

ITALIAN VIEW

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Welcome to the 2016/2017 edition of Italian View; Knight Frank Italy's key publication for prime residential property in Italy.

This year we are featuring a fascinating interview with Lamberto Frescobaldi, head of the famous Italian wine company of the same name, an overview of the numerous markets and regions that we cover and some top tips for prospective buyers.

The past year has seen many new factors influencing the second home property market in Italy. However despite numerous fluctuations, the market has notably strengthened in the past 12 months, with an increase in viewings and sales in many of the regions we cover. Buyers remain cautious but committed and many sellers are open to realistic discussions on price. Above all, Italy is being seen as a safe long-term investment, driven primarily by lifestyle factors that remain staunchly unaffected by other trends. Tuscany and Umbria remain favoured destinations for purchasers, but areas such as Sardinia's Costa Smeralda, Lake Como and Venice, all affected by the downturn, are seeing a real resurgence. Equally, the Ligurian coast is attracting increased interest from many nationalities.

Knight Frank offers strength in depth and numbers across the key buying locations in Italy. With 16 offices across the country, we offer unrivalled access to some of the most beautiful homes in Italy; ranging from city apartments to country estates. Our network of local teams work closely with the London based Italian desk, while Knight Frank's global coverage now reaches 59 countries across 411 offices and continues to grow providing unrivalled global access to both buyers and sellers.

We hope you enjoy this little slice of our portfolio and we look forward to discussing any aspect of your property requirements in Italy.

Benvenuti all'edizione 2016/2017 di Italian View, l'autorevole pubblicazione di Knight Frank Italia sugli immobili residenziali di prestigio presenti sul territorio italiano.

Nell'edizione di quest'anno vi presentiamo un'interessante intervista con Lamberto Frescobaldi, responsabile della famosa casa vinicola italiana che porta il suo nome, una panoramica dei numerosi mercati e delle regioni in cui siamo presenti, e alcuni consigli esclusivi per chi desidera acquistare.

L'anno scorso, il mercato italiano delle seconde case ha subito l'influenza di una serie di nuovi fattori. Ma nonostante le tante fluttuazioni, negli ultimi dodici mesi il mercato si è notevolmente rafforzato, registrando un aumento dei sopralluoghi e delle vendite in molte delle regioni in cui operiamo. Chi desidera acquistare continua a essere cauto ma determinato, mentre numerosi venditori sono aperti a trattare in modo realistico sul prezzo. Ma soprattutto, l'Italia è considerata un investimento sicuro a lungo termine, principalmente grazie a fattori relativi allo stile di vita, immuni dalle tendenze del momento. Toscana e Umbria rimangono le destinazioni preferite dagli acquirenti, ma aree come la Costa Smeralda, il lago di Como e Venezia, tutte colpite dalla recessione economica, sono in grande ripresa. Analogamente, la costa ligure attrae sempre più interesse da parte di clienti di nazionalità diverse.

Knight Frank vanta un'approfondita conoscenza delle località italiane chiave per potenziali acquirenti, oltre a una forte presenza in loco. Grazie a 16 sedi sul territorio nazionale, vi offriamo un accesso ineguagliato ad alcune delle case più belle d'Italia: dagli appartamenti di città alle residenze nelle località di villeggiatura. La nostra rete di team locali opera a stretto contatto con l'ufficio di Londra dedicato al mercato italiano, mentre ad oggi la copertura globale di Knight Frank comprende 411 sedi in 59 paesi, ed è in continua crescita per fornire un servizio senza uguali ad acquirenti e venditori.

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ITALIAN VIEW

WORDS by Zoe Dare Hall

Italy inspires such devotion - to its monuments and landscapes, its cuisine, climate and people - that the economic woes that make headlines can feel like an unwanted distraction for buyers who simply love the country for what it is and what it offers.

That may be the bustle of Rome, Tuscan views or the spellbinding uniqueness of Venice. Or it may be for the Italians' love of life and family, and the pride they derive from talking to others about their country and culture. Each region offers something different, but underlying them all is the essence of Italy that buyers find irresistible.

VENICE

The best thing you can do in Venice is get lost. Throw away the map, follow your instinct and veer down beguiling backstreets where you will find the best restaurants overlooked by most tourists and stumble across vignettes of Venetian life in a city unlike any other.

What is just daily life to the locals is fascinating to fresh eyes as builders, flower sellers, bakers and fire fighters tackle their tasks by boat. Just occasionally in this city whose every turn looks like a film set, you must do the expected thing and take a trip by gondola for an unforgettable experience.



When the crowds get too much, hop on a boat to some of the 100 or so islands that dot the lagoon, including Murano, known for its glass-making, and Burano, famous for its colourful houses. You can bask on the beaches of the Lido and amble around Giudecca, home to the five-star Cipriani hotel.

It can seem overwhelming at times to have to share the city with so many fellow admirers, but there is a reason they are there. Venice is unlike anywhere else in the world.

ROME

If there ever was a place where you come face to face with history on every corner, it is Rome. The Eternal City's collision of modern and ancient never ceases to amaze.



Rome is one of the Mediterranean's biggest start-up hubs, with the tech generation, many of them nurtured at Rome's 20 universities, hoping to make their fortune while milling among the ancient monuments and tourist masses.

Even in the stifling summer heat, the atmosphere is magical and a gelateria or shady piazza is never far away. Nor are its green spaces, including the 150-acre Villa Borghese and Villa Pamphili, Rome's largest public park.

Most property searches begin in Rome's

Centro Storico, a UNESCO World Heritage Site whose tangle of backstreets throws up an endless array of trattorias, boutiques and eye-catching ruins. But when looking for a home, the leafier and less hurried residential districts such as Pinciano, Nomentano and Trieste offer respite from the city centre and are still within striking distance of Rome's indefatigable energy and its famous sights.

As Italy's capital city and one of the world's most popular tourist destinations, Rome is more likely to attract property buyers who already have a link with the city, whether through family, business or education. One thing is certain: no matter how many times you return, it's the city that never stops giving.

MILAN & THE LAKES

Transformation is underway in Milan, Italy's economic centre and a cosmopolitan city synonymous with fashion and design.

Its tallest landmark for centuries has been its vast gothic Duomo, which took 600 years to



build. But the skyline is changing with the modern high-rises - including those designed by Zaha Hadid and Daniel Libeskind - in the new Porta Nuova and CityLife business districts.

The harbour area of Darsena is also undergoing change with a new waterfront that has become a hot spot for an evening aperitivo. Piazza Gae Aulenti, near the major shopping and dining street of Corso Como, similarly provides the city with a new social hub in the form of a city square with shops, restaurants and fountains.

Innovation is all around in Milan, including at the Salone del Mobile, the world’s biggest furniture fair, and the biannual fashion week, whose glamorous protagonists pack out elegant palaces every Spring and Autumn. Milan’s cuisine is similarly illustrious; the city comes second only to Naples for the most Michelin-starred restaurants in Italy.

Milan is an easily navigable, safe city that offers a high quality of life for families. Most property buyers are Italians looking for primary residences, overseas investors with family connections or want a pied à terre for business trips to a city that’s well connected by air and rail. Its historic centre, around Via Montenapoleone, Brera and Piazza Castello, remain its most sought-after and high-priced addresses.

For many buyers, too, Milan is the gateway to the Italian lakes – Maggiore, Garda and the wishbone-shaped Como. New lakefront resorts are emerging around Como, but it’s the historical buildings that exude the real magic, including the 16th century Villa d’Este hotel, set in 25 acres of gardens, and palatial waterfront villas that rarely come onto the open market.

Hollywood has famously embraced Como and there are Michelin-starred restaurants, cocktail bars, boutiques and beach clubs for those who want a taste of Como’s high life. But the lake’s charm lies in its discreet sophistication. Villages such as Bellagio, Menaggio and Sala Comacina have long been admired by tourists from all over the world, but they retain their integrity and character.

Tuscany is seen by many buyers as the perfect location for families whose generations are dispersed around the world.

TUSCANY

Chianti’s rolling hills and elegant lifestyle has come to epitomise what Britons love about Tuscany – a region that many buyers choose as the perfect location in which to reunite families dispersed around the world. It offers beauty, accessibility and entertainment. It’s not purely a golf, beach, shopping or cultural

destination; it’s all of them and more – and there is far more to it than Chianti.

Some 13 million tourists flock to Florence every year, buzzing around the World Heritage Site



landmarks of its historic centre. And as the cradle of the Renaissance, it is a city not to be missed. Within a short walk, you can marvel at its Duomo, gaze at the Da Vincis and Botticellis in the Uffizi gallery and Michelangelo’s David in the Galleria dell’Accademia, then stroll across the medieval Ponte Vecchio.

Many overseas buyers long for an apartment in the centre of town, with a panoramic rooftop terrace to soak up the views. They are also gravitating towards buildings such as the Four Seasons-managed Palazzo Tornabuoni, which provides a product of international standards in a landmark palazzo. Others seek respite from the city in the nearby hills where you can combine the luxury of space and tranquillity with the privilege of having great art and culture on the doorstep.

For a smaller city, but one that still exudes affluence and sophistication, there is Lucca, whose Renaissance-era city walls remain intact, providing the perfect pathway from which to admire the town’s cobbled streets and surrounding countryside. One of the most

celebrated sights is the Piazza dell’Anfiteatro, once a Roman amphitheatre and now public square surrounded by cafes and homes.

Nearby Pietrasanta is an artists’ town that comes alive in summer with its many events and coastal Viareggio is the place to catch the Carnevale with its streets awash with floats and parades before Easter.

Central and Southern Tuscany also compete for buyers’ affections. The Val d’Orcia, whose entire valley is declared a UNESCO World Cultural Landscape, mesmerises many house-hunters with the ever-changing colours of its landscapes and its hilltop medieval towns such as Pienza and Montepulciano. Proximity to Rome, Florence, Perugia and Siena adds to the region’s allure.

The Maremma region of South-Western Tuscany, which borders the Ligurian and Tyrrhenian Seas, appeals to those who want solitude and countryside – perfect for those who like to soak up the views from the saddle of their horse or bike. But there is far more to it than that, including beautiful beaches such as Castiglione della Pescaia near Grosseto, golf and yacht clubs in Punta Ala, and spa towns such as Saturnia, Petriolo and Bagni San Filippo.

The nearest airports are within a two-hour drive, which keeps property values lower than their Val d’Orcia and Chianti equivalents. But if it’s a sense of remoteness that appeals, there is also Elba island, off the Maremma coast and a short flight away from Pisa. This haven for sailing, seafood, nature and privacy is perfect for Northern Europeans who want a discreet island home.

UMBRIA

Where Tuscany came first, Umbria followed – so while many Tuscany properties are due their next



round of renovation, their Umbrian equivalents are still in a good, modernised condition.

The gap between property prices in the two regions is narrowing, but those seeking greater value for money than Tuscany’s prized Val d’Orcia could look at the area that surrounds Orvieto in Umbria, which sits on the flat summit of volcanic cliffs and is within easy reach of Rome. Alternatively, there are the hills north of Perugia, a cultural and artistic town (its jazz festival in July is an annual highlight) with an ancient university and an airport.

Prices are similarly competitive in Todi, once the favoured summer escape for Romans and popular with artists and photographers. Its also a hub for artistry of the culinary variety, with the likes of Quantum, a restaurant and adjoining shop that specialises in organic local produce.

Umbria offers mesmerizing countryside for complete escape and captivating towns when culture and social life are called for. This blend appeals to retirees, but also to families looking for a holiday home that will keep everyone happy.

LIGURIA

Portofino has become a byword for Italian Riviera glamour, its pastel-coloured harbour-front houses an iconic image of the coast, overlooking not so much fishing boats but super-yachts these days.

Further along the coast, the Sestri Levante exudes a similar charm and cachet, along with coastal villages such as Santa Margherita Ligure, Rapallo and Lerici.

The area epitomises the classic Italian coastal road trip, hugging the cliff-edge in your open-top car, wind in your hair and sun on the face. And to live on such an exquisite stretch of the coast comes at a price.

But it’s possible to have a more affordable Riviera lifestyle in towns such as Sori, Arenzano, or Camogli, which sits on the same peninsula as



Portofino and is famed for its Fish Festival in May and the candle-lit Stella Maris sea festival in August. Inland, the ancient village of Sarzana sits between Versilia and the picture postcard Cinqueterre, providing an ideal base from which to explore Liguria and Tuscany.

The Ligurian coast has a timeless glamour of the elegant rather than ostentatious variety. This is a region steeped in maritime tradition and one that people love equally for mountain trekking as for enjoying sunset cocktails.

Western Liguria has the benefit of the French Riviera at its fingertips. Its beaches are a continuation of those on the Cote d’Azur, providing the opportunity to enjoy similarly beautiful scenery from its apartments and Art Nouveau villas overlooking the sea, but without the high prices or tourist crowds.

A short drive over the border from Nice airport are palm-lined coastal towns such as Ventimiglia, with its French flavour and beautiful beaches, Bordighera, long admired by writers and artists, and Ospedaletti, which has a discreet charm among its old town streets of fishermen’s houses. Nearby Sanremo, a large town with period villas and grand hotels, is famous for such annual events as its music festival and the Milan-Sanremo cycling race. It is also known as the ‘city of flowers’ and is a prodigious producer of olive oil, all of which can be found in its regular open-air and food markets.

This corner of Liguria is often overshadowed by its more famous Eastern counterparts, but it offers Italy’s mildest year-round climate and discreet coastal towns on the doorstep of the French Riviera.

SARDINIA

Sardinia’s white sand beaches and glistening, turquoise lagoons are among the most beautiful in the world – and they can be found all around the island, at all price ranges. But for buyers wanting a high-quality holiday home in a location that is synonymous with glamour, the Costa Smeralda in northern Sardinia is the only place to be.

Since the Aga Khan first developed the resort in the early 1960s, the Costa Smeralda has been one of Europe’s most luxurious holiday destinations. Buyers from Italy, Northern Europe and also some Americans and Russians flock to

their second, third or fourth homes there in August, with the coast’s short high season running from June until late September or early October. The Costa Smeralda is about spending daytimes soaking up the sun from your yacht, exploring the islands and inlets or luxuriating

on the beach, then enjoying long relaxed evenings in its restaurants.

The scene is undeniably one of wealth and glamour, but tastefully so. And the boats aren’t just for posing on; there is also a serious sailing scene based around Porto Cervo’s yacht club, also founded by the Aga Khan. Golfers can soak up the action on the water from Pevero golf club, whose fairways overlook the sea and boast some of the best golf views in Italy.

The Costa Smeralda is all about savouring the views – and new development is kept strictly in check to ensure little detracts from the natural beauty.



TIPS FOR BUYING *in* ITALY

Many an Italian property search has begun while gazing across golden hills on a warm evening and wondering how that holiday idyll can become something more permanent. We ask Bill Thomson, who has been chairman of our Italian network for the last 22 years, to single out some key tips on how to make the most of house-hunting in Italy.

1. REMEMBER THAT WARM EVENING FEELING

When househunting for a second home in a foreign country, you can soon become consumed by details such as bedroom sizes or kitchen fittings and forget all the sense of fun and the reason you are there. Remember this is most likely a discretionary – or luxury – purchase. It's a place bought for enjoyment and your search for it will probably entail several weekends spent exploring different parts of the country, trying out new restaurants and seeing new cities. Savour the moment.



2. DECIDE BETWEEN TOWN OR COUNTRY

In the 22 years that Knight Frank has worked in the Italian residential market, we have seen a slow movement away from the remote towards more urban markets. Decide whether you want to be in the centre of town where you can walk to your favourite bar for breakfast, or in the surrounding hills a short drive from the centre – or whether a remote, rural villa an hour from the nearest shop fulfils your vision of Italian perfection.

3. TO TUSCANY AND BEYOND

For many foreign buyers, Italy is all about Tuscany. But this is a country made up of many beautiful and contrasting areas, each with its own attractions. You probably won't have time to try them all, but once you have decided whether you want a cultural city, rural bolthole or coastal retreat, you can begin to narrow your search criteria.

4. RESTORATION DRAMA

We ask every prospective buyer whether they want to take on a renovation project and the most common answer is: "Something fully restored – or maybe with a small amount of work to do". Undertaking building work in a foreign language is a daunting task, but in many of the regions where we have offices, we can offer project management assistance. Don't buy a recently restored house that isn't to your taste as you will be paying full price for someone else's renovation project that you are about to completely change to suit your own tastes. And don't be fooled by houses that were restored 30 years ago and may look habitable but under the surface reveal a money pit. You will quickly realise you could have started from a shell and saved money.

5. GETTING THERE

It's easy to get lost in the romance of the views, but take a minute to think about how you will get to the house. Are you close to an airport and town? And if you are going to rent it out to other people, can they get there easily too?

6. SIZING IT UP

Italian estate agents work in square metres, which you may not be familiar with. You also need to get to grips with the difference between internal and external measurements, which can differ by 25%. You may find it easier to tell them how many bedrooms you need and any other specific needs you have.



7. STYLE COUNSEL

The issue of what type of house you want is often under-estimated. Do you instinctively prefer a symmetrical villa with high ceilings or a more rustic farmhouse? Are you a townhouse with small garden person or a top floor apartment type? Do you want a development whose houses are easy to lock up and leave? Long views over rolling hills or wooded valley? Venetian canal or shimmering sea?

8. GETTING THE PRICE RIGHT

How much do you tell your agent you want to spend? It is amazing how little most people take their agent into their confidence. Be as specific as you can about what you want and give the agent feedback about the house you don't like so they can refine their search and tell you urgently when the perfect house hits the market. And be honest about what you want to spend, taking into account all the other costs involved in the purchase process. It doesn't mean you will only be shown properties at that level and above.

9. THE GREAT OUTDOORS

In town you will be lucky if you find a property with a garden, but rural property must come with land or you will have a resale problem down the line. Land has to be looked after. Are you sure you want that vineyard you have always dreamed of or will a dozen olive trees do the trick?

10. PREPARE FOR VIEWING DAYS

The process should be fun, but you should also approach it fully prepared. Study the website, read the research reports and get a feel for what property values are really like in the different areas. Ensure the day starts on time; often owners have arranged for a caretaker to open the house, or travelled to the house themselves to prepare for your arrival and it helps to keep to schedule. Try to limit your search to six houses in a day – and take brief notes and photos as you go. Also, do bring some water and wear comfy shoes! Ask lots of questions such as how long has the house been on the market and what are its downsides. Put the agent on the spot a bit and make them work for their money. They will expect to be paid a fee if you buy a house that they have introduced you to, even if they have done little else. Statistically, we sell the first house we show people more than any other, so please don't assume that as it's the first one, there is bound to be better.

11. NEIGHBOURS OR NOT?

We always ask buyers how close they want to be to other people. Many would like to be within walking distance of a local market town but not see or hear a car or person. We all have a different definition of what we consider to be an acceptable distance from our nearest neighbour. View different situations and see how you feel about them.



12. MAKING THE FINAL CHOICE

Whilst you of course want to find your dream house you should also be prepared to accept some compromises. With plenty of choices available in the market, it is tempting to think the perfect property will eventually come along, but what sometimes seems an issue will very often not even be noticed after a little while of using the property. Have requirements of course but discuss with your agent what is realistic.



INTERVIEW WITH Lamberto Frescobaldi

by ZOE DARE HALL

To take over a family business that has been handed down the generations is to take on the weight of expectation and responsibility. Imagine the pressure, then, when that business is 700 years old and counts Henry VIII and Michelangelo as former customers.

“Oh don’t. If I think about it too much, I won’t sleep,” laughs Lamberto Frescobaldi, the 30th generation of the noble Florentine family to run Frescobaldi Toscana, his family’s business that began making wine in 1308.

It is a formidable family indeed and one whose history is inextricably linked to the history of Tuscany. There was Dino Frescobaldi, the poet who helped the exiled Dante Alighieri recover lost canti of the Divine Comedy, enabling him to complete what is considered the preeminent work of Italian literature. And there was the musician Girolamo Frescobaldi, a prominent Baroque composer.

This was the family who made their money at the height of medieval Florence as powerful bankers and who also held the purse strings of English kings. During the Renaissance, they became patrons of such Florentine landmarks as the Basilica of Santo Spirito and the Santa Trinita bridge.

Then, in the mid-19th century, the pioneering Frescobaldis introduced Sauvignon, Merlot, Pinot Nero and Chardonnay to Italy for the first time, paving the way for the family business to become one of Italy’s most prominent wine producers under Lamberto’s father, Vittorio, in the 20th century and, in the 21st century, under Lamberto and his uncles Fernando and Leonardo.

For 53-year-old Lamberto, who took over as the company’s president in 2013, this weight of tradition spells the need for innovation. “When you inherit something like this, you have to add something and always challenge yourself. You have to take the business forward for future generations and give it authoritative direction – but not look at the past too much,” he says.



He has recently made two bold moves that show that while he is all for preserving the family’s illustrious wine-making tradition, he also believes in change. The first was to drop the family’s aristocratic title (previously Marchesi di Frescobaldi) from the company name. “It’s something I always wanted to do – not because I’m against any title, but I wanted it to have much more precise branding. In many parts of the world, people have no idea what ‘marchesi’ means. People thought it was our surname. I’d look us up in books and couldn’t find us because we were filed under M,” Lamberto explains.

“My father was very open to the name change but I wasn’t popular with my relatives. I explained that if you look at a truly aristocratic person such as Prince Charles, he just signs himself Charles. He doesn’t feel the need to have a long description of the family’s heritage.” As a close friend of Charles, Lamberto’s mother, Bona, presumably took little convincing. A respected socialite and key figure in Florentine social circles, she was a guest at Prince William and Kate Middleton’s wedding.

The second rupture with history that Lamberto has made of late is to shift his workforce from the 500-year-old Palazzo Frescobaldi in central Florence, where he lives, to a modern office building 10 miles east of the city. “I felt we needed to be together under the same roof, so now we work from a glass building with perfect air conditioning. The world goes on.”

It’s surely a more fitting environment in which to plan how to attract a new generation of wine-buyers – “millennials” are more curious and knowledgeable about wine than their parents’ generation, he thinks. “They are amazingly interested in quality in general. They love to discover things. Smart phones have opened up the world and made it so much easier to source information and understand where everything comes from.”

That appreciation of a wine’s derivation is crucial to Lamberto; he feels it’s far more important to understand where a wine is made than to focus on varietals. “There are many beautiful homes but what makes a home truly beautiful is when it is in balance with its location. It is the same with wine. We want to communicate that every product has its own identity because of the uniqueness of its location – different landscapes, different soil, temperature, exposure... They all influence the end result,” he says.

Frescobaldi’s wine estates are dotted around Tuscany, from the Florence countryside to the Maremma coast. They include the Rèmole estate in Sieci near Florence, with its 14th century castle on the River Arno, and Castello Pomino in the Florentine mountains, where the public can rent out rooms on

the 16th century estate. But the place that Lamberto most cherishes is Castello Nipozzano, the Frescobaldi family’s most historic property, with an ancient castle – once a defensive stronghold of Florence from the year 1000 – overlooking the Arno river valley. The Renaissance artist Donatello would often drop by to buy his wine from the estate. “As a child, I grew up in Nipozzano and my parents still live there, so it’s where we return to for summer holidays. I lived there until I was 11 and it holds special memories of cows and horses and motorbikes – and a front door without keys. Memories like that are always sweet,” says Lamberto.

He has always lived in Florence and is a proud Florentine. “I feel very lucky to have been born in a town that most people in the world know,” he says. He loves the fact you have sea and mountains you can ski on within easy reach. He also describes Florence as a welcoming and democratic city, which, under the ruling Medici dynasty, gave free education to everyone, allowing great artists including Titian, Leonardo da Vinci and Michelangelo to flourish.

“The city has always been very open to foreigners,” he says – and visitors and investors from all over the world can’t get enough of it. The English love affair with Tuscany began as part of the Grand Tour of Europe undertaken by wealthy young men from the 17th century onwards. In more recent decades, British buyers demonstrated their appreciation of Tuscan heritage by buying and restoring its tumbledown farmhouses.

“They moved out of Tuscany – and ‘Chiantishire’ in particular – when prices became too high, leaving room for the Swiss and Germans to move in instead,” says Lamberto, “but the English are more relaxed. They don’t need a swimming pool. They are happy to sit under a tree and read a book in the sun. We have been blessed with extremely nice people who love this country, restore the houses and taught us how to create beautiful gardens.”

He is taking some of the nurturing Florentine spirit to Gorgona Island, a penal colony off the Tuscan coast where prisoners tend to a vineyard owned by the Frescobaldi family and produce wine that is served in Michelin-starred restaurants. They also produce olive oil from the groves surrounding the prison. Lamberto has personally been to the island about 80 times.

“Gorgona makes me keep my feet on the ground. There is a danger that when everything is going right, you think you’re so smart and that’s wrong. You need a reminder of how lucky you are,” he says.

For many Brits, it doesn’t take much more than simply being in Tuscany to know exactly what he means.

the FINEST
ITALIAN PROPERTIES





Fiesole

VILLA LA META

Unique villa with amazing views over Florence. Built in 1908 and owned by the same family since 1952, this villa takes one back to another era having maintained wonderful authentic charm and elegance.

REF: FLO160013

ACCOMMODATION INCLUDES:

- 12 bedrooms
- 15 bathrooms
- Main villa plus farmhouse, limonaia and garage
- 4 reception rooms
- In all about 1 hectare of parkland and garden



Florentine Hills

ACCOMMODATION INCLUDES:

One of the best kept examples of a Florentine Renaissance villa which has been meticulously restored, conserving original features and frescoes and creating modern, elegant living spaces with a lower ground floor conference centre. There is also the possibility to purchase further land.

REF: RSI160144

- 12 bedrooms
- 17 bathrooms
- Historic villa
- Swimming pool
- Wonderful panoramic views
- In all about 6 hectares of olive grove





Central Florence

VIA CAVOUR

In a Palazzo that was once a convent, a smartly restored, ground floor apartment comprising of two bedrooms, two bathrooms and a further guest washroom, large living/dining room and new, bespoke kitchen.

GUIDE PRICE: €750,000
REF: FLO150021

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 3 bathrooms
- Reception room
- Outside garden terrace
- Ground floor



Rignano Sull'Arno

IL FOSSATO

A farmhouse restored over the last 30 years by the current owners to provide a spacious home. Main house, large barn, swimming pool and five hectares of olive grove and woodland.

GUIDE PRICE: €1,500,000
REF: FLO160004

ACCOMMODATION INCLUDES:

- 4 to 5 bedrooms
- 6 bathrooms
- 2 reception rooms
- Secondary accommodation
- Heated, fenced salt water swimming pool
- In all about 5 hectares of olive grove and woodland



Fiesole

VILLA CALDINE

Set in the Fiesole hills, this is a spectacular renovation providing a luxurious property in a stunning setting comprising of three buildings, a heated pool, a gym and around 11 hectares of land.

GUIDE PRICE: €4,950,000
REF: FLO150039

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 12 bathrooms
- Guest house
- Manicured grounds
- Swimming pool
- In all about 11 hectares





Greve in Chianti

CASA FEDE

This newly restored property sits in a beautiful valley above Greve enjoying sunset views over vineyards and olive groves. The property includes a swimming pool, a large annex and several panoramic terraces.

GUIDE PRICE: €3,000,000
REF: FLO160002

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 5 bathrooms
- 2 reception rooms
- Guest annex
- Swimming pool
- In all about 11 hectares of land



Gaiole in Chianti

CASA GAIOLE

An award-winning Chianti Classico wine estate comprising of a main house, barn, annexes, swimming pool and about seven hectares of Chianti Classico vineyards. Currently run as a successful Agriturismo.

GUIDE PRICE: €4,500,000
REF: FLO150043

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 2 reception rooms
- Independent studio apartment
- Swimming pool
- Organic Chianti Classico, Supertuscan and Riserva wine production



Castellina in Chianti

CASA FAGGETO

One of the few remaining Chianti properties that has maintained its original charm and atmosphere and now providing a wonderful renovation opportunity. Set in a beautiful valley a few kilometres from the market town of Castellina in Chianti.

REF: FLO140021

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 7 bathrooms
- 3 reception rooms
- Secondary accommodation
- Swimming pool
- In all about 12.5 hectares of land including vineyard and olive grove



Montespertoli

TUSCAN FARMING ESTATE

13th century Tuscan farming estate consisting of a recently restored main villa with six bedroom suites, nine restored apartments suitable for tourism, about 120 hectares of farmland including vineyard, olives, irrigated arable land and hunting reserve.

REF: FLO160018

ACCOMMODATION INCLUDES:

- Main villa plus 9 apartments
- Several further buildings with building permits
- About 6 hectares of vineyard
- About 20 hectares of olive grove
- About 90 hectares of irrigated arable land
- Hunting reserve



Gaiole in Chianti

RIECINE

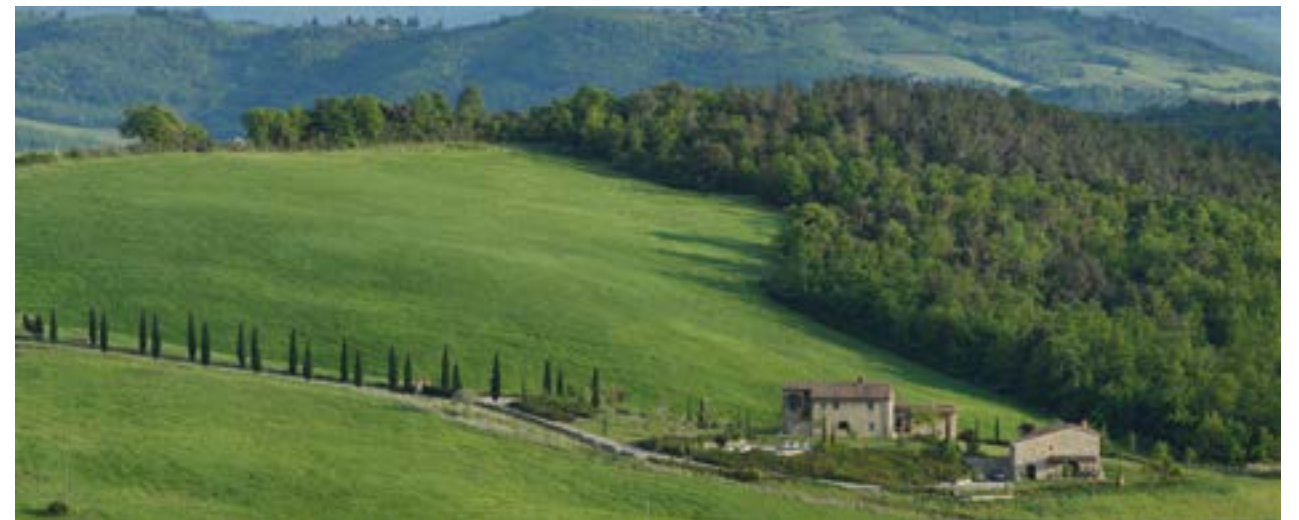
This lovely property, on three levels with a tower room, large terraces, a swimming pool with annex and ample parking is surrounded by olive grove and vineyard and enjoys wonderful views over Gaiole.

GUIDE PRICE: €2,600,000

REF: FLO140009

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 3 reception rooms
- Swimming pool with annex
- In all about 1.7 hectares of land including olive grove



Volterra

PODERE VOLTERRA

One of the few, totally eco-friendly, award-winning properties in Tuscany. A main villa, limonaia and barn, fully restored for a total of around 720 sq m with an infinity pool and around one hectare of garden.

GUIDE PRICE: €2,600,000

REF: FLO160005

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 9 bathrooms
- 2 reception rooms
- 2 independent guest/staff annexes
- Infinity swimming pool
- In all about 1 hectare of land



Campo nell'Elba

CASA SECCHETO

With wonderful south facing views, a restored home of approximately 150 sq m with an annex and surrounded by 0.46 hectare of garden, park and olive grove; approximately five minutes walk from several beautiful beaches.

GUIDE PRICE: €1,500,000
REF: FLO150047

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Annex
- Permission for a swimming pool
- Parking



Portoferraio

CASA I PERGOLI

In a splendid amphitheatre formed by the Volterraio valley and part of the National Tuscan Archipelago, this property boasts amazing sunset views set high above a totally unspoilt valley overlooking the sea.

GUIDE PRICE: €950,000
REF: FLO150025

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Panoramic terrace
- Parking
- Gazebo
- In all about 1 hectare of land



Monterotondo

VILLA LE QUERCE

Villa of approximately 350 sq m with swimming pool, sea views and olive grove. The perfect property for those seeking privacy and tranquillity yet also seeking close access to amenities and beautiful beaches.

GUIDE PRICE: € 1,300,000
REF: RSI160714

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 6 bathrooms
- Swimming pool
- Sea view
- 2.9 hectares of olive grove and land
- Annex of 70 sq m



Massa Marittima

CASA PRATA

Stone country house restored to a high standard with eco-friendly materials and an annex of approximately 22 sq m. Offering panoramic views and close proximity to the coast. About 11 hectares of which about four is fenced.

GUIDE PRICE: € 1,300,000
REF: RSI160710

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- Eco-friendly materials
- Energy class A
- Greenhouse
- Approximately 350 sq m



Lucca

VILLA FONDORA

Located in the most prestigious country side around Lucca, just 7km from the historic centre. The villa, that offers beautiful views over the town of Lucca, was the former residence of the painter and writer Lorenzo Viani and also of Dante Alighieri during his exile.

GUIDE PRICE: €2,475,000
REF: SER160011

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- Approximately 550 sq m
- Private chapel
- Swimming pool
- In all about 4 hectares



Montespertoli

VILLA MONTEPERTOLI

Beautiful brick villa situated in a quiet and panoramic location amidst the green hills of the Chianti region with enchanting views over the surrounding vineyards and olive groves, boasting a 12 x 6m pool.

GUIDE PRICE: €2,800,000
REF: SER160008

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 8 bathrooms
- Approximately 470 sq m
- Secondary accommodation
- Swimming pool
- In all about 2.5 hectares

Pisa

TORRE FONTE RINALDI

Unique Etruscan fortification completely restored, situated in panoramic position, featuring beautiful views of the Tuscan hills. The property has been restored using original and high quality materials while offering all modern comforts.

GUIDE PRICE: €2,200,000
REF: SER150032

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 2 reception rooms
- Approximately 190 sq m
- Swimming pool
- Spa
- In all about 1 hectare





Lucca

CASOLARE GRAGNANO

This four bedroom farmhouse situated on the hillside of Lucca, is accompanied by four hectares of land. The property is set in beautiful gardens and grounds complete with an olive grove and fruit trees.

GUIDE PRICE: €1,200,000

REF: SER150001

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 5 bathrooms
- 3 reception rooms
- Garage
- Approximately 450 sq m
- In all about 4 hectares



Lucca

TENUTA LE BAGGINE

A magnificent panoramic property set in perfectly maintained gardens and grounds. The estate includes a 15th century villa, two exquisite cottages, two swimming pools and about 15 hectares of land including a 700 tree olive grove. An idyllic haven set in the Lucca countryside close to all amenities.

GUIDE PRICE: €8,500,000

REF: SER160012

ACCOMMODATION INCLUDES:

- 13 bedrooms
- 13 bathrooms
- 2 annexes
- 2 swimming pools
- Approximately 1500 sq m
- In all about 15 hectares



Forte dei Marmi

VILLA LA TORRE

Luxury villa located in the most prestigious area of Forte dei Marmi, about 400m from the beaches. The house of about 500 sq m has been completely refurbished while maintaining its historical value and finished with the highest quality materials.

GUIDE PRICE: €15,000,000

REF: SER150039

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Approximately 500 sq m
- Roof terrace
- Swimming pool
- Staff accommodation





Montalcino

MULINO RICCI

Stunning, recently restored ex-water mill, approximately 660 sq m, architect-designed and finished to the highest of specifications close to Montalcino. Set in approximately five hectares of grounds with biodynamic Brunello vineyards.

GUIDE PRICE: €5,800,000
REF: RSI150917

ACCOMMODATION INCLUDES:

- 6 bedrooms and 7 bathrooms in total
- Vaulted reception room and high tech kitchen
- Guest cottage and staff accommodation
- Indoor swimming pool 18 x 2m with hammam in travertine
- Subterranean wine cellar
- Gardens designed by Margheriti



Citta della Pieve

FONTE CRISTIANO

Beautifully restored using high quality materials and design, providing every home comfort for an ideal family holiday home that also rents well during the summer months.

GUIDE PRICE: €2,350,000
REF: RSI160242

ACCOMMODATION INCLUDES:

- 7 bedrooms and 7 bathrooms
- Guest cottage, further guest suite and staff apartment
- Cinema room and sauna
- Infinity-end swimming pool and multi purpose play area
- In all about 4.5 hectares with 80 olive trees and woodland
- Class "A" for energy efficiency



Castiglioncello del Trinoro

CASA DI MEZZO

Fully furnished 16th century building that has been transformed into a luxurious townhouse with large garden in the magical hamlet of Castiglioncello del Trinoro, breathtaking views over the UNESCO site of the Val d'Orcia.

REF: RSI151051

ACCOMMODATION INCLUDES:

- 3 bedrooms and 3 bathrooms
- 2 reception rooms and large kitchen
- Includes all contents, antique furniture and art collection
- Large cloister garden with quince trees and seating area
- Monteverdi restaurant and wine bar available in the hamlet



Pienza

CASONE

Unforgettable location, stunning grounds and a fabulous 12th century farmhouse, all set in the UNESCO site of the Val d'Orcia. Truly one of the most beautiful properties on the market in Tuscany.

GUIDE PRICE: €4,450,000
REF: RS1160126

ACCOMMODATION INCLUDES:

- 13 bedrooms and 12 bathrooms
- Further guest annex
- Home cinema
- Loggia with panoramic views
- In all about 1.42 hectares
- Swimming pool and landscaped gardens



Bagnoregio

LA PEONIA

Immersed in its own botanical garden, the property is a paradise for garden lovers. A convent until the early 1900s the stone farmhouse has been innovatively designed to provide spacious, light and very modern interiors.

GUIDE PRICE: €1,200,000
REF: RS1160430

ACCOMMODATION INCLUDES:

- 4 bedrooms and 4 bathrooms
- Botanical garden
- Spectacular views of the 'Valley of the Calanchi UNESCO site
- Infinity end swimming pool
- Glass wall feature
- Extra spacious living areas





Casa delle Suore on the Castello di Reschio estate

ACCOMMODATION INCLUDES:

A fully restored and beautifully appointed property set in a peaceful and private location on the Castello di Reschio Estate. Meticulously restored using the finest materials, providing a comfortable, spacious, fully furnished property combined with the amenities and services provided by the renowned Reschio estate.

- 4 en suite bedrooms
- 2 en suite 1 bedroom guest houses
- Swimming pool
- Wine cellar
- Full estate and management services
- Main accommodation approximately 752 sq m





Niccone Valley, Tuscany

CASALE SORBELLO

Casale Sorbello is a lovingly and recently restored 700 year old farmhouse, with a new guest house and pool. Nestled amongst and providing panoramic views of the rolling hills of the picturesque Niccone Valley.

GUIDE PRICE: €1,600,000
REF: RSI160659

ACCOMMODATION INCLUDES:

- Up to 6 bedrooms
- 6 bathrooms
- Approximately 400 sq m
- In all about 4.1 hectares
- Olive grove producing about 25kg per year
- Guest accommodation



Todi

PODERE BELLAVISTA

Exceptional, classic styled stone country house with guest house, winery and panoramic pool, nestled high upon a hillside, offering breathtaking views of Todi and the surrounding countryside.

GUIDE PRICE: € 2,645,000
REF: RSI151232

ACCOMMODATION INCLUDES:

- 5 bedrooms and 7 bathrooms
- Approximately 630 sq m plus ruin to restore
- In all about 4 hectares
- Magnificent fully fitted kitchen with La Cornue stove
- Vineyard including Sagrantino, Sangiovese and Merlot grapes
- Olive orchard with some 250 trees



Montecastelli

CASALE SAN CASSIANO

Impressive, 500 year old property, consisting of a main villa, converted tobacco barn and apartment. Located on a quiet hillside with magnificent views overlooking the Tiber Valley. Carefully designed and restored by leading international architect.

GUIDE PRICE: €1,950.000
REF: RSI130476

ACCOMMODATION INCLUDES:

- Up to 10 bedrooms and 8 bathrooms
- Approximately 650 sq m
- Swimming pool and poolside facilities/shaded seating
- Guest accommodation and staff apartment
- In all about 5 hectares (including some 120 olive trees)
- Double garage and workshop



Passignano sul Trasimeno

PODERE DEI DANESI

Impressive property composed of two stone houses, two guest houses, swimming pool and pool house, with the most amazing views of the Umbrian country side. Restored with great taste, using high quality materials maintaining the traditional style.

GUIDE PRICE: €3,250,000
REF: RSI160793

ACCOMMODATION INCLUDES:

- House 1 approximately 500 sq m (4 bedrooms - 3 bathrooms)
- House 2 approximately 485 sq m (3 bedrooms - 2 bathrooms)
- 2 guest accommodations
- About 2.3 hectares of land with some 160 olive trees
- Travertine floors throughout both houses
- Panoramic swimming pool with pool house



Cortona

PODERE PIAZZANO

Large country estate with spectacular views to Cortona. Fully restored using top quality materials it has a total of six en suite bedrooms, large open living spaces, air conditioning, and a stunningly positioned, heated swimming pool.

GUIDE PRICE: €2,595,000
REF: RSI160609

ACCOMMODATION INCLUDES:

- 6 bedrooms and 8 bathrooms
- Approximately 500 sq m
- In all about 2 hectares of fenced gardens
- Small Syrah vineyard and about 22 hectares of woodland including circa 200 olive trees
- Heated pool, with a travertine stone paved solarium area



Niccone Valley

CASALE SAN PAOLO

Beautiful old farmhouse with tobacco tower, outbuilding and panoramic pool, with unmatched views of Reschio Castle and the Niccone Valley. Restored to the highest standards, by local craftsmen using local materials.

GUIDE PRICE: €1,295,000
REF: RSI160508

ACCOMMODATION INCLUDES:

- 6 bedrooms and 7 bathrooms
- Approximately 470 sq m
- In all about 4.5 hectares of land
- Saltwater, infinity edge swimming pool
- Panoramic views
- Further accommodation in converted tobacco tower and artist's house



Blevio

VILLA CA' DE MARTORI

A substantial and beautifully restored apartment set over the ground and first floor of a prestigious late 18th century neoclassical style villa on the lake front at Blevio.

GUIDE PRICE: € 5,200,000
REF: RS1140682

ACCOMMODATION INCLUDES:

- 6 bedrooms and 6 bathrooms
- 5 reception rooms
- Spacious terrace and private garden
- 2 boat moorings
- Lake front
- 3 parking spaces and 2 garages



Torno

APARTMENT VILLA PLINIANINA

In the stunning scenery of a lakefront period villa surrounded by a lush communal park, a spacious split level apartment offering lake views, private parking and a boat mooring.

GUIDE PRICE: €580,000
REF: RS1150643

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Communal gardens
- Boat mooring
- Lake front
- Approximately 150 sq m



Blevio

APARTMENT VILLA ROSPINI

Within a beautiful Art Nouveau villa surrounded by a magnificent secular park in the first basin of Lake Como. The open, light apartment offers wonderful views onto the lake.

GUIDE PRICE: €285,000
REF: RS1160791

ACCOMMODATION INCLUDES:

- Large communal park
- Communal swimming pool
- Boat mooring
- 2 parking spaces
- Concierge



Carate Uriò

LUXURY APARTMENTS ON LAKE COMO

Prestigiously designed apartments with bright interiors and large windows offering amazing views onto Lake Como. Offering high quality modern fixtures, comfort and amenities with a communal swimming pool and solarium, private garaging and guest parking.

PRICES FROM: €1,230,000
REF: RSI160790

DEVELOPMENT INCLUDES:

- 3-6 bedroom apartments
- Approximately 150 – 400 sq m
- Swimming pool with solarium and panoramic lake views
- Sunny panoramic location
- Excellent for summer rentals
- Private garages and guest parking



Como

LUXURY APARTMENTS

Within the prestigious Hilton Hotel complex (completion due April 2017) a new development of luxury apartments offering terraces and panoramic lake views, private garaging and concierge services.

PRICES FROM: €350,000
REF: RSI160794

DEVELOPMENT INCLUDES:

- 2-3 bedroom apartments
- Approximately 90 - 170 sq m
- Large terraces with lake views
- A few steps from the lake promenade
- Excellent for summer rentals
- Private garages and guest parking
- Penthouse €1,000,000





Via Morigi

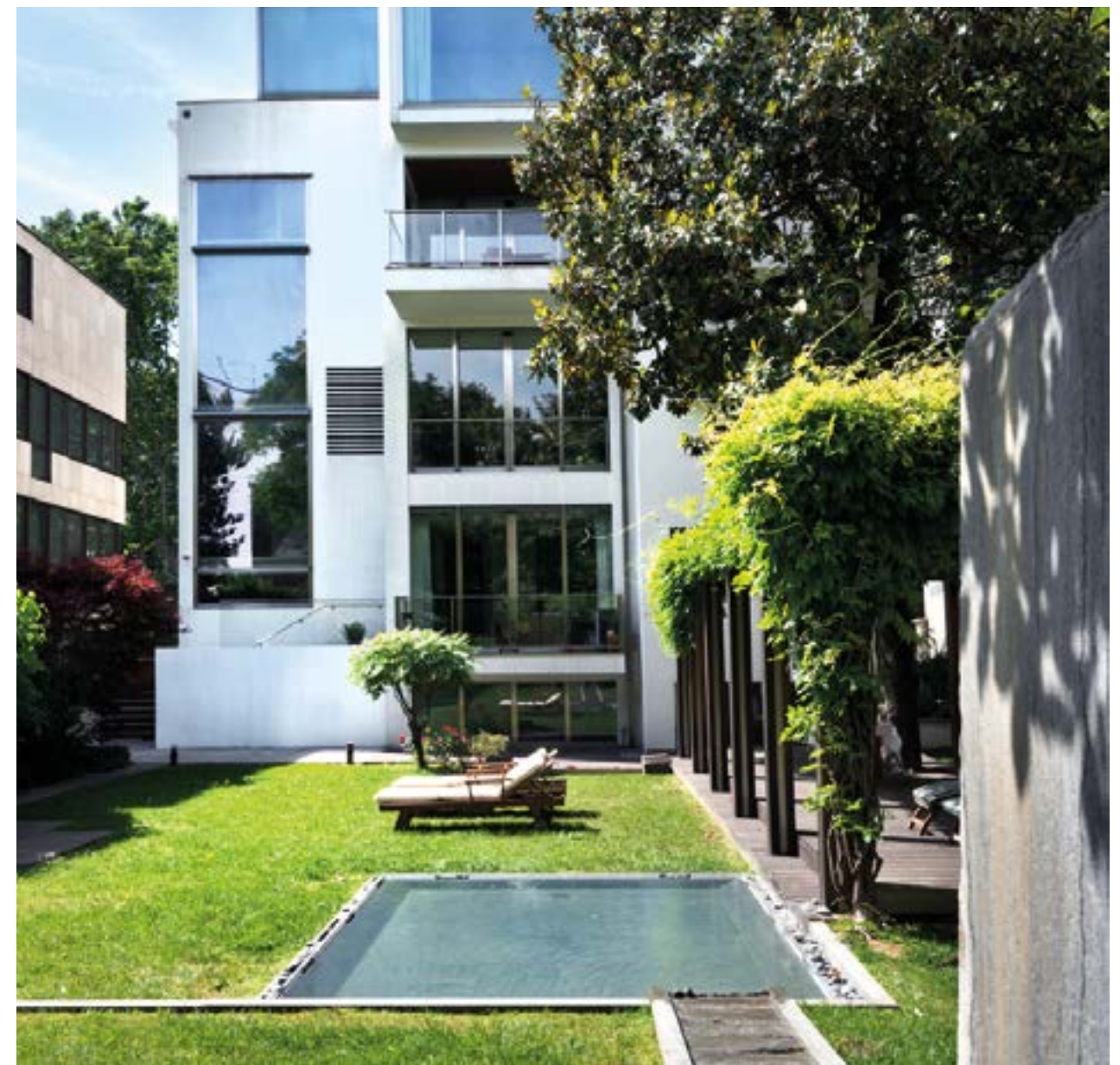
ATTICO MORIGI

Luxurious penthouse with unique terrace in a historical 16th century palace. Located in the former area of the Milanese nobility, in one of the most wonderful and peaceful streets in Milan.

REF: IT000043

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 3 bathrooms
- Terrace
- 2 level penthouse
- Prestigious building
- Approximately 210 sq m



Via Giovanni Battista Morgagni

PALAZZO MORGAGNI

When modernity meets the typical Liberty elegance, the outcome is a stunning property. The villa, recently renovated, is an excellent example of the Milanese architecture and boasts all of the most cutting edge comforts.

REF: IT000049

ACCOMMODATION INCLUDES:

- Private garden
- Unique spa
- Large terrace
- Gym
- 9 covered parking spaces
- Approximately 2,850 sq m





Castello Area

PALAZZO GRANDIBEN NEGRI

A superb and very versatile apartment on the piano nobile of the Palazzo Grandiben Negri. The palace is of Byzantine origin and faces south, overlooking Rio Cà di Dio and Fondamenta Morosini. The interior is bright, with high ceilings, frescoes and traditional Venitian floors.

GUIDE PRICE: €2,300,000
REF: RSI160700

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 3 reception rooms
- Lift
- Approximately 307 sq m



San Polo

A penthouse apartment located on the upper floor of an 18th century building, centrally located yet with complete privacy, behind Campo San Polo. The apartment has a panoramic roof terrace with views of Venice and the surrounding area.

GUIDE PRICE: €900,000
REF: RSI140779

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Roof terrace
- Picturesque courtyard entrance
- Panoramic roof terrace



Giudecca

A property set in a late 18th century Napoleonic style building with views of the Giudecca Canal. The entire complex is home to exclusive residences with concierge service. This property is located on the second and top floors with two entrances via stairs and a lift.

REF: RSI131158

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 2 kitchens
- 2 terraces
- Lift



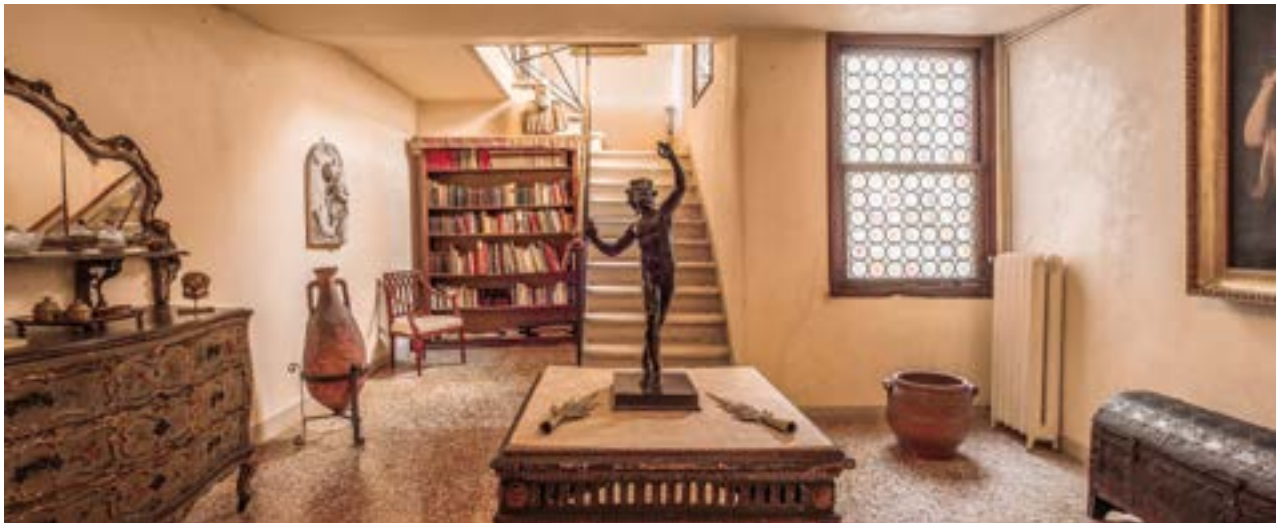
Dorsoduro area

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

GUIDE PRICE: €2,900,000
REF: RSI131317

ACCOMMODATION INCLUDES:

- Main apartment with 4 bedrooms and 3 bathrooms, approximately 288 sq m
- Further apartment with 2 bedrooms and 2 bathrooms approximately 70 sq m
- Terrace of approximately 25 sq m
- Private garden of approximately 262 sq m



Grand Canal

PALAZZO BARBARO

An elegant apartment located on the Grand Canal with amazing views towards Salute. This lovely apartment comprises two levels and contains wonderful frescoes. It has a typical Venetian style with Baroque essence.

GUIDE PRICE: €2,200,000
REF: RSI120635

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 2 bathrooms
- Approximately 240 sq m
- Double living room
- Dining room
- Fully equipped kitchen



Grand Canal

PALAZZO MOCENIGO GAMBARA

An elegant and fully renovated apartment near the Accademia's bridge. The property is on the first floor of a magnificent Venetian palazzo with four windows overlooking the Grand Canal. The apartment is accessed through a terrace on the ground floor with a water gate and wharf condominium directly on the Grand Canal.

REF: RSI160701

ACCOMMODATION INCLUDES:

- 1 bedroom
- 2 bathrooms
- 2 reception rooms
- Studio
- Historical palace
- Approximately 150 sq m



Dorsoduro

PALAZZO BARBARO

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

GUIDE PRICE: € 1,550,000
REF: RSI141027

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Roof terrace
- Approximately 130 sq m



San Polo

PALAZZO BARBARO

Penthouse apartment on the top floor of a historic palace with a total net surface of approximately 240 sq m with a garden and elegant common areas. Exposed beams, antique floors and doors with marble surround. About 40 sq m of terrace with a 360° view of Venice.

REF: RSI160797

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Fireplace
- Lift



Lake Bracciano

TENUTA DI RIPOLO

Stunning country estate located 35km north of Rome, almost on the banks of Lake Bracciano. The 17th century Casale was used as a hunting lodge before becoming the property of Prince Odescalchi. The main villa, with its large rooms and manicured gardens, can be a princely residence but can also be used to organize exclusive events.

REF: RSI160798

ACCOMMODATION INCLUDES:

- 5 bedrooms and 5 bathrooms
- Approximately 2,300 sq m
- 2 banqueting halls
- 2 kitchens
- Swimming pool
- In all about 70 hectares



San Felice Circeo

VILLA AGAVE

Curvilinear architectural dream with a magnificent garden of agave, cactus, cypress, aloe, lemon and olive trees. Designed by the architect Michele Busiri Vici. Its Mediterranean light filled curves show various stylistic influences, all enjoying a breathtaking view over the sea to the Pontine islands.

GUIDE PRICE: €1,550,000

REF: RSI111237

ACCOMMODATION INCLUDES:

- 5 bedrooms and 4 bathrooms
- Approximately 350 sq m
- 2 reception rooms
- Staff accommodation
- Terrace approximately 250 sq m
- In all about 5,000 sq m



Torre Scissura, Gaeta

VILLA ORTENSIA

Villa Ortensia is located on the promontory of Torre Scissura, nestled in the pines of the Mediterranean Lazio, where you can admire the Pontine Islands, Ischia and the Circeo. Torre Scissura is flanked by the beautiful beaches of the Ariana and the Arenauta. The villa measures about 150 sq m, on two floors.

GUIDE PRICE: €1,300,000

REF: RSI160941

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Approximately 300 sq m
- 3 reception rooms
- Panoramic terraces
- Garden approximately 2,000 sq m



Via Dora, Coppedè Area

PALAZZI DEGLI AMBASCIATORI

Stunning Art Nouveau eclectic expression of the famous architect Luigi Coppedè. At the height of the scenographic "arc" is this beautiful apartment, consisting of a large entrance hall, double reception room, large kitchen, study, five bedrooms with frescoed ceilings, two bathrooms and three balconies.

GUIDE PRICE: €1,450,000
REF: RSI10969

ACCOMMODATION INCLUDES:

- 5 bedrooms and 2 bathrooms
- Approximately 210 sq m
- 2 reception rooms
- 3 balconies
- Exclusive use of a terrace on the top floor
- Frescoed ceilings
- Cellar



Fleming Area

VIA MAFFEO PANTALEONI

Beautiful, fully furnished penthouse overlooking the Park of Veio. Large living room enriched by false ceilings in frame and a fire-place; kitchen, master bedroom en suite, two further bedrooms, and one bathroom, two terraces, veranda and garret.

GUIDE PRICE: €720,000
REF: RSI160800

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 2 bathrooms
- Garret
- Furnished
- Approximately 150 sq m
- Terraces approximately 55 sq m



Via della Mercede

HISTORIC CENTRE

Beautiful apartment on the first floor of a building of great charm, in the heart of the historic centre of Rome, at the corner of Via Mario de Fiori and a few steps from Piazza di Spagna and the beautiful Spanish Steps, in the historical Rione called "Colonna".

GUIDE PRICE: €600,000
REF: RSI151213

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 1 bathroom
- Historic centre
- Approximately 150 sq m
- 1 reception room



Bordighera

VILLA MONTEVERDE

In a wonderful position with outstanding views overlooking the city and the sea of Bordighera; an elegant two bedroom duplex apartment, luxuriously furnished, within a recently renovated period villa.

GUIDE PRICE: €540,000
REF: RSI160795

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Period property
- Duplex
- Sea view
- Private parking/garage



Bordighera

VILLA IL RIFUGIO

Exceptional beachfront villa situated in the heart of Bordighera. Large terraces overlooking the blue sea and the lovely walking promenade.

GUIDE PRICE: €2,200,000
REF: RSI160683

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Approximately 440 sq m
- Sea front
- Terraces
- Lift



Ospedaletti

VILLA BIANCA

An extraordinary contemporary villa within minutes of the beach, with over 2,500 sq m of private landscaped garden including a stunning infinity swimming pool. The villa enjoys a superb panoramic sea view.

GUIDE PRICE: €2,300,000
REF: RSI160515

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 bathrooms
- Swimming pool
- New build
- Sea view
- Private parking/garage



Ospedaletti

CHIOSO DEGLI AGRUMI

Situated on the last floor of a recently built villa, this two bedroom apartment enjoys a wonderful, spacious terrace with an expansive sea view. A lovely private garden rich in flowers and fruit trees is also included.

GUIDE PRICE: €1,150,000
REF: RSI160685

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Sea view
- Terrace
- Private garden
- Private parking/garage



Bordighera

RESIDENZA REGINA

In the heart of Bordighera, a luxuriously appointed penthouse apartment offering modern amenities and an energy efficient design with a 360° roof terrace offering spectacular views over the town, the hills and the sea of Bordighera.

GUIDE PRICE: €1,540,000
REF: RSI160432

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- New build
- Sea view
- Furnished
- Private parking/garage



Bordighera

VILLA ENRICA

Exceptional new stone villa designed by a renowned architect and built to a high standard. Panoramic views encompassing three hilltop villages.

GUIDE PRICE: €2,500,000
REF: RSI160684

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Approximately 315 sq m
- Sea view
- Swimming pool





Santa Margherita Ligure

VILLA PICHIUDA

A stunning, lovingly restored villa set within one hectare of flourishing parkland and boasting a large sea water swimming pool, set among century old olive trees, and striking sea views.

REF: RSI160170

ACCOMMODATION INCLUDES:

- 7 bedrooms and 8 bathrooms
- 3 reception rooms
- Sea view
- Stunning sea water swimming pool
- Staff accommodation
- Approximately 560 sq m



Portofino

Charming apartment with independent access in an historical building in the famous Piazzetta in Portofino, with a stunning view onto the small port, piazzetta and surrounding area.

GUIDE PRICE: €1,500,000

REF: RSI160598

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Lovely view overlooking the sea and the Piazzetta
- Private access
- Approximately 90 sq m



Portovenere

VILLA PORTOVENERE

Totally renovated villa in the most picturesque area of Portovenere and set in approximately 2,800 sq m of fenced land. Offering spacious terraces and spectacular sea views from every room.

GUIDE PRICE: €1,600,000

REF: RSI160169

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- Stunning sea view
- Approximately 200 sq m



Santa Margherita Ligure

VILLA MARGHERITA

Stunning villa in the first hill of Santa Margherita Ligure with sea view, private garden, three garages and caretakers cottage.

GUIDE PRICE: € 4,000,000
REF: RSI160394

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 6 bathrooms
- Sea view
- Guest apartment in main villa
- Caretakers accommodation
- Approximately 475 sq m



Rapallo

VILLA RAPALLO

Exceptional modern villa set in approximately 2,000 sq m of fenced garden, offering panoramic sea views and easy access to both the historical centre of Rapallo and the sea front.

GUIDE PRICE: €3,950,000
REF: RSI160575

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- Swimming pool
- Sea view
- Modern villa
- Approximately 425 sq m



Nozarego, Santa Margherita Ligure

VILLA SMERALDO

A new build villa set close to Santa Margherita Ligure in a unique context which includes countryside and seaside, surrounded by a huge private garden with swimming pool and a century old olive grove.

GUIDE PRICE: €2,450,000
REF: RSI151218

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Sea view
- Swimming pool
- Approximately 212 sq m



Paraggi

CASA UCELLI

Unique apartment of approximately 230 sq m in the luxuriant greenery of Mount Portofino Natural Park. Stunning terrace with sea view, private access and parking.

GUIDE PRICE: €3,200,000
REF: RSI160675

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- Sea view
- About 250m from the beach
- Private terrace



Pitrizza

PORTO CERVO

Prestigious villa located on the hills of Miata, in an exclusive residential area. The property is surrounded by a large lush garden ensuring privacy and harmony.

REF: RSI160809

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- Swimming pool
- Guest house
- Barbeque area



Pevero Golf

PORTO CERVO

A truly wonderful property located in the Cala di Volpe area on the slopes of the hill of Pevero Golf, and enjoying splendid views over the bay.

REF: RSI160810

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 7 bathrooms
- Pool
- Barbeque area



La Celvia

PORTO CERVO

A truly prestigious villa built following the typical Costa Smeralda architectural style, with a large garden enriched by typical Mediterranean flora and featuring direct access to the famous beach of La Celvia.

REF: RSI160560

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 6 bathrooms
- Swimming pool
- Direct access to the beach



Pitrizza

PORTO CERVO

Situated on a plot of approximately 4,000 sq m, the property spreads over an area of approximately 650 sq m and it is a splendid marriage between modernity and tradition.

REF: RSI160696

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 12 bathrooms
- Guest house
- Manicured grounds
- Swimming pool
- In all about 1.15 hectare



Pantogia

COSTA SMERALDA

Located on Pantogia Hill and set in a lush garden, this prestigious property was designed in typical Costa Smeralda style by Architect Savin Couelle and offers beautiful views over Pevero Bay.

REF: RSI160695

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Terraces with sea view
- Swimming pool
- Spa
- Outside gym



Pevero Golf

PORTO CERVO

This lovely apartment is located in the Pevero Golf with a panoramic and fantastic 180° view of the bay of Pevero and Cala di Volpe on the golf.

GUIDE PRICE: €650,000

REF: RSI160698

ACCOMMODATION INCLUDES:

- 2 bedrooms
- 2 bathrooms
- Terrace with sea view
- Private parking



Pevero Golf

PORTO CERVO

Set near the exclusive Pevero Golf and enjoying a panoramic view of the bay of Pevero and Cala di Volpe, this wonderful property includes a garden with swimming pool, a large veranda and a guest house.

REF: RSI160811

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Terrace with sea view
- Swimming pool



Pevero Golf

PORTO CERVO

This stunning property covers a total surface of approximately 600 sq m within an estate of approximately 2,000 sq m featuring a panoramic heated swimming pool. Its living areas open onto a magnificent veranda with sea views.

REF: RSI110460

ACCOMMODATION INCLUDES:


- 5 bedrooms
- 6 bathrooms
- 2 staff bedrooms
- 1 staff bathroom
- Swimming pool
- Spa area with Jacuzzi, sauna & Turkish bath

CONTACTS


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

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


LONDON




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OUR GLOBAL FOOTPRINT



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