

ITALIAN VIEW

EXCEPTIONAL PROPERTIES IN ITALY

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Welcome to the 2017/18 edition of Italian View, our annual publication highlighting the best of prime residential property in Italy. This year we take a look at the many iconic contributions that Italy has given to the world, from renaissance architecture and painting to Vespa's, fashion and design. We also feature a fascinating interview with John McAslan, the award winning British architect who undertook his own restoration project in Tuscany. It is impossible to consider the market this year without mentioning elections, Brexit and currency which have inevitably affected both buyers and sellers sentiment towards their holiday home. However, despite caution, Italy continues to attract interest based on lifestyle factors which remain at the very heart of owning a property here. Certain areas have seen strong interest, and all areas now seem to be at the bottom of any downward curve, with some reporting moderate price rises. It would seem, with plenty of available stock in many parts, that this is the year to find that Italian dream. Knight Frank's Italian desk in London works closely with a strong and established network of agents across Italy providing both local and international coverage, which is in turn supported globally with 418 offices across 60 countries providing an unrivalled access to both buyers and sellers. We do hope you enjoy this year's edition and we look forward to helping you with any aspect of your property needs in Italy.

Siamo lieti di presentarvi l'edizione 2017/18 di Italian View, la nostra pubblicazione annuale che seleziona il meglio delle residenze di prestigio in Italia. Quest'anno diamo uno sguardo ai numerosi contributi d'immagine che l'Italia ha dato al mondo, a cominciare dall'architettura e pittura del Rinascimento per arrivare alla moda, al design e alla Vespa. Proponiamo, inoltre, un'interessante intervista a John McAslan, il pluripremiato architetto britannico che ha intrapreso un proprio progetto di restauro in Toscana. Non è possibile, oggi, guardare al mercato immobiliare senza prendere in considerazione le elezioni, la Brexit e la fluttuazione della valuta, che hanno inevitabilmente influenzato lo stato d'animo sia dei compratori sia dei venditori in merito all'acquisto o alla vendita della loro casa vacanza. Tuttavia, e nonostante una certa cautela, l'Italia continua a suscitare interesse per lo stile di vita che offre e che rimane il motivo principale per possedervi una proprietà. Alcune zone del Paese hanno riscontrato un particolare interesse e generalmente in tutte si segnala un'inversione di tendenza, con una moderata risalita dei prezzi in alcuni casi. Questo potrebbe essere l'anno giusto per realizzare "il sogno italiano", data anche l'ampia offerta di proprietà disponibili sul mercato. La sezione italiana della Knight Frank a Londra lavora a stretto contatto con una consolidata rete di agenti in tutta Italia che, con il supporto di 418 uffici dislocati in 60 paesi, è in grado di fornire una capillare copertura locale e internazionale, nonché di essere accessibile in maniera ineguagliabile a livello globale sia agli acquirenti che ai venditori. Augurandoci di fare cosa gradita con questa pubblicazione, vi offriamo la nostra disponibilità ad assistervi in qualunque esigenza riguardi la vostra proprietà in Italia.

Made in Italy

By Zoe Dare Hall

Think of any field of design, from cars to cathedrals, furniture to fashion, and the names that dominate within it — and the chances are, they are Italian. From Ferrari to Ferragamo, Vespa to Versace, Michelangelo to Missoni — to touch just the tip of the iceberg — it's clear that this is a nation with an eye for world class craftsmanship.





Some Italian names and brands have become so iconic, they transcend their primary purpose. A Vespa is not just a scooter; it spells freedom, glamour and romance, as modelled by Gregory Peck and Audrey Hepburn in *Roman Holiday* in 1953 before it became quite literally the image of *La Dolce Vita* when Anita Ekberg buzzed around Rome on one in the film of the same name.

Likewise, a Ferrari is far more than a car. Celebrating its 70th birthday this year, Enzo Ferrari's vision remains the apogee of style, elegance and innovation, mixed with enough macho muscle to keep generations enthralled. Interior designers today still call on the 1960's classics such as the Ferrari Dino when seeking to evoke the essence of cool design for men.

From the catwalk to the kitchen, and from its streets to its race tracks, Italy is synonymous with exquisite design, and certain cities are inextricably linked to their design heritage. Milan is the fashion capital, with its Fashion Week — which turns 60 next year — one of the world's big four along with London, Paris and New York. But Milan is also known for its prestigious Salone del Mobile, the world's biggest furniture fair, which sets the barometer for what's going to be hot in the coming year.

Rome, as the capital, leads the way in all that is iconic



about Italian design, from its ancient monuments to cutting edge boutiques. Venice — home to much of the work by Palladio, possibly the most influential figure in the history of architecture — has an aesthetic exquisiteness in a league of its own. And Florence is the cradle of the Renaissance, the period in which Italy invested prolifically in nurturing its talent and gave rise to a golden era of creativity. Among the most famous Florentines, Brunelleschi is considered the world's first modern engineer in the 14th century, Michelangelo is credited with influencing Western art more than any other artist, and of course there is Leonardo da Vinci, the ultimate polymath and 'Renaissance man'.

Today, the different worlds of Italy's globally revered spheres of design are increasingly combining. Fashion houses including Armani and Versace have entered the world of home interiors with their Armani Casa and Versace Home ranges, and several now lend their name to branded residences around the world, with homes and hotel rooms designed by Bulgari, Bottega Veneta, Fendi and Versace.

Some leading Italian luxury car marques are heading in a similar direction, keen to extend their influence in other areas of their consumers' lives. Bugatti, founded by Milan-born Ettore Bugatti, are building high-end villas in Dubai, with glass-walled car parking spaces so owners can admire their wheels from their sofas.

There is also a new furniture collection from Bugatti, called Bugatti Home, as launched last year at Milan's Salone del Mobile. It includes the Cobra chair, designed by Ettore Bugatti's father in 1902 and now made in carbon fibre and painted in Bugatti blue. Or you may prefer to fill your home with sound courtesy of the latest top-of-the-range speakers from Lamborghini or fill your wardrobe with the new clothing collection from Maserati, who have

teamed up with the Italian fashion house Ermenegildo Zegna. No kitchen is complete without the hallmarks of great Italian design either, whether it's wall-to-wall Boffi, who recently recruited the Italian designer Piero Lissoni to come up with customisable range for them, or an iconic item by Alessi, who showed us how even kitchen utensils



can be desirable when they are designed by famous names, including the singing kettle by Michael Graves and Philippe Starck's juicer. And there are few coffee purists without a Moka Pot — or macchinetta — the 1930's-designed stove-top espresso maker that is a simple, classic antidote to all singing and dancing coffee machines that are too complex to use.

So what makes the Italians so good at design? Is it genius or genetics? Are the Italians born to design — or is it their daily exposure to great art, beauty and culture, as “heirs of the ancient Greek civilisation,” as Rosita Missoni, co-founder of the Missoni fashion label puts it, that inspires them from an early age?

This is a country, after all, where even the Italian police wear uniforms designed by Armani. To be immersed in Italian life, with your daily routine playing out among the perfectly preserved ancient cores of its towns and cities, must surely inspire a heightened sense of beauty and design. The country's culture and climate lend themselves

The country's culture and climate lend themselves to being outdoors

to being outdoors, which goes hand in hand with the cultural importance placed on looking good, particularly for the traditional evening passeggiata.

Others attribute Italy's design flair to the country's lack of natural resources. Without those sources of wealth to fall back on, the Italians have, over the centuries, had to nurture their creative side in the spirit of self-preservation and use their imagination to create something beautiful from limited materials. By the middle of the 20th century, thanks to globalisation, Italian furniture design was seen as something of a gold standard, its automobile industry was leading the way in stylish innovation and Italian couture was in a class of its own.

The British furniture and lighting designer Tom Dixon thinks Italians' superlative understanding of designing and making things comes from the family nature of many of its businesses, handed down from father to son, with an appreciation of how every aspect works. Certainly one of its greatest names in architecture today, Renzo Piano, says his greatest influence was his father, a builder.

Whatever the secret, one thing is certain; the Italians have lead the way in all sorts of spheres of design for centuries. Nothing is going to change that any time soon.

*Left to Right:
Italian Police wearing
uniforms designed by
Armani; Vespa; Ferrari;
Versace at the Galleria
Vittorio Emanuele II,
Milan.*

Interview with John McAslan

By Zoe Dare Hall

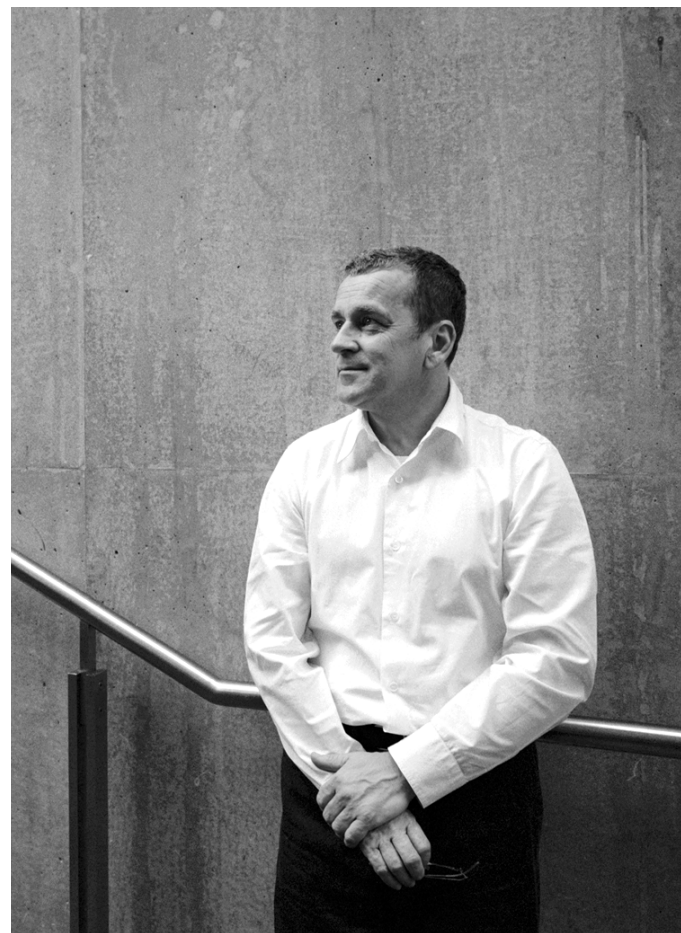
Whenever the leading British architect John McAslan pays one of his frequent visits to his Tuscan home, he tries to take in at least a glimpse of two favourite buildings in the region.

Both are churches and both architecturally iconic in their own way. But while one – the marble-fronted San Miniato al Monte basilica, which perches on one of the highest points in Florence – is considered one of the finest Romanesque structures in Tuscany, the other, Giovanni Michelucci's 1960s-built San Giovanni Battista, overlooking the A11 motorway just outside the city, inspires mixed reactions.

"Every time I go to Florence, I see San Miniato, which is an extraordinarily beautiful early Renaissance church. But another of my favourites is San Giovanni Battista, which was built to honour those who died building the motorway," says McAslan. "It's a concrete building with an oxidised green copper roof and many people regard it as an eyesore, but I think it's a modernist landmark and I love it."

McAslan has won more than 125 international design awards, including three Europa Nostra awards – Europe's prize for cultural heritage – and his practice, John McAslan + Partners, is involved in some of the biggest regeneration schemes in London, including King's Cross station, Camden's Roundhouse and the Natural History Museum, along with dozens of major projects worldwide. So it is little surprise that when it came to building his own Italian holiday home, he veered away from the traditional vision of a rustic farmhouse.

Externally, the recognisably Tuscan aesthetic remains – the stone walls, red tiled roofs and terraces overlooking



Left to Right:
John McAslan;
The 90-foot long
enfilade running
through the house

hills and olive groves. Inside, however, "everything is very elemental and stripped back," he says. "I wanted to make it simple and spartan, to combine my modernism and contemporary architecture. But I also wanted the old and new to sit comfortably, so any new walls had to be as thick as the 18-inch old walls."

He describes a sense of geometry that governs the house's new design. "A key move was to create a 90-foot long enfilade through the house, which is a spatial connector and articulates the great scale of the interior," he says of the 19th century farmhouse, which sits in 65 acres of private woodland near the small town of Castellina in Chianti.

There are polished concrete floors and no skirting boards. "It's quite monastic," he comments. One feature he describes, which he designed uniquely for this house, is doors without frames. "It's sort of urban in its architecture," he explains. "It supports the idea that you can take your urban lifestyle to somewhere gloriously rural. Our homes in London and Italy are basically exactly the same aesthetic. I have art in Italy that used to be on our walls in London and I find that comforting."

McAslan's connection with Italy began in 2005, when he designed the fashion house Max Mara's HQ near Milan. "I worked closely on the project with Max Mara's chairman Luigi Maramotti, an elegant man who had a particularly sophisticated aesthetic appreciation of architecture and the land," he comments.

McAslan and his wife Dava then bought a holiday home in the Tuscan hilltop town of San Gimignano, "but beautiful as it was, the town started to get overrun with tourists and the camper vans stretched down to our mill in the valley," he says. "The house was so low-lying, it was damp and cold in the winter, so we sold it. As soon as I did, I regretted it."

With a new brief that he wanted somewhere elevated that would bask in sunlight from morning until night, he approached Bill Thomson, Chairman of the Knight Frank Italian Network. Together they found a ruin – in fact, three ruined buildings – tucked away among private woodland, with a river running through it, and there began a meticulous restoration project.

"Bill's aesthetic judgements were incredibly important throughout the project. We also worked with a local architect, who knew the planning process impeccably. Then the recession came and we stopped overnight," says McAslan. When it was time to "reboot the project" in 2011, the house had become even more ruinous, he had simplified his original vision and cut his budget. "I didn't have a huge budget and I knew when the pot was empty, that was it. It's our holiday home, not a vanity project."



McAslan plans to spend the summer there with Dava and their three children, who have nicknamed one of the restored outbuildings "the yoga barn". But much as he enjoys soaking up the views from the terrace in the early evening sun, he doesn't plan to sit still for long. "Lounging about isn't my way. I want to work on the land, build walls, and I'm developing a long term master plan for the woodland with the gardener Dan Pearson," he says. "We want to make the land an asset. I think we have an obligation to that land. We can't just sit and look at it."

He also has his sights set on nearby Castellina, "a pretty but not touristic working town", he says. "I'd like to get a redundant industrial building in town back to use, in the same way I did in Glasgow, perhaps as a venue for an arts festival. Once settled, I want to look at what contribution we can make to the area."

He talks about his love of Italian art, from the Renaissance to the Futurists, of Italian industrial design – "whether it's tableware or an Olivetti typewriter" – and of Italian architects such as Carlo Scarpa. "What's lacking is contemporary Italian architecture. There isn't much of it," he says. San Giovanni Battista may not be universally loved, but perhaps McAslan's pared back farmhouse – which he admits is unlike any other – will draw design pilgrims to the Chianti hills.

A photograph of a coastal village, likely Cinque Terre, Italy, built on a steep cliff. The houses are colorful and densely packed, with many windows illuminated. The village is situated on a rocky outcrop, with a small harbor and a rocky beach in the foreground. The sea is visible to the right, and the sky is a mix of purple and blue, indicating dusk. The text "THE FINEST ITALIAN PROPERTIES" is overlaid on the right side of the image.

THE FINEST *ITALIAN* PROPERTIES



Impruneta

A rare example of a carefully conserved villa, with its adjacent farmhouse surrounded by approximately 18 hectares of woodland, park and olive groves. A charming listed villa dating back to the 16th century, nestled in oak woods approximately 12 km from the city centre of Florence. The main villa, with fine examples of frescos and a unique double-height ballroom requires modernisation to provide a spectacular Florentine residence. Potential to purchase two further farmhouses to take the estate to about 30 hectares.

Ref: FLO170017

ACCOMMODATION INCLUDES:

- 10 bedrooms in the main villa
- Approximately 1,540 sq m
- In all about 18 ha
- Farmhouse & annexe

GUIDE PRICE
€10,900,000



Impruneta

This attractive and well-restored property is immersed in typical Tuscan countryside enjoying a dominating position with fabulous views. The property includes approximately three hectares of vineyard, five hectares of olive groves and half a hectare of parkland. Included in the property is an elegant pool with summer house, tennis court and a boules court. The main villa is approximately 1,100 sq m and the secondary building with potential to create further accommodation and wine facility is approximately 1,000 sq m.

Ref: FLO160027

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 9 bathrooms
- Outbuildings
- Swimming pool & tennis court
- Approximately 2,280 sq m
- In all about 14 ha

GUIDE PRICE
€9,750,000

Florence countryside



A stunning 18th century villa offering 14 apartments of various dimensions immersed in approximately ten hectares of olive grove, vineyard and formal gardens. Amenities include two swimming pools, tennis court, underground parking, gym and spa and wine cellar. Ready in March 2018 the apartments are already available for sale. Approximately 7 km from Florence airport and 9 km from Florence city centre.

DEVELOPMENT INCLUDES:

- 1-3 bedrooms
- 1-4 bathrooms
- Formal gardens
- Church
- 14 apartments

Ref: RS1170744

GUIDE PRICES FROM
€580,000

Florence



A listed 15th century Florentine villa, carefully restored to a high standard with terraced gardens and several original water features. The property includes a large farmhouse below the main villa and enjoys spectacular views over the city. The property features Renaissance frescoes, original fireplaces and the beautiful old cellars have been transformed into a spa area.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- Approximately 600 sq m
- In all about 2 ha including terraced olive groves
- Farmhouse with 4 bedrooms & 3 bathrooms

Ref: FLO130003

GUIDE PRICE
€5,500,000



Florence

This elegant villa sits in the hills just below San Domenico; under 5 km from the city centre, with lovely views over olive groves towards the cathedral and city monuments. A family home providing a wonderful atmosphere with privacy, stunning views and an impressive central courtyard. Requiring modernisation, this villa maintains rare original charm and has a roof terrace, large cellars to develop, garage and mature gardens with fruit and olive trees.

Ref: FLO170012

ACCOMMODATION INCLUDES:

- 6-7 bedrooms
- 5-6 bathrooms
- 2 reception rooms
- Private garage
- Approximately 730 sq m
- In all about 0.12 ha

GUIDE PRICE
€5,900,000



Bucine

A fine example of Leopoldina architecture in a private and tranquil setting. This elegantly proportioned property includes approximately 11 hectares of land including woodland, vineyard, mature gardens and a secluded swimming pool. Simple but well-restored, this property is an ideal summer home for a large family.

- ACCOMMODATION INCLUDES:
- 6-7 bedrooms
 - 3 bathrooms
 - Swimming pool
 - Outbuildings
 - Approximately 500 sq m
 - In all about 11 ha of land

GUIDE PRICE
€1,800,000

Ref: FLO130025



Radda in Chianti

Close to the hamlet of Volpaia, surrounded by vineyards and woodland and with views of Radda in Chianti, this is an attractive property with a swimming pool sitting on approximately 2 hectares of fenced land. The property has been restored to provide a comfortable family home or could potentially make an ideal rental property.

- ACCOMMODATION INCLUDES:
- 5 bedrooms
 - 6 bathrooms
 - Approximately 382 sq m
 - In all about 2.2 ha of fenced land
 - Swimming pool

GUIDE PRICE
€1,450,000

Ref: RS1103241



Arezzo

A beautifully restored property high in the Pratomagno hills with sunset views over the Valdarno towards Chianti. Within easy reach of the A1 Rome — Florence, with Florence just 45 km away. The property has approximately 1.8 hectares of terraced land with stunning views, a panoramic pool and parking.

- ACCOMMODATION INCLUDES:
- 2-3 bedrooms
 - 2 reception rooms
 - 3 bathrooms
 - Approximately 400 sq m
 - In all about 1.8 ha
 - Swimming pool

GUIDE PRICE
€1,775,000

Ref: FLO160036



Radda in Chianti

Set in beautiful rolling countryside a short drive from Radda in Chianti, this delightful Tuscan villa, once belonging to the Strozzi family, has a 17th century facade and land including vineyards, olive groves, pasture and woodland. Facilities also include a chapel, tennis court, swimming pool and further farmhouse with annexe.

- ACCOMMODATION INCLUDES:
- Restored building
 - Outbuildings
 - Approximately 4,000 sq m in total
 - Approximately 15 ha of Chianti Classico vineyard
 - In all about 154 ha

GUIDE PRICE
€13,500,000

Ref: RSI090705

Portoferraio



Perfect, partially furnished newly-built home enjoying commanding views over the bay of Portoferraio, only 2 km away, with verandas and a garage. Impeccable lawned gardens and terraced fenced land complete this turn-key property which is situated in a peaceful and panoramic location.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Coastal
- Approximately 100 sq m plus garage
- In all about 3,250 sq m

Ref: FLOI70029

GUIDE PRICE
€730,000

Rio Marina



Restored about ten years ago, measuring around 210 sq m and situated in the countryside in the immediate vicinity of Rio Marina, approximately 1 km away from the main services. Enjoying beautiful open views of the surrounding hills and towards Rio Elba, this farmhouse is approximately 1.5 km from the beach.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- Coastal
- Approximately 210 sq m
- All in about 9,000 sq m

Ref: FLOI70023

GUIDE PRICE
€630,000

Nisporto



Historic villa with large terrace, garden and fenced land within 100m of the coast offering spectacular views of Elba, Corsica and Capraia. Situated in a peaceful position approximately 8 km away from amenities, the port, Rio Elba and Rio Marina.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 bathrooms
- 2 living rooms
- Coastal
- Approximately 187 sq m
- In all about 4,400 sq m

Ref: FLOI70033

GUIDE PRICE
€650,000

Portoferraio



Splendid unique apartment situated in an historic palazzo in the ancient town of Portoferraio, with spectacular views of the Darsena Medicea port and onto the beautiful piazza behind. Totally restored ten years ago using architectural design solutions and high quality materials, the property is being sold furnished.

ACCOMMODATION INCLUDES:

- 1 bedroom
- 2 bathrooms
- Seafront
- Approximately 160 sq m

Ref: FLOI70032

GUIDE PRICE
€900,000



Punta Ala

Elegant villa on the hills of Punta Ala, with beautiful sea views. Well maintained private garden, private parking lot and garage with a lift to the upper floor. Fully furnished.

- ACCOMMODATION INCLUDES:
- 5 bedrooms
 - 5 bathrooms
 - Swimming pool
 - Sea view
 - Approximately 1,800 sq m of private garden
 - Terrace

GUIDE PRICE
€2,400,000

Ref: RS1161105



Roccamare

A beautifully appointed villa set within the prestigious gated residential area of Roccamare, offering a swimming pool, tennis court and substantial terraces all within walking distance of the sandy beach. An oasis of tranquillity and privacy. Much care has been given to the outside space, which measures just over half a hectare. In the centre of the garden there is a newly restored swimming pool, along with a heated Jacuzzi.

- ACCOMMODATION INCLUDES:
- 6 bedrooms
 - 7 bathrooms
 - Tennis court
 - Swimming pool
 - Approximately 650 sq m
 - In all about 5,000 sq m

GUIDE PRICE
€9,500,000

Ref: RS1170446

Lucca



The apartment is located in a palazzo dating back to the 18th century, part of the urbanistic changes wanted by Elisa Buonaparte, Napoleon's sister. Once the residence of Jean Baptiste Froussard, secretary of state of Elisa Buonaparte, the palazzo boasts a beautiful private garden of approximately 2,500 sq m.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Approximately 190 sq m
- Communal garden of approximately 2,500 sq m
- Lift

Ref: SERI70010

GUIDE PRICE
€1,000,000

Lucca



This lovely property of approximately 200 sq m is accompanied by 3 hectares of land and built from traditional materials such as antique terracotta tiles and beams with original character. The swimming pool on a terrace above the house has stunning views.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Approximately 200 sq m
- In all about 3 ha
- Swimming pool

Ref: SERI10012

GUIDE PRICE
€895,000

Bagni di Lucca



Beautiful farmhouse, completely renovated and situated in a panoramic position within walking distance from the centre of Bagni di Lucca. Restored in 2009, the building is equipped with all the modern comforts, solar panels for heating and hot water including underfloor heating, while keeping original materials typical of the area. The property is accompanied by approximately 14 hectares of land, and boasts a wood-burning oven and a heated pool.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Approximately 220 sq m
- In all about 14 ha
- Heated swimming pool
- Vineyard

Ref: SERI70012

GUIDE PRICE
€1,050,000

Lucca



Charming farmhouse, located in the countryside approximately 14 km from the historic centre of Lucca. The house, which retains many of the original materials, needs modernising. The property, surrounded by beautiful rural landscape, also boasts a large cellar, laundry room and small outbuilding used as a tool shed. There is also the possibility to build a pool.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Approximately 150 sq m
- In all about 2 ha
- Outbuilding

Ref: RSII70757

GUIDE PRICE
€400,000

Lucca



Charming farmhouse, accompanied by annexe, both renovated and still maintaining the original characteristics such as wooden beams and terracotta tiles. Located in a panoramic and private location.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Approximately 230 sq m
- In all about 1 ha
- Annexe
- Swimming pool

Ref: SERI60019

GUIDE PRICE
€650,000

Lucca



This beautifully restored farmhouse is located on one of the most prestigious areas on the North-East side of Lucca. Offering spectacular views over the surrounding countryside, vineyards and olive groves, reaching to the valley of Lucca. The property was recently restored offering all modern comforts, including underfloor heating and air-conditioning; while using most of the original materials.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Approximately 450 sq m
- In all about 3 ha
- Swimming pool
- Garage

Ref: SERI70008

GUIDE PRICE
€2,200,000



Lucca

Situated in an enviable position to the west of Lucca between Lucca and the Versilian coast. Immersed in the countryside whilst not isolated, this property enjoys breath-taking panoramic views of the surrounding hills and valley. The estate comprises of the main villa (830 sq m), farmhouse (355 sq m), second farmhouse (200 sq m), barn (150 sq m), Tinaia (240 sq m) and housekeeper's house (150 sq m). In addition there is a chapel, swimming pool (4.5 x 18m) plus garden, villa garden, Italian garden and close to 27 hectares of land.

Ref: RSIII0216

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 8 bathrooms
- Staff accommodation
- Swimming pool
- Approximately 1,950 sq m
- In all about 27 ha

GUIDE PRICE
€5,800,000



Lucignano

Majestic farmhouse dating from 1861 with central courtyard and loggia immersed in approximately 32 hectares of land and olive groves boasting 1,700 trees. The perfect summer residence for a large family or rental property.

Ref: RSII60576

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 guest cottages
- Main house approximately 549 sq m
- In all about 32 ha, including about 8.7 ha of olive groves
- Infinity swimming pool

GUIDE PRICE
€4,000,000

Pienza



Dating from 1600 this farmhouse in honey coloured Pienza stone offers endless possibilities to create a large family home or wine business with unbeatable views of Pienza. The organic vineyards include Sangiovese, Merlot, Pinot Grigio and Riesling.

ACCOMMODATION INCLUDES:

- 6 bedrooms & 4 bathrooms
- Approximately 350 sq m & 312 sq m unrestored
- Outbuildings
- In all about 6 ha
- 400 olive trees & about 2.25 ha vineyards
- Situated within 2 UNESCO World Heritage Sites

Ref: RSII70232

GUIDE PRICE
€1,400,000

Vescovado di Murlo



Handsome, fully restored stone farmhouse in a peaceful and private position about 2 km from amenities. Large, open plan reception space, five bedrooms suites and unspoilt views of the Siena countryside.

ACCOMMODATION INCLUDES:

- 5 bedrooms & bathrooms
- Approximately 350 sq m
- In all about 5.2 ha
- Open barn for summer dining
- Swimming pool
- Underfloor heating & solar panels

Ref: RSII60994

GUIDE PRICE
€1,550,000



San Casciano dei Bagni

Cleverly restored with great flair, blending the best of modern comforts with the original features to create very flexible accommodation. Large reception spaces, guest cottage and swimming pool set in approximately four hectares of beautifully maintained grounds.

ACCOMMODATION INCLUDES:

- 6 bedrooms & 6 bathrooms
- 5 reception rooms
- Guest cottage & staff accommodation
- Approximately 870 sq m
- In all about 4 ha
- Swimming pool

GUIDE PRICE
€2,250,000

Ref: RINI70052



Passignano sul Trasimeno

Immaculate Liberty villa restored to its former glory with no detail overlooked. Decorative floors and cornices, glass panelled doors, hand painted walls and parquet floors. Less than 1 km away from town amenities.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 6 bathrooms
- Outbuilding
- Approximately 600 sq m
- In all about 0.5 ha of rose filled gardens & olive grove
- Stunning views of Lake Trasimeno

GUIDE PRICE
€2,700,000

Ref: RSII40658

Preggio



Impressive, unique property comprised of a deconsecrated church and vicarage situated in a fabulous panoramic position in Northern Umbria, near to the border with Tuscany. Beautiful, well established garden with swimming pool.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Approximately 550 sq m
- In all about 8.5 ha with olive grove & orchard
- Annexe with studio & double garage approximately 100 sq m

Ref: RSII61108

GUIDE PRICE
€1,950,000

Todi



Tastefully restored stone house, located on the edge of a tiny village, with spectacular views of Todi. The south/east facing property includes guest accommodation and a panoramic infinity pool with covered pergola.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Guest accommodation
- Approximately 370 sq m
- In all about 2 ha with 80 olive trees

Ref: RSII70149

GUIDE PRICE
€1,400,000



Passignano sul Trasimeno

Meticulously restored property dating back to the 14th century, set in mature gardens with a planted arched walkway, olive groves, cypress trees and swimming pool with pool house and relaxation area with fabulous views.

ACCOMMODATION INCLUDES:

- Up to 5 bedrooms & 4 bathrooms
- Approximately 430 sq m
- In all about 5,000 sq m of land with 60 olive trees
- 14 x 6m swimming pool with salt water

Ref: RSII60540

GUIDE PRICE
€1,990,000



Montone

Stunning property consisting of a stone farmhouse with annex building, barn and swimming pool set in approximately 11.7 hectares and located just 7 km from the charming town of Montone, north of Perugia.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- Approximately 270 sq m
- Fenced garden
- Solar heated, salt water swimming pool
- Panoramic views

GUIDE PRICE
€1,250,000

Ref: RS1170558



Perugia

Between Perugia and Assisi, positioned with a commanding elevated view of the Umbrian countryside. Almost 6.5 managed quiet hectares, about 12 km from Perugia airport and all amenities yet offering country living in the green heart of Italy. Updated to modern standards including air conditioning, the property features a swimming pool, fire pits, floodlit clay tennis court, floodlit bocce court and over 1,000 olive trees. Furniture, fixtures, equipment and vehicles to be negotiated separately.

ACCOMMODATION INCLUDES:

- Up to 9 bedrooms
- 8 bathrooms
- Swimming pool
- Guest house with wine cellar, sauna & olive press
- Technical building with attached greenhouse
- Manicured flower beds, vegetable gardens & fruit trees

GUIDE PRICE
€3,200,000

Ref: RS1170758



Casa dell’Abate on the Castello di Reschio Estate

A well proportioned and light filled main house with adjacent guest house offering several access points and terraces giving it the unique character of a small borgo. Beautifully restored, this property features a private vineyard, wine cellar and wonderful views of the two castles of Castello di Reschio in Umbria and Castello di Sorbello in Tuscany. All combined with the amenities and services provided by the renowned Reschio estate.

ACCOMMODATION INCLUDES:

- 4 en suite bedrooms
- Infinity swimming pool
- Vaulted wine cellar
- Private vineyard
- Full estate & management services
- Accommodation approximately 670 sq m

Ref: RS1141053

Price on application



Como



Situated on a beautiful lakeside promenade in Como centre, this 5th floor apartment offers great exposure to the sun and fabulous views of Como's first basin as well as the Duomo from its terraces.

ACCOMMODATION INCLUDES:

- 3-4 bedrooms
- 3 bathrooms
- Panoramic views
- Large terraces
- Parking for 2 cars
- Private elevator

Ref: RSII70763

GUIDE PRICE
€2,200,000

Laglio



Set on the western side of beautiful Lake Como near Laglio, this incredible private lakeside villa was renovated in 2015 using state-of-the-art materials and technology. Lovely lakeside garden of approximately 2,400 sq m and helipad for small, light helicopters.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Private sauna & spa
- Indoor swimming pool
- Boathouse with helipad
- Approximately 640 sq m of living space

Ref: RSII70692

GUIDE PRICE
€ 9,200,000



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Laglio

Magnificent pieds dans l'eau in Laglio. Villa la Darsena has been completely rebuilt and boasts a breath-taking lake view. This property features a private pool, dock and outbuilding of three floors. Unique and exclusive offering. This property's layout can be finalised following the buyer's preferences.

Ref: RSII51077

ACCOMMODATION INCLUDES:

- Main villa approximately 380 sq m (3-4 bedroom & 4 bathrooms)
- Annexe (2 bedrooms & 2 bathrooms)
- Large terrace
- Swimming pool
- Private beach
- Private boathouse

GUIDE PRICE
€7,500,000

Torno



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Four independent villas set within a private gated community, steps away from the landmark Plinianina residence, as well as the lake itself. Currently under construction, the villas will feature cutting edge fixtures and amenities. Stone clad on the outside and elegant layouts inside with private garage and elevator. Possibility of private pool for one villa.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Breath-taking views of the lake
- Terraces and roof top terrace
- Garden
- Approximately 400 sq m

Ref: RSII70761

GUIDE PRICE
€2,000,000

Pognana Lario



Unique opportunity to acquire a villa set in an enviable location. Requiring modernisation, this villa offers unobstructed, 180 degree lake views with various terraces, a private garden and swimming pool.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Approximately 340 sq m
- Private garden 1,550 sq m
- Swimming pool
- 4 covered parking spaces

Ref: RSII70762

GUIDE PRICE
€ 900,000

Blevio



Prestigious Art Nouveau style lakeside resort built in the 1700s. This large apartment boasts a commanding wraparound terrace, guaranteeing spectacular lake views, elegant entrance hall and flowing room arrangement. It is surrounded by a magnificent communal residents' park.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Lake front complex
- Communal swimming pool & garden
- Boat mooring
- Concierge

Ref: RSII70760

GUIDE PRICE
€2,200,000

Blevio



Located within the prestigious lakeside complex of Villa Rospini in Blevio, this top floor apartment has large, private terraces with breath-taking views from sunrise until sunset.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Lake front complex
- Communal swimming pool & garden
- Boat mooring
- Concierge

Ref: RSII70759

Price on application



Porta Vittoria area

Elegant apartment on three floors with stunning terrace overlooking a large, charming courtyard allowing for high levels of quietness. A rare opportunity to meet different needs, an investment, office or dwelling.

ACCOMMODATION INCLUDES:

- 3 bedrooms & 5 bathrooms
- Kitchen decorated with Murano mosaics
- Terrace & roof garden with pergola
- Jacuzzi & Turkish bath
- Artistic fireplace
- Spacious garage & 2 parking spaces

GUIDE PRICE
€1,500,000

Ref: MLN170005



Pagano area, Residenza Giotto5

Giotto5 means living in one of the most prestigious and vivid areas of Milan: the perfect combination of authenticity and privacy. The exclusive penthouse represents the jewel of a meticulous renovation project.

ACCOMMODATION INCLUDES:

- 5 bedrooms & 5 bathrooms
- 2 terraces with breath-taking views
- Double exposure & high levels of light
- Gym
- Inner courtyard
- Garage

Ref: MLN170008

Price on application

Dorsoduro



Historical 15th century Palace with nine windows and private balcony overlooking the Grand Canal. The unique interiors are enhanced by historical frescoes painted by famous Venetian painters, original upholstery (550 years old) and charming original Murano glass chandeliers. The property has a water gate and two private mooring places.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Lift
- Boat mooring
- Approximately 840 sq m

Ref: RSII50076

Price on application

Dorsoduro



Deconsecrated Chapel built in 1865 by Gaspare Biondetti on the remains of a 10th century church dedicated to the Saints Vito and Modesto and later demolished during the Napoleonic period. Bought, restored and styled by the famous Italian architect Piero Pinto, who filled it with valuable painting masterpieces.

ACCOMMODATION INCLUDES:

- 3 master bedrooms
- 2 bathrooms
- Inside courtyard
- Approximately 210 sq m

Ref: RSII70771

GUIDE PRICE
€5,500,000

Giudecca



Comprising of a bedroom, bathroom, living room with kitchenette, terrace offering spectacular views of the lagoon and private boat mooring. A second terrace with panoramic views is on the upper floor.

ACCOMMODATION INCLUDES:

- 1 bedroom
- 1 bathroom
- Private mooring
- Garden
- Terrace approximately 20 sq m
- Approximately 55 sq m

Ref: RSII70768

GUIDE PRICE
€999,999

Santa Croce



A sunshine filled New York loft-style apartment on the third floor with lift in the recently renovated 17th century Palazzo Talenti. Comprising of an open plan designer kitchen, living room with high ceilings and a master bedroom with bathroom. There is also a mezzanine where the second bedroom and bathroom are located. The apartment faces east-south-west with plenty of light and boasts a unique and contemporary design.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Mezzanine floor approximately 18 sq m
- Lift
- Approximately 119 sq m

Ref: RSII70767

GUIDE PRICE
€830,000

Dorsoduro



Exquisite urban retreat offering plentiful space and amazing south-facing terrace with uninterrupted views across the Giudecca Canal. Positioned directly on the Zattere promenade, this is a loft-style apartment featuring a highly contemporary design over two floors.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Terrace on the Giudecca Canal
- Library
- Lift
- Approximately 220 sq m

Ref: RSII70770

GUIDE PRICE
Price on application

Dorsoduro



Completely restored, light-filled, charming apartment in Zattere. Amazing views over the Giudecca canal and the renowned Fortuny Palace. This apartment is located in an ideal position for great transport links.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 1 sun-filled living room
- Lift
- Communal garden
- Approximately 180 sq m

Ref: RSII70769

GUIDE PRICE
€1,800,000

Arsenale



Historical palace built during the Byzantine Age. The ground floor was built by the Grandiben family and dates back to 1350. The upper floors and architectural details were respectively added in 1450, 1700 and at the end of 1800. The palace enjoys a sunny position facing the canal and has typical venetian interiors, high ceilings, terrace and balcony with canal view, two noble staircases, lift, water gate, two separate entrances and staff accommodation.

ACCOMMODATION INCLUDES:

- 5 double bedrooms
- 4 bathrooms
- 3 wide halls
- Noble floor
- Balcony
- Approximately 450 sq m

Ref: RSII60700

GUIDE PRICE
€2,300,000

Cannaregio



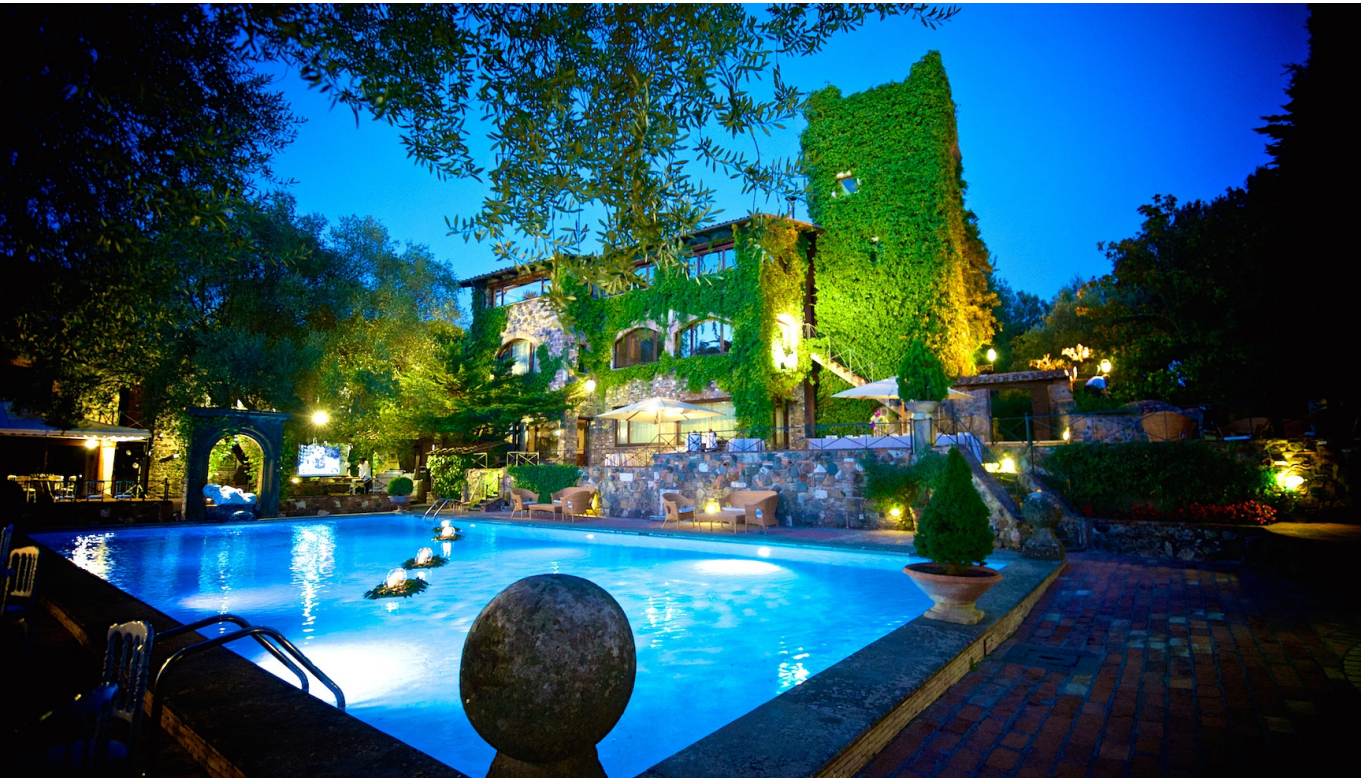
Newly restored, luxury apartment, located on the first floor of an historical palace in the Cannaregio area. The apartment interior's are typical of Venice, with beautiful wooden beams and brick work on display.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 completely renovated bathrooms
- Entrance & storage room approximately 62 sq m
- Private garden approximately 20 sq m
- Approximately 137 sq m

Ref: RSII70766

GUIDE PRICE
€1,750,000



Rome, Cassia Area

Set within three hectares of private parkland, Borgo della Merluzza, is located about 30 km from Rome. The property is currently being used as a prestigious location for ceremonies and events however it would be ideal as an exclusive, private residence. Built around a “Casale” of the 17th century, the estate also boasts a prestigious manor house on three levels with garage and ancillary rooms, lookout tower with stone walls, private Chapel, park and swimming pool. The property includes two adjacent buildings, divided into small apartments, with a very large courtyard currently used as parking for guests.

Ref: RSII6I336



ACCOMMODATION INCLUDES:

- 10 bedrooms
- 10 bathrooms
- Main villa approximately 1,800 sq m
- 8 apartments
- 3 banqueting rooms
- In all about 30,000 sq m

GUIDE PRICE
€6,500,000

Rome, Nomentanea Area



Beautiful penthouse on two floors with panoramic views over the Petroselli and Aguzzano parks. It is located on the fourth floor of an elegant building with a large shared garden in a quiet location metres from the heart of the Talenti district.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Terraces approximately 300 sq m
- Garaging for 2 cars
- Approximately 170 sq m

Ref: RSII70772

GUIDE PRICE
€1,750,000

Rome



On three levels of an historic building, consisting of only seven apartments, the property comprises of a living area and kitchenette on the ground floor, a bedroom and bathroom on the first floor and further bedroom on the second floor.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 1 bathroom
- Large terrace
- 3 levels
- Approximately 100 sq m

Ref: RSII70773

GUIDE PRICE
€550,000



Rome, Historic Centre

Beautiful two floor apartment in an elegant historical building in Via dei Chiavari. Located in the heart of Rome's historical centre, between Torre Argentina and Campo de Fiori metres away from Piazza Navona.

Ref: RSII6I339

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Terrace
- 2 balconies
- Restored
- Approximately 270 sq m

GUIDE PRICE
€2,500,000

Rome



Beautifully restored apartment set in an elegant Umbertine style palace in the Prati area of Rome. Offering spacious, bright accommodation with high profile finishes throughout.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 4 bathrooms
- Double lounge
- Studio
- Cellar
- Concierge

Ref: RSII70774

GUIDE PRICE
€1,700,000

Rome



Beautiful detached villa surrounded by greenery and within 15km from the urban centre and from every service. The villa consists of a plot of about 4,910 sq m, with access from Via Nicola Stenone.

ACCOMMODATION INCLUDES:

- 16 bedrooms
- 16 bathrooms
- Terraces
- Private parking
- Approximately 850 sq m
- In all about 5,000 sq m

Ref: RSII70307

GUIDE PRICE
€1,750,000

Ospedaletti



In a commanding position with unrivalled sea views, this apartment provides two double bedrooms, two bathrooms, garden/terrace, private garage and cellar.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Approximately 100 sq m
- Terrace
- Private garden
- Garage

Ref: RSII70751

GUIDE PRICE
€590,000

Ospedaletti



Recently built villa located within metres to all shops and restaurants and about 150m to the nearest beach. Featuring a lovely garden with infinity swimming pool and fantastic sea views.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Approximately 350 sq m
- Swimming pool
- Sea view
- Private garage

Ref: RSII70752

GUIDE PRICE
€2,900,000

Sanremo



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Situated in a wonderful residential area of Sanremo with caf s, restaurants and supermarket all close by, along with the Horse Riding Camp and the Solaro Tennis Club offering a gym and swimming pool. Built to builders finish and available in its current condition or fully completed according to the purchaser's choice.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Approximately 360 sq m
- Sea view
- Garden
- Private parking

Ref: RSII70753

GUIDE PRICE
€550,000

Bordighera



Situated within metres from the historical centre of Bordighera and all its amenities; this contemporary villa enjoys outstanding panoramic views overlooking the sea, old town and French Riviera.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- Approximately 260 sq m
- Sea view
- Roof terrace
- Garage

Ref: RSII70750

GUIDE PRICE
€1,100,000



Bordighera

Located on the first hill of Bordighera, this beautifully appointed villa comes with a swimming pool and outstanding sea views. The villa is elegantly finished, situated in a sunny and quiet position, with proximity to the sea. An ideal family holiday home that also rents well during the summer months.

Ref: RSII70754

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Swimming pool
- Sea view
- Garden approximately 2,000 sq m
- Guest apartment

GUIDE PRICE
€985,000

Bordighera



Immersed in a tranquil area, just above the very famous road via Romana, this luxury villa in Bordighera comes with wonderful sea views and a swimming pool. Built to builders finish and available in its current condition or fully completed according to the purchaser's choice.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 5 bathrooms
- Approximately 380 sq m
- New build
- Swimming pool
- Private parking/garage

Ref: RSII70755

GUIDE PRICE
€1,500,000

Finale Ligure



In the splendid setting of Varigotti, one of the most beautiful beach destinations in Italy, a lovely semi-detached property. Situated only 30m from the sea, in the heart of the small village and amongst the best cafés and restaurants, it can be easily transformed into a two bedroom property.

ACCOMMODATION INCLUDES:

- 1 bedroom
- 1 bathroom
- Approximately 70 sq m
- About 30m from the sandy beach

Ref: RSII70756

GUIDE PRICE
€495,000

Chiavari



Elegant penthouse apartment in the Liberty Villa Navone, in the heart of Chiavari and within proximity of the sea. The exceptional renovation combines modern design with the distinctive period architectural features, such as the French wooden-beamed ceiling. Other features include a substantial roof terrace and lift.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Roof terrace
- Terrace
- Lift

Ref: RSII70775

GUIDE PRICE
€1,800,000

Pieve Ligure



Detached villa in Pieve Ligure with garden, terraces and outstanding sea views over the Tigullio Gulf. Featuring several parking spaces and offering the possibility to build a swimming pool.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- Garden
- Terraces
- Sea view

Ref: RSII70776

GUIDE PRICE
€3,850,000

Portofino



Rustic farmhouse in Portofino, with a stunning view over the borgo and its small port. Retaining its original features and accessible only by foot, the property provides wonderful privacy and tranquility. In all about 7,000 sq m of land with olive grove and fruit trees.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- In all about 7,000 sq m
- Sea view

Ref: RSII60630

GUIDE PRICE
€900,000

Sori



Stunning apartment overhanging the cliffs and set in an exclusive residence between Sori and Recco. Completely renovated to a high standard and boasting private sea access, garaging, private garden and Jacuzzi overlooking Mount Portofino.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 4 bathrooms
- Terrace with Jacuzzi
- Seafront

Ref: RSII70795

Price on application

Chiavari



Seafront building offering a wide range of new-built luxurious apartments, boasting smart home technology, large windows overlooking the sea and spacious terraces. Each apartment will feature a double garage, and a private changing room, whilst the building will offer concierge services and wellness centre all sitting within a private park of over 5,000 sq m and private direct access to the water.

DEVELOPMENT INCLUDES:

- Private sea access
- Concierge service
- Wellness centre
- Double garage
- Private changing room
- Private park

Ref: RSII70840

PRICES FROM
€1,220,000

Castelnuovo Magra



Contemporary style home in panoramic position with views of historic hilltop towns, down to the sea and Corisca. A beautiful infinity pool, manageable garden and olive grove complete the property.

ACCOMMODATION INCLUDES:

- 4-6 Bedrooms
- 4 bathrooms
- Infinity pool
- Garden and olive grove
- Double garage & parking

Ref: RSIIII189

GUIDE PRICE
€950,000



Villa Ruta di Camogli

Stunningly restored period villa with clean modern interiors and magnificent panoramic views over the Riviera coast. The property sits within the pristine natural landscape of Mount Portofino Natural Park allowing excellent privacy and tranquility.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Swimming pool
- Approximately 1,000 sq m garden
- All in approximately 2,000 sq m
- Staff accomodation approximately 30 sq m

Ref: RSII70153

Price on application



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Cala di Volpe Hill

Two fabulous projects located on the Pevero hills, in one of the most prestigious areas of Costa Smeralda. The prominent position of these luxurious villas will offer an incomparable view of the bay of Cala di Volpe. Each villa will be surrounded by a wide fenced garden and feature a swimming pool, pool house and spa area. Golf lovers will find the prestigious Pevero Golf Club close by, whilst the white beaches and sparkling blue water of Costa Smeralda are within driving distance.

Ref: RSII70779

ACCOMMODATION INCLUDES:

- Villa 1:
- 5 en suite bedrooms & staff accommodation
 - Approximately 660 sq m
 - In all about 2,760 sq m
- Villa 2:
- 5 en suite bedrooms & 2 bedroom staff accommodation
 - Approximately 1,070 sq m
 - In all about 5,046 sq m

Price on application

Cala di Volpe Hill



Le Terrazze su Cala di Volpe offers wonderful views overlooking the bay and on towards Costa Smeralda's islands, the cape and Tavolara. The apartment, located on first floor, enjoys a wide external space with easy access to the communal swimming pool.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Outside dining
- Sea view
- Communal swimming pool
- Private parking

Ref: RSII70781

Price on application

Pevero Golf



This apartment is located in the Pevero Golf with a panoramic view of the bay of Pevero, Cala di Volpe and the Pevero golf course. It consists of a living room and kitchen, two bedrooms and two bathrooms.

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Sea view
- Covered terrace

Ref: RSII70782

Price on application



Cala di Volpe Hill

A turn-key property located on the top of the hill with a superb view overlooking the bay. The villa consists of three en suite bedrooms, a fourth bedroom and separate bathroom, and a further guest bedroom with external independent access. There is also a staff bedroom with en suite bathroom. The property is surrounded by a beautiful garden with swimming pool.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Independent guest accommodation
- 1 staff bedroom
- Swimming pool
- Approximately 500 sq m

Ref: RSII70780

Price on application



Romazzino

A beautiful property by the renowned Architect Lesuisse located in Romazzino, one of the most exclusive locations of the Mediterranean Sea. A harmonious fusion between the linearity of the Costa Smeralda style and the original ideas of Lesuisse, the villa guarantees privacy and tranquillity, with a privileged position offering unforgettable views of the crystal clear waters. Surrounded by a wonderful garden, the villa consists of a bright living room with dining area, fully equipped kitchen, five bedrooms, five bathrooms, service bedroom with bathroom, spectacular cinema room and laundry room.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 5 bathrooms
- 1 staff bedroom
- Swimming pool
- Sea view

Ref: RSII70778

Price on application

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We believe that inspired teams naturally provide excellent and dedicated client service. Therefore, we’ve created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they’re rewarded for excellence. The result is that our people are more motivated, ensuring your experience with us is the best that it can be.

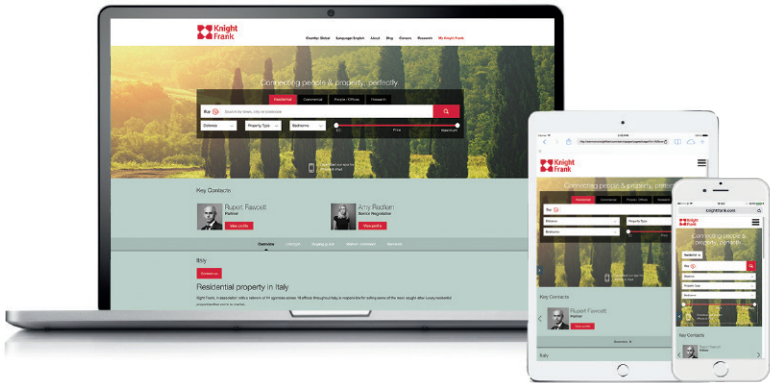
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There's a human element in the world of property that is too easily overlooked. At Knight Frank, we build long-term relationships that allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe personal interaction is a crucial part of ensuring that every client is matched to the property that best suits their needs – be it commercial or residential. We provide a worldwide service that's locally expert and globally connected. We believe inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they're rewarded for excellence. And the result? Our people are more motivated, ensuring that your experience with us is the very best it can be.

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RUPERT DAWES on +44 20 7861 5445

INTERNATIONAL PROJECT MARKETING

Knight Frank's International Project Marketing business promotes new residential developments into overseas markets, managing bespoke campaigns for clients across a range of locations and price points. Buyers are generated through media promotion, exhibition launches and private 'one-to-one' events.

SEB WARNER on +44 20 7861 5426

RENTING, LETTING AND MANAGING RESIDENTIAL PROPERTY

Our trusted agents provide a comprehensive residential lettings and management service in some of the most desirable locations across the United Kingdom. From studio flats to country estates, we offer the best advice and have the expertise to guide buyers seamlessly through the entire process. Our services include rental-property search and tenancy arrangement, investment lettings and management, valuations, global corporate relocation and a UK tax-compliance service.

TIM HYATT on +44 20 7861 5044

COUNTRY PROPERTY SALES

Our dedicated team has more than 300 combined years of experience and an unrivalled knowledge of the national country house, farm and estate markets. Covering the UK, Ireland and Channel Islands, we work closely with our national office network to ensure we help buyers find their ideal home in the country.

EDWARD ROOK on +44 20 7861 5115

CUSTOMER CARE

Our dedicated Customer Care team links overseas buyers of UK apartments with Knight Frank's award-winning residential services. Comprehensive and bespoke to each buyer, the experienced Customer Care team will guide buyers through the purchase process from original commitment, to practical completion.

FREDDIE HILLS on +44 20 7861 1732

KNIGHT FRANK FINANCE

A market leading adviser on mortgages and insurance. With years of experience in property financing to draw on we have access to a unique and extensive network of high street lenders, major financial institutions and private banks so that you can be assured that you're getting the very best deal available.

SIMON GAMMON on +44 20 7268 2580

INTELLIGENCE

Knight Frank's dedicated Research team provides detailed and in-depth analysis of market trends and prices across a wide range of property sectors. Our analysts are respected throughout the industry and regularly quoted in the national and international press. As well as in-house research, we can produce bespoke reports for private clients, institutions, funds and developers.

LIAM BAILEY on +44 20 7861 5133

RURAL ASSET MANAGEMENT

Our highly qualified and experienced valuers work closely with our agency and research teams to offer professional valuations – whether for lending, legal requirements, taxation or private purposes – on property across the UK and Europe. A full range of consultancy services is also provided across the complete property spectrum.

London: JAMES THOMPSON
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Country & International: TOM BARROW
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ACQUISITION

The Buying Solution is the independent buying consultancy of Knight Frank, providing a personal and confidential property search and acquisition service in London and across the country. Our clients benefit from the expertise of our experienced, professional buying agents, who introduce them to properties that are for sale both by estate agents and private individuals, often before they come onto the open market.

London: PHILIP EASTWOOD
on +44 20 7591 2641
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MARINE CONSULTANCY

Marine property is an extremely diverse assets class, encompassing estuaries, ports, marinas, cliff tops and beaches. Knight Frank's Marine Consultancy team are specialists in marine property and have experience across all areas of land and property, within the UK and throughout the world.

STEPHEN BUTTERFIELD
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418 OFFICES

60 COUNTRIES
15,020 PEOPLE



CONTACTS

*The London team works closely with our network of representatives across Italy.
Our agents have been carefully selected for their integrity, experience and
professionalism, and speak English as well as Italian.*

*I nostri agenti a Londra lavorano a stretto contatto con la nostra rete di agenzie in Italia.
I nostri rappresentanti in Italia sono stati accuratamente selezionati sulla base della loro integrità,
esperienza e professionalità e parlano sia inglese che italiano.*

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