

***COMPLESSO TURISTICO RICETTIVO***  
***LE TERRAZZE DI PORTOVENERE***  
***COMUNE DI PORTOVENERE - PROVINCIA DELLA SPEZIA***



# PRESENTATION

*THE TOURIST ACCOMMODATION IS SITUATED ON THE EDGE OF THE VILLAGE OF PORTO VENERE, II TRAVERSA OLIVO SNC AND IS SURVEYED TO N.C.E.U. (SHEET 10, PARTICLE 864 SUBORDINATES 1-4-5-7-8 OF THE MUNICIPALITY OF PORTO VENERE, THE PROVINCE OF LA SPEZIA).*

*FROM THE URBAN POINT OF VIEW THE SITE FALLS WITHIN THE CITY URBAN PLANNING OF THE MUNICIPALITY OF PORTO VENERE IN AREA CALLED R10.5, WHICH IS ATTACHED TO THE DESCRIPTION EXCERPT OF THE DETAILED RULES OF THE SCOPE OF REFERENCE.*

*FOR ITS URBAN EXTENSION, PORTO VENERE, IT IS THE SMALLEST TOWN IN THE PROVINCE OF LA SPEZIA.*

*IT'S PLACED AT THE SOUTHERN END OF A PENINSULA, WHICH, BREAKING AWAY FROM THE JAGGED COASTLINE OF THE RIVIERA DI LEVANTE, GOES TO FORM THE WESTERN SHORE OF THE GULF OF LA SPEZIA, ALSO CALLED THE "GULF OF POETS". AT THE TOP OF THIS PENINSULA THERE ARE THREE SMALL ISLANDS, THE PALMARIA, TINO AND TINETTO. OF THESE, ONLY THE ISLAND PALMARIA, WHICH LIES DIRECTLY OPPOSITE THE VILLAGE OF PORTOVENERE BEYOND A NARROW ARM OF THE SEA, IS A SMALL INHABITED.*

*IN ADDITION TO THE CHIEF TOWN, PART OF THE MUNICIPAL AREA ARE THE TWO VILLAGES OF FEZZANO AND LE GRAZIE.*

*VERY POPULAR ARE THE BEACHES OF THE AREA, WITH CRYSTAL CLEAR WATER AND THE STRONG CURRENT OF THE LIGURIAN SEA, WHICH, NEAR THE COAST, REACHES SUDDENLY DISCRETE DEPTH.*

*THE ANCIENT PART OF THE TOWN AND THE ISLANDS ARE PART OF THE REGIONAL NATURAL PARK OF PORTO VENERE, MANAGED BY THE HOMONYMOUS CITY OFFICE. PORTO VENERE IS A ESSENTIALLY TOURISTIC TOWN, DESTINATION OF MANY VISITORS THROUGHOUT THE YEAR.*

*IN RECENT YEARS VERY IMPORTANT EXTRA-HOTEL ACTIVITIES GREW, SUCH AS B & B, GUEST HOUSES AND RESIDENCES. MUCH APPRECIATED IS THE SHOPPING ALONG THE PROMENADE CALATA DORIA AND THE PICTURESQUE CARRUGGIO.*



*THE COMPLEX "LE TERRAZZE" CONSISTS OF SEVERAL BUILDINGS AND IS ACCESSIBLE FROM VIA DELL'OLIVO THROUGH PRIVATE ACCESS.*

*IT IS MADE UP OF TWO MAIN BUILDINGS, WHICH PROVIDE BASIC SERVICES TO THE STRUCTURE, SUCH AS: RECEPTION, ACCOMMODATION, CATERING, GYM, STORES, WAREHOUSES AND PARKING GARAGES.*

*IN FRONT OF THE BUILDINGS ABOVE, THERE IS THE AREA DEVOTED TO PARKING, MANEUVERING AREAS AND PEDESTRIAN WALKWAYS.*

*ON THE SIDELINES OF THE PROPERTY, ADJACENT TO THE COASTLINE, THE HOTEL COMPLEX OFFERS ITS CUSTOMERS A LUXURY BEACH CLUB WITH PRIVATE BEACH FOR THE EXCLUSIVE USE OF GUESTS AND OUTSIDE GUESTS, IN ADDITION TO AN AREA RESTAURANT / BAR WITH ATTACHED SHOWERS, LOCKER ROOMS , WAREHOUSES AND STORAGE BASEMENTS.*

*THE PLANT ALSO HAS TWO OUTDOOR SWIMMING POOLS AND A COMFORTABLE SEATING AREA (VERY USEFUL TO THE GENERAL ECONOMY OF THE SYSTEM BECAUSE IT CAN OFFER A GOOD ALTERNATIVE TO THE USERS ON DAYS WHEN WEATHER CONDITIONS DO NOT ALLOW ACCESS TO SHORELINE).*

*THE FAVORABLE LOCATION OF THE COMPLEX OFFERS A MAGNIFICENT PANDRAMA, DIRECTLY FACING THE CANAL OF PORTO VENERE AND PALMARIA ISLAND.*

*IT ALSO ENSURES A GOOD CONNECTION TO INFRASTRUCTURE. NEARBY IS THE FERRY DOCK THAT ALLOWS COMMUNICATION WITH OTHER TOWNS OF THE GULF OF SPEZIA: LERICI, SAN TERENCE, TELLARO, AS WELL AS THE CINQUE TERRE, ANOTHER POPULAR TOURIST DESTINATION KNOWN WORLDWIDE.*

*EXCELLENT IS ALSO THE PROXIMITY TO MANY PATHS THAT WIND ON THE HEIGHTS ALL AROUND, FROM WHICH YOU CAN REACH POINTS WHERE YOU CAN ADMIRE A BEAUTIFUL LANDSCAPE.*

*ALONG THE PROMENADE WITH A SHORT WALK YOU CAN REACH THE HISTORIC CENTER OF THE VILLAGE OF PORTO VENERE.*





*VIEW OF BORGO PORTOVENERE*



*THE COMPLEX AS SEEN FROM BORGO PORTO VENERE*



*THE ACCOMMODATION COMPLEX*



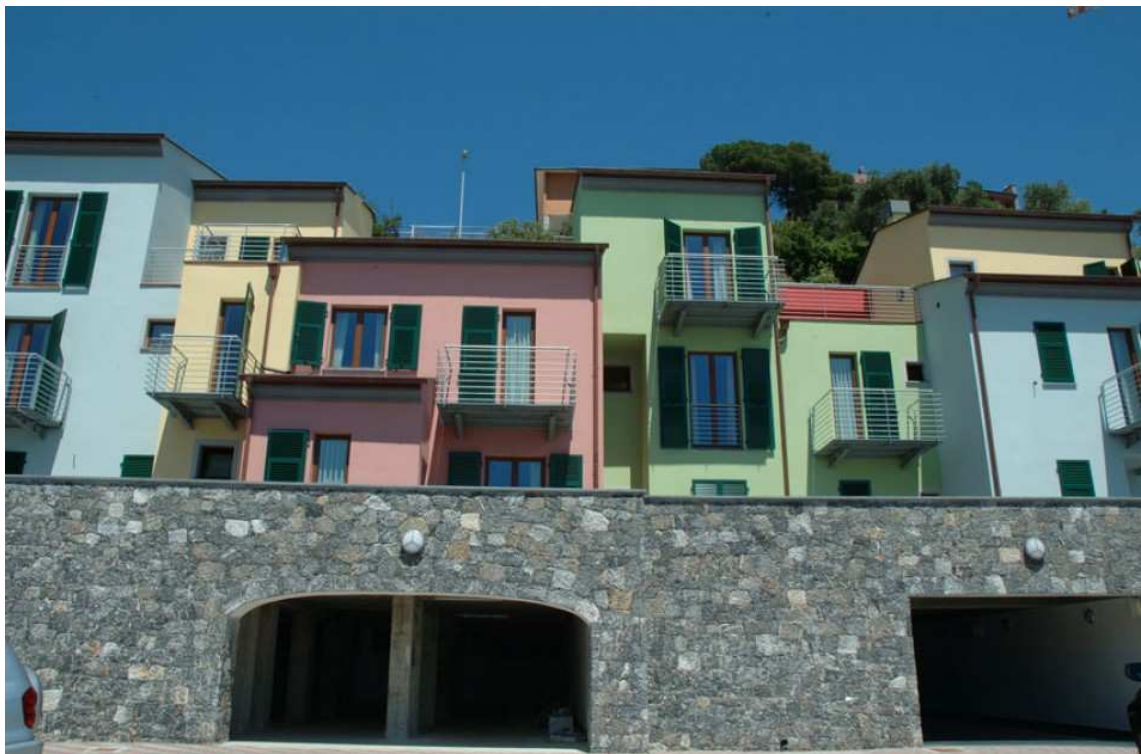
*THE STRUCTURE CALLED LE TERRAZZE DI PORTO VENERE IS A TOURIST COMPLEX THAT OFFERS A PRESTIGIOUS RESIDENCE, AN EXCLUSIVE RESTAURANT AND ALL THE SERVICES OF THE BEACH WITH SWIMMING POOL AND BAR, OPEN FROM MAY TO SEPTEMBER.*

*THE COMPLEX PROVIDES CUSTOMERS A CONVENIENT PARKING WHICH CAN ACCOMMODATE SEVERAL CARS, INTERNET POINT AND WI-FI CONNECTIONS. NEARBY IS THE OPEN BEACH, LOCATED IN FRONT OF THE APARTMENTS OF THE RESIDENCE.*

*THE RESIDENCE OFFERS APARTMENTS OF TWO TO FIVE BEDS, WITH AIR-CONDITIONING, REFRIGERATOR, KITCHENETTE, TERRACE.*

*IN PARTICULAR THE TOURIST COMPLEX IS COMPOSED OF SEVENTEEN APARTMENTS LOCATED IN THE MAIN BUILDING ON THREE LEVELS; WITH ONE, TWO, OR THREE ROOMS TYPOLOGY, SIX OF WHICH ARE ON THE FIRST FLOOR, SEVEN ON THE SECOND FLOOR AND FOUR ON THE THIRD FLOOR.*

*IN ADDITION, FURTHER FOUR APARTMENTS ARE LOCATED ABOVE THE RESTAURANT AREA, ALSO WITH THE SAME TYPOLOGIES AND SERVICES DESCRIBED ABOVE. APARTMENTS ARE DIRECTLY ACCESSIBLE BY ELEVATOR AND STAIRCASE FROM THE GARAGE BELOW.*



*THE MAIN BUILDING WITH THE APARTMENTS AND THE UNDERLYING PRIVATE GARAGE*



APARTMENTS INTERIOR







*VIEW FROM THE TERRACE*



ON THE FIRST FLOOR THERE ARE SIX APARTMENTS FOR A TOTAL SURFACE AREA COVERED OF 370.00 SQUARE METERS, INCLUSIVE OF ACCESSORIES (STAIRWELLS, ELEVATOR, CLOSETS, BASEMENT, WAREHOUSE, STORAGE ROOM, LAUNDRY AND ACCESS CORRIDOR) AS WELL AS AN OUTDOOR AREA OF 205.00 SQ.M. OF TERRACE, DIVIDED BETWEEN INDIVIDUAL APARTMENTS;

THE SECOND FLOOR IS DIVIDED INTO SEVEN APARTMENTS FOR A GROSS AREA COVERED 370.00 SQUARE METERS INCLUDING ACCESSORIES (STAIRWELLS, ELEVATOR, STORAGE, WAREHOUSE, STORAGE ROOM, LAUNDRY AND ACCESS CORRIDOR) AS WELL AS AN AREA (21,00 SQ. M.) USED AS BALCONIES FOR THE EXCLUSIVE USE OF THE APARTMENTS , AND A COMMON OUTDOOR AREA OF APPROX 25.00 SQ.M.

THE THIRD FLOOR CONSISTS OF FOUR APARTMENTS WITH A GROSS AREA COVERED 210.00 SQUARE METERS INCLUDING ACCESSORIES (STAIRWELLS, ELEVATOR AND ACCESS CORRIDOR) AS WELL AS AN AREA USED AS BALCONIES FOR THE EXCLUSIVE USE OF THE APARTMENTS OF 52,00 SQM.

ON THE SECOND FLOOR, ABOVE THE RESTAURANT AREA THERE ARE FURTHER FOUR APARTMENTS OF 190,00 SQUARE METERS OF GROSS FLOOR AREA COVERED, INCLUDING ACCESSORIES (STAIRWELL, CORRIDOR AND ELEVATOR ACCESS) AS WELL AS AN OUTDOOR AREA WITH PANORAMIC TERRACE OF 114.00 SQ.M. , A TERRACE GARDEN OF 75,00 SQUARE METERS AND A TERRACE OF 25.00 M;

INSIDE THE STRUCTURE THERE IS A LOCAL RESTAURANT WITH A VIEW OF PORTO VENERE THAT OFFERS THE BEST DISHES OF LIGURIAN CUISINE.

IT IS ALSO POSSIBLE TO BENEFIT THE EXCLUSIVE USE OF PANORAMIC DINING ROOMS ON THE FIRST FLOOR, FOR BANQUETS, DINNERS, EVENTS, CONVENTIONS AND MEETINGS, IN A SETTING OF INCOMPARABLE BEAUTY.

THE DINING AREA HAS ABOUT 120/130 SEATS AND OCCUPIES A TOTAL AREA OF 782.00 SQUARE METERS DIVIDED AS FOLLOWS:

- - ON THE GROUND FLOOR: ENTRANCE HALL, KITCHEN, COLD ROOM, SERVICE, STAIRCASE, DINING ROOM AND COVERED OUTDOOR AREA (PORCH) OF 373,00 SQUARE METERS;
- - ON THE FIRST FLOOR IS THE DINING ROOM FOR A COVERED AREA OF 199.00 SQUARE METERS INCLUDING WAREHOUSE, BOILER ROOM, STAIRWELL AND ADJOINING ROOF TERRACE OF 210.00 SQUARE METERS;





*VIEW OF THE RESTAURANT*



*INTERNAL VIEW OF THE RESTAURANT*



**INTERNAL VIEW OF THE RESTAURANT**



**EXTERNAL VIEW OF THE RESTAURANT**

**THE STRUCTURE HAS A PRIVATE BEACH, WITH CONVENIENT ACCESS TO THE SEA, OPEN FROM MAY TO SEPTEMBER WITH SUN BEDS, UMBRELLAS AND CHANGING ROOMS, AS WELL AS A BAR SERVICE BY THE POOL OR BY THE SEA.**

**THE TOTAL AREA IS ABOUT 2,956.00 SQUARE METERS DIVIDED AS FOLLOWS:**

- - THE LOCAL BAR / RESTAURANT OF APPROX. 64.00 SQ.M;
- - BASEMENT: CONSISTS OF WAREHOUSES, CHANGING ROOMS, TOILETS, FIRST AID ROOM, BOILER ROOM AND CORRIDORS OF ACCESS TO AN AREA OF APPROX. 210.00;
- - OUTDOOR AREA TO SERVICE THE PLANT AND THE BAR EQUAL TO M. 2636.00 SERVED BY ABOUT 500 BEDS;
- - TWO SWIMMING POOLS WITH A TOTAL AREA OF APPROX. 256.00;

















THE RESIDENCE OFFERS ALSO A S.A.M. AREA (SPACE MOTOR ACTIVITY) UNDER CONSTRUCTION, WITH ATTACHED TOILETS, CHANGING ROOMS, SHOWERS AND WAREHOUSE.

LOCATED ON THE FIRST FLOOR AT THE BACK OF THE RESTAURANT HAS A SURFACE OF 150.00 SQ.M.

THE PROPERTY HAS A 'WIDE COVERED GARAGE ON THE GROUND FLOOR OF THE MAIN BUILDING, OF APPROX. 514.00 SQUARE METERS AND MORE 126,00 SQ.M FOR THE EXCLUSIVE USE OF MOTORCYCLES LOCATED ON THE GROUND FLOOR, BEHIND THE RESTAURANT.

INSIDE THE PROPERTY IS AN OTHER COVERAGE AREA OF APPROXIMATELY 1,550.00 SQUARE METERS, LOCATED ON THE EDGE OF THE COMPLEX, BEHIND THE RELAXATION AREA, WHICH, AT THE MOMENT HAS GOT THE PERMIT FOR BUILDING COMPLETION ( COMPARTMENT C).

IN RELATION TO THE ABOVE MENTIONED PERMIT, IT IS POSSIBLE TO BUILD A NEW COVERED GARAGE WHICH CAN INCLUDE SPACE FOR MANEUVERING AND EXTERNAL WORK, WITH OVERHANGING FOOTBALL FIELD. AT PRESENT WE HAVE BEEN REALIZED ONLY THE STRUCTURAL WORKS NECESSARY FOR THE CONTAINMENT OF THE SOIL ALONG THE PERIMETER OF THE PROPERTY.