

WELCOME TO ITALY

"You may have the universe if I may have Italy."
Giuseppe Verdi

DISCOVER A LAND OF TRUE BEAUTY, FINE TASTES & TIMELESS TRADITIONS

Italy has an indescribable beauty, a magic that envelopes those who feel it, who live it, who breathe it: every nook and cranny of this country imbues us with unique emotions.

The coastline, the mountains, the countryside and the hills: every few kilometres you travel puts you in not just another region, but in a completely different world.

Each region has its own unique character and history, its flavours and dialects. Travelling around Italy is like a splendid journey through history where tradition and modern-day reality blend seamlessly into a rich panorama of emotions.

Italy, land of saints, poets and navigators: time and habits may change, but the magic is here to stay!

ITALIAN PROPERTY MARKET

Italy's residential market has turned a corner with viewings, prices and sales all increasing in 2015. Confidence is returning to the market but accurate pricing and realistic wish lists are a must for vendors and buyers.

While 2015 property prices fell by approximately 15-20%, a modest improvement in economic performance has put a floor in price falls toward the end of 2015 and the first quarter of 2016, starting with prime markets and major cities and encouraged by a cheap Euro, with an expected growth towards the end of 2016 and early 2017.

In spite of non-enthusiastic domestic market conditions, a weak Euro is attracting US and UK buyers to the second-home hotspots of Tuscany, Umbria, Milan, the Italian Lakes, Venice and Sardinia.

American buyers are returning after having largely withdrawn from the market in recent years, becoming once again an important resource for Italy and property investment.

Italy's prime, second-home markets are some of the world's most desirable, characterized by their cultural heritage and natural beauty.

History, heritage and the natural environment will continue to sustain Italy's appeal as an international destination for retreat properties over the longer term, even if some domestic real estate markets continue to languish.





In its latest property market analysis, Henderson Global Investors examines the prospects for the Italian property market and the paper outlines a number of reasons why we should sit up and take the Italian property market seriously:

- Italy is Core Europe: for example, it is the seventh biggest global economy and has been part of the European Union since its foundation. It has a broad based economy with an export industry almost on par with France and well ahead of that in the UK.
- Despite high debt to GDP ratio, bond investors have historically been less nervous about Italy because the public debt level has been almost stable for 10 years and is forecast to increase only moderately.
- High government debt is counter balanced by low debt levels in the private sector. In fact, Italian households have the lowest consumer and mortgage liabilities of all Western Europe.
- Italy boasts a relatively resilient banking system.
- Economic strength in Italy is regionally divided and as a result, country level economic figures are heavily diluted and therefore often misleading.
- As at mid-2014, distressed sellers are nowhere to be seen in Italy, yields for prime products are hardening and rents are close to bottoming out.
- In commercial property, use of debt has remained conservative.
- Italy benefits from equity rich domestic investors.

Property capital values have avoided exaggerations in either direction.



ITALY AND THE REGIONS



TUSCANY

Tuscany is a world-renowned region of Italy known for beautiful landscapes, a rich artistic heritage and having a vast cultural influence.

The region is regarded as the birthplace of the Renaissance and in the 19th century was one of the main destinations on the Grand Tour, as wealthy Europeans became the first true tourists.

Dante, Botticelli, Michelangelo, Leonardo da Vinci, Galileo Galilei, and Puccini have all made Tuscany a center of the arts and science.

Tuscany also has a magnificent culinary tradition and is home to several wines, most famous of which is Chianti.

No less than six Tuscan localities have been designated World Heritage Sites: Florence, Siena, the square of the Cathedral of Pisa, the historic hilltop towns of San Gimignano and Pienza, and the glorious Val d'Orcia. Tuscany also has over 120 protected nature reserves.

Today Tuscany is one of the most popular holiday destinations on the planet, with over 10 million visitors every year.

In terms of property development, there is growing evidence that locations such as Tuscany, which demonstrate stability and are of consistent general interest, will become increasingly popular for both investment and for those acquiring second homes.





Property prices in Tuscany have fallen between 15% and 20% from their former highs, but most would-be vendors have 'held tight', so few properties have traded. The Chianti region represents the classic Tuscan landscape of rolling hills and cypress trees and residential properties come at a premium here, making Tuscany the primary area of concentration for our office.

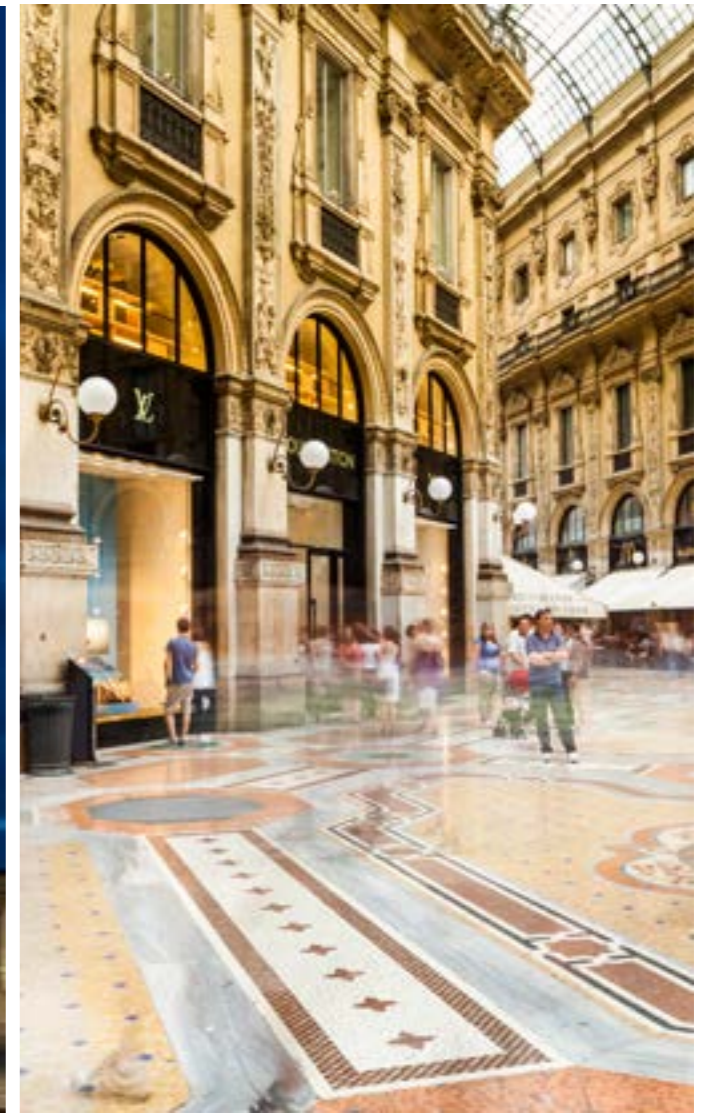
This visually stunning region is the most internationally invested, with some high profile properties from vineyards, small independent classic stone farmhouses to luxury apartments in the heart of the art and cultural center of the world, Florence.

Tuscany offers strong potential for vacation rentals with both rural and city properties in high demand from tourists. As the birthplace of the Renaissance, Florence is the region's primary city and is one of Italy's most visited.

Strict planning laws, which have helped maintain its character, govern Tuscany, but also mean that modern properties are rare.

Early foreign investors in the region did well with farmhouse conversions, but such opportunities are now few and far between.





ITALIAN LAKE REGION

The lake region, which is in the northern area of Italy and includes Lake Como, Lake Maggiore, and Lake Garda has had a mythical quality for centuries.

Today, its legendary reputation continues. Little has changed in the past 50 years and the main attractions remain the simple, authentic pleasures that travelers and homeowners have appreciated since the days of the grand tour. Despite a high celebrity quotient, drawing in Hollywood royalty such as George Clooney, the Lake District embodies low-key glamour, history, and tradition and its wooded and varied shoreline is scattered with luxurious lakeside villas, which have a timeless appeal.



MILAN

Milan, the second most populous city of Italy and the capital of Lombardy, is a major international hub to fashion, design and industry making it a leading global city in every right.

Host to numerous worldwide conventions as well as cultural institutions and artistic treasures, Milan is fast becoming the up and coming city to own a home. Whether it be a "pied a terre" for professional reasons or a contemporary second home in a cosmopolitan setting, more and more people are looking to Milan as their home city in Italy.



VENICE

The “City of Bridges”, as it is often called, stretches along the mouths of the Po and the Piave rivers and is one of the unique cities in the world.

Also known as a famous place for sweethearts, lovers, artists and poets, Venice is a magical city, which stretches across numerous small islands. Pleasantly lacking in the noisy traffic of the other Italian cities, Venice’s calming effect makes it a timeless and classic choice for homeowners. The relaxed pace of life combined with the stunning architecture and world famous cultural landmarks characterizes Venice as an attractive and picturesque choice to own a second home or to consider for an investment property.



SARDINIA

The second largest Italian island in the Mediterranean Sea, Sardinia offers everything a homeowner could desire.

An emerald sea, characteristic coves and beaches of snow white sand, Sardinia is an island that strikes with its natural contrasts and the lights and colors of a region that boasts old traditions, culinary excellence, and a wild and pure nature. Popular resorts along the world famous Emerald Coast, such as Porto Cervo, home to the jet set, unite the history and culture of ancient traditions with a joyful and colorful nightlife.



INSPIRATIONAL PROPERTIES IN ITALY

SALES





AMENITIES

LOCATION

MAIN ROOMS
3 Bedrooms
2 Bathrooms
Kitchen
Dining Room
Entertainment Room
Swimming Pool

LEISURE
Heated Pool

INDOOR FEATURES
Entrance hall
Master bedroom with ensuite bathroom
Dressing room
Master bedroom
Kitchen & breakfast room
Guest bathroom
Bedrooms with ensuite bathroom
2 Terraces
2 Fireplaces
Balcony

OUTDOOR FEATURES
Parking
Utility Room
Garden
Panoramic View



Palaia, Tuscany

CASA I SOLI

PALAIA, TUSCANY

DESCRIPTION

LIVING AREA 323 sqm
LAND SIZE 7.8 hectares
PRICE € 880.000

Casa I Soli is an independent, beautifully restored hilltop farmhouse of 323 sqm, with stunning views over the surrounding Tuscan valley and hills. Located near the medieval village of Palaia, providing all local amenities, it is conveniently close to the main Tuscan cities of art. The main house provides spacious accommodation set on two floors and consists of a ground floor with a spacious

bright living room with a stone fireplace which leads through to a large dining kitchen, cellar/utility room and a large entertainment room with an open fireplace with large double doors onto a beautiful terrace and loggia. The first floor hosts a sleeping area with one large master ensuite bedroom and a further two bedrooms; one with a dressing room and full bathroom and the other with an open fireplace. Externally, there is a large vine and floral covered pergola, with dining suitable for up to eight people. The large heated swimming pool, 12m x 5m, is surrounded by a solarium and landscaped lawn.





AMENITIES

LOCATION

MAIN ROOMS
9 Bedrooms
8 Bathrooms
Kitchen
Swimming Pool

LEISURE
Heated Pool

INDOOR FEATURES
Drawing room
Library
Study
2 Guest bathrooms
5 Double bedrooms
Balcony

OUTDOOR FEATURES
Parking
Outside dining
Sunset view
Utility Room
Panoramic View



Lamole, Tuscany

VILLA CHIANTI

LAMOLE, CHIANTI, TUSCAN COUNTRYSIDE

DESCRIPTION

LIVING AREA 500 sqm
LAND SIZE 500 hectares
PRICE € 4.300.000

A private swimming pool overlooks the valley.

Located in the heart of the world-famous Chianti wine territory, this lovely country estate, Villa Chianti, offers the perfect blend of rustic Tuscan charm with modern amenities and is only a short drive from the historic art centres of Siena and Florence. The property comprises two villas, Il Villino and Le Scuderie. The two villas are surrounded by a vast private park and gardens for a total of approx. 2 hectares.

Il Villino, 700 sqm, constructed over 3 floors and hosts 8 bedrooms and 5 bathrooms. The study, dining room and living room all boast lovely frescoes. There is private, outdoor space in the park for outdoor dining.

Le Scuderie, 250 sqm, with its 5 bedrooms and 5 complete bathrooms, Le Scuderie has been recently renovated with care, transforming the stables into two large apartments with separate entrances.





AMENITIES

LOCATION

MAIN ROOMS

- 2 Bedrooms
- 3 Bathrooms
- Kitchen
- Reception Room
- Entertainment Room

LEISURE

- Sauna
- Jacuzzi

INDOOR FEATURES

- Entrance hall
- Entry phone
- Elevator
- Family kitchen
- Study
- Guest bathroom
- 2 Terraces



Venice, Veneto

CASA WAGNER

CASA DEL COLLEZIONISTA, VENICE, VENETO

DESCRIPTION

LIVING AREA 345 sqm
PRICE € 5.500.000

A stunning contemporary loft with gardens and amazing views, Giudecca. This is one of the most stunning contemporary architectural properties in Venice.

Designed by an international architect who followed the very high specifications demanded by its European owner, the result is a stunning and fabulous penthouse, with amazing views of Venice as well as the lagoon, beautifully designed open spaces, and a fascinating oval design within an original industrial loft space.





AMENITIES

LOCATION

MAIN ROOMS

9 Bedrooms
10 Bathrooms
Kitchen
Dining Room
Reception Room

UTILITIES

Staff bedroom suite
Staff quarters

LEISURE

Gym/Fitness room

INDOOR FEATURES

Entrance hall
Master bedroom with
ensuite bathroom
Formal reception
room
Drawing room
Master bedroom
Study
Plant room
Family room
2 Patios
3 Terraces
2 Balconies

OUTDOOR FEATURES

Parking
Outside dining
Utility Room
Garden
Private Beach
Sea View
Beach Front



Bolgheri, Tuscany

CASA BIANCA ESTATE

BOLGHERI, TUSCANY

DESCRIPTION

LIVING AREA 780 sqm
GROUNDS AND GARDEN AREA
approximately 4 hectares
PRICE on Application

The Casa Bianca beach Estate is located in a prime area in southern Tuscany, on the Bolgheri coast. This is a quintessential Tuscan landscape. The Casa Bianca Estate provides exclusive privacy with the peaceful golden beach of

Bolgheri - one of the most sublime spots of Northern Maremma. It is a peaceful, one-of-a-kind retreat. Fully immersed in Maremma's spellbinding landscapes and unspoiled natural environment. This property consists of a main villa, a caretaker's cottage of 60 sqm with one bedroom and an independent entrance. There is a pool house of 30 sqm with a bedroom and private bathroom, a yoga Pagoda of 80 sqm and a beach house.





AMENITIES

LOCATION

MAIN ROOMS

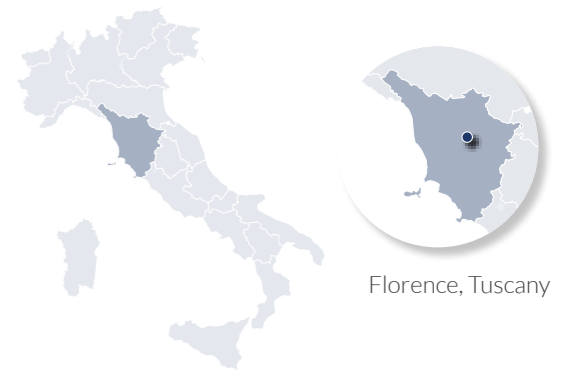
- Bedroom
- Bathroom
- Kitchen
- Dining Room
- Reception Room

INDOOR FEATURES

- Entrance hall
- Informal reception room
- Master bedroom
- Guest cloakroom
- Family kitchen

UTILITIES

- Air Conditioning in all rooms
- Heating



Florence, Tuscany

CASA MONTI ALLE CROCI

SAN NICCOLÒ, FLORENCE, TUSCANY

DESCRIPTION

LIVING AREA 55 sqm
PRICE € 370.000

This unique apartment overlooks the rooftops of the historic San Niccolò neighbourhood in Florence's centre. Just moments from the world famous Ponte Vecchio and Arno River, Casa Monti alle Croci is an urban apartment which combines modern comforts with characteristic features.

Completely renovated in January 2015, this charming 55 sqm attic property boasts exposed wooden beam ceilings, precious wood flooring and an airy open floor plan. Situated on the 3rd and top floor, the apartment has one master bedroom, living room and one complete bathroom and one service bathroom. The kitchen is fully equipped and decorated in antique marble. The heating and cooling systems are new and independent.





AMENITIES

LOCATION

MAIN ROOMS

8 Bedrooms
7 Bathrooms
2 Kitchens

UTILITIES

Staff quarters

LEISURE

Gym/Fitness room
Jacuzzi

INDOOR FEATURES

Entrance hall
Master bedroom with
ensuite bathroom
Dressing room
Guest cloakroom
Kitchen & breakfast
room
Shower room
Wine cellar
Winery
Patio
5 Sitting rooms
4 Fireplaces

OUTDOOR FEATURES

Off road parking
Utility Room
Garden
Summer kitchen
Guest house



Chianti, Tuscany

VILLA TERRABIANCA

CHIANTI, TUSCAN COUNTRYSIDE

DESCRIPTION

LIVING AREA 1,000 sqm
LAND SIZE 2 hectares
PRICE € 2.000.000

Immersed in the heart of Chianti Classico sits this magnificent property overlooking a valley just 12 km from Siena with stunning views and surroundings. The main stone villa has a grand entrance hall and spacious bright sitting room tastefully furnished and overlooking the garden and courtyard. On the same floor, there is a fitness room with a whirlpool and a treadmill. The fully equipped kitchen and dining room with patio overlooks the picturesque valley.

The second floor has a further elegantly furnished sitting room a master bedroom suite and a 2nd bedroom, both with walk-in-closets and bathrooms. The basement of the Villa is used as a wine cellar and storage area. The guesthouse hosts a large kitchen a sitting room with a fireplace and two further bedrooms and a bathroom. The first floor is a private apartment with a small kitchen, living room with a fireplace and two bedrooms and a bathroom. The property is surrounded by 2 hectares of land. In front of the villa is one half of the Chianti Classico vineyard. **N.B. There is a project to build a swimming pool at this property.**



AMENITIES

LOCATION

MAIN ROOMS

2 Bedrooms
2 Bathrooms
Kitchen
Dining Room
Reception Room

UTILITIES

Air Conditioning in living space

SECURITY

Security Camera
Alarm system

INDOOR FEATURES

Entrance hall
Entry phone
Elevator
Master bedroom with ensuite bathroom
Formal reception room
Double reception room
Open plan kitchen
Fully Furnished & Equipped
2 Bedrooms with ensuite bathrooms
2 Double bedrooms
Fireplace

OUTDOOR FEATURES

Parking
Panoramic View



Milan, Lombardy



MILAN APARTMENT

MILAN, LOMBARDY

DESCRIPTION

LIVING AREA 120 sqm
PRICE € 980.000

A beautiful historical condo built in early 1900's on one of Milan's most desirable blocks in Porta Venezia, Corso Buenos Aires, Via

Morgagni. The property has been completely renovated where all the fine architectural details have been meticulously restored.





AMENITIES

LOCATION

- MAIN ROOMS**
 5 Bedrooms
 6 Bathrooms
 2 Kitchens
 2 Dining Rooms
 Swimming Pool
- UTILITIES**
 Heating
- LEISURE**
 Heated Pool
- SECURITY**
 Alarm system

- INDOOR FEATURES**
 Entrance hall
 Entry phone
 Double reception room
 Open plan kitchen
 Principle Suite
 Study
 4 Bedrooms with ensuite bathrooms
 4 Double bedrooms
 2 Sitting rooms
 3 Terraces
 2 Fireplaces
 Balcony

- OUTDOOR FEATURES**
 Parking
 Outside dining
 Garden
 Gazebo
 Pool Shower
 Panoramic View
 BBQ area
 Garage
 Guest house



Valdarno, Tuscany

LE TERRAZZE AND IL VILLINO

PIAN DI SCO', VALDARNO, TUSCANY

DESCRIPTION

LIVING AREA 301 sqm
 LAND SIZE 3,800 sqm
 PRICE € 1.350.000

The houses are in excellent condition with Le Terrazze having four bedrooms, four bathrooms, ground floor sitting room, sitting room and kitchen on the top floor. On the ground floor there is a laundry room,

small kitchen and potential garage (currently used as a games room). The smaller house, Il Villino, has 1 bedroom, 2 bathrooms and a fully equipped kitchen and sitting room on the top floor with a balcony and a garage, plus another room downstairs with a walk in cupboard, and laundry facilities. The heated swimming pool has an automatic cleaner and the garden has olives, grapes and a variety of fruit trees.



AMENITIES

LOCATION

MAIN ROOMS

4 Bedrooms
5 Bathrooms
Kitchen
Dining Room
3 Reception Rooms

UTILITIES

Air Conditioning in living space
Heating

LEISURE

Shared Pool

INDOOR FEATURES

Entrance hall
Entry phone
Double reception room
Principle Suite
Guest bathroom
4 Bedrooms with ensuite bathrooms
4 Double bedrooms
Sitting room
2 Terraces
Fireplace

OUTDOOR FEATURES

Parking
Outside dining
Garden
Gazebo
Pool Shower
Panoramic View
BBQ area



Cortona, Tuscany



CASA IL PINO

CORTONA, TUSCANY

DESCRIPTION

LIVING AREA 330 sqm
LAND SIZE 800 sqm
PRICE € 1.500.000

The property is located on the west side of the privately managed estate, 'Il Pino' which boasts spectacular views of the sunset. An independent 4 bedroom farmhouse of 300 sqm over 2 levels. There is also a large basement of 210 sqm with a mature private garden of 3,000 sqm with several local trees and fruit trees. The country house has been restored to host 4 ensuite bedrooms with kitchenette, store room and a covered

arched Loggia with an external staircase in old bricks on the first floor. The 1st floor has an artisan-made kitchen, large dining room with fireplace and access to the roofed Loggia for outdoor dining, a large living room with an antique stone fireplace, a study room/guest ensuite bedroom, a laundry room and a bathroom. The property has 3 underground car parking spaces in the large basement where there is also a hobby room, cellar, a large storage area and a guest bathroom. The private estate 'Il Pino' has a shared pool and communal green areas.





AMENITIES

LOCATION

MAIN ROOMS

11 Bedrooms
11 Bathrooms
Kitchen
2 Dining Rooms
5 Reception Rooms
Swimming Pool

UTILITIES

Air Conditioning in living space
Heating

INDOOR FEATURES

Entrance hall
Entry phone
Master bedroom with ensuite bathroom
Double reception room
Principle Suite
2 Guest bathrooms
11 Bedrooms with ensuite bathrooms
11 Double bedrooms
Sitting room
2 Terraces
Fireplace

OUTDOOR FEATURES

Parking
Garden
Gazebo
On the Water
Pool Shower
Panoramic View
BBQ area



Orvieto, Umbria

SAN MARTINO

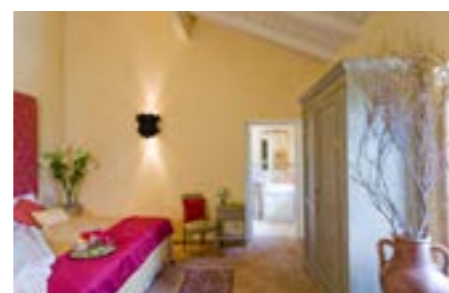
LAKE CORBARA, ORVIETO, UMBRIA

DESCRIPTION

LIVING AREA 550 sqm
LAND SIZE 4.4 hectares
PRICE € 2.200.000

This is a truly special property located in Umbria and is set in 4 hectares on the shores of Lake Corbara. This beautifully restored farmhouse provides a perfect rustic setting to enjoy the peaceful surroundings and incredible views of Lake Corbara as well as the surrounding hills, draped in vineyards.

The building is situated on 2 floors and enjoys beautiful views of the surrounding landscape. Around the building there is a beautiful garden and an outdoor 20 metre swimming pool. This garden, structured on several levels, is perfectly adapted to its surroundings, creating wonderful areas to take advantage of the views. The property also has the unique advantage of a small private beach near the lake.





AMENITIES

LOCATION

MAIN ROOMS

6 Bedrooms
6 Bathrooms
Kitchen
Dining Room
3 Reception Rooms
Swimming Pool

UTILITIES

Heating

SECURITY

Alarm system

INDOOR FEATURES

Entrance hall
Entry phone
Master bedroom with
ensuite bathroom
Formal reception
room
Double reception room
Study
6 Bedrooms with
ensuite bathrooms
6 Double bedrooms
Sitting room
Terrace
Fireplace

OUTDOOR FEATURES

Parking
Outside dining
Utility Room
Garden
Panoramic View
BBQ area
Garage
Guest house



San Casciano dei
Bagni, Tuscany

VILLA LA SCUOLA

SAN CASCIANO DEI BAGNI, TUSCANY

DESCRIPTION

LIVING AREA 600 sqm
LAND SIZE 5,000 sqm
PRICE € 3.000.000

Villa La Scuola is an exclusive Tuscan completely renovated and decorated by its current owner who has been able to give the villa a character harmonious, elegant and refined.

The property is located in the beautiful medieval town of San Casciano dei Bagni, an untouched jewel south of Siena, famous for

its newly renovated Roman Baths with natural pools for healing and beauty. The property is located a few meters from the central square of San Casciano dei Bagni, with its restaurants and shops, where you can still find a quiet, peaceful environment.

The interior design was realized by giving the utmost attention to detail: white sheets, plush sofas, dining tables large enough to accommodate up to 24 people.

The outdoor spaces are beautiful as well, allowing guests to enjoy relaxing moments.





AMENITIES

LOCATION

MAIN ROOMS

5 Bedrooms
5 Bathrooms
2 Kitchens
Dining Room

UTILITIES

Air Conditioning in living space
Heating

INDOOR FEATURES

Entry phone
Master bedroom with ensuite bathroom
Double reception room
Informal reception room
Guest bathroom
3 Bedrooms with ensuite bathrooms
5 Double bedrooms
Sitting room
3 Terraces
Fireplace

OUTDOOR FEATURES

Parking
Outside dining
Garden
Dock
Gazebo
On the Water
Panoramic View
BBQ area



Como, Lombardy

VILLA COMO

LAKE COMO, LOMBARDY

DESCRIPTION

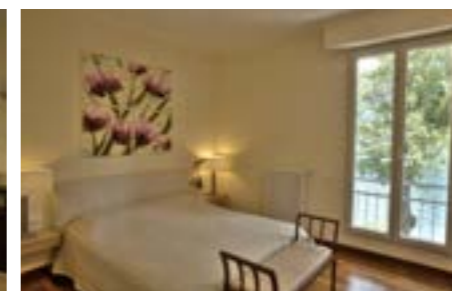
LIVING AREA 420 sqm
LAND SIZE 1 hectares
PRICE € 4.500.000

The property is an independent villa situated directly on the lake. An interior and exterior restoration project was completed in 2010, resulting in a property of superior design. It has a unique position with the main house being elevated from the waterside providing complete privacy. Its location provides easy

access from Como with two approach roads leading to the property; a great benefit for a property in this area.

The house is constructed over 4 floors and there are also various external terraces with open panoramic views of the lake located on this floor.

To the front of the property on lake level there is a grassed garden with direct access to the newly build lake dock. The property has private gated access and parking.





AMENITIES

LOCATION

MAIN ROOMS
6 Bedrooms
7 Bathrooms
2 Kitchens
2 Dining Rooms
Swimming Pool

UTILITIES
Air Conditioning
Heating
Service kitchen

LEISURE
Heated Pool
Sauna
Gym/Fitness room

SECURITY
Alarm system

INDOOR FEATURES
Entrance hall
Entry phone
Formal reception room
Double reception room
Dressing room
Principle Suite
Studio room
Wine cellar
2 Guest bathrooms
6 Bedrooms with
2 Fireplaces
Balcony

Ensuite bathrooms
6 Double bedrooms
4 Sitting rooms
4 Terraces

OUTDOOR FEATURES
Parking
Outside dining
Sunset view
Utility Room
Garden
Gazebo
Pool house
Pool Shower
Panoramic View
BBQ area
Guest house



Peccioli, Tuscany

VILLA LE CANNETA

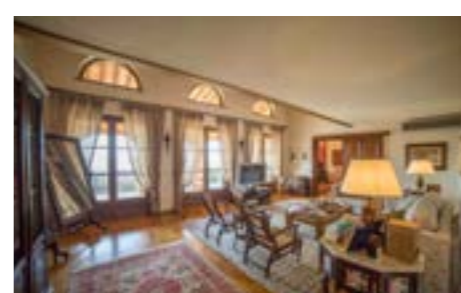
PECCIOLI, TUSCANY

DESCRIPTION

LIVING AREA 925 sqm
LAND SIZE 25 hectares
PRICE € 5.000.000

In the heart of Tuscany, surrounded by the magnificent hills and situated between Florence and Pisa you will find the village of Peccioli, an Etruscan village. Peccioli has all the characteristics Tuscany is famous for, such as the rolling hills and Cypress trees. "Le Canneta" is an early 18th Century "Podere" with spectacular 360 degree views set on approximately 25 hectares (60 acres) in the

heart of Tuscany with an Olive Grove (560 olive trees), an organic vegetable garden, fruit trees and a beautiful terraced garden leading down to an heated infinity swimming pool overlooking the rolling hills of Tuscany. The existing vineyard can be further developed and expanded. Le Canneta has been fully renovated to the highest standard but maintaining the tradition and feel of the Italian countryside. Drive through the wrought iron gates over a 250 metres "Viale" lined with cypress trees and hedges of lavender and rosemary to the Main House.





AMENITIES

LOCATION

MAIN ROOMS
5 Bedrooms
6 Bathrooms
Kitchen
2 Dining Rooms
5 Reception Rooms

UTILITIES
Heating

LEISURE
Games room

INDOOR FEATURES
Entrance hall
Entry phone
Formal reception room
Double reception room
Principle Suite
Study
Guest bathroom
3 Bedrooms with ensuite bathrooms
5 Double bedrooms
3 Sitting rooms
2 Fireplaces
Balcony

OUTDOOR FEATURES
Parking
Outside dining
Utility Room
Garden
Garage



Grassina, Tuscany

CASTELLO GRASSINA

GRASSINA, TUSCANY

DESCRIPTION

LIVING AREA 1,400 sqm
LAND SIZE 8 hectares
PRICE on Application

This beautiful hilltop Tuscan castle sits in the heart of Tuscany overlooking the wonderful landscape of Chianti region which surrounds the property.

Only 10 km from the centre of Florence, this property is the perfect Tuscan, Florentine residence. The imposing structure is protected by a dense park of cypress and oak trees which

extend well beyond the perimeter of the defensive walls. This historic property consists of a total of 1400 sqm over three floors. In the main residence there are 5 double bedrooms and 5 reception rooms, large study, a billiards room, a large panoramic courtyard enclosed on 3 sides, a loggia with panoramic views and two small rooms which connect the different environments.

An integral part of the property includes the private consecrated chapel which, although renovated, still conserves its original medieval characteristics.





AMENITIES

LOCATION

MAIN ROOMS

11 Bedrooms
13 Bathrooms
6 Kitchens
7 Dining Rooms
Swimming Pool

UTILITIES

Heating
Staff quarters
Service kitchen

INDOOR FEATURES

Entrance hall
Entry phone
Master bedroom with
ensuite bathroom
Formal reception room
Family kitchen
Study
Wine cellar
5 Bedrooms with
ensuite bathrooms
11 Double bedrooms
8 Sitting rooms
5 Fireplaces

OUTDOOR FEATURES

Parking
Outside dining
Garden
Gazebo
Pool Shower
Panoramic View



Figline Valdarno,
Tuscany

VILLA LA TORRE

FIGLINE VALDARNO, TUSCANY

DESCRIPTION

LIVING AREA 1,337 sqm
LAND SIZE 26 hectares
PRICE € 7.500.000

This private estate, with charming farmhouses and 26 hectares of land, is the ideal location and only 30 minutes from Florence. The property has been restored to a high standard with great attention to detail and respecting the original features of the Tuscan farmhouses, the main house has spacious and elegant rooms and it features handmade terracotta floors and ceilings with

wooden beams and terracotta tiles.

The estate is accessed via an elegant tree lined viale private road surrounding by a stunning woodland, providing privacy and security.

The property is surrounded by a perfectly maintained garden with swimming pool, the main body of the property centres around a large external courtyard and consists of a main farmhouse, a former barn, a two-story farmhouse divided into three independent units, a storehouse, a small farmhouse and a machinery storage.





AMENITIES

LOCATION

MAIN ROOMS
6 Bedrooms
4 Bathrooms
Kitchen
Dining Room
Swimming Pool

INDOOR FEATURES
Entrance hall
Formal reception room
Double reception room
Fireplace

OUTDOOR FEATURES
Parking
Outside dining
Garden
Pool Shower
Panoramic View

UTILITIES
Air Conditioning in living space

LEISURE
Gym/Fitness room



Castiglione della Pescaia, Tuscany

ROCCAMARE

CASTIGLIONE DELLA PESCAIA, TUSCANY

DESCRIPTION

LIVING AREA 500 sqm
LAND SIZE 6,220 sqm
PRICE on Application

The property 'Garden Villa' in the Pineta di Roccamare in the nearby enchanting fishing village of Castiglione della Pescaia, with all local amenities. This is an exclusive private residential community of 211 house.

Set in a nature beach reserve where each villa has its private natural beach hut and access to the beach. It is a community where privacy and peace is a most shared value. The Pineta di Roccamare is a unique pine tree and beach reserve in the beautiful Maremma region of Tuscany. This area of Italy boasts warded clean beaches and waters.





AMENITIES

LOCATION

MAIN ROOMS

5 Bedrooms
5 Bathrooms
2 Kitchens
2 Dining Rooms
Swimming Pool

UTILITIES

Air Conditioning in all rooms

SECURITY

Security Camera

INDOOR FEATURES

Entrance hall
Master bedroom with ensuite bathroom
Formal reception room
Double reception room
Kitchen & breakfast room
5 Bedrooms with ensuite bathrooms
5 Double bedrooms
Sitting room
Fireplace

OUTDOOR FEATURES

Parking
Outside dining
Garden
Sea View
BBQ area
Garage



Porto Rotondo, Sardinia

VILLA PARADISO

PORTO ROTONDO, SARDINIA

DESCRIPTION

LIVING AREA 450 sqm
LAND SIZE 2,900 sqm
PRICE on Application

This superb contemporary property located in the sought-after area of Porto Rotondo, is a short walk to the shops, dining, sporting facilities and other local amenities.

This property offers a ravishing flat plot of land on a dominant position with a breath-taking view on Punta Volpe and the whole bay and easy access to the beaches.



INSPIRATIONAL PROPERTIES IN ITALY

RENTALS





AMENITIES

LOCATION

MAIN ROOMS
8 Bedrooms
8 Bathrooms
Kitchen
Dining Room
Swimming Pool

UTILITIES
WiFi
Internet
Satellite TV
Laundry room
Washing machine
Air Conditioning in living space
Heating

LEISURE
Lagoon Pool

SECURITY
Security Camera
Alarm system

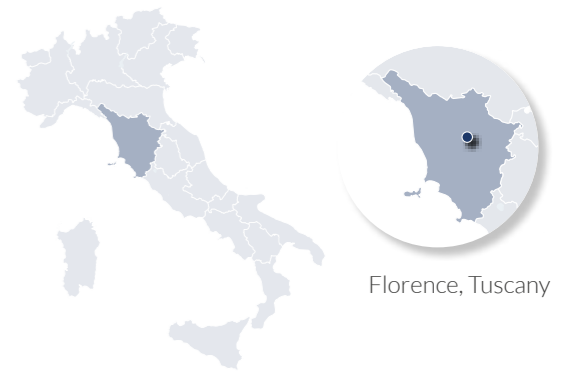
INDOOR FEATURES
Entrance hall
Informal reception room
Family kitchen
Open plan kitchen
Study
Fully Furnished & Equipped
8 Bedrooms with ensuite bathrooms
2 Single bedrooms
8 Double bedrooms
Sitting room
Fireplace

STAFF
Caretaker
Chef
Housekeeper
Gardener

OUTDOOR FEATURES
Parking
Outside dining
Sunset view
Utility Room
Garden
Panoramic View
BBQ area

SERVICES
Childcare
Stocked fridge
Grocery delivery

INCLUSIONS
Change of linen once a week
Change of bath towels once a week
Change of pool towels once a week
Maid service daily
Airport pickup



Florence, Tuscany

CLASSIC RENAISSANCE VILLA

FLORENCE, TUSCANY

DESCRIPTION

LIVING AREA 600 sqm
LAND SIZE 25 hectares
PRICE on Application

This property is a classic Florentine Renaissance villa located just 10 km from Florence's city centre. The villa nestles within a 50 acre estate, its surroundings are perfectly tended

to offer guests numerous quiet corners of calm and relaxation. The garden's enjoys commanding views over the Florentine countryside all the way to Giotto's bell tower and Brunelleschi's dome.





AMENITIES

LOCATION

MAIN ROOMS
5 Bedrooms
5 Bathrooms
Kitchen
2 Dining Rooms
Swimming Pool

UTILITIES
WiFi
Internet
Laundry room
Washing machine
Air Conditioning in living space
Heating

SECURITY
Concierge

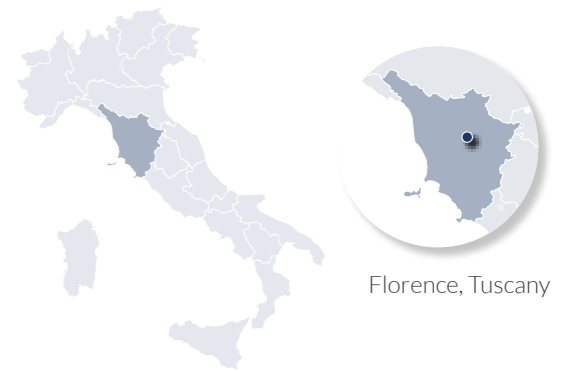
INDOOR FEATURES
Entrance hall
Family kitchen
Open plan kitchen
Study
Fully Furnished & Equipped
Bedrooms with ensuite bathroom
5 Double bedrooms
Sitting room
Fireplace

STAFF
Driver
Caretaker
Housekeeper
Gardener

OUTDOOR FEATURES
Parking
Outside dining
Sunset view
Utility Room
Garden
Panoramic View
BBQ area

SERVICES
Car rental (on request)
Grocery delivery

INCLUSIONS
Change of linen upon request
Change of bath towels once a week
Change of pool towels once a week
Maid service daily
Airport pickup



Florence, Tuscany

VILLA COVENTINO

CHIANTI, TUSCAN COUNTRYSIDE

DESCRIPTION

LIVING AREA 650 sqm
LAND SIZE 3,5 hectares
PRICE on Application

Villa Il Coventino is a marvellous country house located in the heart of the beautiful hills of the Chianti Classico, just outside Florence. Surrounded by the typical Tuscan vineyards and olive groves, Villa Il Coventino is both cozy and elegant. The interior and

exterior are well groomed in every detail and accurately decorated according to the distinctive Italian style. From the villa it is easy to reach many of the most ancient and famous art sites of Tuscany, like Florence, Siena and San Gimignano. In a quiet and magical atmosphere, Villa il Coventino is the perfect place to enjoy a relaxing and delightful vacation, during any season.





AMENITIES

LOCATION

MAIN ROOMS

6 Bedrooms
8 Bathrooms
2 Kitchens
5 Dining Rooms
5 Reception Rooms
Entertainment Room

UTILITIES

WiFi
Internet
Satellite TV
Laundry room
Dryer
Air Conditioning
Heating

LEISURE

Indoor pool
Games room

SECURITY

Concierge

INDOOR FEATURES

Entrance hall
Entry phone
Informal reception room
Principle Suite
Study
Fully Furnished & Equipped
2 Guest bathrooms
6 Bedrooms with ensuite bathrooms
6 Double bedrooms
3 Sitting rooms
3 Terraces
Fireplace
Balcony

STAFF

Driver
Chef

OUTDOOR FEATURES

Outside dining
On the Water
Panoramic View

SERVICES

Stocked fridge
Grocery delivery

INCLUSIONS

Change of linen once a week
Change of bath towels once a week
Change of pool towels daily
Maid service daily
Yes



Venice, Veneto

PALAZZO SAN PIETRO

VENICE, VENETO

DESCRIPTION

GUESTS SLEEPING 16 pax
LIVING AREA 220 sqm
PRICE on Application

A small but charming 4 storey Venetian palazzo with a water front and private deck. Depicted by Canaletto and Guardi, it stands beside a 16th century church designed by Palladio and a 15th century bell tower by Codussi. These are stunning views all around.

Palazzo San Pietro sleeps up to 16 in 6 formal bedrooms and a spacious loft with 4 sofa beds. 8 bathrooms, each one with walk-in shower and small washroom near the main kitchen at the ground floor, 3 kitchens, gym with small pool/hot tub, 3 living areas on the first floor and on the loft, 5 dining areas (formal dining room, terraces, loft and on the campo). Large conference/multimedia hall.





AMENITIES

LOCATION

MAIN ROOMS

5 Bedrooms
5 Bathrooms
Kitchen
Dining Room
2 Reception Rooms

UTILITIES

WiFi
Internet
Satellite TV
Washing machine
Dryer
Air Conditioning in living space
Heating

LEISURE

Steam room

SECURITY

Concierge

INDOOR FEATURES

Entrance hall
Entry phone
Elevator
Master bedroom with ensuite bathroom
Double reception room
5 Bedrooms with ensuite bathrooms
5 Double bedrooms
Sitting room
Terrace
Fireplace

STAFF

Driver
Chef

OUTDOOR FEATURES

Outside dining

SERVICES

Grocery delivery

INCLUSIONS

Change of linen once a week
Change of bath towels once a week
Change of pool towels daily
Maid service daily
Yes



Florence, Tuscany

APARTMENT BARTOLOMMEI

PIAZZA DELLA SIGNORIA, FLORENCE, TUSCANY

DESCRIPTION

GUESTS SLEEPING 10 pax
LIVING AREA 250 sqm
PRICE on Application

The premises have been decorated to the highest standards, in a trendy contemporary style, by the internationally renowned interior designer, Ilaria Miani. The location is superb: a few steps from Piazza della Signoria, the Uffizi and Ponte Vecchio. One reaches the apartment by entering, at street level, a grand neoclassical hall with its original columns and statues. A beautiful vaulted staircase leads to

the upper floors. To reach the 4th floor there is a newly installed mirror lined elevator. A private garage with storage facilities is at guests' disposal.

Layout: Entrance lobby, large double volume Living/Dining room with fireplace (French door to fully furnished terrace/roof garden), fully equipped eat-in kitchen. Bedroom 1, master suite: king size bed, all marble bathroom, walk in shower with Turkish bath. Bedroom 2, twin beds, ensuite marble bathroom, separate shower. Bedroom 3, king size bed with ensuite bathroom.





VILLA KARIM

CALA DI VOLPE, SARDINIA

DESCRIPTION

GUESTS SLEEPING 10 pax
 LIVING AREA 350 sqm
 LAND SIZE 2,500 sqm
 PRICE on Application

Stunning Luxury Sardinian Villa with Open Panoramic Sea views Villa Karim is simply a masterpiece both for the dominant position

on the hills overlooking the Pevero Golf Course and the bay of Cala di Volpe, and for the interior characterized by the use of local handcrafted material with details. Externally, the villa opens onto its magnificent terrace and the swimming pool with a breath taking views that spreads over the sea and the lush Mediterranean countryside.



AMENITIES

LOCATION

MAIN ROOMS

- 5 Bedrooms
- 5 Bathrooms
- Kitchen
- Dining Room
- Swimming Pool

UTILITIES

- WiFi
- Internet
- Satellite TV
- Washing machine
- Dryer
- Air Conditioning in living space
- Heating

LEISURE

- Infinity Pool

SECURITY

- Concierge
- Alarm system

INDOOR FEATURES

- Entrance hall
- Entry phone
- Double reception room
- Principle Suite
- Fully Furnished & Equipped
- 2 Bedrooms with ensuite bathrooms
- 5 Double bedrooms
- Sitting room
- 3 Terraces
- Fireplace

STAFF

- Driver
- Caretaker
- Chef
- Housekeeper
- Gardener
- Butler

OUTDOOR FEATURES

- Parking
- Outside dining
- Sunset view
- Garden
- On the Water
- Pool Shower
- Sea View
- Panoramic View
- Beach Front
- BBQ area

SERVICES

- Childcare
- Car rental (on request)
- Grocery delivery

INCLUSIONS

- Change of linen once a week
- Change of bath towels once a week
- Change of pool towels daily
- Maid service upon request
- Airport pickup



Cala di Volpe, Sardinia



