

# Italian View

EXCEPTIONAL PROPERTIES IN ITALY



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We are delighted to introduce the 2019 edition of Italian View, Knight Frank’s annual publication showcasing a selection of our finest properties currently for sale in Italy.

This edition takes readers on a journey across Italy; from the Italian Riviera to the great cities of Venice and Florence via the diverse and impossibly beautiful countryside.

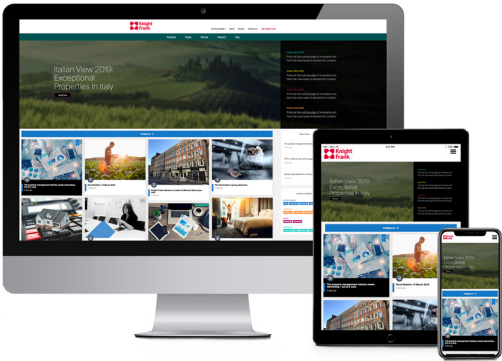
As we settle into 2019, it is particularly pleasing to report that after several challenging years, 2018 brought an encouraging surge of activity across much of our Italian network. The record level of enquiries (40% more than in 2017) was rendered all the more remarkable by the growing number of nationalities expressing an interest in acquiring a residential or commercial asset in Italy.

Indeed, despite Brexit and broader political and economic challenges, Italy clearly retains a pre-eminent place on the world stage. With interest now coming from all corners of the globe, there is a strong demand for Italian properties among those aspiring to own a property abroad. In a year where residential enquiries for Italy overtook those for France (a historic first!), a combination of low property prices, competitive interest rates and a comparatively attractive tax framework has prompted a new wave of buyers keen to make Italy a more permanent move.

I very much hope this year’s edition of Italian View fuels your love for this wonderful country and your desire to own a home there. To find out how our dedicated team in London could help make this dream a reality, do get in touch. We’d love to hear from you.

Mark Harvey  
Head of European Sales

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Read our property blog to discover residential market trends, inspiring lifestyles, advice and global real estate news.





# Italy's Architectural Gems

words by: *Zoe Dare Hall*

From Puglia’s fairytale trulli to the multi-coloured fishermen’s houses of the Cinque Terre, every pocket of Italy has an architectural style that is distinctly its own. Hop aboard for a regional tour...

From the ancient Romans to modern pioneers such as Renzo Piano and Aldo Rossi, Italy has always spawned visionaries whose ideas have had a lasting impact upon architecture worldwide. As anyone who has stopped to breathe in the majesty of Florence’s Santa Maria del Fiore cathedral or Milan’s Duomo will know, Italian architects have always been ahead of their time.

But beyond the world-famous monuments, what typifies the traditional architecture throughout Italy? Influenced by its history, climate and geography, each region has a distinct vernacular that is in demand among international property buyers who want to feel they own something that has authenticity and provenance, and truly belongs to its location. Here we take a tour around Italy’s regional architecture...

## *The Italian Riviera*

From the aristocratic palaces of Genoa to the brightly painted fishermen’s houses that appear to tumble down the hillsides of the Cinque Terre, Italy’s Ligurian coast is home to some of its most recognisable and unusual architecture. Black and white striped façades were a popular statement in medieval times and the region later developed a reputation for Trompe-l’oeil on its tall, pastel-coloured townhouses.

In Western Liguria, close to the French border, towns such as San Remo and Bordighera are known for their landmark 18th and 19th century villas – many of them now divided into grandiose apartments,

such as San Remo’s Villa Perla, once home to the wife of Tsar Alexander II and the Romanov family.

On the coast’s eastern side, the fishing village of Portofino epitomises what many seek and associate with the Ligurian look, with its multi-coloured houses clustered around buzzing piazzettas.

## *The Tuscan countryside and coast*

Traditional, rural Tuscany is what most property buyers in Italy dream of. Its sprawling, secluded

panoramic views and exploit the full potential of outdoor living, their home providing the perfect vantage point to sit back and watch the changing light and seasons across the hills and valleys.

Tuscany’s 250 km coastline stretches from its northern hubs such as Viareggio, with its art nouveau buildings and old world charm, and glitzy Forte dei Marmi, with its huge golden sands, to the discreet coves and dunes in the Maremma, south of Grosseto, where popular towns include romantic, medieval

Castiglione della Pescaia and the small fishing village of Porto Ercole with its pastel-coloured houses overlooking crystal clear water.

## *The southern coast*

Often likened to bee hives or hobbit houses, trulli are the dry limestone buildings with conical roofs that are unique to the region’s Itria valley. Their heyday came in the 19th century, as homes for local vineyard workers, and they could be quickly dismantled when the taxman called – and rebuilt when he disappeared. Most are still private homes for locals, though many have been converted into small hotels – and some, such as those in the picture postcard village of Alberobello have UNESCO World Heritage status.

## *The great cities*

For true immersion in the Italian experience, there is little to beat the colour, intensity and zest for life that comes with living in an Italian city. The greats come with a backdrop of breathtaking architecture too and nowhere more so than Rome, whose every corner opens up a viewpoint into the past. Behind the historic, sometimes crumbling façades of its residential buildings, the apartments can come as a surprise with their light-filled spaces and ultra-modern interior design.

In Rome, as in Florence, luxury lies in a home in the surrounding hills – close enough to soak up



city life but sufficiently detached to provide a place of respite, with courtyards, a garden and views to never tire of. Inside the city, Florence’s converted palazzi such as Palazzo Bardi – a 14th century palace converted into apartments, close to the Uffizi museum - provide an appealing opportunity for second home buyers, often combining architectural beauty, history and a prime central location with the turnkey mod cons and internal high spec that make life easy for overseas investors to drop in and out.

And then there’s Venice, a city like no other. The palazzi that line the Grand Canal have for centuries been the most coveted trophies, but luxury here lies not in universally ostentatious signs of wealth but about historical prestige, authenticity and being able to zip straight out onto the canal from your private dock. Other islands in the lagoon offer contrasting tastes of Venice, from the Lido with its modern beachfront apartments to Mazzorbo, where houses offer the luxuries of space and peace away from the tourist crowds.

## *The islands*

Sicily’s architecture is a melting pot infused with the influences of nearby North Africa and centuries of Arab, Roman and Norman rule, from its rural farmhouses (masserie) whose fields were pivotal to its role as the “bread basket of Rome” to its coastal towers built by Saracen pirates during the expansion of the Ottoman Empire. On the quiet, idyllic Tuscan island of Elba, the architecture is typically traditionally rustic and discreet, its farmhouses and villas offering

shady respite with fabulous sea views.

But it is Sardinia that has the most distinctive architectural legacy with its landmarks dating back to the 1960s when the Aga Khan began developing the Costa Smeralda as a playground for the super-rich.

To create his vision, he called upon world renowned architects including father and son Jacques and Savin Couelle, Jean-Claude Lesuisse and Luigi Vietti and set strict guidelines for rustic Mediterranean-style properties that used materials such as granite, unfinished wood and pastel-coloured plasters.

The Couelles’ houses are known for their curves and vaulted ceilings and Lesuisse liked to create a multi-sensory journey and a sense of the unexpected throughout the house. Currently for sale with Knight Frank are two Lesuisse-designed villas in Romazzino and Porto Cervo, seemingly honed from the rocks and with sweeping arches to frame the magnificent sea views.







# Homes of the Renaissance

words by: *Sophia King*



When it comes to culture, Italy may well be the ultimate destination. From the Colosseum to the Sistine Chapel; the Mona Lisa to Romeo and Juliet, it has provided the origins and inspiration to some of the greatest masterpieces on earth. In fact, Italy boasts more masterpieces per square mile than any other country in the world – and its properties are no exception. We take a look at some of the country’s finest historic homes currently on the market.

## *Canonica Estate, Todi*

It’s hard to choose the more enchanting element of this sprawling estate: its picturesque appearance or rich history. Dating since 1200, the 3200 sq m property has been home to a fascinating array of individuals including 16th century Camaldolese monks, an American actress and the renowned artist Piero Dorazio, to name a few. Each resident has left their own distinct mark, from the remarkable Saint Angelo bell tower to the eye-catching mosaic swimming pool designed by Dorazio himself.

An oasis in the heart of the Todi countryside, this property is more than bricks and mortar. It’s an unfolding story – and it’s awaiting its next chapter.

## *Lucca Apartment, Tuscany*

Rewind to the 18th century and this characterful four bedroom apartment was home to Jean-Baptiste Froussard – Secretary of State to Elisa Bonaparte, the Princess of Lucca (and Napoleon’s sister). The Palazzo itself was, in fact, erected to fulfil Bonaparte’s vision for urbanising the area.

Some 200 years may have passed since, but one can still imagine the Princess advising Froussard from the comfort of the south-facing living room while looking out onto the blooming private gardens below. Warm sunlight floods through the property’s tall windows to illuminate its generous spaces and present fresh, modern living rooted in a remarkable history.



## *Brusceto, Castello di Reschio Estate, Umbria*

Don’t be intimidated by the 11th century castle guarding the entrance to the Castello di Reschio estate. Time has long moved on since it guarded the Umbrian-Tuscany border; today, it’s being transformed into a private hotel and shelters an idyllic sanctuary in the heart of the Italian countryside.

Nestled within the estate, alongside olive groves and vineyards, are the private grounds of this beautifully restored 17th century farmhouse. Days here can be spent relaxing out on the terrace or beside the heated swimming pool or, for the more active among us, horse-riding and mountain biking. For the perfect summer evening, enjoy a long evening meal under the stars out on the courtyard.

## *Poggiarello, Castelnuovo Berardenga*

Built as a convent in the 1500s, this six bedroom listed home was originally one of many historically religious

buildings scattered across the charming area of Castelnuovo Berardenga.

Its unusual L-shape presents spacious, open-plan living areas, with a separate apartment and meticulously landscaped pool area also within the property’s grounds. Sympathetic restoration works in the early 1990s introduced a clean minimalist aesthetic yet retained original features, including high ceilings, wooden

beams and a tobacco tower.

Just 17 km away is the medieval city of Siena, where countless gothic monuments and churches – as well as local wines – wait to be explored.



Images 1 & 2: Lucca Apartment, Tuscany and Canonica Estate, Todi. For sale with Knight Frank.  
Images 3 & 4: Brusceto, Castello di Reschio Estate, Umbria and Poggiarello, Castelnuovo Berardenga. For sale with Knight Frank.



# IN VIEW

*Amy Redfern-Woods* ON THE ITALIAN  
DESK REVEALS WHY *now is the time*  
TO FULFIL YOUR ASPIRATIONS OF  
OWNING A *home in Italy*.

words by: *Sophia King*

## ***How has Italy's property market performed recently?***

Despite a backdrop of political and economic uncertainty, which continues to create a challenging environment for Italy's mainstream market, Knight Frank recorded a strong year for Italy's prime and super prime markets – and 2019 looks set to be even better. There's been a record number of new enquiries, as well as a notable increase in registrations, viewings and sales. Florence, the Northern Lakes and Northern Tuscany are particular hotspots, with enquiries into the latter having doubled since April 2018.

Prime property prices in Italy have reached a plateau and are now almost 40% less than in 2008. This strong value is further complemented by a number of initiatives rolled out by the government to encourage foreign investment, such as the flat tax regime introduced in March 2017. Ruling that residents pay a flat fee of €100,000 per annum for five years irrespective of global income, this new tax offers an even more appealing incentive to high-net-worth individuals looking to relocate to Italy.

## ***Who typically invests in Italy?***

Traditionally we've seen a lot of British and American buyers and, despite the weaker Pound, this has continued, with many buyers looking for a European retirement base. In addition, the strength of the Euro has prompted an increasing number of Northern Europeans – particularly those from the Netherlands and Germany – to invest in Italy.

As the world becomes increasingly connected, our client base is becoming increasingly diverse. Over the past 18 months, we've also closed a number of considerable deals with Asian investors at the €10 million-plus bracket, and we're seeing a growing number of buyers from Australia and New Zealand.

## ***What are the typical properties and price points in Italy's property market?***

There's strong value to be found in Italy's market. For €500,000, you could own a small pied-à-terre within one of the key Italian cities; a two-bed apartment within a shared development on Lake Como; or a small two to three bedroom farmhouse in either Tuscany or the Umbria region.

Moving up to the €2-€3 million price bracket could buy you a villa in the Val d'Orcia or Lucca in Northern Tuscany; a sea view home on the Ligurian coast; or a spacious four bedroom apartment in the likes of Florence, Rome or Milan.

At the higher-end of the market, €8 million could secure you an amazing villa in the renowned Forte dei Marmi area of Northern Tuscany; a beautifully finished and fully restored farmhouse; or even a small estate complete with vineyards in the Val d'Orcia or Chianti region.

## ***What are the key reasons for investing in Italy?***

For Italians, family is at the heart of everything, and this has a deep resonance with many of our buyers looking for a home to make memories with their loved ones. The Italian lifestyle is relaxed; think strolling through cobbled streets, eating some delicious local produce al fresco and exploring the country's many cultural offerings.

In addition to offering an enviable lifestyle, owning a home in Italy represents a solid long-term investment. We're seeing a good proportion of buyers – even those at the very top end of the market – renting out their homes to cover costs and justify their investment. With a significant number of homes in the €1 million-plus bracket overseen by property management teams, owners can enjoy peace of mind that their home is looked after and ready for both them and their tenants throughout the year.



## ***What's your advice to those looking to buy an Italian home?***

With property prices at their lowest in ten years, now is a good time to invest in Italy's property market. Consider your investment long-term, at least

five years, and take the time to find the right property and area for you. Whether you're looking for a home in the city or the countryside, on the lakes or the coastline, it's well worth spending time exploring before committing to a particular area.

With an Italian desk based at our London headquarters and nine local offices across Italy, we're here to help at every stage of your property purchase.

## ***Describe your dream Italian break.***

My idea of the ultimate Italian lifestyle would be to own a waterfront villa on Lake Como, with a small Riva in the boathouse ready for exploring out on the water. After a few days there, I'd head to a farmhouse nestled in the rolling green hills of the Val d'Orcia region, where I'd explore the countless hilltop medieval villages, enjoy long evening meals with my family and soak up the tranquil and enchanting setting.



# BEST OF Venice

words by: *Zoe Dare Hall*

Just 55,000 people live within the world-famous network of canals that forms Venice’s historic centre. Yet for centuries, this small Italian city - a collection of 118 islands that are scattered like diamonds across the Adriatic lagoon - has played a huge role globally in a multitude of spheres, from defence and commerce to music, art and literature.

Venice was considered the world’s first financial centre and, by the late 13th century, it was the most prosperous city in Europe. It was the Mediterranean’s key trading hub, a major naval power, the printing capital of the world and long a source of inspiration for writers and composers.

Byzantine and Roman emperors, Austrian overlords and Italian aristocracy, among many others, left their mark on the strategically sought-after city. Whether at war or in peace, they helped shape its culture, build its iconic monuments and adorn the Grand Canal with ornate palaces that are still considered the ultimate trophies for today’s super-rich.

Some 30 million tourists flock to Venice each year. Many will limit their exploration to the Centro Storico, who’s six sestiere (districts) converge to form a labyrinth of canals and bridges. The captivating uniqueness of seeing everyone from flower sellers to firefighters going about their daily business by boat is enough to instantly seduce many visitors.

The Venetian calendar is sprinkled with festivals that draw a global following. It’s said there are more mask-makers in Venice than butchers or greengrocers, and February is when their trade is thrust into the spotlight as Venetians and visitors dress up to the baroque nines and enjoy the lavish masked balls, parties and parades that captivate the city.

Then there are the festivities that shine a light on the essence of Venetian life, such as the Festa del Redentore in July, which sees St Mark’s Basin filled with barges, balloons and fireworks, and

the mesmerising Madonna della Salute religious procession in November.

But Venice’s charm isn’t exclusively about flamboyance. Wonder down any backstreet or side canal, take in a rooftop panorama or expansive view across the water in order to breathe in Venice beyond the crowds. Many of the city’s real gems are concealed from view. The heavy wooden doors of the Venetian palazzi often open up to reveal a beautiful garden bursting with flowers, a courtyard framed by statues or ornate stone staircase. Occasionally, you may open the doors to find something ultra-modern

within – a taste of Venice’s flair for contemporary art and architecture.

It’s the grandeur and history of its elaborate palaces, though – or of the coveted Piano Nobile residence within one - that speaks to many international buyers. Nothing can be more idiosyncratically Venetian than stepping off your boat to enter imposing rooms adorned with original frescoes and stucco, antique tiled floors and magnificent bespoke chandeliers. You can feel those centuries of history, the Venetian love of great craftsmanship and flourish, all in one room.



## LOCAL INSIGHT

Serena Bombassei, owner of Venice Real Estate, has been working in the Venetian property market for nearly 20 years. Here she shares her inside knowledge on what makes Venice a great place to invest.

### *What are the typical properties found in Venice?*

The most typical properties on the market are classic piano nobile or mezzanine floors within a palazzo. They usually have two bedrooms, two bathrooms, often with original Venetian floors and frescoes, and overlook a beautiful campo (square) or canal.

### *Who is currently buying in Venice?*

Most of our clients are buying second homes because they love Venice and want to own a part of it or be able to enjoy holidays here as they appreciate real Venetian life. We are seeing lots of French buyers – including London-based French, Italians from Milan and a few Americans. Unlike Venetians, most overseas buyers love the idea of a palazzo. But more than that, they want a typical Venetian view over the lagoon and easy proximity to shops and amenities and parts of the city that tourists rarely see.

### *How has the market performed in recent years?*

The upper end of the Venice market is always strong, as supply is so limited, while across the market prices are stable. I predict a very healthy market in 2019. Location is absolutely key in Venice. The prime locations are along the Grand Canal, San Marco and Dorsoduoro. I would also recommend Giudecca, which has fabulous views of San Marco across the water.

### *What are the in-the-know Venetian gems you like to show clients?*

There are so many one-off shops - wonderful jewellers and traditional hand-made paper shops - that represent the real Venice and we must protect them. A few steps from Palazzo Grassi, I love the jewellery designer Alessandro Palwer, Gelateria Paolin, Alma Zevi’s art gallery in San Samuele, and the antiquarian bookshop Linea d’Acqua.

For a different view of Venetian life, you must see the islands of Torcello, Mazzorbo, and the glass-producing Murano and lace-making Burano. For Venetians, owning a property on one of these islands is the equivalent of having a home in the countryside. More centrally, I love Carmini and Zattere – the long waterfront promenade is lined with restaurants, and is a much-loved place for enjoying leisurely strolls or jogging.



### *What are your favourite Venetian experiences?*

Harry’s Bar on Friday and Saturday nights is a must. It’s pure entertainment, like being part of an exclusive show. My favourite event is the Madonna della Salute, where huge numbers of people cross the Grand Canal to visit the altar of the Salute church. There is a fantastic atmosphere and it brings different people together from all parts of the city. I also love the atmosphere during the Venice Biennale, which begins in May, and the Film Festival in late summer, where you are spoilt for choice with parties every night in private houses or beautiful hotels. During these big events, my friends and I carry our high heels and put on our furlane slippers to go from party to party in a comfortable and typically Venetian way.

### *The best time of year to visit Venice?*

Spring, when it’s warm and sunny but not too crowded – although winter is best for property buyers as the market is less competitive. Many Venetians go away over Christmas, so the city is quiet and has a more intimate feel. Venice is a small place so if you host a party, everyone wants to be invited. In winter, you can enjoy time just with close friends.

*See page 33 for a selection of our latest Venice homes currently for sale with Knight Frank.*







THE FINEST  
Italian  
Properties





## Florence

Newly restored luxurious villa within walking distance of the city centre. Dating from the turn of the century, offering comfortable and modern living with wonderful views over landscaped gardens towards the Duomo. Approximately 0.6 ha of gardens.

### ACCOMMODATION INCLUDES:

- 4-5 bedrooms
- 7 bathrooms
- 2 reception rooms
- Swimming pool
- Staff accommodation
- Approximately 550 sq m

GUIDE PRICE  
**€7,950,000**

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057



## Florence Countryside

Poggio Imperiale is a large elegant semi detached villa set close to Florence city. This family home has been carefully restored with separate wings suitable for guests or staff, and a vaulted cellar. Its formal garden, designed by Paolo Peyron, features elegant box hedges and roses.

### ACCOMMODATION INCLUDES:

- 8 bedrooms
- 6 bathrooms
- 2 reception rooms
- Secondary accommodation
- Approximately 1 ha of land with permission for a swimming pool
- Approximately 900 sq m

GUIDE PRICE  
**€3,950,000**

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057





Chianti

This handsome listed building enjoys beautiful far-reaching views westwards towards Siena and comprises main house, barn, tabacco tower, cellars and a separate apartment.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 7 bathrooms
- Swimming pool
- Secondary accommodation & outbuildings
- Approximately 6.5 ha of land including olive grove
- Approximately 1,000 sq m

GUIDE PRICE  
€3,900,000

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057



Chianti

Located on a private hill top with stunning views over unspoilt valleys as far as San Gimignano including vineyards and olive groves dating from the 14th century. Secondary accommodation and outbuildings included.

ACCOMMODATION INCLUDES:

- 15 bedrooms
- 15 bathrooms
- Tennis court
- Swimming pool
- Approximately 14 ha of land including vineyard
- Approximately 2,700 sq m

GUIDE PRICE  
€8,000,000

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057



# Greve in Chianti



Beautiful symmetrical Leopoldina farmhouse with original Colombaia close to Greve in Chianti. Exquisitely restored throughout with great craftsmanship and gorgeous gardens, in a calm and tranquil setting overlooking its own vineyard.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- Swimming pool
- 2 outbuildings
- Approximately 3 ha of land including vineyard.
- Approximately 400-500 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€4,500,000**

# Sovicille



Charming ideal family home with beautiful threshing "aia" and olive terraces leading to a flat meadow suitable for horses.

ACCOMMODATION INCLUDES:

- 3 bedroom
- 3 bathroom
- Annexe/outbuildings
- Private parking
- Approximately 1.36 ha of land
- Approximately 335 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€995,000**

# San Casciano



This rare property dating back to the 14th century has conserved its ancient origins and enjoys lovely 360 degree views over unspoilt Chianti countryside. Formerly a watchtower, the property is approximately 20 km from Florence.

ACCOMMODATION INCLUDES:

- 4-5 bedrooms
- 5 bathrooms
- Secondary accommodation & outbuildings
- Swimming pool
- Approximately 7 ha of land
- Approximately 500 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€1,950,000**

# Arezzo



Elegant village house on the edge of a tiny hamlet. The property features an infinity pool and remarkable far reaching views, offering the opportunity to be used as a rental investment.

ACCOMMODATION INCLUDES:

- 3-5 bedrooms
- 4 bathrooms
- Swimming pool
- Private parking
- Garden approximately 0.2 ha
- Approximately 500 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€1,200,000**





# Lucca

This delightful villa for sale in the Lucca region of Tuscany has been restored to its former glory, including original frescoes, Liberty era coloured glass windows and hand crafted "box" wooden beamed ceilings. The property also includes three partially restored outbuildings (approximately 820 sq m), cellar, limonaia and a well maintained olive grove.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- Approximately 6 ha of land
- Outbuildings
- Staff accommodation
- Approximately 1,200 sq m

GUIDE PRICE  
€4,900,000

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

# Lucca



Beautiful South-facing farmhouse, restored with original materials dating back to the 18th century. Positioned in a stunning hillside setting above the medieval city of Lucca, this property benefits from spectacular rural views.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- Heated swimming pool
- Approximately 3.5 ha of land
- Approximately 350 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
€1,450,000

# Pisa



Recently restored farmhouse with original materials and a contemporary touch. Located approximately 5 km from the spa town of Casciana Terme, offering beautiful 270 degrees views over surrounding countryside and sea.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Approximately 2 ha of land
- Heated swimming pool
- Secondary accommodation
- Approximately 315 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
€1,950,000



Lucca



This renovated South-facing farmhouse sits in one of the most prestigious areas of Lucca, approximately 6 km from the historic centre. Set in a wonderfully private location, the property offers stunning views over the medieval towers of the city.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Approximately 1 ha of land
- Staff accommodation
- Outbuildings
- Approximately 500 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€1,800,000**

Lucca



Once the residence of Jean-Baptiste Froussard, secretary of state of Elisa Bonaparte, and located in a Palazzo dating back to the 18th century. This apartment has been completely renovated to the highest standards.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- 2 reception rooms
- Private & communal elevator
- Approximately 290 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€1,300,000**



Lucignano

A charming villa set in the most idyllic of locations, both private yet within easy walking distance to Lucignano. The villa itself has four spacious suites and large reception areas while the barn annexe has been transformed into a beautifully designed two storey guest house that maintains its original capriata beam, 'salta di gatto' open brick work and floating staircase.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- Staff cottage
- Approximately 12 ha of land including olive trees
- Swimming pool, sauna & gym
- Approximately 640 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€3,450,000**





# Castello di Reschio

Casa dell'Abate is a beautifully restored farmhouse on the Castello di Reschio estate. The property includes a main accommodation with adjacent guest house, four en suite bedrooms, mature gardens, infinity swimming pool, vaulted wine cellar and its own highly productive vineyard. Approximately 1.4 ha.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Secondary accommodation
- Fully serviced estate with leisure facilities
- 24-hour security
- Approximately 670 sq m

GUIDE PRICE  
**€5,750,000**

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057



# Castello di Reschio

Brusceto is a meticulously restored 17th century farmhouse on the Castello di Reschio estate, set in its own private grounds and gardens with a heated swimming pool. Finished to an extremely high level throughout, the property is light and spacious, with an understated level of elegance. Approximately 2.5 ha.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- Private parking/garage
- Fully serviced estate with leisure facilities
- 24-hour security
- Approximately 590 sq m

GUIDE PRICE  
**€5,800,000**

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057





## Castello di Reschio

In the very heart of the private nature sanctuary in the Castello di Reschio estate, is Piantaverna. A restored farmhouse, with a formal terraced garden full of fruit trees and a detached guest suite located off the courtyard. Piantaverna has recently been re-styled, decorated and furnished, creating a light filled home.

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- Swimming pool
- Fully serviced estate with leisure facilities
- Approximately 1 ha
- Approximately 500 sq m

GUIDE PRICE  
**€5,200,000**



## Pozzo della Chiana



This uniquely designed villa works equally well as a business or family holiday home with clean, modern lines and spacious rooms full of light. Most of the property's contents will be included in the sale.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Cantina with tasting room, laundry & storage
- Independent 1 bedroom villa
- Infinity swimming pool
- Approximately 219 sq m

amy.redfern-woods@knightfrank.com  
+44 20 7861 1057

GUIDE PRICE  
**€1,100,000**

## Parrano



18th century listed farmhouse fully restored maintaining all the original features within close proximity to Parrano. Its mature gardens include a medieval rose arbor, infinity swimming pool and outdoor kitchen.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 1 bedroom guest cottage
- Spa, Jacuzzi pool, gym & Turkish bath
- Approximately 2.5 ha of land including olive trees
- Approximately 280 sq m

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GUIDE PRICE  
**€1,400,000**





# Todi

Dating from 1200 and home to the Camaldolese monks until the 20th century. Most recently owned by the renowned artist Piero Dorazio, the property is an oasis of peace and tranquility and surrounded by breathtaking countryside. The property requires some restoration and would make a unique boutique hotel or large private residence.

ACCOMMODATION INCLUDES:

- Up to 30 bedroom suites
- Unique swimming pool designed by Piero Dorazio
- Deconsecrated church/artist's studio
- Outbuildings & staff accommodation
- Approximately 5 ha of land with olive trees & gardens
- Approximately 3,200 sq m

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*The guide price is available on request*







# Carate Urio

Ai Cedri Residence is an elegant and recently restored villa built over three floors with breathtaking lake views throughout. The property includes approximately 2,300 sq m of terraced gardens with a panoramic private pool and small charming annexe.

ACCOMMODATION INCLUDES:

- 4-5 bedrooms
- 4 bathrooms
- Boat mooring
- Approximately 385 sq m

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GUIDE PRICE  
**€3,400,000**



# Carate Urio

Modern newly built and fully furnished attic apartment with superb lake views in Carate Urio. High level finishes throughout featuring a large terrace with commanding views of the lake and a private Jacuzzi. Shared swimming pool with solarium and private garages are also included.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 4 bathrooms
- Large terrace with hydromassage
- Condominium swimming pool
- Panoramic lake view
- Approximately 180 sq m

amy.redfern-woods@knightfrank.com  
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GUIDE PRICE  
**€2,200,000**





# Como

A splendid villa built in the 1920s situated in a private and panoramic position overlooking the first basin of Lake Como. Immersed in approximately 3 ha of parkland, this property was the work of the greatest 1900's landscape designer Pietro Porcinai and later renovated by the architect Luigi Caccia Dominioni.

ACCOMMODATION INCLUDES:

- 12 bedrooms
- 8 bathrooms
- Swimming pool
- Tennis court
- 2 additional cottages
- Heliport

GUIDE PRICE  
**€15,300,000**

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# Como

Situated in a private position is this luxurious newly built modern villa with a panoramic view over the first basin of the lake and the city of Como. The location is also enviable because it is located just minutes away from the center of Como, the highway and Switzerland.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 9 bathrooms
- Garage 90 sq m
- Swimming pool
- Internal lift
- Approximately 700 sq m of living space

GUIDE PRICE  
**€4,900,000**

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## Central Milan

This prestigious residence returns to its former brilliance thanks to a conservative renovation emphasising the property's architectural details by recalling the atmosphere of ancient Milan. Located in the heart of Milan, long favoured by the Milanese bourgeoisie and close to Duomo Cathedral.

### ACCOMMODATION INCLUDES:

- 29 exclusive apartments
- Various sizes
- Luxurious penthouses with terraces & swimming pool
- Renovated apartment
- Gym & concierge service

*The guide price is available on request*

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## Riva degli Schiavoni



Bright Serenissima apartment in typical venetian style, located in Riva degli Schiavoni with extraordinary views over Bacino San Marco and the island of San Giorgio Maggiore.

### ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Warehouse
- Terrace
- Approximately 170 sq m

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+44 20 7861 1057

GUIDE PRICE  
**€1,500,000**

## Dorsoduro



16th century Palazzo of great historical value, offering 360 degree views over one of the most desirable parts of Venice. The property offers private mooring.

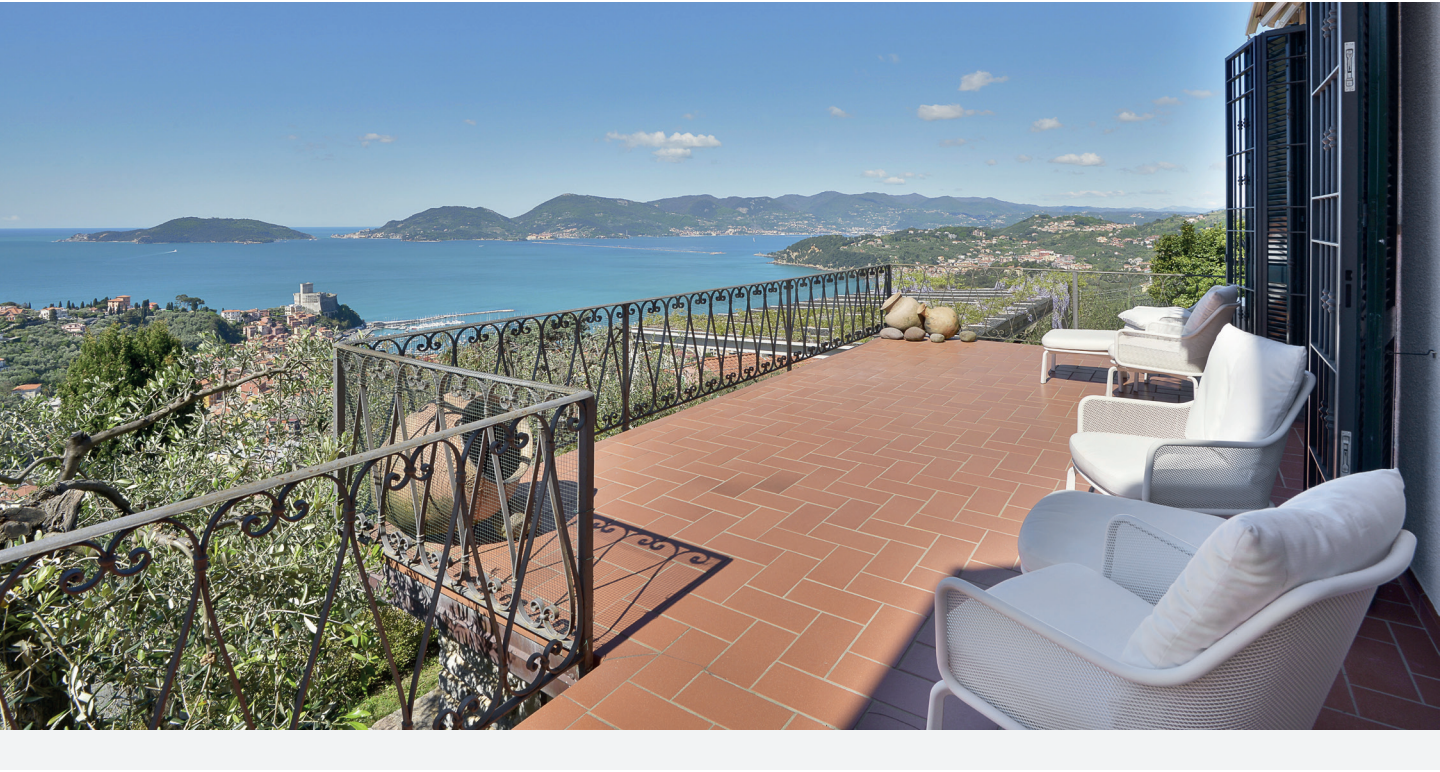
### ACCOMMODATION INCLUDES:

- Approximately 1,130 sq m
- 7 bedrooms
- 2 terraces
- Private garden approximately 410 sq m

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+44 20 7861 1057

GUIDE PRICE  
**€12,500,000**





# Lerici

Located in close proximity to the centre of Lerici, one of the most popular areas of the Ligurian Riviera, this stunning property offers spectacular views of the bay called "Golfo dei Poeti". Comprising a villa with an independent apartment, a cottage and a pool. Renovated to a high standard, the property has 10 parking spaces including a private garage of approximately 70 sq m.

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 9 bathrooms
- Swimming pool
- Garage
- Secondary accommodation
- Approximately 550 sq m

GUIDE PRICE  
€6,500,000

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+44 20 7861 1057

# Santa Margherita Ligure



The fifth floor apartment is set on one of the main streets of Santa Margherita, along the road that leads to Portofino. The property includes a private terrace, overlooking Santa Margherita port.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 1 bathroom
- Sea view
- Approximately 80 sq m

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GUIDE PRICE  
€950,000

# Finale Ligure



A unique 19th century fortress surrounded by nature just a few minutes away from the wonderful Ligurian Riviera sea. Renovated in the 21st century, providing modern comforts while maintaining the attractiveness of the original structure.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Helipad
- Staff accommodation
- Approximately 865 sq m

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GUIDE PRICE  
€5,000,000



# Tellaro



Villa Lubbock is positioned next to Cinque Terre, in the famous "Golfo dei Poeti" and located in the heart of a lush landscape, with private and direct access to the sea. The apartment has a private garden with amazing sea views.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 4 bathrooms
- Swimming pool
- Private parking
- Approximately 150 sq m

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GUIDE PRICE  
**€2,600,000**

# Montecastello



Unique, luxury country estate built over three levels. Reconstructed and renovated in 2006 to a high standard, this 17th century fortified Castello offers spacious accommodation in a Tuscan style and design.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Terrace
- Secondary accommodation
- Swimming pool
- Approximately 500 sq m

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GUIDE PRICE  
**€990,000**



# Portofino

Situated in the Golfo di Portofina, one of the world's most famous stretches of coastline, is this magnificent property, the only villa in Portofino to be accessed by the piazzetta, water and road. This waterfront villa has over 300 sq m of wonderful terraces and commands breathtaking sea views.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 5 bathrooms
- Private jetty
- Staff accommodation
- Approximately 350 sq m of living space

alasdair.pritchard@knightfrank.com  
+44 20 7861 1098

GUIDE PRICE  
**€19,500,000**





# Porto Cervo

A stone's throw from the famous town square, The Rock is unique in its structure and architectural design; built to the highest of standards with the perfect blend of technology and charm. Elevated and private in its position, the views out to sea are spectacular. With large open plan spaces, it is the perfect Villa for large families and entertaining.

alasdair.pritchard@knightfrank.com  
+44 20 7861 1098

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- Cinema room, games room & bar
- Spa & gymnasium
- Swimming pool & hydro pool
- Professional kitchen
- Significant staff accommodation

*The guide price is available on request*





# Our expertise

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**Prime Central London**

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Daniel Daggers on +44 20 7861 1758

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Freddie Hills on +44 20 7861 1732

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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.

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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 property is an extremely diverse asset 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.

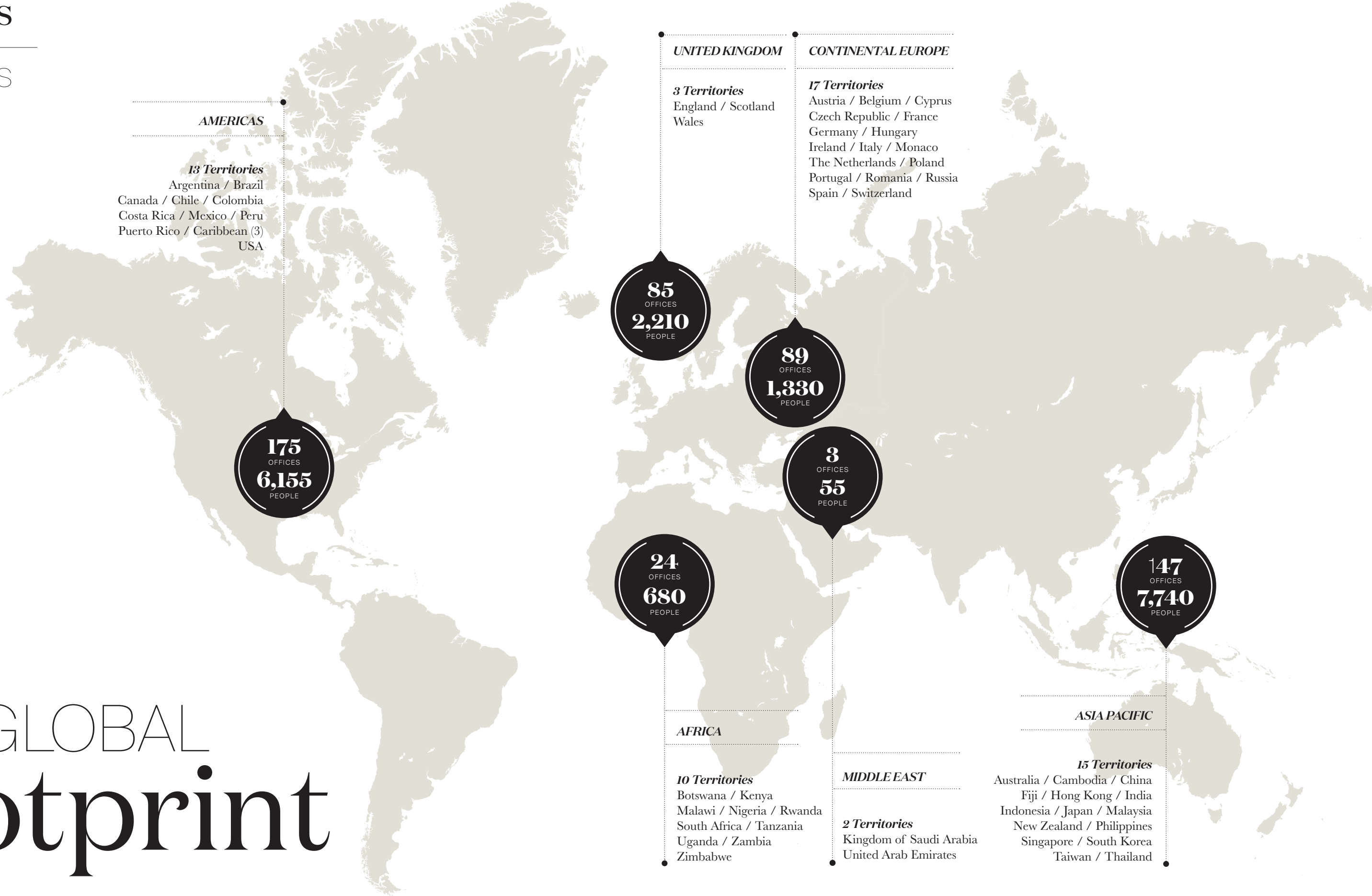
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523 Offices

60 TERRITORIES  
18,170 PEOPLE

OUR GLOBAL  
Footprint





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