where time seems to stand still amidst rolling hills and sun-drenched vineyards. Lucca, which has seen a notable uplift in property prices, offers the epitome of Italian living with its winning blend of history and stunning landscapes. When it comes to Tuscany, there's something for everyone – from the postcard-worthy vistas of Val d'Orcia or the mesmerising sunsets along the coast. Further east, Umbria enchants with its medieval hill towns, dense forests, and the tranquil beauty of Lake Trasimeno. More than a home, these rural retreats are a sanctuary for the soul.





# Villa Santa Croce

Cortona, Tuscany

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ 3 reception rooms ▶ Swimming pool
- ▶ Approximately 600 sq m ▶ Approximately 1 ha of land

Situated within the walls of Cortona's ancient town, this meticulously restored villa invites you into a world where history meets contemporary luxury. With origins dating to the 12th century, every stone of this residence tells a story of Tuscany's rich past, beautifully preserved and thoughtfully enhanced.

**Guide price €7,500,000**

Property Number: FLO012496830

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## Castello di Polgeto

Perugia, Umbria

- ▶ 13 bedrooms ▶ 17 bathrooms ▶ 7 reception rooms ▶ Heated swimming pool ▶ Walled tennis court
- ▶ Numerous annexes and a Limonaia ▶ 52 ha of grounds

This meticulously restored castle, dating back to 1359, is one of the most well-preserved in Umbria. Now a private residence and stately home offering over 2,000 sq m of living space, it is situated in an ideal location to explore all the area has to offer.

Guide price €9,500,000

Property Number: FLO012378627

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## Cigliegiolo

Perugia, Umbria

- ▶ 9 bedrooms ▶ 8 bathrooms ▶ Swimming pool and pool house
- ▶ Independent guest annexe ▶ Olive grove ▶ 5 ha of grounds

This enchanting, beautifully restored farmhouse with an independent guest cottage is situated in a peaceful position within the sought-after Niccone Valley, close to amenities and Perugia airport. It offers 500 sq m of tranquil living space and enjoys superb views of the surrounding countryside.

Guide price €3,750,000

Property Number: FLO012494832

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## Villa Bracciano

Radda in Chianti, Tuscany

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 3 reception rooms
- ▶ Swimming pool ▶ 3.5 ha of grounds ▶ 120 olive trees

This elegant, fully restored 16th-century villa, built by the renowned Ricasoli family and generational wine producers, exudes the tranquility and charm of the Tuscan countryside. The property offers extensive living spaces over four floors and has uninterrupted views of the hills and vineyards.

Guide price €3,400,000

Property Number: FLO012209695

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## Capannone

Buonconvento, Siena, Tuscany

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms ▶ Swimming pool
- ▶ Energy efficient - geothermic powered underfloor heating and air-conditioning ▶ 2 bedroom guest annex

This superb turnkey farmhouse with spacious, light interiors is located near Siena, Montalcino, and the golf course at Castiglion del Bosco. It is set on 1 ha of private landscaped grounds with an electric gated entrance and a formal Italian garden and enjoys views of the surrounding countryside.

Guide price €3,950,000

Property Number: FLO012415854

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## Ferranesi

Val d'Orcia, Tuscany

- ▶ 12 bedrooms ▶ 12 bathrooms ▶ Swimming pool
- ▶ Pool house ▶ 350 Olive trees ▶ Irrigation lake

A wonderful, recently renovated 18th-century farmhouse offering a light, spacious and contemporary home with spectacular panoramic views of the Crete Senesi area. The property has 750 sq m of living space and benefits from a pool house with a professional kitchen and 2.2ha of grounds.

Guide price €6,900,000

Property Number: RSI012357230

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## Belsentiero

Val d'Orcia, Tuscany

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ Professional kitchen
- ▶ Open veranda ▶ Swimming pool ▶ Woodland ▶ Olive groves ▶ 2 lakes

This beautifully restored farmhouse, with 10 ha of extensive grounds, enjoys breathtaking views of the Val d'Orcia to Pienza. The home offers 390 sq m of open-plan living with charming features throughout. It is currently a successful B&B, but also perfect as a holiday home or rental investment.

Guide price €1,800,000

Property Number: FLO012495287

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# The Forci Estate

Lucca, Tuscany

- ▶ 3-9 bedrooms ▶ Private swimming pool ▶ Panoramic views
- ▶ Selection of services & amenities

The Forci Estate is a unique, regenerative development that offers eleven farmhouses, of which eight are still available for sale. Each farmhouse comes with an approved renovation project that reflects the environmental ethos of the estate. The 360 ha of the estate includes vineyards and over 4,000 olive trees.

Prices from €705,000

Property Number: RSI012325060

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 mark.harvey@knightfrank.com | +44 20 3504 4098



CGI's used for illustrative purposes only



## Villa Colleoli

Pisa, Tuscany

- ▶ 10 bedrooms ▶ 9 bathrooms ▶ 3 reception rooms ▶ Swimming pool ▶ Wine cellar
- ▶ 2 guest houses ▶ Limonaia with studio ▶ XIII century church

This exclusive, beautifully finished villa enjoys 360-degree views of the surrounding countryside, characterised by vineyards, olive groves and fruit trees. The villa has characterful, light living spaces and is set within 2 ha of mature grounds with guest accommodation.

Guide price €3,200,000

Property Number: RSI012436588

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## Villa San Martino

Lucca, Tuscany

- ▶ 8 bedrooms ▶ 8 bathrooms ▶ 5 reception rooms ▶ Panoramic balcony
- ▶ Over 4 ha of grounds ▶ Chapel ▶ Swimming pool

This exclusive 18th-century villa is set within a large park in one of the most renowned areas of Lucca. The villa has been elegantly renovated while maintaining beautiful original features, and it enjoys panoramic views that extend from the countryside to the historic centre of Lucca.

Guide price €6,300,000

Property Number: RSI012479343

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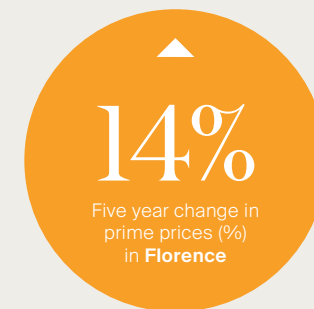


# City

Immerse yourself in the timeless charm of Italy's cultural capitals, where the cobblestone streets and piazzas proudly showcase the country's history and architectural splendour. Florence stands as a cultural jewel, renowned for its world-class art and cuisine, while Venice captivates with its labyrinthine canals, ornate palazzos and laid-back atmosphere. These cities offer not just a home but a portal to the rich tapestry of Italian history and culture.



◆ Venice  
◆ Florence



Most active price band in **Florence**

**€3-5m**

🏠  
**100m<sup>2</sup>**

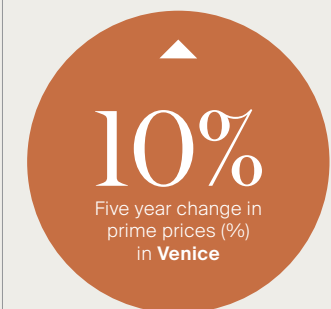
How many square metres of prime property €1m buys in **Florence**

Most active price band in **Venice**

**€2-4m**

🏠  
**134m<sup>2</sup>**

How many square metres of prime property €1m buys in **Venice**







# Villa Luigiana

Florence, Tuscany

- ▶ 12 bedrooms ▶ 10 bathrooms ▶ Wine cellar ▶ Swimming pool
- ▶ Parkland and olive groves ▶ 1,000 sq m of living space ▶ 3.5 hectares of land

This spectacular villa with a panoramic tower, farmhouse, barn and private chapel is in an excellent location near Florence and enjoys picturesque countryside views. The accommodation offers characteristic, traditional, Tuscan-style living that is light and spacious with superb views.

**Guide price €10,850,000**

Property Number: FLO012426344

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## Apartment Raffaello

Florence, Tuscany

- ▶ 2 bedrooms ▶ 2 bathrooms ▶ 2 reception rooms ▶ Private terrace
- ▶ 24 hr concierge ▶ Lift ▶ Parking available

This exquisite penthouse apartment is located at Palazzo Tornabuoni, in the very heart of Florence. This unique property offers light, generous, and beautifully designed living spaces with breathtaking views over the historic city buildings.

**Guide price €3,800,000**

Property Number: FLO012475268

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## Villa Nara

San Casciano, Florence

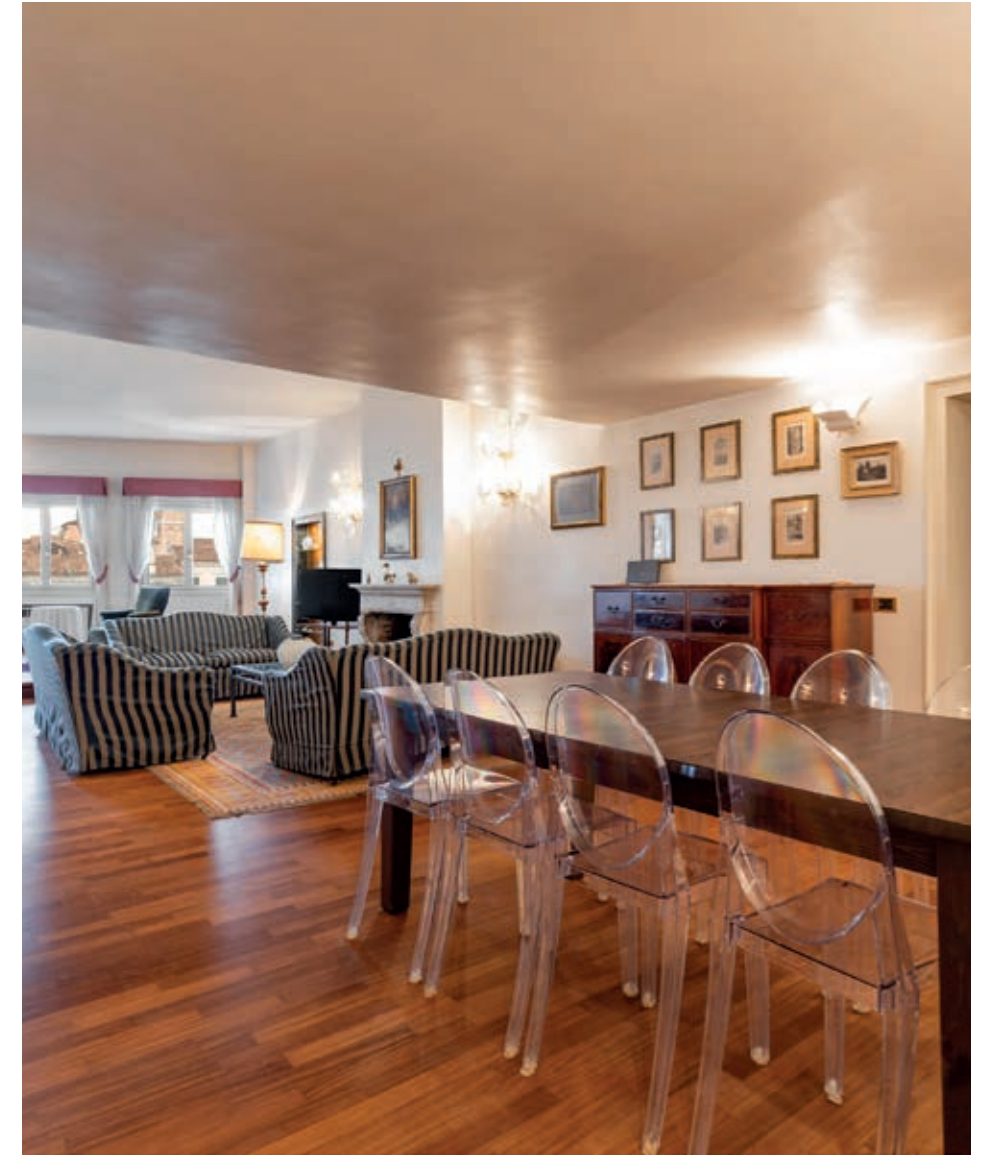
- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 2 reception rooms
- ▶ Swimming pool ▶ 3.8 ha of land

A cherished family home for nearly fifty years, this beautiful 400 sq m villa with an annexe enjoys a wealth of original features. It is surrounded by extensive gardens, parkland, woodland, a kitchen garden and an olive grove, ensuring total privacy.

**Guide price €2,650,000**

Property Number: FLO012475502

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# Grand Canal Apartment

Venice, Veneto

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 1 reception room ▶ Lift
- ▶ Roof terrace ▶ 275 sq m of living space

This prestigious apartment overlooking the Canal Grande has a roof terrace with breathtaking city views. It is located on the third floor of a refined and elegant 17th-century palace, perfectly blending classic and contemporary furnishings.

**Asking price €3,150,000**

Property Number: RSI012475086

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## Cannaregio Penthouse Apartment

Venice, Veneto

- ▶ 3 bedrooms ▶ 3 bathrooms ▶ 2 reception rooms
- ▶ 2 terraces ▶ Lift ▶ 269 sq m of living space

This excellent penthouse apartment is situated within a 16th-century palazzo and enjoys views of city rooftops and the Chiesa dei Santi Giovanni e Paolo. Exposed beams, wooden floors, and original fireplaces add unique warmth, highlighting elegance and Venetian decorative tradition.

Guide price €1,850,000

Property Number: RSI012311048

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## Cannaregio House

Venice, Veneto

- ▶ 2 bedrooms ▶ 2 bathrooms ▶ 2 reception rooms
- ▶ Private entrance ▶ Roof terrace ▶ City views

Recently renovated, this fully furnished property has a unique style and character with exquisite and eclectic furnishings. It also enjoys a charming 61 sq m terrace overlooking the façade of the Chiesa dei Santi Giovanni e Paolo.

Guide price €1,500,000

Property Number: RSI012367529

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# Palazzo Ponte Piccolo

Venice, Veneto

- ▶ 2-5 bedrooms ▶ 2-6 bathrooms ▶ Private pool ▶ Gym
- ▶ Dedicated concierge ▶ Private boat moorings

Palazzo Ponte Piccolo is an exclusive selection of seven waterfront apartments located on the island of Giudecca. Designed by internationally acclaimed architects, the apartments are finished to a high standard with striking interiors and exteriors.

Prices from €2,500,000

Property Number: RSI012205277

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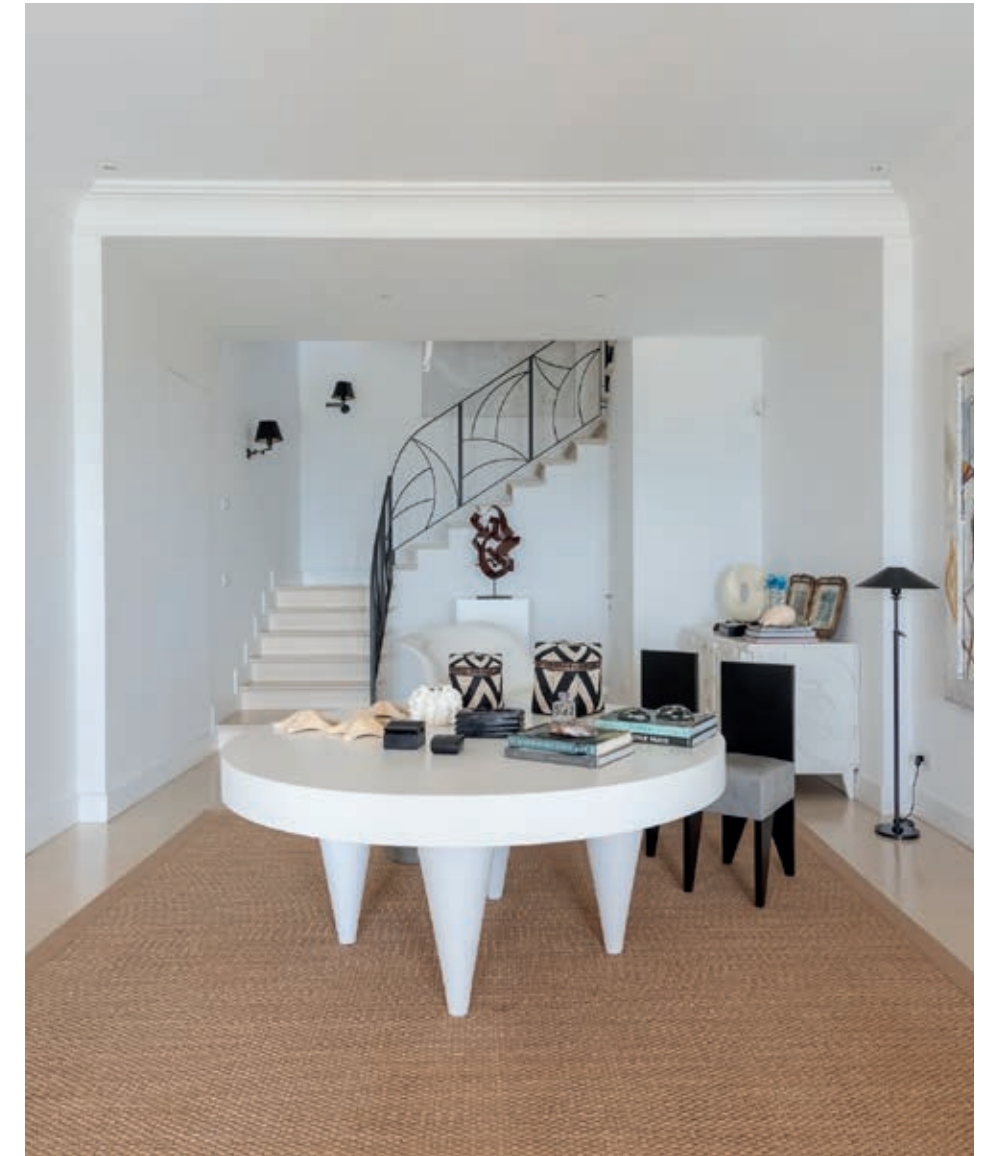


# Waterfront

Indulge in the splendour of Italy's picturesque waterfront locations in Liguria, Sardinia, Sicily and Lake Como. Liguria, cradled between the mountains and the sea, offers a diverse landscape and temperate climate, making it a haven for outdoor enthusiasts. Meanwhile, Sardinia's sophisticated charm and 1,800 km of pristine coastline attract an international crowd in search of serenity and natural beauty. Sicily, with its rich tapestry of history, culture, and dramatic coastlines, offers a unique blend of ancient ruins and modern allure. And then there's Lake Como, perennially popular and as cosmopolitan as it is prestigious. Whichever waterfront region you're drawn to, each promises an unparalleled lifestyle in the heart of Italy's stunning landscapes.



<p>▲ <b>18%</b> Five year change in prime prices (%) in <b>Sardinia</b></p>	<p>Most active price band in <b>Liguria &amp; Sardinia</b></p>	<p><b>€2-4m</b></p>
<p>▲ <b>17%</b> Five year change in prime prices (%) in <b>Lake Como</b></p>	<p>📍 <b>94m<sup>2</sup></b> How many square metres of prime property €1m buys in <b>Lake Como</b></p>	<p>Most active price band in <b>Lake Como</b></p> <p><b>€1-3m</b></p>
<p>📍 <b>137m<sup>2</sup></b> How many square metres of prime property €1m buys in <b>Liguria</b></p>		



# Villa Peonia

Portofino, Liguria

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 3 reception rooms
- ▶ Terracing ▶ Swimming pool ▶ 1.24 acres of grounds

The superb villa, perched atop the Portofino promontory, enjoys unparalleled Mediterranean sea views. The property includes a recently renovated main villa and a guest annex. The superbly located swimming pool creates the illusion of floating above Portofino, seamlessly blending with the infinite sea horizon.

**Guide price €24,000,000**

Property Number: RS1170152

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 alasdair.pritchard@knightfrank.com | +44 20 4502 8469





## Borgo di Boccadasse

Genova, Liguria

- ▶ 2 bedrooms ▶ 2 bathrooms ▶ 3 reception rooms
- ▶ Waterside position ▶ Garage

This excellent apartment is uniquely positioned in the renowned Borgo di Boccadasse, one of Italy's most beautiful villages. The apartment features light living spaces with period features, combining historic charm with modern convenience, and enjoys views overlooking the Mediterranean Sea.

**Guide price €2,080,000**

Property Number: RSI012474921

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## Sori

Genova, Liguria

- ▶ 3 bedrooms ▶ 3 bathrooms ▶ 1 reception room
- ▶ Plunge pool ▶ Private Parking

This sought-after apartment in Paradise Gulf is within an exclusive residential complex with outstanding views overlooking Mount Portofino and the Mediterranean Sea. It features light living areas with terracing and covered seating area ideal for al fresco dining and lush gardens with lemon trees.

**Guide price €1,420,000**

Property Number: RSI012474937

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# Castello Thomson

Lake Como, Lombardy

- ▶ 8 bedrooms ▶ 7 bathrooms ▶ 7 reception rooms
- ▶ 2 guest houses

A unique, historic castle located on the lake's west shore is immersed within a 2-acre private park and olive grove. The elegant and refined property is ideal for those seeking privacy and comfort, and the estate benefits from a lakeside terrace with a gated boat dock and has the potential to create a pier.

**Guide price €9,995,000**

Property Number: RSI012443606

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## Apartment Concord

Lake Como, Lombardy

- ▶ 4 bedrooms ▶ 3 bathrooms ▶ 1 reception room ▶ 188 sq m of living space
- ▶ Communal swimming pool and solarium ▶ Double car garage ▶ Lift

This prestigious lakeview apartment is in an iconic waterfront development, enjoying a dominant position and panoramic terraces. It benefits from light living spaces and state-of-the-art technology and is in an excellent location with easy access to Como, and main transport links.

Guide price €1,480,000

Property Number: RSI012391214

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## Villa La Terrazza sul Lago

Lake Como, Lombardy

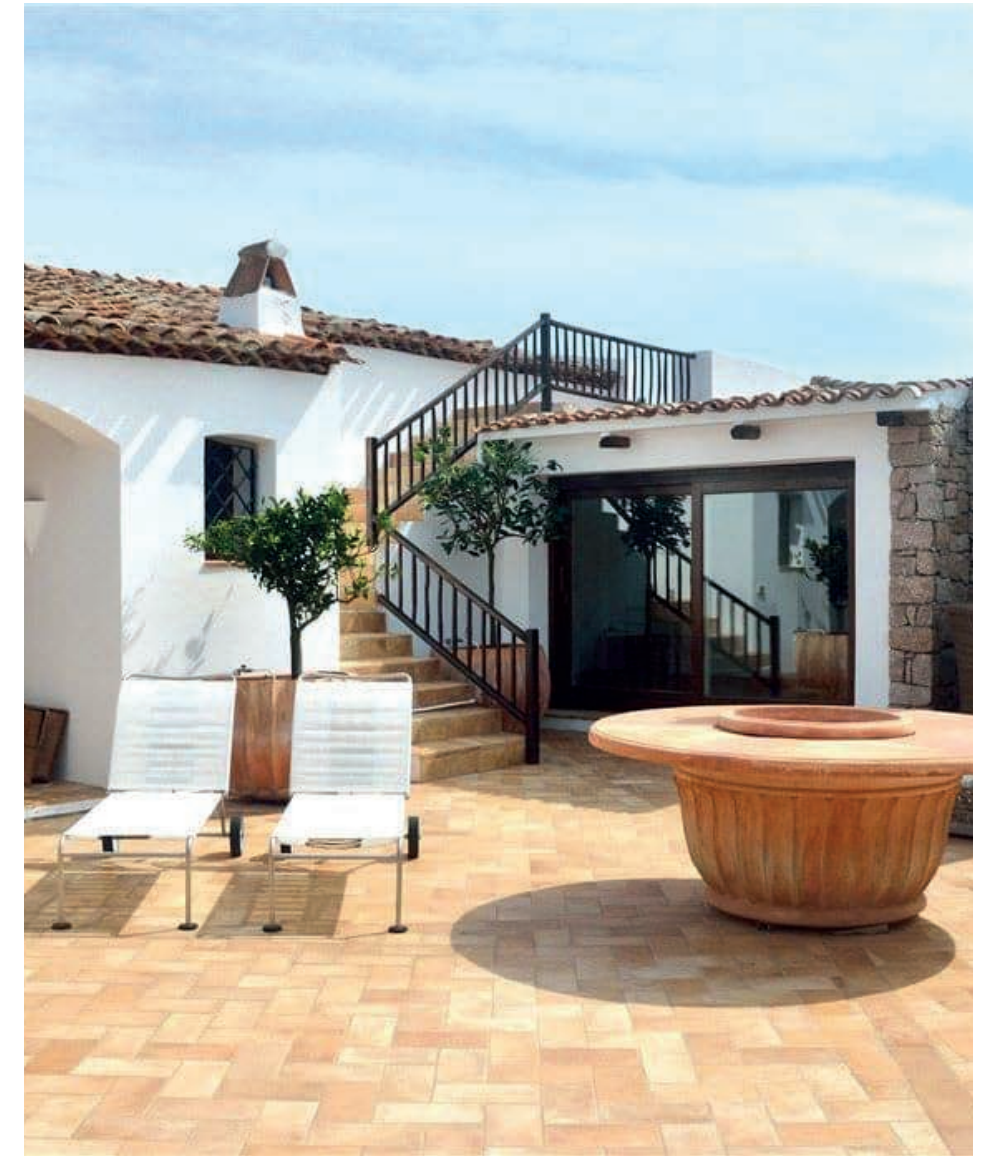
- ▶ 4 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms ▶ Panoramic terrace ▶ Swimming pool ▶ Gym ▶ Lift
- ▶ Private garden ▶ Double garage & additional parking

This superb, modern villa, set in a private sunny position, offers breath-taking views over the lake and the city. Arranged over four levels, the property is surrounded by a beautiful landscaped garden. It is in a convenient location close to both the centre of Como, highway access and Switzerland.

Guide price €5,000,000

Property Number: RSI012349819

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# Villa Peninsula

Porto Cervo, Sardinia

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 2 reception rooms
- ▶ Swimming pool ▶ Landscaped garden ▶ Covered parking

Situated in a beautiful and quiet position near the beach is this excellent villa. It is characterised by a wide open-air courtyard leading to the extensive living areas, covered veranda and large terrace all enjoying views overlooking the gardens, swimming pool and sea beyond.

**Guide price €8,000,000**

Property Number: RSI110480

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## Villa Panorama

Porto Cervo, Sardinia

- ▶ 3 bedrooms ▶ 3 bathrooms ▶ 1 reception room
- ▶ Approximately 220 sq m of living space ▶ Swimming pool ▶ Private parking

This superb family villa is located on Pantogia Hill and commands stunning sea views. Set over two floors, it comprises a bright living area opening on to a large terrace with an outdoor seating area, perfect for alfresco dining and is surrounded by 3,000 sq m of private gardens.

Guide price €3,000,000

Property Number: RSI012451071

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## Villa View

Porto Cervo, Sardinia

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 2 reception rooms
- ▶ Swimming pool ▶ Gym ▶ Private parking

This spectacular villa is located in the centre of Porto Cervo, with stunning sea views over the marina. The property enjoys spacious open-plan living spaces with a state-of-the-art kitchen, two terraces, and a large swimming pool, ideal for entertaining.

Guide price €18,000,000

Property Number: RSI012458287

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# Rocco Forte Private Villas

Verdura Resort, Sicily

▶ 3-7 bedrooms ▶ 3-7 bathrooms

▶ Approximately 292-550 sq m of living space ▶ Individual private pools and garden

Immersed along Sicily's idyllic coastline and overlooking olive groves, the villas offer breathtaking views of the Mediterranean. All bedrooms lead on to a terrace with direct access to the private panoramic swimming pool. Through a fee, Verdura Resort's five-star services are accessible to owners and guests of owners.

Prices from €3,103,500

Property Number: RSI012322203

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Meet the locally expert, globally connected team who will guide you in tracking down your dream property

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Italian Homes 2024

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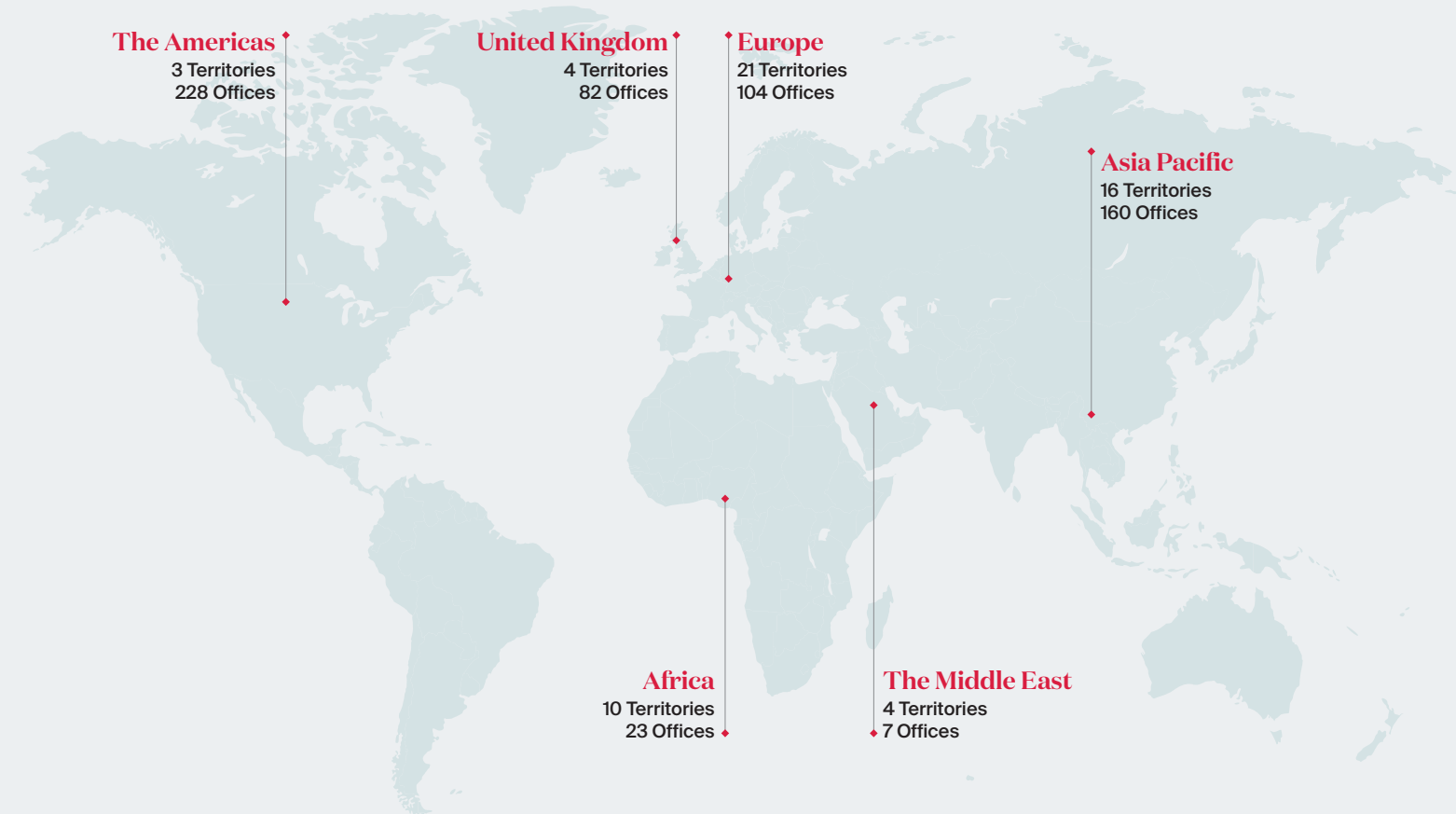
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If we can help, our client services phone number is +44 20 3869 4758. Alternatively, you can contact us at [clientservices@knightfrank.com](mailto:clientservices@knightfrank.com)



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