

# PORTOPICCOLO

GOLFO DI TRIESTE

## YOUR HOME AT THE SEASIDE



Luxury Residences  
Yacht Club & Marina  
Five Stars Hotel  
Spa  
Congress Center  
Beach Club  
Restaurants & Bars  
Shops

## PORTOPICCOLO

EXCLUSIVE HOMES  
WITH LIMITLESS VIEWS  
AND PRESTIGIOUS  
FULL SERVICE MARINA  
IN THE HEART  
OF THE UPPER ADRIATIC



The experience offered by Portopiccolo has the gift of naturalness. It can be described as an instinctive haven, the qualities of which have been accurately and attentively conveyed. Just a few minutes from the centre of Trieste and a little less than an hour from Venice, the Bay of Sistiana is a jewel in a special setting - culture, history and environmental heritage have enriched this strip of land overlooking the crystalline sea which has been greatly loved and tested for centuries. Here, where mankind used to simply exploit local resources, is a new opportunity to live the sustainable and sophisticated pleasures of an ideal Italian village. Portopiccolo has the energy of a project conceived with love. The attention to detail is such that it is never taken for granted by those living there. Choice finishes, round the clock security, in harmony with the landscape and eco-sustainability in addition to an interesting gastronomic offer, services, shops, the enviable vitality of an incomparable marina and the emotion of a limitless view over the sea and the colours that light up at sunset. The pride in its DNA permeates Portopiccolo, a new, yet ancient place, shaped by local history. We could be described as narrators where Portopiccolo is the story, written to stir emotions.

Rilke Srl



# AN EXCLUSIVE LIFESTYLE IN A UNIQUE NATURAL SETTING

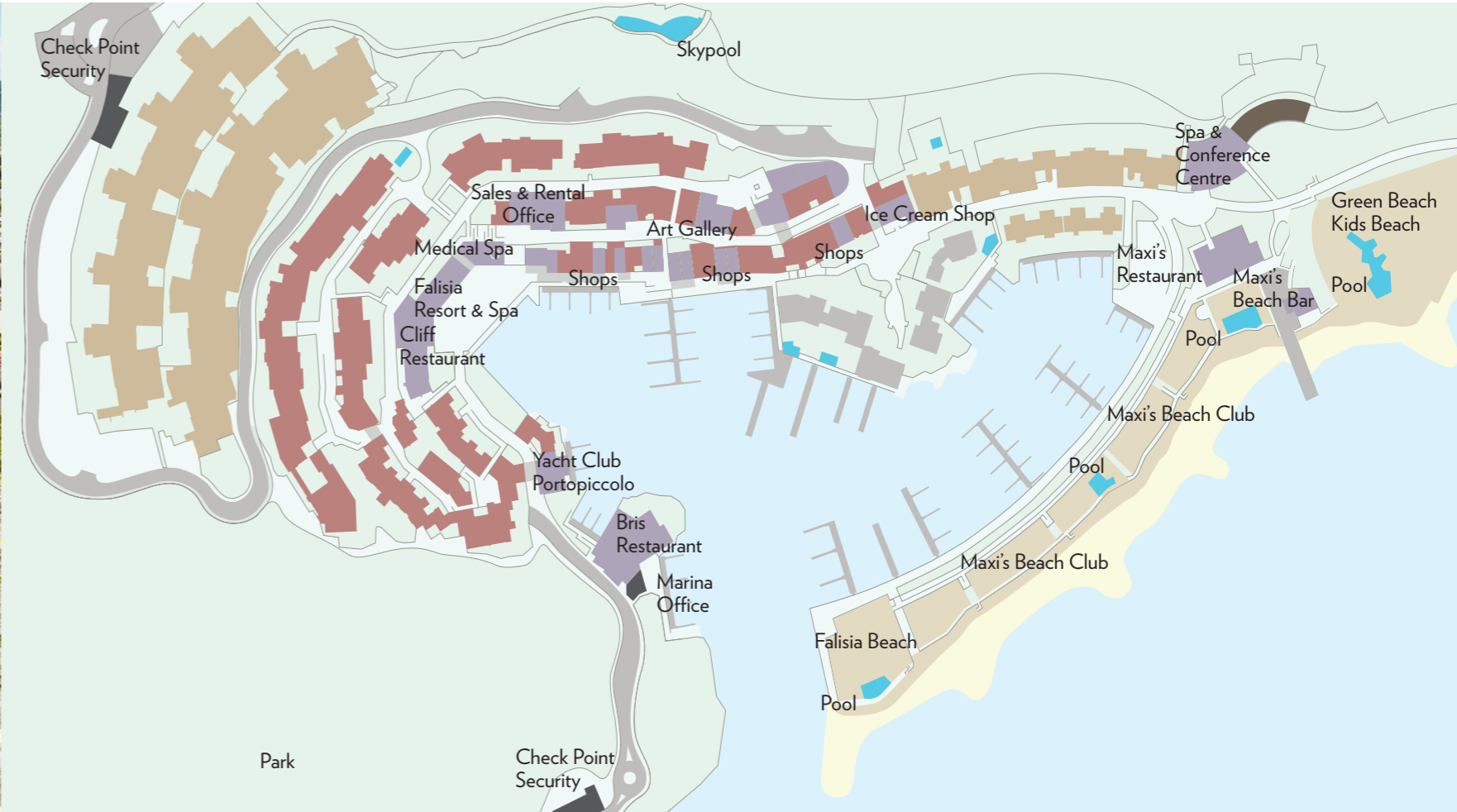


In one of the most evocative places in the upper Adriatic, Portopiccolo is the new destination for those looking to experience novel emotions governing living. Luxury yachts and sailboats populate the spectacular Gulf of Trieste where the Adriatic Sea is at its clearest. A paradise of unspoilt nature, among cliffs overhanging the sea and patches of Mediterranean vegetation. The comfort, privacy and luxury of exclusive residences, of various types but all overlooking the sea, with the serene and sophisticated union of modern architecture and traditional local materials. An impeccable service, boasting ever exclusive style, satisfies all needs.

The pleasant energy of a village far from crowds and traffic, able to offer daily surprises and satisfy every wish. Complete Italian quality of hospitality, inimitable fusion of excellence and creativity, design, food and lifestyle. Portopiccolo also represents a project for avant-garde landscape redevelopment designed and developed whilst fully respecting the environment. It voluntarily joined forces with the Ministry of the Environment and Protection of the Land and Sea, with the aim of reducing atmospheric emissions and neutralising the environmental impact as well as embracing the use of renewable energy.



# THREE TYPES, INFINITE VARIATIONS



A revitalising run, walking pets or bicycle rides. Leave the house to immediately find yourself in an authentic natural oasis, left untouched over the centuries and lovingly protected.



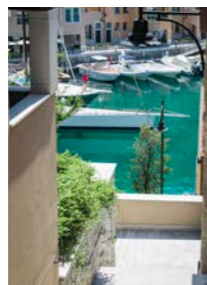
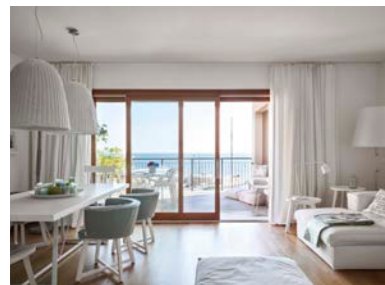


## CASE DEL BORGO



Overlooking the port, as can be found in former fishing villages, boasting pale colours and built using traditional local materials but with all the mod-cons and refinements, the Case del Borgo (Village Houses) make the ideal choice for living

in a romantic yet, at the same time, elegant atmosphere. Strolling through the streets, shopping, savouring an aperitif in the square, enjoying the colours of sunset on the sea - a charming, small and exclusive world, just outside your front door.

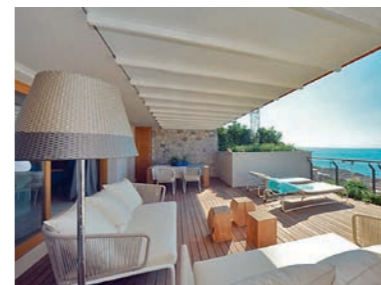


## CASE TERRAZZA



Set into the cliffs above the sea, coated with the typical local stone, and connected by handy lifts, the Case Terrazza (Flat-roof houses) overlook Portopiccolo and offer breathtaking views of the Gulf of Trieste. The wide terraces enable

direct contact with nature whilst being surrounded by the latest comforts and technologies. A completely unique architectural creation within the Upper Adriatic which also pays great attention to interior details.





# PENTHOUSES



Those gorgeous penthouses occupy the entire top floor of the SPA building, offering a panoramic view of the blue gulf of Trieste and the terrific sunset behind the Castle of Duino. The location and the 24/7 security service guarantee safety and absolute privacy for the owner. Stunning is the perfect word to describe the properties and the view. The layout is open concept and could offer spacious living and dining rooms with full-length glass

windows overlooking the Adriatic Sea, two, three or four master bedrooms, patios and gardens. The terraces run the entire length of the floors. Each property has a private front pool with lounge chairs on the pool deck. Some pool could also be indoor. Wellness and fitness areas, private garages directly connected to the properties complete the amenities. The penthouses will be outwardly finished and delivered shell and core.



# RENTAL APARTMENTS



Whether you're embarking on the journey of a lifetime or heading to a few-day escape, explore the extraordinary hideaway of Portopiccolo. Enjoy our relaxed atmosphere through a wide range of offers: from small to

large apartments with green areas and terraces all with stunning sea views over the gulf of Trieste. We provide you a luxury and unique experience focusing our attention to your special needs and wishes.









PORTOPICCOLO

# YACHT CLUB & MARINA



YACHT CLUB  
PORTOPICCOLO

A short distance from Venice and the Croatian coasts, the Portopiccolo marina is a safe mooring offering an impeccable service for all types of vessels. Its 121 berths are equipped with the latest equipment to meet the requirements and needs of every enthusiast. It is possible to feel completely at one with the sea with

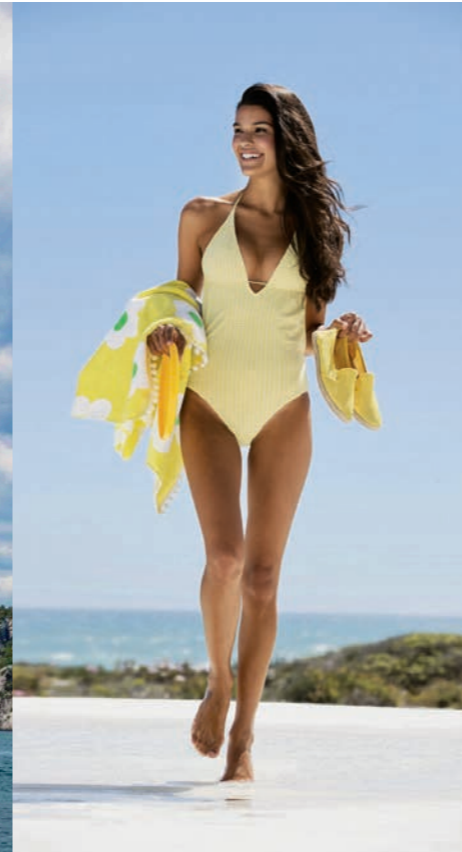
the opportunity to pair your berth with your residence in Portopiccolo. The prestigious Portopiccolo Yacht Club, with member-only benefits and activities, including rental and charter services, offers exciting opportunities with the chance to take part in prestigious international regattas.

PORTOPICCOLO

# BEACH CLUB



A fantastic private beach where you can enjoy the sea in an elegant, intimate atmosphere the Maxi's Beach Club. Comfortable parasols, luxurious sunbeds, elegant cabins complete with all comforts and wireless optical fibre connection. Additionally, three pools, a beach food delivery service and concierge ready to satisfy all requirements - whether it's booking a reinvigorating treatment in the spa or a gourmet dinner in the restaurant.





PORTOPICCOLO

## SPA & FITNESS



Cleanse yourself of stress and toxins, restore your energy, plunge into a sea of relaxation, vitality and beauty - Portopiccolo Spa is an oasis of peace and wellbeing where you can regenerate in a sophisticated,

exclusive atmosphere. Ranging from the Medical Spa to the Beauty Spa, a foray of skilful, modern purification, wellbeing and health techniques is available for those in search of total relaxation.

PORTOPICCOLO

## FIVE STAR HOTEL



On holiday, on business or simply to feel good - the Falisia Resort & Spa, overlooking the delightful bay at the heart of Portopiccolo, is the place where all guests can experience an unforgettable stay, 365 days a year. A "luxury collection" hotel with original personality, rooms and suites boasting sophisticated elegance and a service that leaves nothing to chance - private beach with pool, gourmet restaurant, lounge bar, and direct access to the Medical Spa and health-conscious restaurant.





# PAVILION CONGRESS CENTER



Portopiccolo Pavilion is the most modern Congress Center in the region Friuli Venezia Giulia: a dynamic, adaptable and strategic area dedicated to culture, people and business. This center – which can host over 500 people – has been designed with modernity, high accessibility, brightness and sustainability.

Portopiccolo Pavilion is the perfect place where you can organize conferences, weddings, food events, and fashion shows. This two-storeyed building, with a global size of 1200 mq can be divided into three main rooms and is very practical thanks to movable and glass walls.

# RESTAURANTS BARS & SHOPS



As in any small seaside town, there are many boutiques and shops offering an irresistible choice of designer labels, top designers, sailing accessories and select home items, all found in the two shopping streets of Portopiccolo.

The delicatessen, wine shop, ice-cream parlour, restaurants and bars offer a spectacle of flavours, scents and colours providing the best local and Italian specialities. Shopping in Portopiccolo is a constant surprise, satisfying all tastes.

# EXCLUSIVE SERVICES



The pleasure of living in an extraordinary setting, the thrill of unspoilt nature on your doorstep, the advantage of being able to count on exclusive services and comforts that satisfy any desire and meet any requirement, at any time of the day and year. Portopiccolo is synonymous with quality of lifestyle in every detail.



## Checkpoint

A guarded entrance active 24 hours a day welcomes guests and visitors, manages the video surveillance, with 81 TV cameras, directly from the control room and car park logistics.



## Maintenance

Continuous service dealing with cleaning, gardening and management of all systems in the public shared areas. A facility management and housekeeping service is also available to private individuals.



## Accessibility

The different levels of the development are connected by inclined lifts facilitating movement inside Portopiccolo making it easy and comfortable, problem-free.



## Resident Pool

At 60 metres above sea level, with an infinity pool overlooking the splendid panorama of the bay, this is an absolutely unique space reserved for residents of Portopiccolo - ideal for organising unforgettable private events.



## Conciergerie

An office always ready to satisfy the needs of owners and guests, ranging from booking a restaurant to the organisation of a transfer.



## Underground car parks

There's no traffic, smog or noise in Portopiccolo but you can still get home by car. A system of underground car parks ensures direct access to the private residences. It is possible to park your car and get to your apartment using a covered and direct route.



## Rental Program

The Rental Program system enables the owner of a home in Portopiccolo to enjoy their residence for their favourite period of the year, producing an attractive income in the remaining months.



## WiFi

The whole of the Portopiccolo area is covered by a wireless network, entirely optical fibre. Internet access is rapid and easy whether you're at home or in the Beach Club.



# LOCATION AND CONNECTIONS

Portopiccolo is 10 km from cosmopolitan Trieste and 130 km from Venice, one of the most beautiful cities in the world, and can be easily reached from all Italian, Central European and Eastern European locations. Trieste airport is only 15 minutes away by car and the junction of the A4 motorway is just 5 minutes away.



**Direct flights to Trieste**

- Barcelona
- London
- Munich
- Rome
- Milan

**Direct flights to Ljubljana**

- Vienna
- Frankfurt
- Munich
- Zurich
- London
- Brussels
- Amsterdam
- Copenhagen
- Moscow

**Direct flights to Venice**

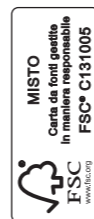
- Vienna
- Hamburg
- Berlin
- Düsseldorf
- Frankfurt
- Zurich
- London
- Dublin
- Brussels
- Amsterdam
- Moscow



**Motorway A4 Venice-Trieste**

Junction for Sistiana

- Distance from:
- Zurich 439 min
  - Geneva 438 min
  - Vienna 307 min
  - Munich 300 min
  - Innsbruck 300 min
  - Milan 255 min
  - Salzburg 230 min
  - Graz 195 min
  - Bologna 180 min
  - Padua 117 min







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Residing at Portopiccolo.  
The exclusive pleasure  
of a boundless view  
in an ideal, sustainable  
and sophisticated dimension.