

# ITALIAN VIEW

Unique properties for sale in Italy

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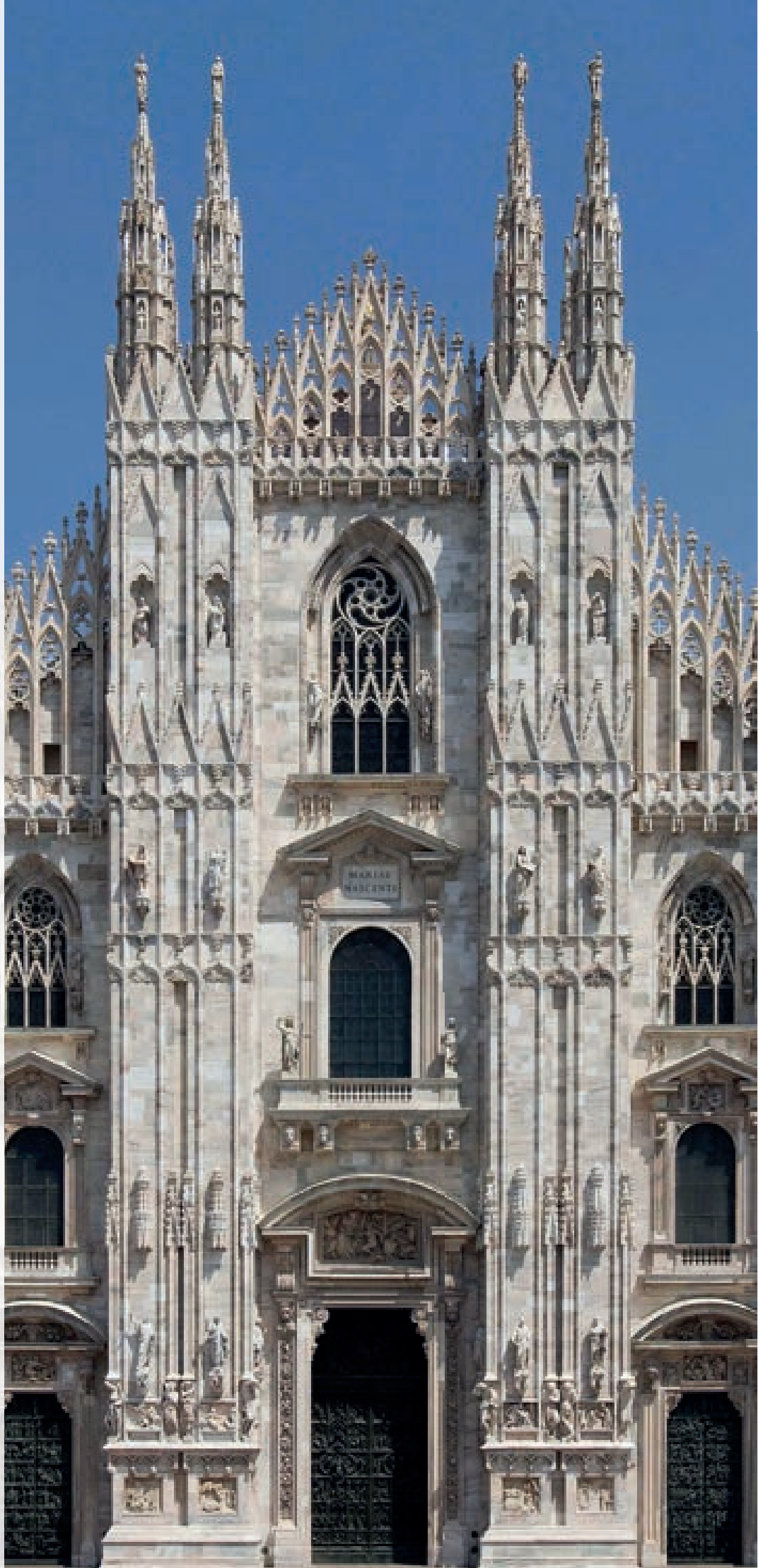
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# WELCOME **BENVENUTI**

## **Bill Thomson**

Chairman of the Italian Network

## **Rupert Fawcett**

Head of the Italian Department



Welcome to the 2015/2016 edition of Italian View, Knight Frank's property magazine dedicated to prime residential properties for sale across the key destinations in Italy.

The following pages provide a tantalising glimpse of some of the beautiful properties we are currently offering for sale across our network of local agents, which now includes a new residential office in Milan and greater depth across Umbria and Lake Como. These agents, all established and respected in their own right, work closely with our London based international sales team offering a truly local and global connection to today's buyers and sellers.

Knight Frank's global reach has now expanded to 55 countries including a strategic residential alliance with Douglas Elliman in New York and the wider US market offering unrivalled access to both buyers and sellers from around the world.

In this introduction last year we predicted that we were nearing the bottom of the curve in the second home market in Italy. This prediction has proved to be correct and the start of this year has already seen a marked change in market conditions with enquiries, viewings and sales all increasing. Buyers are taking advantage of several years of price decline and strong exchange rate options. Real confidence is returning to the market and whilst sellers still need to remain realistic in their price expectations, buyers need to decide quickly when they find a suitable property, before another buyer steps in.

We hope you enjoy what follows and will be delighted to discuss any aspect of your sale, purchase or general property requirements further.

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BENVENUTI all'edizione 2015/2016 in lingua italiana della rivista Immobiliare Italian View di Knight Frank, dedicata agli immobili in vendita nelle principali località Italiane.

Le pagine che seguono forniscono una interessante anteprima di alcuni immobili di prestigio che attualmente stiamo proponendo attraverso la nostra rete di agenti locali. Questa ora include una nuova sede a Milano ed una maggiore presenza in Umbria e sul Lago di Como. Questi agenti, ognuno qualificato e di rinomata esperienza, lavorano a stretto contatto con il nostro team di vendite internazionali che ha sede a Londra, offrendo un collegamento tra realtà locale e globale sia per gli acquirenti che per i venditori.

La portata globale di Knight Frank si è estesa a 55 paesi, tra cui una nuova, strategica alleanza immobiliare con Douglas Elliman a New York che accresce l'ampio mercato Statunitense offrendo un accesso senza pari ad acquirenti e venditori di tutto il mondo.

L'anno scorso, in questa introduzione della rivista, avevamo previsto un inversione di tendenza nel mercato delle seconde case in Italia. Questa previsione si è rivelata corretta e l'inizio di quest'anno ha già visto un notevole cambiamento nelle condizioni di mercato con un incremento nelle richieste di informazioni, visite e vendite. Gli acquirenti stanno approfittando della flessione dei prezzi di mercato in atto già da diversi anni e dei più favorevoli cambi di valuta. Con il ritorno di una sicurezza nel mercato immobiliare, i venditori devono comunque rimanere realistici nelle loro aspettative di prezzo mentre gli acquirenti devono riconoscere subito quando un immobile sia adatto e cogliere l'occasione.

Ci auguriamo che tutto ciò che segue sia di vostro gradimento e saremo lieti di discutere qualsiasi aspetto della vostra vendita, del vostro acquisto o di qualunque ulteriore richiesta immobiliare.

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# An Italian Education



## International School options in Italy

Secondary schools (English as the main language) teaching International GCSE's and the International Baccalaureate for the final two years of school (e.g. Sir James Henderson, Milan and ISM International School of Milan).

Secondary schools (English language) teaching the IB Middle Years Programme, followed by the IB.

American Schools offering the American High School Diploma and/or the IB (e.g. The American School of Milan)

French Lycées are found in most major cities – these schools are very popular with internationally minded, highly educated Italian parents because of their reputation for academic excellence.

German international schools – known for their high standards – are also found in most major cities.

There are a number of schools teaching the European Baccalaureate (e.g. The European School, Varese). Students studying the EB will do some subjects in their first language and others in a second language. These schools were set up by the European Community and designed for the children of EU officials. This is educational pioneering at its very best and should certainly be considered by anyone moving to Italy with a family.

Italian Liceos have an excellent reputation, some are closely affiliated with Cambridge University and offer IGCSE exams as part of their curriculum.

The International Baccalaureate will give you a highly respected, broad and demanding education which, in addition to academic rigour, encourages personal development. Its driving principle is to create caring young people who are motivated to build a better world through intercultural understanding and respect.

The IB is recognised everywhere and while it is not necessarily any easier to get into a top UK university with the IB rather than A Levels, the IB does enjoy a high level of respect among the world's very best universities. For students, success in the IB often results in course credits, scholarships and other related benefits at universities.

The Italian way of life, so sunny and relaxed, easily seduces with its climate and food, countryside, art, architecture and people. From its impressive cultural heritage to its world-famous flair for design (where would we be without Italian style?) the world's love for Italy and all things Italian seems boundless. No surprise then that so many people dream of creating a life for themselves in Italy.

Yet turning a dream into a reality involves practicalities and one of the most demanding of these is ensuring that your children get the best possible education.

We spoke to Elizabeth Rickards, an educational consultant, about what to expect from an education in Italy.

*"The advantage of attending an international school in Italy is that you will be in an international community and you will acquire fluency in Italian."*

*For parents wishing to move their children on to a UK boarding school at 13+ or 16+, the curriculum in the UK international schools abroad will be broadly the same as a UK based international school – which is important in terms of preparation for entrance exams."*

**Italy possesses a varied choice of well-established, educational institutions in most of its major cities. These include Bologna, Como, Florence, Genoa, Milan, Rome, Monza, Modena, Naples, Siena, Trieste, Varese and Verona.**

The world has changed a great deal over the last twenty years and continues to evolve and interact. The study of foreign languages and cultures has become increasingly important for communication and understanding. It has also been proven to stimulate the brain and thereby the ability of children to learn – especially if started at an early age. In doing so they acquire a much wider variety of skills.

Italy has a long and well-respected tradition of international education. One of the oldest international schools in Europe – founded in 1952 – is based in Florence. Students educated in this enlightened style are encouraged to make a positive contribution to the ever-evolving global society. These are exactly the skills that all modern economies need in their future workforce. This international system is ideally suited to both Italians and to the many others drawn to a life in Italy either by the necessity of their careers or the choice of its attractive lifestyle.



INTERNATIONAL SCHOOLS





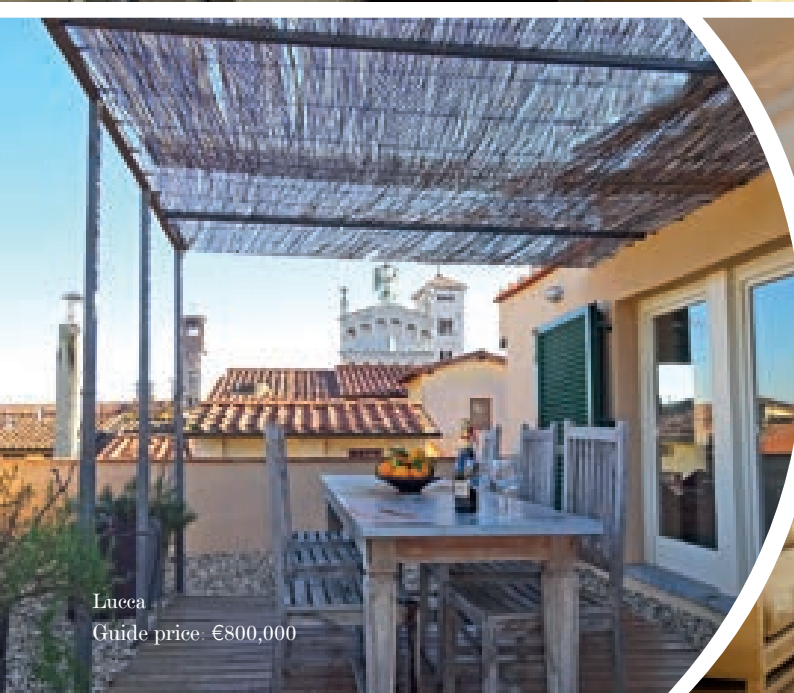
Rome  
Guide price: €2,350,000



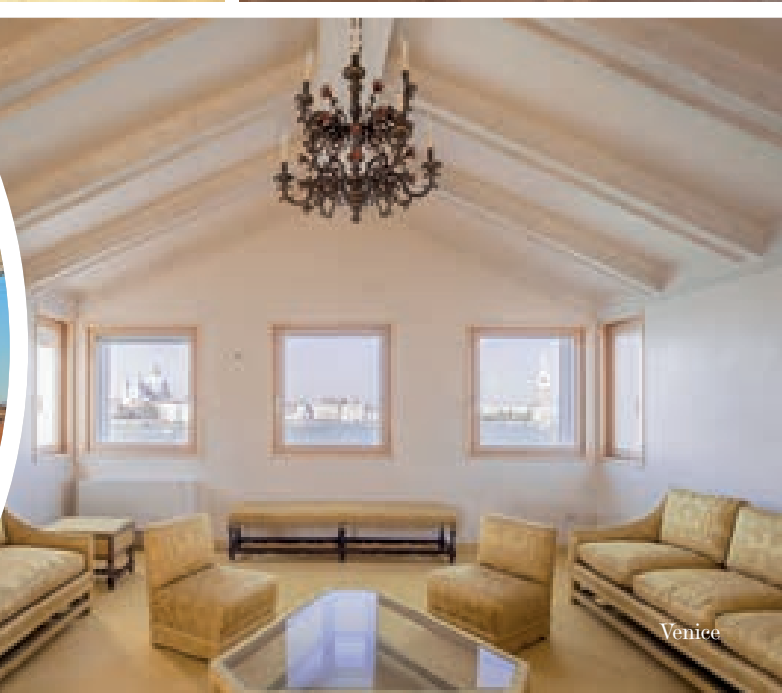
Milan  
Guide price: €980,000



Florence  
Guide price: €1,200,000



Lucca  
Guide price: €800,000



Venice

# City living

*“For many an apartment provides an easy entry to la dolce vita and a base to explore the cultural and gastronomic joys omnipresent in Italian cities”*

Lock up and leave, low maintenance, walking distance to amenities and excellent travel connections – highly attractive requirements to today's buyers, the lure of city living is on the rise. This year has seen a surge in activity to find an apartment in some of Italy's most beautiful cities with Florence and Rome topping the wish list. For many an apartment provides an easy entry to la dolce vita and a base to explore the cultural and gastronomic joys omnipresent in Italian cities whilst allowing for trips to the countryside or seaside. Properties in demand and in short supply are those in historic centres but boasting all the mod-cons with a terrace or balcony being high on the list of requirements. Therefore investors are also looking at buying apartments to develop. Aside from Florence and Rome other cities seeing a rise in interest are Venice, Milan and smaller towns such as Lucca, Siena and Cortona.



Cortona



Florence  
Guide price: €750,000





## FLORENCE

*Magnifico*

A sumptuous loft apartment that has been beautifully maintained and offers elegant city living on the outskirts of the historic city centre with parking and a lift.

Accommodation includes:

- 2 reception rooms
- 3 to 4 bedrooms
- 4 bathrooms
- Panoramic terraces measuring about 170 sq m
- Garage
- Accommodation approximately 235 sq m

**Guide price: €2,175,000**



## FLORENCE

*Villa Michelangelo*

A unique 19th century family home in a prime residential area, arranged over four floors with a garden, staff apartment and garage.

Accommodation includes:

- 6 bedrooms in total
- 5 bathrooms in total
- Utility rooms
- Garage
- Staff accommodation
- Accommodation approximately 740 sq m

**Guide price: €4,700,000**



## FLORENCE

*Casa Carmine*

A large property arranged over several floors with three terraces, spa and lift. This apartment has been very recently restored throughout to provide a modern, comfortable family home.

Accommodation includes:

- 3 bedrooms
- 4 bathrooms
- Roof terrace
- Leisure facilities
- Staff accommodation
- Accommodation approximately 580 sq m

**Guide price: €4,800,000**



## FIESOLE

*Villa Mirabello*

Genuinely conserved, this villa sits on the Fiesole hill with a delightful garden overlooking the city of Florence. With a separate apartment, a Limonaia and a small annexe. The property requires some modernisation.

Accommodation includes:

- 4 to 5 bedrooms
- 3 bathrooms
- Secondary accommodation
- Outbuildings
- Accommodation approximately 410 sq m
- In all about 1.7 hectares

**Guide price: €3,500,000**



## VOLTERRA

*Mirteto*

A contemporary restoration with exceptional views and a panoramic swimming pool. Garden of about one hectare with 100 olive trees.

Accommodation includes:

- 4 bedrooms in total
- 5 bathrooms in total
- Secondary accommodation
- Saltwater, infinity edge swimming pool
- Underground garage
- Accommodation approximately 370 sq m

**Guide price: €2,900,000**



## GREVE IN CHIANTI

*Casa Passignano*

A remarkably unspoilt farmhouse in the Chianti Classico area. Simply restored to provide a comfortable and elegant home with pool, secondary accommodation and land with olives, vines and woodland.

Accommodation includes:

- 4 to 5 bedrooms in total
- 5 bathrooms in total
- Secondary accommodation
- Swimming pool
- Vineyard
- In all about 7 hectares

**Guide price: €3,200,000**



## RADDA IN CHIANTI

*Mulino Santa Maria Novella*

Once the mill house of the Santa Maria Novella convent, the property is situated in the tranquil unspoilt hills between Radda in Chianti and Panzano. Enjoys marvellous views south towards Radda and surrounding countryside.

Accommodation includes:

- 4 bedrooms in total
- 4 bathrooms in total
- Large covered terrace
- Swimming pool
- Artesian well
- In all about 1.8 hectares

**Guide price: €1,650,000**



## GAIOLE IN CHIANTI

*Casina di Mello*

A large farmhouse with swimming pool, vineyard and olive groves. Well restored and providing ample accommodation for groups or a large family. The property is accessed by a white road of about 3km.

Accommodation includes:

- 3 reception rooms
- 5 bedrooms and 6 bathrooms
- Swimming pool
- Private parking
- Accommodation approximately 500 sq m
- In all about 7 hectares

**Guide price: €2,200,000**





## RADDA IN CHIANTI

*Il Pratolino*

Beautiful and classical Leopoldina structure made in local stone, set in a wonderful location close to the village of Volpaia and a few minutes from Radda in Chianti.

Accommodation includes:

- 2 reception rooms
- 5 bedrooms and 5 bathrooms
- Swimming pool and artesian well
- Solar panels for hot water
- Accommodation approximately 350 sq m
- In all about 2 hectares

**Guide price: €3,700,000**



## RADDA IN CHIANTI

*Petraia*

Possibly one of the most beautiful Tuscan estates combining tranquillity, natural finesse and the genuine atmosphere of a working farm. Set high in the hills about 35km from Florence and Siena.

Accommodation includes:

- 2 reception rooms
- 7 bedrooms and 5 bathrooms
- Outbuildings
- Vineyard
- Accommodation approximately 400 sq m
- In all about 67 hectares

**Guide price: €5,500,000**



## GREVE IN CHIANTI

*Collegalli*

An elegant 15th century villa with several farmhouses and annexes that enjoys beautiful views of the surrounding countryside. Approximately 18km from Florence and 6km from Greve in Chianti.

Accommodation includes:

- 12 bedrooms
- 8 bathrooms
- Outbuildings
- Swimming pool
- Accommodation approximately 1,500 sq m
- In all about 30 hectares including vineyard, olive grove and woodland.

**Guide price: €5,500,000**



## SIENA

*Villa Medane*

Dating from the 10th century and meticulously restored throughout to the most exacting of standards, the villa commands a promontory position with spectacular views across some of the most dramatic countryside over to Siena.

Accommodation includes:

- 4 reception rooms
- 6 bedrooms and 6 bathrooms
- Swimming pool and garden
- Secondary accommodation and chapel
- Accommodation approximately 1,144 sq m
- In all about 3.6 hectares



## LUCCA

*Villa Tucci*

A 17th century villa and former home of the Marquise de Tucci. Exceptional rural views, the estate boasts about 12 hectares of land including mature fruit orchard, vegetable and flower gardens.

Accommodation includes:

- 5 reception rooms
- 5 bedrooms and 4 bathrooms
- Secondary accommodation with 4 bedrooms and 4 bathrooms
- Annexe to restore
- Chapel
- Accommodation approximately 1,030 sq m

**Guide price: €4,250,000**



## CAMAIORE

*Frantoio Borbone Parma*

Near the historic centre of Camaiore, an old mill that has been completely renovated, retaining the charm and warmth of the original structure and preserving the old features such as the original olive mill presses.

Accommodation includes:

- 5 reception rooms
- 4 bedrooms
- 4 bathrooms
- Former stables and outbuilding
- Accommodation approximately 560 sq m
- Surrounding park of about 1.5 hectares

**Guide price: €1,750,000**







CRESPINA  
*Villa Guardavalle*

An elegant villa located on the edge of the small, medieval village of Crespina, set in beautiful countryside near Pisa, which is about 30km away.

- Accommodation includes:
- 6 bedrooms
  - 6 bathrooms
  - Secondary accommodation with 5 bedrooms and 3 bathrooms
  - Swimming pool
  - Accommodation approximately 600 sq m
  - In all about 5 hectares including 2 hectares of vineyard

**Guide price: €1,500,000**



FORTE DEI MARMI  
*Villa L'Ancora*

One of the only three level historic villas on the beach front, in one of the most exclusive areas of Forte dei Marmi. The villa boasts a terrace of approximately 55 sq m with wonderful sea views.

- Accommodation includes:
- 9 bedrooms
  - 9 bathrooms
  - 2 additional apartments comprising a total of 4 bedrooms and 3 bathrooms
  - Staff accommodation
  - Accommodation approximately 700 sq m

**Guide price: €8,000,000**



LUCCA  
*Villa della Pieve*

A splendid farmhouse located in the hills north-west of Lucca about 6km from the city walls. From every vantage point, one can enjoy commanding views of the plains of Lucca while maintaining one's privacy.

- Accommodation includes:
- 5 to 6 bedrooms
  - 6 bathrooms
  - Secondary accommodation with 2 bedrooms and 1 bathroom
  - Swimming pool
  - Accommodation approximately 450 sq m
  - In all about 3 hectares including a productive olive grove

**Guide price: €1,850,000**



LUCCA  
*Coronata*

A short distance from Lucca and set in a peaceful, rural position with 360° views, the villa and adjacent farmhouse are set in beautiful gardens and grounds complete with an olive grove and fruit trees.

- Accommodation includes:
- 4 bedrooms
  - 4 bathrooms
  - Solar heated infinity edge swimming pool
  - Secondary accommodation with 3 bedrooms and 3 bathrooms
  - Accommodation approximately 300 sq m
  - In all about 4 hectares

**Guide price: €2,000,000**



# PORTO SANTO STEFANO

A recently restored apartment with large panoramic terrace overlooking the sea which is within walking distance. Excellent rental potential.

- Accommodation includes:
- 5 bedrooms
  - 3 bathrooms
  - Terrace approximately 100 sq m
  - Private parking
  - Accommodation approximately 180 sq m

Guide price: €1,550,000



# PORTO SANTO STEFANO

*Corbezzoli*

Set on the hills of Monte Argentario within about 2.9 hectares of land with olive grove and garden. Walking distance to Porto Santo Stefano, the perfect location to enjoy both sea and countryside.

- Accommodation includes:
- 3 bedrooms
  - 2 bathrooms
  - Swimming pool
  - Outdoor dining area approximately 20 sq m
  - Garage approximately 70 sq m
  - Accommodation approximately 200 sq m

Guide price: €2,050,000



# ISOLA D'ELBA

*Casale 99*

Set a few kilometres from Portoferraio in carefully maintained gardens with olive groves and an authentic church built around 1820. Beautiful views of the bay and the fortress of Portoferraio.

- Accommodation includes:
- 7 bedrooms
  - 10 bathrooms
  - 2 additional guest apartments
  - Ample parking for up to 7 cars
  - Accommodation approximately 370 sq m
  - In all about 8 hectares

Guide price: €2,900,000



# ISOLA D'ELBA

*Laconella*

Beautiful open plan property newly constructed in natural stone with great care and attention to detail, offering stunning sea views with stone steps leading down from the property directly to the beach at 20m.

- Accommodation includes:
- 2 bedrooms with en suite bathrooms
  - Pied dans l'eau
  - Wonderful sea views
  - Accommodation approximately 160 sq m
  - About 1,500 sq m fenced garden

Guide price: €3,000,000





## PANICALE

### *I Mandorli*

Expertly restored contemporary farmhouse close to Lake Trasimeno. Space and light have been created with high ceilings and large open plan rooms. Finished with the highest quality materials.

Accommodation includes:

- 5 bedrooms
- 6 bathrooms
- Infinity edge swimming pool
- Landscaped gardens
- Accommodation approximately 450 sq m
- In all about 10 hectares including approximately 350 olive trees

**Guide price: €2,200,000**



## ACQUAPENDENTE

### *Villa Capita*

Beautifully restored villa Padronale with spectacular formal gardens and swimming pool in a romantic setting immersed within its own large estate. The estate lies within both Tuscany and Lazio and includes pasture, agricultural land and woodland.

Accommodation includes:

- 5 bedrooms and 5 bathrooms
- Second farmhouse with private swimming pool
- Staff house with 2 apartments
- Stable block with 20 stables and about 7 hectares of paddocks
- Accommodation approximately 650 sq m
- In all about 156 hectares

**Guide price: €3,900,000**



## ORVIETO

### *Villa La Luna*

Elegant villa with easy access to local amenities. Designed by the architect Giorgio Pes as his summer residence, the property has exceptional views which combined with a charming pool area creates the ideal home for entertaining on a grand scale.

Accommodation includes:

- 4 bedrooms and 4 bathrooms
- Staff apartment
- Panoramic terraces of about 600 sq m
- Manicured gardens
- Mosaic tiled swimming pool
- Accommodation approximately 800 sq m including lower ground floor to be completed

**Guide price: €1,980,000**



## CITTÀ DELLA PIEVE

### *Casa Cianta*

Perfectly restored stone farmhouse with magnificent views close to Città della Pieve. Ideal for summer holidays or rentals, this property has pretty terraced gardens and swimming pool.

Accommodation includes:

- 4 bedrooms
- 4 bathrooms
- Loggia
- Panoramic swimming pool
- Accommodation approximately 250 sq m
- In all about 7 hectares including approximately 300 olive trees

**Guide price: €1,300,000**

## PIENZA

### *Case Nuove*

A 17th century Casa Padronale in honey coloured stone with 360° views of the Val d'Orcia close to Pienza. Internally the classic features of the house have been enhanced by a perfect restoration.

Accommodation includes:

- 6 bedrooms and 6 bathrooms
- Guest cottage and further guest accommodation
- Swimming pool
- Outbuildings
- Accommodation approximately 700 sq m
- In all about 3 hectares including olive groves and vineyards

**Guide price: €4,900,000**



## PIENZA

### *Il Casato*

Splendid Tuscan farmhouse complex with characteristic internal courtyard. Immersed in the unique Val d'Orcia countryside with views stretching to Monte Amiata. Consisting of a large house, independent staff accommodation and outbuildings to the rear.

Accommodation includes:

- 6 bedrooms
- 6 bathrooms
- Staff cottage and pool house
- Panoramic swimming pool with Jacuzzi area
- Accommodation approximately 830 sq m in total
- In all about 3 hectares

**Guide price: €3,800,000**





## BARCO on the CASTELLO DI RESCHIO ESTATE

A formal courtyard forms the heart around which this beautifully restored Umbrian farmhouse is located. It is private and yet within walking distance to the centre of the renowned Castello di Reschio estate where stables, the private restaurant and enoteca are located.

Accommodation includes:

- 4 en suite bedrooms
- Guest cottage
- Spa bath and infinity edge swimming pool
- Full estate and management services
- Accommodation approximately 700 sq m
- In all about 1 hectare



## CORTONA

### Casale Le Cannelle

A beautiful farmhouse dating back to the 17th century, situated in a quiet and panoramic location. Completely restored in 2012 the property benefits from natural light and sits within a charming garden with swimming pool and tennis court.

Accommodation includes:

- 2 reception rooms
- 6 bedrooms
- 5 bathrooms
- Mature terraced garden with orchard
- Accommodation approximately 300 sq m
- In all about 0.5 hectare

Guide price: €1,750,000





TODI  
*Castello Eleonora*

An historic medieval castle, fully restored and in a dominating position overlooking the beautiful landscape around Todi. The estate offers world class services with high levels of privacy and security. The castle is also equipped and designed for events.

Accommodation includes:

- 8 bedrooms
- 7 bathrooms
- Infinity edge swimming pool
- Professional kitchen equipped to cook for up to 100 people
- 2 lifts
- Garage for up to 12 cars and outside parking for about 40 cars

Guide price: €3,350,000



MONTONE  
*Torre Carpini*

When design meets history the outcome can be absolutely amazing. This ancient watch tower has been carefully restored, without compromising either costs or efforts with love and passion for detail, creating a unique home with high-quality living comfort.

Accommodation includes:

- 5 bedrooms and 5 bathrooms
- Panoramic, solar heated swimming pool
- Garage for up to 3 cars
- Wine cellar
- Accommodation approximately 560 sq m
- About 1 hectare of fenced garden

Guide price: €1,700,000







## TORNO

### *Villa Plinianina*

In the stunning scenery of a lake front period villa surrounded by a lush park, these apartments boast spectacular terraces overlooking the lake as well as high quality interiors, private parking spaces and a boat mooring.

- Accommodation includes:
- 2 to 3 bedroom apartments
  - 2 bathrooms
  - Spacious terrace
  - Accommodation approximately 150 sq m

**Guide price: €1,300,000**

## COMO

### *Villa Romantica*

Magnificent, waterside liberty style villa facing the world famous Villa d'Este estate. This unique property features a large private boathouse, various romantic verandas from which splendid sunsets can be enjoyed.

- Accommodation includes:
- 5 bedrooms
  - 5 bathrooms
  - Large terrace
  - Staff accommodation
  - Private boathouse
  - 2 parking areas for at least 6 cars





## FAGGETO LARIO

*Villa Serendipity*

Amazing classic style Lake Como villa completely renovated in 2007 to the highest of standards. Breathtaking and completely unobstructed lake views from every room. Manicured gardens and private pool complete this property.

Accommodation includes:

- 3 bedrooms and 3 bathrooms
- Commanding lake views
- Swimming pool
- 2 garages
- Accommodation approximately 314 sq m
- Garden about 0.2 hectare

**Guide price: €1,880,000**



## MILAN

*Corso Monforte*

Luxurious property in a period building within the heart of the Fashion District, about 200m from San Babila metro station and approximately 700m from Piazza del Duomo. Boasts an exceptional terrace of about 70 sq m.

Accommodation includes:

- 7 bedrooms
- 6 bathrooms
- Basement
- 2 uncovered private parking spaces
- Accommodation approximately 380 sq m

**Guide price: €4,000,000**







## GRAND CANAL

### *Palazzo Bembo*

A penthouse apartment located on the fourth and fifth floors of a c. 15th century building called Palazzo Bembo overlooking the Grand Canal and Rialto bridge. The apartment is in need of renovation.

Accommodation includes:

- 2 bedrooms
- 2 bathrooms
- Terrace
- Lift
- Accommodation approximately 350 sq m

**Guide price: €5,500,000**



## SAN POLO AREA

A c. 18th century penthouse centrally located yet with complete privacy, behind Campo San Polo and minutes from the Rialto market. Boasting panoramic roof terrace with views of Venice and the surrounding area.

Accommodation includes:

- 2 bedrooms
- 2 bathrooms
- Panoramic roof terrace
- Accommodation approximately 96 sq m

**Guide price: €900,000**



## GRAND CANAL

### *Palazzo Barbaro*

An elegant apartment located on the Grand Canal with amazing views towards Salute. This lovely apartment is situated over two levels, with wonderful frescoes and a typical Venetian style with Baroque style.

Accommodation includes:

- Double reception room
- 4 bedrooms
- 2 bathrooms
- Dining room and fully equipped kitchen
- Accommodation approximately 240 sq m

**Guide price: €2,200,000**



## DORSODURO AREA

Penthouse apartment within a delightful restored Palazzo in the Dorsoduro Toletta area. Brand new furnishings and fittings, completely reconstructed in 2013.

Accommodation includes:

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

**Guide price: €1,550,000**



## DORSODURO AREA

### *Accademia*

An important residence in the Dorsoduro area of Venice arranged over two floors, with an exclusive private garden of about 262 sq m.

Accommodation includes:

- 6 bedrooms
- 5 bathrooms
- Terrace measures about 25 sq m
- Secondary accommodation with 2 bedrooms and 2 bathrooms
- Accommodation approximately 288 sq m

**Guide price: €2,900,000**



## VENICE LIDO

Lovely villa with magnificent panoramic views of the lagoon of Venice, located 200m from the Golf Club Alberoni. The villa has a private garden of about 400 sq m overlooking the lagoon.

Accommodation includes:

- 2 bedrooms and 2 bathrooms
- Private garden
- Loft space
- Private parking and potential mooring/berthing
- Accommodation approximately 140 sq m

**Guide price: €850,000**



## VENICE LIDO

Bright penthouse apartment set on the third floor with lift. Beautiful views of the gardens, sea and beach.

Accommodation includes:

- 3 bedrooms
- 2 bathrooms
- 2 terraces
- Lift
- Garage
- Accommodation approximately 150 sq m

**Guide price: €1,350,000**



## VENICE LIDO

A unique loft apartment next to the Hotel Excelsior and opposite the beach. Constructed within the ceiling dome, with lift and a terrace boasting amazing 360° views of the sea and Venice.

Accommodation includes:

- 2 bedrooms
- 2 bathrooms
- Guest accommodation
- Concierge
- Lift

**Guide price: €1,500,000**





## SAN FELICE CIRCEO

*Podere Casa Rustica*

A beautiful property with stunning views of the harbour and coast. The stone villa dates back to the early 1900s and is set within the protected national park of Circeo, a few steps from the port and the town centre.

Accommodation includes:

- 3 reception rooms
- 7 bedrooms
- 7 bathrooms
- Outbuildings approximately 200 sq m in total
- Accommodation approximately 350 sq m
- In all about 8 hectares

**Guide price: €2,000,000**



## PARIOLI AREA

*Villa Il Cedro*

Built in around 1800, a liberty style villa located in the heart of the Parioli area in one of the most exclusive streets of Rome. Arranged over six levels and surrounded by a landscaped park with ample private parking.

Accommodation includes:

- Period villa
- Over 40 rooms
- Prestigious hall with high ceilings over 10m
- Terrace
- Accommodation approximately 3,000 sq m
- Landscaped park of about 0.22 hectare

**Guide price: €40,000,000**





## RIONE PIGNA

### *Via Celsa*

A beautiful, second floor apartment within an historical building with ancient Roman ruins in the heart of Rione Pigna a few steps from Piazza del Gesù and Largo di Torre Argentina. Tastefully restored and available furnished.

Accommodation includes:

- Double reception room
- 2 bedrooms
- 2 bathrooms
- 24-hour security
- Lift
- Accommodation approximately 140 sq m

**Guide price: €950,000**



## PINCIANO AREA

### *Via Po*

A beautiful apartment in a prestigious Art Nouveau building, newly fully and luxuriously restored to a very high standard set on the fourth floor with lift.

Accommodation includes:

- Triple living room
- 3 bedrooms
- 4 bathrooms
- Wine cellar
- Garage
- Accommodation approximately 300 sq m

**Guide price: €2,500,000**



## LAKE BRACCIANO

### *Vigna di Valle*

A beautiful property close to Lake Bracciano boasting ample outdoor living areas along with various annexes. Set within a private park of about two hectares with olive trees and horse paddocks.

Accommodation includes:

- 4 bedrooms
- 3 bathrooms
- Secondary accommodation and annexes about 300 sq m in total
- Paddocks and arena for horses
- Accommodation approximately 200 sq m
- In all about 2 hectares

**Guide price: €980,000**



## PIAZZA NAVONA

### *Via del Teatro Pace*

A beautifully restored furnished penthouse arranged over two levels, in a lovely, small period building a short walk from Piazza Navona. The apartment boasts high ceilings and wooden beams.

Accommodation includes:

- Double reception room
- 2 bedrooms
- 2 bathrooms
- Panoramic terraces
- Accommodation approximately 110 sq m

**Guide price: €1,100,000**





## OSPEDALETTI

A villa located in one of the most elegant and charming areas of Ospedaletti, boasting panoramic views of the sea and a garden of about 1,000 sq m with typical Mediterranean and sub-tropical plants.

Accommodation includes:

- 6 bedrooms in total
- 5 bathrooms in total
- Secondary accommodation
- Cellar
- Garage for 2 cars
- Accommodation approximately 500 sq m

**Guide price: €2,500,000**



## OSPEDALETTI

An exclusive apartment located in a luxury period villa with a park of about 0.3 hectare. Walking distance to the sea and all the amenities Ospedaletti has to offer.

Accommodation includes:

- 2 bedrooms
- 2 bathrooms
- Private garden and terrace with sea view
- Cellar
- Garage for 2 cars
- Accommodation approximately 120 sq m

**Guide price: €650,000**



## SANREMO

A rare opportunity to acquire a house that has not been seen in the marketplace for over 70 years. Perfect for entertaining, this residence boasts sea views and is just 250m from a sandy beach.

Accommodation includes:

- 16 bedrooms and 16 bathrooms in total
- Staff accommodation
- Lift
- Swimming pool
- Private garage
- Accommodation approximately 1,000 sq m

**Guide price: €4,500,000**



## BERGEGGI

Beautiful villa in an elevated position with outstanding views of the sea, furnished with taste and attention to detail. Rich in high-quality materials used in the complete renovation of this rare example of modern architecture.

Accommodation includes:

- 5 bedrooms
- 6 bathrooms
- Wine cellar
- Swimming pool
- Private garage for up to 3 cars
- Accommodation approximately 350 sq m

**Guide price: €3,300,000**



## ALASSIO

Perfectly set within the magnificence of Villa Fiske, this beautiful apartment has been tastefully decorated with passion and care, using quality materials and authentic furniture design.

- Accommodation includes:
- 2 bedrooms
  - 2 bathrooms
  - 24-hour security
  - Lift
  - Private parking
  - Accommodation approximately 110 sq m

**Guide price: €860,000**



## IMPERIA

An authentic and rare gem set in the hills of Imperia. This villa is excellently maintained inside and out. Surrounded by a garden, fruit and olive trees.

- Accommodation includes:
- 5 bedrooms
  - 4 bathrooms
  - Secondary accommodation
  - Terrace
  - Swimming pool
  - Accommodation approximately 240 sq m

**Guide price: €1,850,000**



## BORDIGHERA

In a panoramic position in Bordighera, with total privacy, this luxury villa is arranged over three floors and overlooks the sea up to the French coast. High-specification finishes in terms of energetic efficiency.

- Accommodation includes:
- 4 bedrooms and 3 bathrooms
  - Annexe with Jacuzzi facing the sea
  - Garage for 4 cars
  - Cellar
  - Accommodation approximately 400 sq m

**Guide price: €3,200,000**







PORTOFINO

*Villa La Punta*

Currently divided into three apartments, the sale represents a once in a generation opportunity to recreate one of the best Italian Riviera villas in arguably the most sought-after location along the Mediterranean coast.

Accommodation includes:

- 10 bedrooms
- 11 bathrooms
- 24-hour security
- Lift
- Garage for ample cars
- Accommodation approximately 750 sq m



SANTA MARGHERITA

Elegant apartment within a panoramic villa located in the most sought after parts of Santa Margherita. Surrounded by a beautiful park and connected to the promenade and beach by a private lift.

Accommodation includes:

- 3 bedrooms
- 3 bathrooms
- 24-hour security
- Lift
- Private parking space
- Accommodation approximately 165 sq m

**Guide price: €2,650,000**



PORTOFINO

*Villa L'Ulivo*

The villa, arranged over three floors and built around a centenary olive tree, is located just moments away from the famous Portofino Piazzetta, with its important restaurants and high fashion shops.

Accommodation includes:

- 5 bedrooms
- 3 bathrooms
- Secondary self-contained accommodation with 2 bedrooms
- Garden of about 500 sq m
- Accommodation approximately 270 sq m

**Guide price: €4,850,000**



## GENOA

An apartment located within an historical villa, with an elegant 16th century structure, whose majesty is softened by a large, sun facing park with swimming pool.

Accommodation includes:

- 4 bedrooms
- 3 bathrooms
- Secondary accommodation approximately 50 sq m
- Garage and 2 additional parking spaces
- Accommodation approximately 270 sq m

**Guide price: €1,750,000**



## LAVAGNA

### *Eremo di Santa Cecilia*

A villa designed as a place of spiritual retreat, the sea view is unmatched and covers the entire Gulf of Tigulio. The villa is arranged over three floors with excellent privacy.

Accommodation includes:

- 7 bedrooms
- 4 bathrooms
- Staff accommodation with 1 bedroom and 1 bathroom
- Swimming pool
- Garage
- Accommodation approximately 630 sq m

**Guide price: €3,950,000**



## RAPALLO

### *Castello dei Sogni*

A property set in the original walls of Castello dei Sogni within walking distance to Rapallo. It boasts direct sea access, private pier, terraces and a heated swimming pool.

Accommodation includes:

- 4 bedrooms and 4 bathrooms
- Staff accommodation
- Mooring and berthing
- Private reef of about 100 sq m
- Garage
- Accommodation approximately 400 sq m

**Guide price: €6,400,000**



## RAPALLO

### *Villa Angiolina*

This luxury apartment within a villa dating back to the 19th century, is located in the finest neighbourhood in Rapallo. Unrivalled views from the sea to the coast, within the enchanting frame of the Gulf of Tigulio.

Accommodation includes:

- 4 bedrooms and 3 bathrooms
- Heated swimming pool
- Staff apartment
- Private parking for 4 cars
- Accommodation approximately 380 sq m
- In all about 0.1 hectare





PORTO CERVO

*Pevero Golf*

Beautiful hilltop villa within the prestigious complex that is Pevero Golf. Surrounded by green, the villa offers fantastic views over the bay of Cala di Volpe.

Accommodation includes:

- 3 bedrooms
- 3 bathrooms
- Solarium
- Accommodation approximately 160 sq m



PORTO CERVO

*Villa Ginepro*

Designed by the famous architect Savin Couelle in keeping with typical Costa Smeralda style, the villa is set within a splendid private park with swimming pool and barbecue area.

Accommodation includes:

- 4 bedrooms
- 4 bathrooms
- Staff accommodation
- Swimming pool
- Covered parking space
- Accommodation approximately 200 sq m



PORTO CERVO

*Liscia di Vacca*

With direct access to the beaches of the picturesque bay of Liscia Renè this villa enjoys breathtaking views of the sea. The property has been completely renovated to a high standard.

Accommodation includes:

- 2 bedrooms
- 2 bathrooms
- Direct access to the beach
- Mooring
- Accommodation approximately 120 sq m
- In all about 0.25 hectare



PORTO CERVO  
*Costa Smeralda*

The apartment is a few steps from the famous Piazzetta and has recently been renovated in typical Sardinian style, with stunning views of the harbour.

- Accommodation includes:
- 2 bedrooms
  - 2 bathrooms
  - Garage
  - Accommodation approximately 70 sq m



PORTO CERVO  
*Romazzino*

Set in one of the most exclusive locations of Porto Cervo and designed by renowned architect Luigi Vietti, the villa is part of the famous Ville Romazzino that dominate the hillside with stunning 270° views of the sea and the island of Mortorio.

- Accommodation includes:
- 3 bedrooms
  - 4 bathrooms
  - Swimming pool
  - 2 covered parking spaces
  - Accommodation approximately 300 sq m

PORTO CERVO  
*The Pleiades*

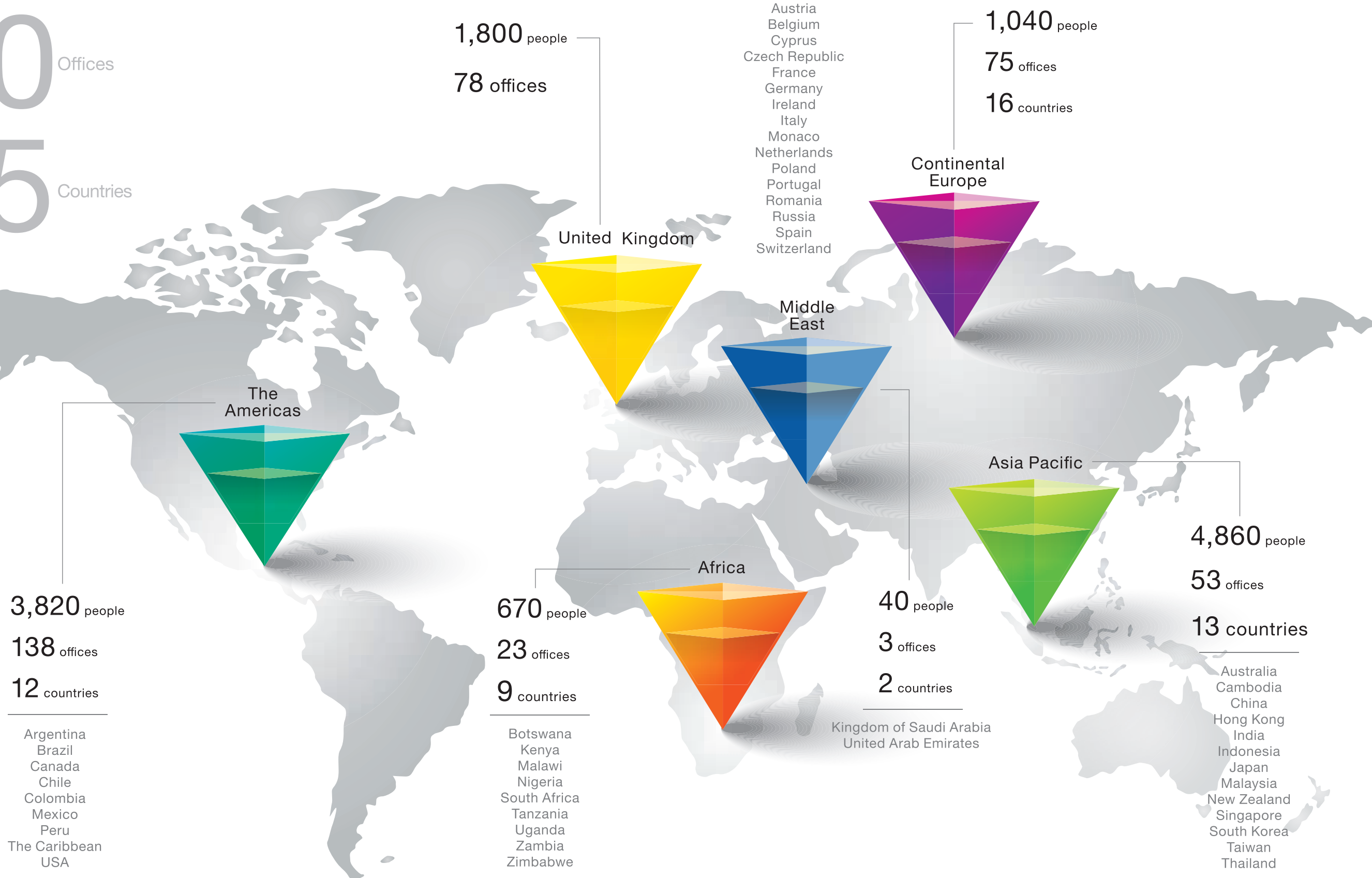
Set in its own well established garden, this villa is approximately 200m from the beach of Cala Granu. From the sun terrace, next to the barbecue area, one can enjoy panoramic views of the sea and Monte Moro.

- Accommodation includes:
- 5 bedrooms
  - 6 bathrooms
  - Swimming pool
  - 3 covered parking spaces
  - Accommodation approximately 550 sq m
  - In all about 0.4 hectare





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