

ITALIAN  
**VIEW**



THE FINEST PROPERTIES FROM AROUND ITALY

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Cover image: Luvy Images



## ITALIAN VIEW 2020: THE ULTIMATE GUIDE TO THE FINEST ITALIAN PROPERTY

Welcome to the 2020 edition of *Italian View*, Knight Frank's annual publication dedicated to showcasing the very finest properties from across our Italian network. From historic villas overlooking rolling Tuscan landscapes, to sprawling waterfront dwellings on the edge of Lake Como, we are committed to connecting our customers with the best properties, perfectly! It is encouraging to see that the positive trends witnessed in 2018 have continued throughout 2019, giving Italy renewed confidence and appeal among an international clientele. Italy's magnetism draws interest from around the world; with the country's cities, countryside and coastlines offering the perfect mix of history, culture and activity for all age groups, reflecting its universal and enduring appeal among overseas buyers.

Italy has also become an increasingly attractive proposition for buyers looking to benefit from the recent tax incentives on offer (see page 6), which partly explains the growing number of high net-worth individuals (HNWI) looking to make Italy their permanent home. Moreover, after several years of softening prices, buying a residential property today can mean exceptional value and over the short and medium-term potentially attractive returns.

Within the pages of this publication we have looked at shifting buyer trends (p2), and the move from country to city living as exemplified by the increasing popularity of the nation's historic cities, such as Lucca, Florence and Venice (p8) which are seeing the highest demand among customers today.

Whether you are looking to sell your property, or considering a purchase, I do hope you enjoy our Italian View and that we will be able to help you with your property plans now or in the future.

Mark Harvey  
Head of International Residential

## ESCAPE FROM THE COUNTRY

Few countries deliver historically beautiful and culturally dynamic cities as effectively as Italy. From the narrow Renaissance streets of Florence to the beguiling waterways of Venice, to the majestic piazzas of Rome, Italy's cities are some of the most coveted destinations for travellers looking to immerse themselves in a world of historical and cultural significance.

But they're also becoming destinations for those wanting to buy into the Italian dream, albeit one slightly removed from the presumed idyll of rustic Italian living. These cities combine iconic art and architecture with a twenty-first century lifestyle – perfect for international buyers who want a city-centre home where modern amenity is as important as cultural immersion.

“The move to city living began several years ago but recently has noticeably gathered pace,” says Mark Harvey, Knight Frank's

Head of International Residential. “Italy's historic cities provide great beauty, history, food and culture, all close at hand. Buyers are turning their backs on the traditional dream of the rural good life for the convenience of city living.”

This desire for city living, combined with a growing reluctance from buyers to undertake renovation projects, has spiked demand for high-quality homes. However, despite the issue of low stock affecting choice, new developments in cities such as Rome and Florence are being built in conjunction with five-star hotel brands, meaning the property is of the highest quality. “The service and maintenance provided by leading hospitality brands underpins the value, appeal and convenience of city living,” Harvey says, confirming the growing appetite for torta – and eating it.

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Photography: Andrii Ter



A SPOTLIGHT ON...

# LAKE COMO

Lake Como is becoming one of Italy's premier second-home destinations. Find out why

Situated in the Lombardy region of northern Italy, Lake Como is perhaps one of Europe's most recognisable bodies of water, with its distinctive 'inverted Y' shape and considerable depth of 410 metres (it's the continent's deepest). It's also one of Europe's most popular holiday destinations, with travellers enchanted by its waterfront dwellings, rural landmarks and sites of historical importance. For second homeowners, Lake Como certainly offers the Italian good life, so says Tania Morabito of La Reale Domus, Knight Frank's associate office in the region. "Its proximity to the metropolis of Milan and Switzerland make it the perfect destination for those who wish to reside in one of the most beautiful corners of Italy," Morabito says. "What's more, we select top-quality properties that will make sound investments for our clients, especially ones that will yield greater returns in the future."

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### ELEGANCE & TRADITION

*"Lake Como has always evoked an unforgettable sense of wonder. It offers a lifestyle that combines elegance, style and traditional Italian values"*

**TANIA MORABITO,**  
OWNER & MANAGING DIRECTOR,  
LA REALE DOMUS

### COMO CATHEDRAL

Como Cathedral is one of the most historically significant Roman Catholic religious buildings in the region. Commonly described as the last Gothic cathedral built in Italy, construction began in 1396 but wasn't finished until 1770, with the completion of the Rococo cupola by Filippo Juvarra. Dedicated to the Assumption of the Blessed Virgin Mary, the Cathedral is open to tourists and worshippers year-round.



### KNIGHT FRANK'S LOCAL OFFICE

Located at Via Crespi, 14, agents from the Como office can provide intimate local area insight and the very best property the Italian Lakes have to offer.

### VILLA DEL BALBIANELLO

The 18th century mansion Villa del Balbianello and its gardens are located on the edge of the wooded promontory of Lavedo and offer enchanting panoramas of Lake Como. Known for being one of the most breathtaking estates in the area, it was restored to its former splendour in the 1970s, when Italian mountain climber and explorer Count Guido Monzino renovated it. Monzino also built the fascinating Museum of Exhibitions, to preserve the memories of his adventures.



### ISOLA COMACINA

This small wooded island is administratively a part of the commune of Ossuccio. It is located close to the western shore of the Como arm of the lake in front of a gulf known as Zoca de l'Oli, a Lombard name referring to the local small-scale production of olive oil. The island now welcomes visitors and consists of a restaurant, cafe, a collection of archaeological sites and three artist houses.



### FARO VOLTIANO

The "Faro Voltiano" (Volta Lighthouse) was built in 1927 by engineer Gabriele Giussani. Located up in San Maurizio Brunate, the 29-metre octagonal lighthouse is dedicated to Italian scientist Alessandro Volta, an early pioneer of electrical power. The Faro dominates the lake, with its majestic vistas of the water framed against distant Alps. The lighthouse is reachable by car or a short ride on the Funicular to Brunate.



### TREMEZZO

The commune of Tremezzo is a part of the Riviera della Tremezzina or Riviera delle Azalee (Azalea). Its location in the middle of the ancient road, Via Regina, between Como and Sorico, likely gives its name to the small, picturesque town, once a base for smugglers transporting their contraband from the foot of the Swiss Alps. Tourists mostly visit for the Villa Carlotta and its beautifully kept gardens, and stay for the five-star luxury at the Grand Hotel Tremezzo.



### BELLAGIO

Nicknamed "the pearl of Lake Como", the municipality of Bellagio has become well-known for its streets of narrow alleys and dizzying stairways, which wind through the many blocks in the town's distinctive neoclassical style. Attractions include Villa Serbelloni in the town centre and Villa Melzi on the western lake front (whose gardens feature in the 1984 Sergio Leone film *Once Upon a Time in America*).



Illustration: Michael Parkin - Folio Art

# HOW TO BUY LA DOLCE VITA

There are numerous lifestyle reasons that make buying a home in Italy an easy decision, but the financial incentives the country's government offers can make that choice even easier

Italy provides a sublime range of property choices from contemporary apartments in design-central Milan, to country estates among Tuscany's Montepulciano vines and Venetian palazzos beside the Grand Canal. From medieval Lucca to Renaissance Florence; the Ligurian coast to the beach clubs of Sardinia, each region has its own distinct character and style but all showcase Italy's unrivalled lifestyle – that famous dolce vita. Come for the history and art, stay for the food and love of life.

There are also compelling financial reasons for a move to Italy as outlined in Knight Frank's inaugural



*Italy's amenable flat tax laws will appeal to overseas buyers looking for investments that offer value-for-money and a world-class lifestyle*



## How can Knight Frank help buy the dream?

With our nine Italian offices, we offer a true handholding service to help you navigate markets if you are unsure as to where to call home. We also work closely with family offices, wealth advisors and private bankers to ensure we keep our clients informed. Our team has been at the heart of the Italian business for 25 years and has agreed some of the largest sales on record in Italy. All agents profess to know their clients but we sit down and understand what their priorities are, which other global locations they need to be able to gain access to easily, and most importantly the lifestyle the client and their family are trying to attain. We help get everything ready before you buy. Legislation is complex, so it is vital to have the right professional team to act on your behalf. We work alongside our clients' lawyers and tax advisors, so we are fully informed when advising on property purchases.

**ALASDAIR PRITCHARD, PARTNER, KNIGHT FRANK PRIVATE OFFICE**



*Villa Poggio Torselli, Florence, Tuscany. Property for sale with Knight Frank, page 23.*

Italian Tax & Lifestyle Report. Alasdair Pritchard from Knight Frank's Super-Prime International Sales team and Private Office, says the current value to be found in Italian property combined with recent changes to Italy's tax regime has led to a significant increase in the number of wealthy international buyers there.

"In 2017 the Italian government announced a new €100,000 flat-rate tax on global income," explains Pritchard. "Along with price falls of around 40 per cent in the decade after the global recession this has made Italy very attractive to wealthy international investors. While other countries have attractive tax regimes, few offer the accessibility, history, culture, climate and overall lifestyle that Italy does."

Italy's Minister for the Economy announced that over 150 applications for residency under this flat rate ruling were made by HNWI's in 2018, a figure that

Pritchard expects to increase significantly into 2020.

"In order to qualify applicants must become an Italian tax resident with accommodation in Italy," Pritchard continues. "The scheme is open to all nationalities including Italian expats returning home. The only condition is that applicants cannot have lived in Italy for nine of the past ten years."

Successful applicants pay an annual €100,000 fee instead of the usual Italian-source income and gains tax of up to 43 per cent with foreign income sheltered from Italian tax. Members of their family are also able to benefit from this non-dom status for an additional €25,000 each. Non-dom status is granted for a maximum of 15 years and can be revoked earlier by applicants if necessary. Italy also has one of Europe's lowest levels of inheritance and gift tax as well as exemptions from capital gains on certain categories of art and real estate.

*Photography: Brzozowska, Yin/Yang*

Wealthy investors moving to Italy can choose between mountain, countryside, waterfront and city homes. Knight Frank's properties between €500,000 and €1,000,000 include studios in Rome or Florence and charming Tuscan country houses. Move up to €5,000,000 and €10,000,000 and the choice becomes even more alluring and varied.

Italy comes with a thrilling history that has produced legendary art and architecture, a cultural catalogue with more UNESCO World Heritage Sites than any other country worldwide, a winning geography and now several prudent financial regimes too.

*To understand how Knight Frank can help with your Italian property search or to discuss current market conditions, please contact Alasdair on +44 20 7861 1098 or alasdair.pritchard@knightfrank.com*





## A NEW RENAISSANCE IN FLORENCE

Historic Renaissance splendour meets twenty-first century service with these expertly remastered city centre homes in an iconic Florentine Palazzo

Florence is a city deeply rooted in the past. It was the birthplace of Dante, the father of Italian literature and home to Michelangelo and Leonardo da Vinci. It's where maestro Brunelleschi created both the magnificent Duomo cupola and the perfect proportions of Santo Spirito church where the world's largest collection of Renaissance art is displayed in its museums. Art and culture are etched into every wide piazza and dark stone alleyway making the entire city a UNESCO World Heritage Site, a universally loved location of breathtaking beauty.

Yet for all its wonderfully preserved history it's also a thoroughly modern working city. Craftsmen and artisans still work in small ateliers, boutiques sell global brands and cutting-edge designers and smart new hotels showcase fabulous Italian contemporary style.

It's this winning combination of old and new that makes Florence so remarkable. Nowhere is that better displayed

than behind the doors of Palazzo Portinari Salviati, one of the most significant and exciting projects to come to the market in Florence. Launching this summer after extensive remodelling and refurbishment, the historic palazzo will have 18 apartments for sale, ranging from stylish one-bedroom homes up to an expansive four-bedroom penthouse with two terraces and wondrous views of the Duomo.

"Buyers in Tuscany today are drawn to city living," explains Bill Thomson, Chairman of Knight Frank's Italian network. "Where once they would happily renovate a wreck in the Chianti countryside, now they want the buzz and convenience of urban living, preferably without day to day stresses of garden maintenance or property upkeep. These apartments at Palazzo Portinari Salviati offer a combination that is very much in vogue: a new luxury residential development operated by a five-star hotel group in the centre of Florence."

Apartments at Palazzo Portinari Salviati are all unique,

some with painstakingly restored painted ceilings, some with antique fireplaces. The classical design mirrors the elegance of the building but early buyers have the opportunity to add their own style choices. Prices range from €650,000 for a 75 square-metre home and up to €8,500,000 for the penthouse.

Florence's palazzos are magnificent stone palaces built for the Tuscan nobility and Palazzo Portinari Salviati has both a wonderful location and an auspicious history.

Its grand façade faces Via del Corso, steps from Piazza della Repubblica to the west and the Duomo to the north. The original property dates to the thirteenth century when it was the family home of the Portinari family. Beatrice Portinari was the long-time muse of Dante, the inspiration for some of his most famed works, one of the guides in *The Divine Comedy*, and it was at Palazzo Portinari Salviati that they were first believed to have met as children.

By the mid fifteenth century the palazzo, significantly enlarged and remodelled, was in the hands of Jacopo Salviati whose descendants owned it for more than 300 years. Jacopo married Lucrezia, daughter of Lorenzo de Medici who as the patriarch of Florence's most influential dynasty was also the ruler of the Florentine Republic and a major patron of Renaissance art. The statue of his great-grandson, Cosimo de Medici, the first Grand Duke of Tuscany, still stands in the palazzo's courtyard.

In recent times, Palazzo Portinari Salviati was owned by the Bank of Tuscany until Taiwan-based hoteliers LDC saw its potential and is now preparing it for its latest renaissance as a five-star residence and hotel. On opening in 2021, it will offer a luxurious city-centre base with all the comfort and privacy of the finest private home coupled with exclusive services.

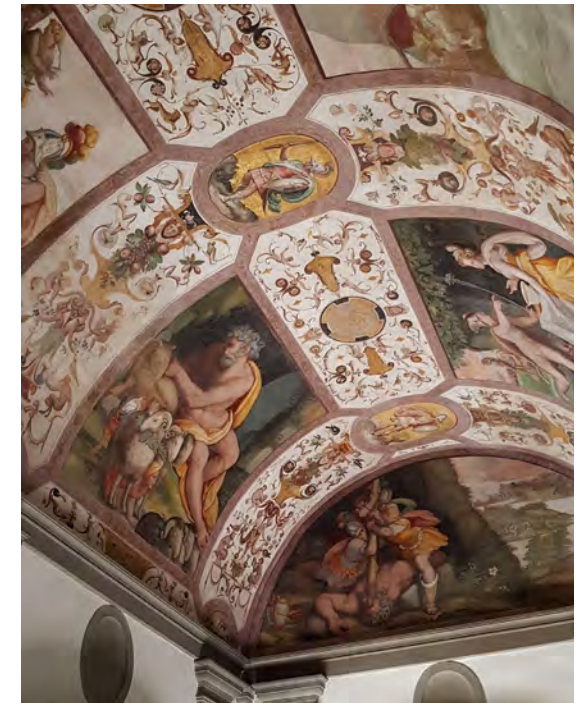
A concierge team will offer full on-site assistance, preparing the apartment for owners arrival, providing full maintenance services, booking restaurants or securing tickets to events in Florence's packed year-round schedule. Residents will have a full gym and spa, top-quality restaurants and a private member's club within the beautifully restored main rooms. And, when they are not using their home, they can choose to rent it through the hotel for all or part of the year.

"The highly desirable location between the Duomo and the elegant bars and shops of Via del Corso, the wonderful classical façade and magnificent Piano Nobile with its 6 metre ceilings and the exceptional services on offer make Palazzo Portinari Salviati a special opportunity to own a piece of Florentine history," Thomson says. "I imagine it will appeal to people who want to visit Florence a few times every year for the art and culture, the food and the swift access to the Tuscan countryside."

Florence, the ever-captivating capital of Tuscany, shows again its winning ability to preserve the past while offering the very best in modern life.

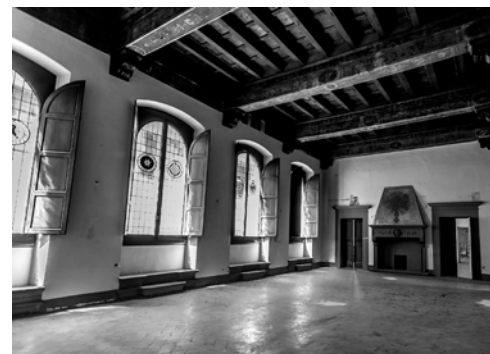
For more information on the apartments speak to Bill Thomson, [bill.thomson@it.knightfrank.com](mailto:bill.thomson@it.knightfrank.com) on +39 055 218 457 or Claire Locke, [claire.locke@knightfrank.com](mailto:claire.locke@knightfrank.com) on +44 20 7861 5033

Photography: saankai



Home of two of the most influential and legendary families of the Florence Renaissance, Palazzo Portinari Salviati will undergo an extensive revival that will bring back the classic beauty of the Renaissance

**"Palazzo Portinari Salviati's desirable location and exceptional services mean buyers have a special opportunity to own a piece of Florentine history"**





# HOME SOLUTIONS

Knight Frank's Home Solutions team understands moving can be a stressful experience – that's why its consultants will create a comprehensive moving package making it as seamless as possible

The prospect of moving house can leave a homeowner feeling a mixture of excitement, trepidation, anxiety and stress – it's no coincidence that psychologists rank a house move as one of the most stressful undertakings one can experience.

After offers have been accepted and contracts exchanged, the homeowner then has to face a daunting logistical operation ahead, one that's not always confined to hiring a removal service or cleaning the house – changing utilities, starting/stopping subscriptions, undertaking renovations and even the gardening must be factored into a moving schedule.

This is where Knight Frank's Home Solutions can help. Our service is one we offer whether you're moving out or moving in,

either domestically or abroad. Our team of expert Move Consultants organise all aspects of your move and can create the most comprehensive and complex of moving itineraries, whether moving between countries, or just down the street.

**Services include, but are not limited to:**

- *Removals: we arrange all aspects, including using trusted moving agents, who can undertake large or small, domestic or international moves with the utmost care and attention for your possessions.*
- *Utilities: we will open and close all utilities accounts after you move out and in. This includes everything from the regular gas, water and electricity, as well as other services, such as telephone, internet and television subscriptions.*
- *Cleaning: full deep-cleaning services, including those of ovens, carpets, surfaces and windows.*
- *Refurbishments and repairs: for homes needing cosmetic and structural repairs of any size and scale, both interior and exterior.*
- *Security and alarms: from regular domestic burglar alarm fittings to full-spectrum CCTV installation and the hiring of manned security.*
- *Interior design and furnishing: complete design and fit-out packages, so things are ready for when you move in.*
- *Waste management: disposal of unwanted items, building detritus and garden refuse.*

These checklists are created using our experience to ensure the best value for money for our clients; we aggregate cost fairly and can call on our trusted partners to pass on the very best costs to you, all guaranteed without any hidden extras. With Knight Frank's Home Solutions service, it's another weight off your mind.

Visit [knightfrank.co.uk/home-solutions](http://knightfrank.co.uk/home-solutions) to contact a Move Consultant to help put together your moving package

# PROPERTY IN ITALY

*From sprawling villas on the edge of Lake Como, to grand estates across the hilltops of Tuscany, our Italian network has the finest properties on offer in the country. Find yours in the pages ahead*



Illustration by Cheryl Goh



# HELPING YOU MAKE THE RIGHT MOVE

We turn the spotlight on Bill Thomson, Chairman of Knight Frank's Italian Network for insight on how to make a move to Italy a reality

**B**ill Thomson has headed up Knight Frank Italy since it was established in 1994 and today oversees a network of ten offices. He moved from the UK to Italy in 1989 and his wealth of knowledge of prime residential properties and estates has made him an invaluable trusted advisor. When he is not travelling the length and breadth of Italy to meet clients and view properties, Bill lives in Chianti with his family.

**What is the appeal of Italy?** The Italian people are incredibly welcoming, the food and wine are wonderful, the climate is marvellous and the culture is sublime. There is extraordinary architectural and artistic excellence

everywhere from major cities to small rural towns. The long, thin Italian peninsula means you are never far from the sea, the mountains or a captivating culture-packed city. Italians have a really good sense of Carpe Diem and consciously set out to make the most of every day, retaining their culture and relishing the simple pleasures of family and food. It is hugely appealing.

**Which areas are most in demand?** The move from a more rural property to urban homes started around 2005 and has been a gradual but consistent process since then. We see the greatest concentration of interest in cities and surrounding areas. Our clients ideally want to be within half an hour



**“We always recommend that lifestyle should in part dictate where you buy and you should take time to realise what’s important to find that special location”**

of a town or city and within one hour of an international airport. In Venice, Milan and Rome they keep as central as possible. In smaller cities, Siena or Florence for example, they might look a little further into the countryside.

**How has the market changed over the past decade?** Property prices have experienced a 40 per cent reduction over the past decade, a correction that was badly needed. In the past six months prices have bottomed out and are beginning to climb again as buyers see the value on offer. Compared to our traditional competition of homes in the South of France, Southern Spain and the Balearics, Italian property currently is extremely well-priced.

**What are your top three tips for clients?** Take time to find which part of Italy you like. This is a country with significant regional differences and the area that suits you might not be where everyone else heads. Secondly think carefully about how you plan to use your property. Will it be for occasional weekend visits. Do you plan to bring the extended family. Is rental income important. How you use it will reflect what and where you buy. And finally, listen carefully to your estate agent because they should have extensive experience to help you avoid costly mistakes.

Photography: lucalabbian, Getty Images, Anastasia\_Guseva, SoStock



**What are the highlights of your personal cultural year in Italy?** I never miss the Biennale of Art and Architecture in Venice and every year I make sure to visit the Uffizi in Florence, it's like a pilgrimage for me to a place of utter beauty. Then I try and tour one or two different provincial towns. The depth of art and culture in Italy is extraordinary and these unknown gems, places like Modena or Urbino, are simply wonderful.

*We can help you understand how your lifestyle can factor into where you can buy property in Italy, be it in a city, in the countryside or on the coast*

**Why choose Knight Frank?** Knight Frank have operated in Italy for over 25 years, longer than any other international estate agency and many of my staff have been with me for 20 years or more. We have a comprehensive network of connections, an enduring reputation and deep knowledge. Many significant Italian families come to us because they know we are in the business for the long-term and they trust us.

*Speak to the Italian desk to help you find the perfect property fit for the lifestyle you want to lead on +44 20 7629 8171*







**CASTELLO DI PROCOPIO**  
 Migiana di Monte, Umbria

An elegantly restored Italian Castello, set between the mountains of Umbria and Tuscany with breathtaking views, this property perfectly mixes modern comforts and the magnificent heritage of a medieval castle. Approximately 25 km from Perugia Airport.

*8-10 bedrooms | 8-10 bathrooms | Roof terrace | Swimming pool | Pool house | Secondary accommodation | Spa & leisure facilities | Gym | Wine cellar | Approximately 30,000 sq ft | Approximately 5 hectares*

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

Guide price available on request  
 Property Number RSI190334



## POLINO ALTO Piegaro, Umbria

Constructed in 2006, this stone farmhouse has open views to Piegaro, Panicale and Citta della Pieve. It's situated in a private position within easy reach of Medieval towns in Umbria and Tuscany.

- 4 bedrooms
- 5 bathrooms
- Reception rooms
- Orchard & vegetable garden
- Energy efficient with solar panels & wood burners
- Swimming pool

victoria.siddons@knightfrank.com  
+44 20 3967 7126

Guide price €800,000  
Property Number RSI180762



## PALAZZO BENEDETTO Cetona, Tuscany

Historic building in the main square of Cetona. Original frescoes on the Piano nobile, rooftop conservatory with terrace looking out to the breathtaking panorama of Monte Cetona.

- 3 bedroom piano nobile
- 3 additional apartments
- Panoramic roof terrace
- Original frescoes
- Commercial spaces on ground floor
- Approximately 543 sq m

victoria.siddons@knightfrank.com  
+44 20 3967 7126

Guide price available on request  
Property Number RSI190392



## VILLA SANT'OLIVIERO Perugia, Umbria

The exclusive villa Sant'Oliviero enjoys an imposing panorama of the famous "Valle Umbra", the Apennines in the background and various towns. The villa offers really everything your heart desires; from walks through the beautiful garden, a swim in the spacious pool with sun from morning to evening, a relaxing bath in the indoor whirlpool or a drink on the terrace overlooking the sunset.

- 6 bedrooms | 8 bathrooms | Swimming pool | Gym & sauna | Terrace | Garden | Private parking | Approximately 563 sq m

victoria.siddons@knightfrank.com  
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Guide price €2,500,000  
Property Number RSI190670



### LA BRANCHINA Sarteano, Tuscany

A fully restored 17th century farmhouse with a former tobacco drying tower just 2 km from Sarteano, with spacious reception rooms and plenty of bedrooms for family and guests. The property also includes open sided summer house, hobby vineyard and 18.5m infinity pool for serious swimmers.

*6 bedrooms | 6 bathrooms | 2 reception rooms | Guest annexe | Wine cellar | Olive trees | 4.5 hectares of land*

victoria.siddons@knightfrank.com  
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Guide price €2,400,000  
Property Number RSI190665

### IL MORO Montalcino, Tuscany

Dating from around 1600 this characteristic farmhouse was restored in 2006 using traditional techniques and transformed into a luxurious comfortable home whilst maintaining all of its original features. The cantina is fully equipped with everything necessary for the production of the successful wine business which includes Cabernet Franc, Cabernet Sauvignon and Petit Verdot.

*5 bedrooms | 5 bathrooms | 2 reception rooms | Vineyards & working cantina | Staff accommodation  
Approximately 12 hectares of land*

mark.harvey@knightfrank.com  
+44 20 7861 5034

Guide price €6,000,000  
Property Number RSI171170



**VILLA DOCCIA**  
Florence, Tuscany

An elegant 18th century villa and the original home of the Ginori porcelain production, this estate requires total restoration and has enormous potential to create an individual private residence, a boutique hotel or an alternative commercial venture.

*10+ bedrooms | 5 bathrooms | 5 reception rooms | Secondary accommodation | Approximately 4,120 sq m  
Approximately 43 hectares*

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price available on request  
Property Number FLO190021

**VILLA LA TANA**  
Florence, Tuscany

Beautifully restored Medici villa outside Florence with a stunning double-ramped staircase, frescoed ceilings, wellness area and elegant gardens combined with all modern comforts you would expect from a high-quality home.

*6-12 bedrooms | 11 bathrooms | 5 reception rooms | Lift | Spa | Secondary accommodation  
Approximately 3,830 sq m | Approximately 12.6 hectares*

bill.thomson@it.knightfrank.com  
+39 0577 738908

Guide price available on request  
Property Number FLO190010

## LORO CIUFFENNA Arezzo, Tuscany

A special 17th century property in a private and peaceful location just 3 km from the town of Loro Ciuffenna; an area of particular natural beauty with many historical towns nearby.

- 4-6 bedrooms
- 4 bathrooms
- Swimming pool
- Secondary accommodation
- Approximately 300 sq m
- Approximately 19 hectares

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+39 055 218457

Guide price €2,700,000  
Property Number FLO180019



## CASA LUCE Gaiole in Chianti, Tuscany

A delightful village property forming part of a small hamlet in the heart of Chianti. This recent renovation has created a lovely home that enjoys unspoiled, south-facing views over vineyards.

- 4 bedrooms
- 4 bathrooms
- 2 reception rooms
- Shared swimming pool
- Approximately 320 sq m

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+39 055 218457

Guide price €995,000  
Property Number FLO190029



## VILLA POGGIO TORSELLI Florence, Tuscany

Recently restored to its former glory, this 'Queen of Villas' is a national monument and one of the largest and most elegant villas in Tuscany. Built in the 17th century, the estate includes 24 hectares of Chianti Classico vineyard and a modern wine cellar.

- 9-15 bedrooms | 12 bathrooms | 5 reception rooms | Swimming pool | Secondary accommodation
- Approximately 5,000 sq m | Approximately 41 hectares of land

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

Guide price available on request  
Property Number FLO190019



**VILLA TANTAFERA**  
Florence, Tuscany

A 15th century listed Florentine villa, restored to a high standard with terraced gardens, water features, large annexe and superb views over the city centre.

- 7 bedrooms
- 7 bathrooms
- 2 reception rooms
- Swimming pool
- Approximately 850 sq m
- Approximately 2 hectares

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price €4,800,000  
Property Number FLO130003



**APARTMENT BARDI**  
Florence, Tuscany

One of the finest apartments in Florence in a wonderful renaissance Palazzo just moments from the city centre. The property includes a ground floor office, two separate staff apartments and a large underground wine cellar.

5 bedrooms | 5 bathrooms | Secondary accommodation | Private garage for 4 cars | Lift  
Approximately 600 sq m | Private courtyard of 70 sq m

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price available on request  
Property Number FLO130004



**VILLA SORGININA**  
Florence, Tuscany

A well-kept secret behind the Fiesole hill enjoying far-reaching views over Florence, immersed in an authentic Tuscan landscape of terraced olive groves, woods and gardens.

- 6 bedrooms
- 8 bathrooms
- 3 reception rooms
- Approximately 680 sq m
- Approximately 1 hectare

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price €2,900,000  
Property Number FLO190003

## OLTRANO Florence, Tuscany

Second floor pied-à-terre in the heart of the city, located close to the Palazzo Pitti and Piazza Signoria, in a historic building that dates back to Medieval times.

1 bedroom  
1 bathroom  
Reception room  
Lift  
Approximately 58 sq m

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price €395,000  
Property Number FLO180007



## APRILE Florence, Tuscany

A well-restored second-floor apartment in a Palazzo close to the city's key monuments, station and central market.

1-2 bedrooms  
2 bathrooms  
1 reception room  
Lift  
Approximately 87 sq m

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price €480,000  
Property Number FLO190015



## PODERE PIETRASANTA Monteguidi, Tuscany

A beautifully restored Tuscan farmhouse dating from the 14th century, sitting in a dominating position surrounded by immaculate and carefully landscaped gardens, olive groves and woodland. The property includes a guest annexe, a small vineyard and fully equipped wine cellar.

5 bedrooms | 7 bathrooms | 3 reception rooms | Secondary accommodation | Swimming pool | Approximately 500 sq m  
Approximately 8 hectares.

rima.stubbs@it.knightfrank.com  
+39 055 218457

Guide price €2,950,000  
Property Number FLO120041



### VILLA VITI Montespertoli, Tuscany

Restored to a high standard, this lovely property is full of natural light, has contemporary interiors in a classic style and beautifully maintained outside areas.

- 5 bedrooms*
- 6 bathrooms*
- 1 reception room*
- Swimming pool*
- Approximately 490 sq m*
- Approximately 0.7 hectares*

[rima.stubbs@it.knightfrank.com](mailto:rima.stubbs@it.knightfrank.com)  
+39 055 218457

Guide price €2,500,000  
Property Number FLO190041



### IL MACCHIONE Buonconvento, Tuscany

This elegant country house with external loggia and outside staircase has been restored with great attention to detail, preserving its original features while creating a stylish home. Focusing on high-specification technology to create an ecological and energy-saving property.

- 6 bedrooms | 6 bathrooms | 2 reception rooms | Swimming pool | A1 energy classification | Guest cottage & pool house*
- Approximately 1.5 hectares of land & manicured gardens*

[mark.harvey@knightfrank.com](mailto:mark.harvey@knightfrank.com)  
+44 20 7861 5034

Guide price €2,800,000  
Property Number RSI190260



### CASA PALMA Radda, Tuscany

A privileged, panoramic position with privacy and tranquillity, this turn-key home provides luminous, open plan spaces and is approximately 1 km from Radda in Chianti.

- 6 bedrooms*
- 6 bathrooms*
- Swimming pool*
- Secondary accommodation*
- Approximately 300 sq m*
- Approximately 8 hectares*

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+39 055 218457

Guide price €2,200,000  
Property Number FLO190020



CGI images used for illustrative purposes only.



## TENUTA SERRISTORI VILLAS Bolgheri, Tuscany

Born of the redevelopment of the historic Villa Serristori this project, managed by Palazzo Tornabuoni, will comprise six independent estate villas "Handmade in Tuscany", showcasing classical Tuscan architecture. Total area between 615 to 930 sq m. Boasting a private vineyard with custom wine label, private beach, gated estate and situated within 37 hectares of beautiful countryside.

4-6 bedrooms | 1.5-2.16 hectares of private garden, meadow & olive groves  
Swimming pool | Pool house | Club services: Dedicated property manager  
Housekeeping | Catering | Gardening | Helipad | Yoga room | Trekking trails

alex.deghe@serimm.net  
+39 0583 467450

Guide price available on request  
Property Number SER200001





### LA TERRAZZA Lucca, Tuscany

This apartment was restored in 2018, located on the third floor of a Palazzo in the historic centre of Lucca. The apartment has a contemporary style while maintaining traditional features.

- 4-5 bedrooms
- 4 bathrooms
- Lift
- Roof terrace
- Period property
- Approximately 240 sq m

alex.deghe@serimm.net  
+39 0583 467450

Guide price €1,300,000  
Property Number SER180023



### VILLA IGEA Lucca, Tuscany

A magnificent property set in perfectly maintained gardens and grounds with facilities for producing olive oil. The estate includes an elegant villa, three cottages, two swimming pools and 17 hectares of land, including 6.4 hectares of organic olive grove. An idyllic haven in the Lucca countryside.

12 bedrooms | 12 bathrooms | 4 reception rooms | Secondary accommodation | Staff accommodation | 17 hectares of land  
Private parking | Garage

alex.deghe@serimm.net  
+39 0583 467450

Guide price €4,900,000  
Property Number RSI120620



### PALAZZO GIUSTI Lucca, Tuscany

This beautiful 16th century "Palazzo", located in the heart of Pescaglia, has rural views over the valley. The property was renovated in 2010, joining historical features to a contemporary layout.

- 8 bedrooms
- 8 bathrooms
- Swimming pool
- Approximately 650 sq m
- Approximately 1 hectare

alex.deghe@serimm.net  
+39 0583 467450

Guide price €1,350,000  
Property Number SER180020

## LA FLORA Lucca, Tuscany

This completely renovated farmhouse, measuring approximately 530 sq m, is located in a private and peaceful area offering easy access to the historic centre of Lucca and all its amenities.

- 6 bedrooms
- 6 bathrooms
- 2.96 hectares
- Outbuildings
- Swimming pool

alex.deghe@serimm.net  
+39 0583 467450

Guide price €2,500,000  
Property Number SER190003



## LA TORRETTA Lucca, Tuscany

This beautiful south-facing farmhouse, dating back to the 15th century, has been completely restored offering all modern comforts while maintaining its original features.

- 7 bedrooms
- 5 bathrooms
- Staff accommodation
- Swimming pool
- Dependance
- 4.5 hectares of land & organic olive grove

alex.deghe@serimm.net  
+39 0583 467450

Guide price €2,820,000  
Property Number SER190005



## VILLA PEONIA Portofino, Liguria

The villa is located in the perfect setting of Portofino. The property comprises a main villa with additional staff accommodation and a separate guest house, which is a studio space with main living area, fireplace, a veranda and bathroom.

6 bedrooms | 6 bathrooms | Terrace | Staff accommodation | Swimming pool | Approximately 550 sq m  
Garden approximately 5,000 sq m

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

Guide price available on request  
Property Number RSI170152

**STONE VILLA**  
Ameglia, Liguria

A two-floor stone property dating back to the 17th century surrounded by a well-kept private park. The interior and exterior finishes have all been treated with the highest level of detail.

- 2 bedrooms*
- 3 bathrooms*
- Private garages*
- Approximately 338 sq m*

picasso@iinetnetwork.it  
+39 345 7233412

Guide price €3,000,000  
Property Number RSI200051



**LA BADIA**  
Santa Margherita Ligure, Liguria

Located in an easy to access and quiet area with enchanting details. La Badia is surrounded by its garden and enjoys an open view of the sea. Fully furnished.

- 6 bedrooms*
- 4 bathrooms*
- Balcony & terrace*
- Private garage*
- Approximately 380 sq m*
- Approximately 600 sq m garden*

picasso@iinetnetwork.it  
+39 345 7233412

Guide price €3,800,000  
Property Number RSI190642



**VILLA LUBBOCK**  
Tellaro, Liguria

Positioned next to Cinque Terre in the famous Golfo dei Poeti, this apartment has private, direct access to the water and offers amazing sea views from every room.

- 4 bedrooms*
- 3 bathrooms*
- Balcony*
- Cellar*
- Approximately 153 sq m*

picasso@iinetnetwork.it  
+39 345 7233412

Guide price €2,500,000  
Property Number RSI200057



**APARTMENT IN SORI**  
Sori, Liguria

Situated on the coastline, this apartment offers privacy and exceptional sea views. The property benefits from an open living room with access to a large seafront terrace.

- 3 bedrooms*
- 2 bathrooms*
- Swimming pool*
- Private garage*
- Approximately 158 sq m*

picasso@iinetnetwork.it  
+39 345 7233412

Guide price €1,700,000  
Property Number RSI190674

**SAN LORENZO**  
Santa Margherita Ligure, Liguria

Located on the heights of Santa Margherita, this property overlooks the Gulf of Tigullio and is part of a period villa framed by a beautiful private park with driveway access.

- 4 bedrooms
- 3 bathrooms
- Lift
- Sea view terrace
- Private garage
- Approximately 179 sq m

[picasso@iinetnetwork.it](mailto:picasso@iinetnetwork.it)  
+39 345 7233412

Guide price €1,950,000  
Property Number RSI191109



**VILLA INCANTATA & FIORITA**  
Bonassola, Liguria

Villa Incantata is located on the first hill of Bonassola enjoying views of the local village and sea. Next to this, Villa Fiorita sits in an independent position by an olive garden.

- 6 bedrooms
- 6 bathrooms
- Swimming pool
- Private garage
- Approximately 333 & 99 sq m
- Garden approximately 7,000 sq m

[picasso@iinetnetwork.it](mailto:picasso@iinetnetwork.it)  
+39 345 7233412

Guide price €3,900,000  
Property Number RSI190881



**VILLA ALLE RIVE**  
Faggeto Lario, Como

Majestic villa dating from the early 1900s and fully restored in 1999 preserving original features such as high ceilings, fresco ceilings, iron-wrought stairs and antique floors. The property, with its well-manicured lakeside garden rich in ancient trees, is an oasis of peace and tranquillity.

- 9 bedrooms | 6 bathrooms | Guest house | Well-manicured lakeside garden
- Private covered mooring | Lakeside terrace with gazebo | Renovated historical villa

[info@larealedomus.com](mailto:info@larealedomus.com)  
+39 031 310 0186

Guide price available on request  
Property Number RSI190360



VILLA LA RONDINE  
Menaggio, Como

Located in a dominant and exclusive position, this awe-inspiring villa offers breath-taking views over the famous lakeside village of Bellagio. The villa is set within a beautifully landscaped garden and has a heated infinity pool and a 120 sq m guest house. Built to the highest standard, this exceptional 500 sq m property features tastefully designed interiors with spacious bright rooms.

*5 bedrooms | 3 bathrooms | Secondary accommodation | Outdoor swimming pool & Jacuzzi | Gym & spa facilities | Wine cellar & garage*

mark.harvey@knightfrank.com  
+44 20 7861 5034

Guide price available on request  
Property Number RSI200099





### VILLA SERENDIPITY II Como, Lake Como

Situated in a dominant position, this recently built villa offers stunning views over the lake and the city of Como. Spacious rooms with cutting-edge finishes as well as high-level security.

- 7 bedrooms*
- 9 bathrooms*
- Garage 90 sq m*
- Private swimming pool*
- Lift*
- Approximately 700 sq m*

info@larealedomus.com  
+39 031 310 0186

Guide price available on request  
Property Number RSI190114



### VILLA PAGODA Moltrasio, Como

A charming villa set in the most idyllic of locations, in a panoramic position within easy reach from the highway towards Lugano and Milan. Currently subject to a project of total restoration, the property will feature a gym, a spa with sauna and changing rooms, an indoor pool with relaxation area, wine cellar and private elevator to reach staff quarters.

*6 bedrooms | 8 bathrooms | 2,200 sq m terraced garden | Restoration project | Single garage & outdoor parking spaces  
70 sq m dependence | Indoor swimming pool | Approximately 700 sq m*

info@larealedomus.com  
+39 031 310 0186

Guide price €2,000,000  
Property Number RSI191053



### BELLAGIO LAKE RESORT Bellagio, Como

Near the enchanting village of Bellagio, this semi-detached villa enjoys a panoramic lake view. Fully and finely furnished, the property includes private beach access and dock, infinity pool and garaging.

- 4 bedrooms*
- 4 bathrooms*
- Swimming pool*
- Private dock with double berth*
- Lakefront*
- 2 single garages*

info@larealedomus.com  
+39 031 310 0186

Guide price €1,700,000  
Property Number IRD120073

## VILLA GINESTRE Cantù, Como

A uniquely designed villa spread across two levels in addition to the basement, with a perfectly landscaped garden. Approximately 3 km away from main services and enjoys excellent privacy.

4 bedrooms  
7 bathrooms  
Secondary accommodation  
Indoor swimming pool  
Approximately 715 sq m  
Garden approximately 4,600 sq m

info@larealedomus.com  
+39 031 310 0186

Guide price €1,970,000  
Property Number RSI190984



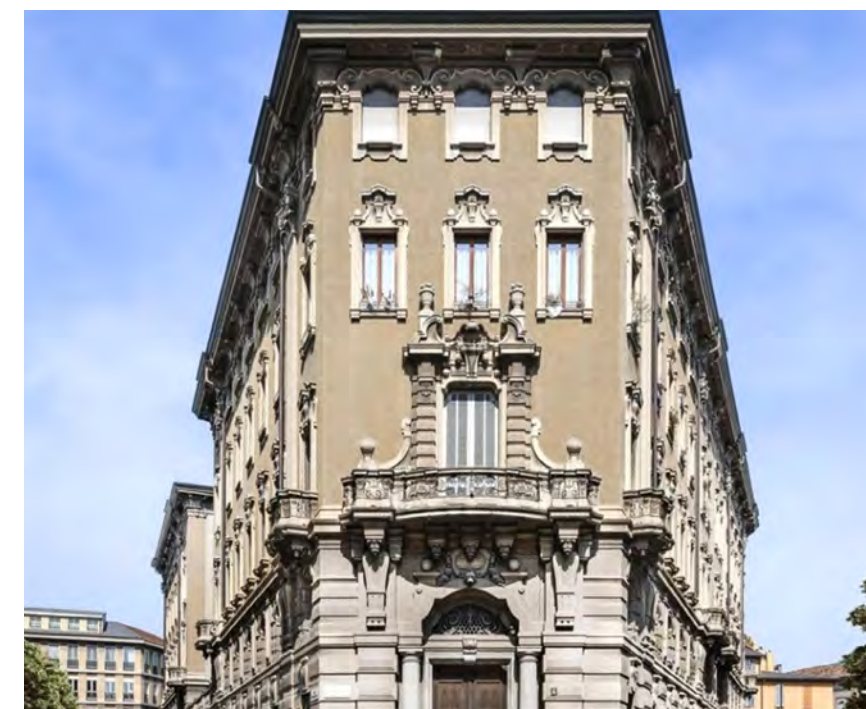
## DIMORE MONETA MOTTA Central Milan

This luxurious penthouse is part of a prestigious restoration project of the Dimore Moneta Motta residence. Located in the heart of Milan, and close to the Duomo Cathedral.

6 bedrooms  
6 bathrooms  
Terrace  
Swimming pool  
Garage  
Approximately 600 sq m

diletta.carminati@it.knightfrank.com  
+39 02 45377310

Guide price available on request  
Property Number MLN190014



## RESIDENZA LACVS Torno, Como

The villa offers spectacular lake views and is composed of spacious and bright living spaces as well as terraces with impressive views and a solarium where a Jacuzzi can be installed.

3 bedrooms  
3 bathrooms  
Roof terrace & solarium  
Double garage  
Breath-taking lake view  
Approximately 300 sq m

info@larealedomus.com  
+39 031 310 0186

Guide price €2,000,000  
Property Number RSI170761



## FRATELLI GABBA Central Milan

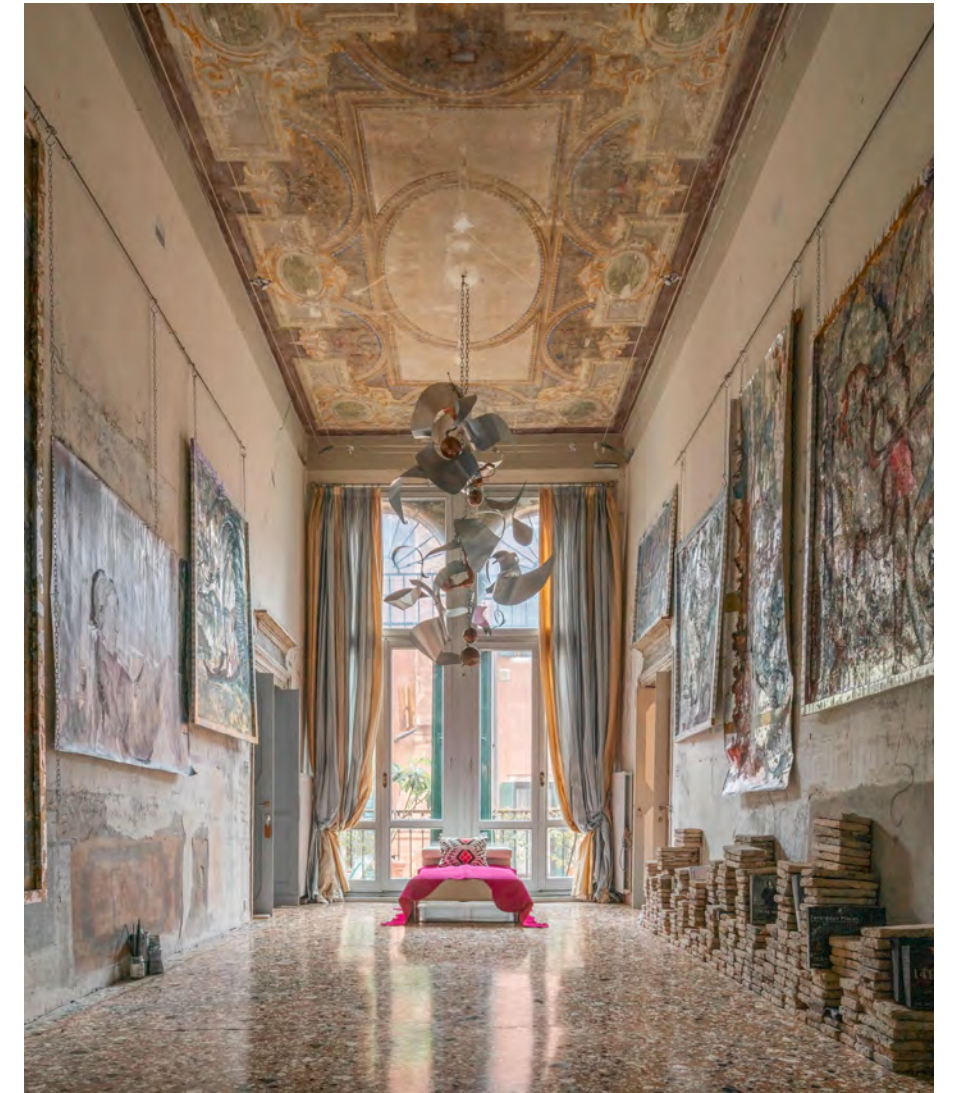
Recently renovated luxury apartment located on the fourth floor of a historic building in the heart of Milan's iconic fashion district.

3 bedrooms  
4 bathrooms  
Terrace  
Gym  
Swimming pool  
Approximately 320 sqm

diletta.carminati@it.knightfrank.com  
+39 02 45377310

Guide price available on request  
Property Number MLN200001





**THE FAIRY TALE PIANO NOBILE**  
San Polo, Venice

First piano nobile in typical Venetian style, with high ceilings, perfectly maintained original wooden beams and terrazzo floors, with stuccoed and frescoed ceilings. It also has an outstanding hall with arched windows overlooking the canal. Within 100m from the prestigious Aman Hotel and 250m from Campo San Polo.

3 bedrooms | 4 bathrooms | 2 balconies | Air conditioning | Historical palazzo | Outstanding hall

info@venicerealestate.it  
+39 041 5210622

Guide price €2,900,000  
Property Number RSI191100





**HISTORICAL VENETIAN PIANO NOBILE**  
Santa Croce, Venice

First piano nobile in the heart of Santa Croce, exuding authentic venetian character with perfectly maintained frescoes and stuccoes. Palazzo designed by Baldassare Longhena, with imposing entrance as well as water access and marble staircase leading to the first piano nobile. Spacious and beautifully tended historical communal garden of approximately 400 sq m.

*2 bedrooms | 2 bathrooms | 2 reception rooms | 17th century palazzo | Balcony | Air conditioning  
Water access | Historical features*

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+39 041 5210622  
+39 335 486971

Guide price €3,200,000  
Property Number RSI191168

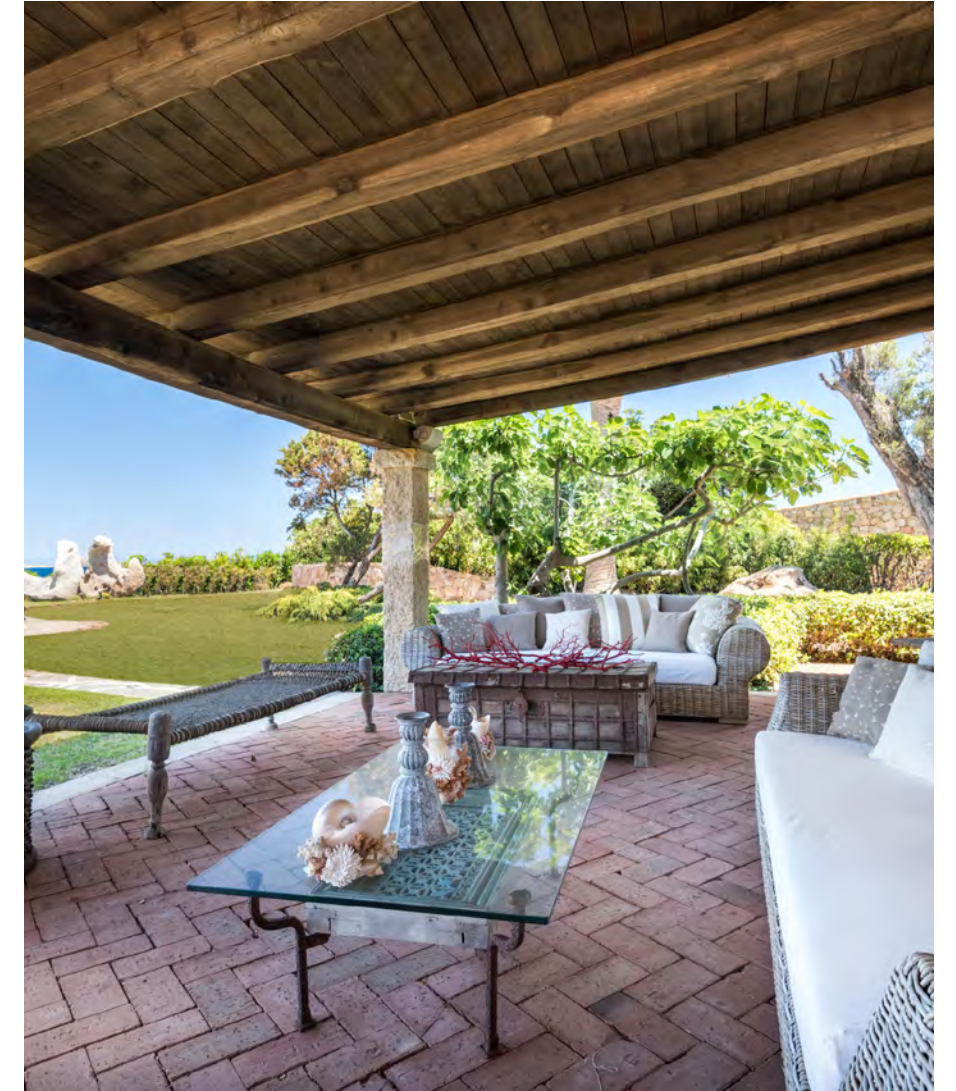
**GRAND CANAL PIANO NOBILE**  
Cannaregio, Venice

Prestigious second piano nobile facing the Grand Canal, located in a listed palazzo whose façade has been attributed to the architect Giuseppe Sardi, a disciple of Baladassarre Longhena - one of the greatest exponents of Baroque architecture. From the main piano nobile a spiral staircase leads to a mezzanine with a studio apartment that's ideal for guests.

*4 bedrooms | 4 bathrooms | 2 reception rooms | Lift | Boat mooring | Independent heating | Period | Grand Canal view | Balcony  
Approximately 480 sq m | Includes studio apartment*

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+39 041 5210622  
+39 335 486971

Guide price €2,650,000  
Property Number RSI190996



## VILLA IRA Porto Rotondo, Sardinia

With beautiful interiors enriched by a world famous painter, this truly special home has an enchanting living space with exceptional al fresco entertaining areas. The home's elegant gardens boast a large pool and generous terraces, whilst the property also sits within a short distance of a private pier and a small beach.

*5 bedrooms | 6 bathrooms | Staff accommodation | Swimming pool | Spa facilities  
Sea views | Private pier | Beach access | Mooring |  
Garden approximately 4,000 sq m*

roberta@costasmeraldaagency.it  
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alasdair.pritchard@knightfrank.com  
+44 20 7861 1098

Guide price available on request  
Property Number RSI200142





**PEVERO GOLF**  
Porto Cervo, Sardinia

This beautifully appointed home has generous interiors that are designed to flow onto its terraces to enjoy the sensational views over the water. The living areas have fantastic entertaining spaces that are complemented by impressive guest accommodation.

*5 bedrooms | 5 bathrooms | Staff accommodation | Swimming pool | Sea views | Large terrace & pergola*

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+44 20 7861 1098

Guide price available on request  
Property Number RSI200145

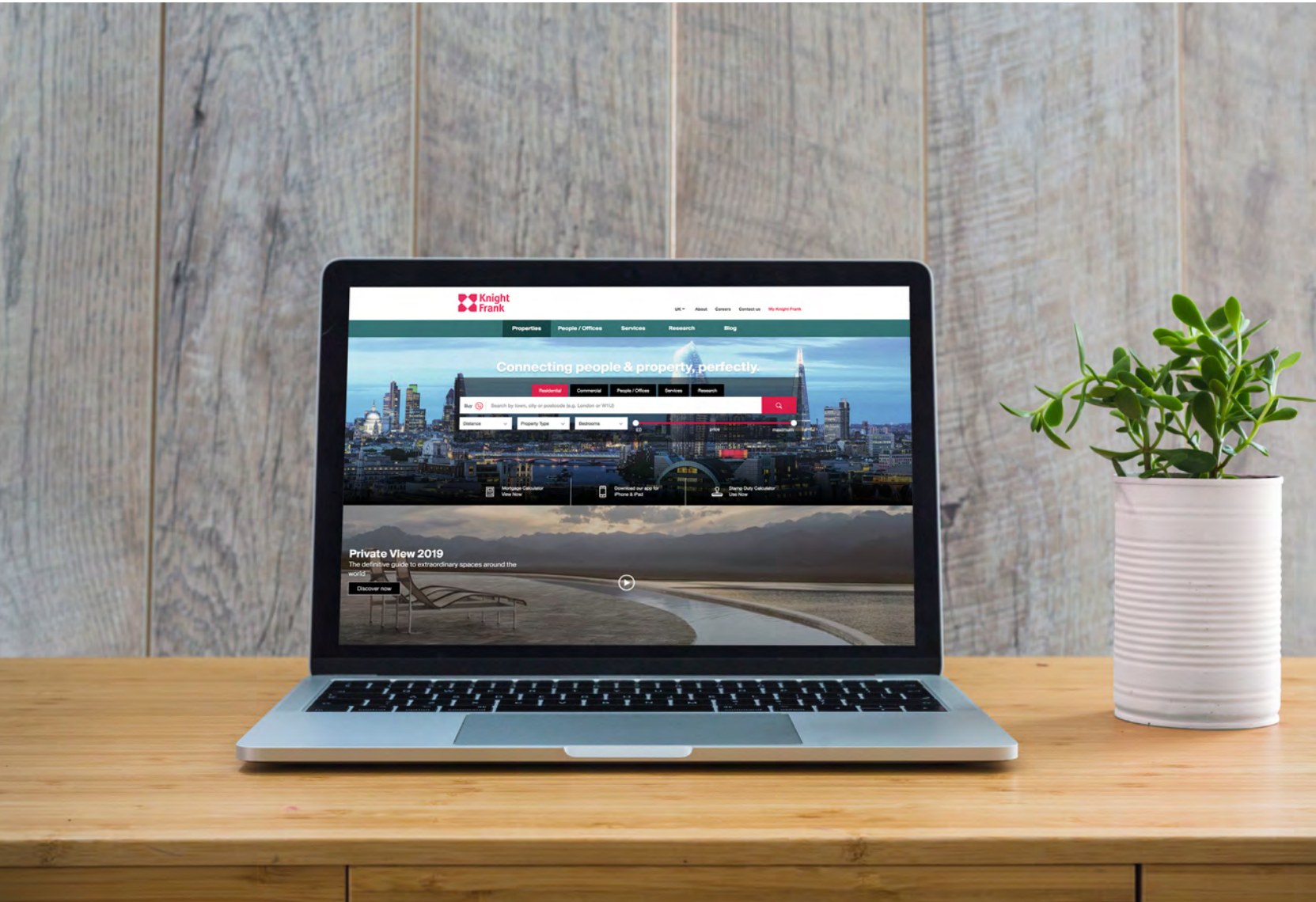
**VILLA LE MISTRAL**  
Cala di Volpe, Sardinia

Designed by an internationally renowned architect, this elegant villa is elevated above Costa Smeralda's countryside and enjoys exceptional views along the coastline. The home incorporates an array of unique features to create an idyllic retreat in an incredible environment.

*5 bedrooms | 5 bathrooms | Garden | Swimming pool | Sea view*

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**ALISTAIR ELLIOTT**  
*Senior Partner & Group Chairman*

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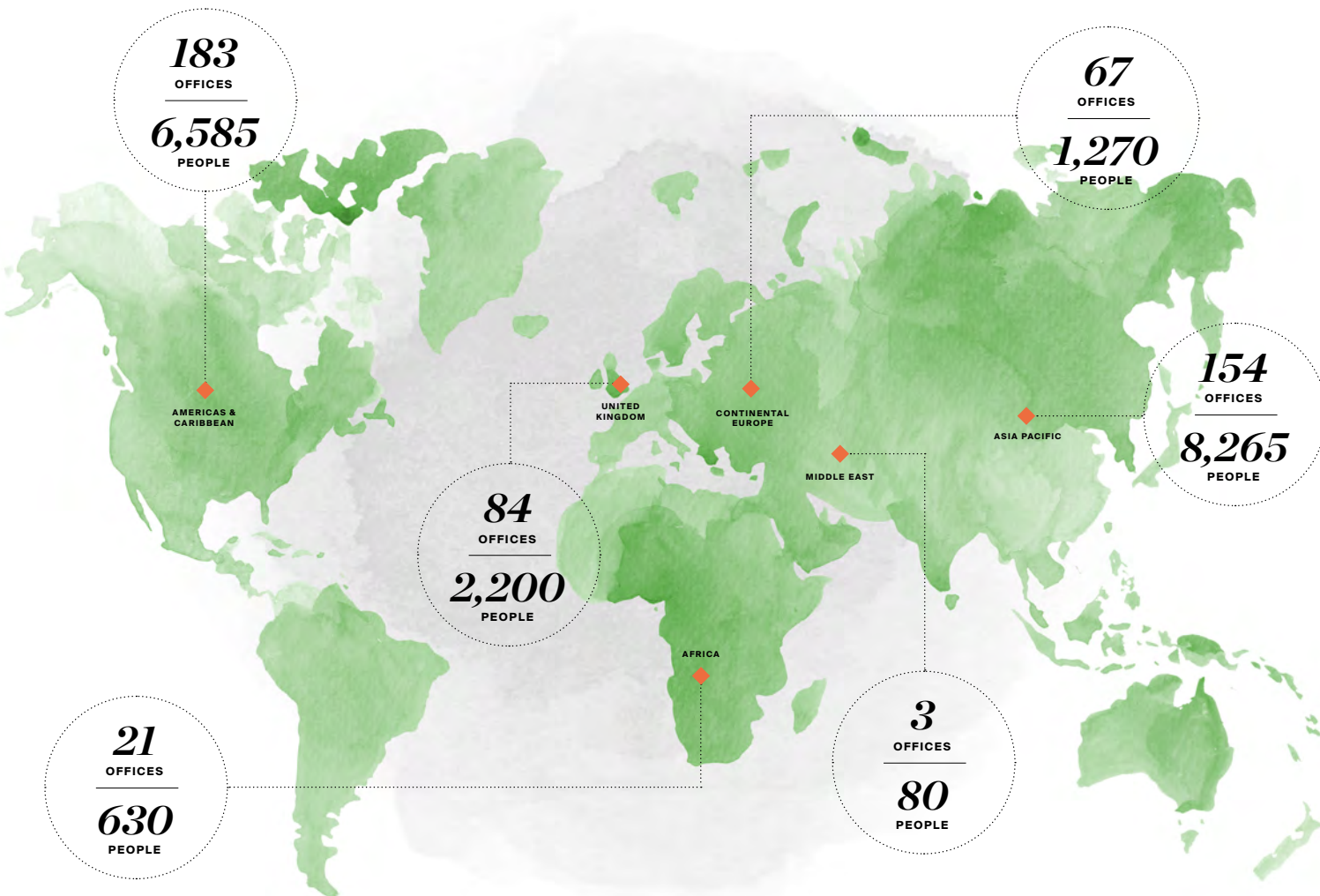
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# CONTACTS

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

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Italian View 2020

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