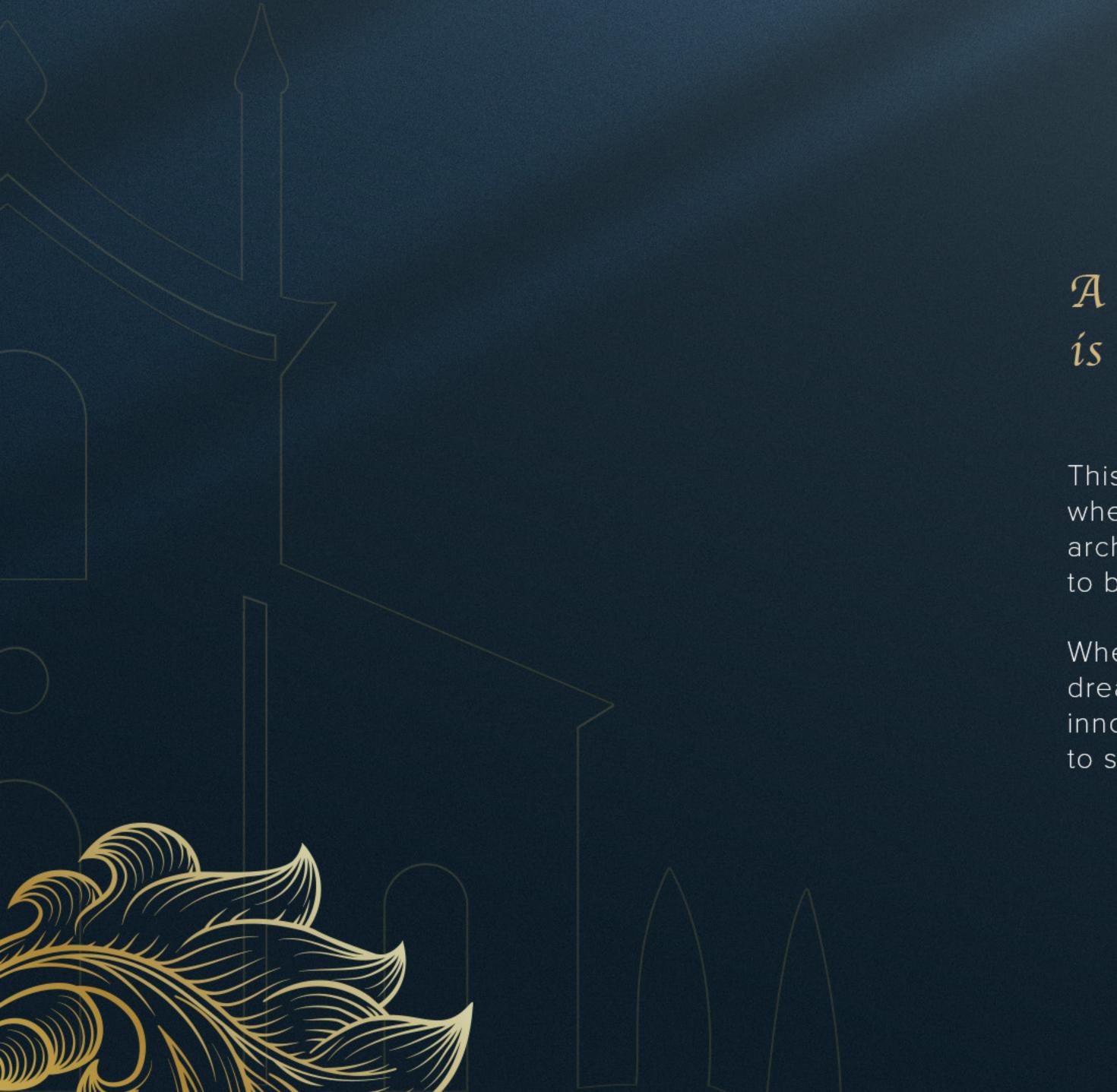






Where history meets the future.



A unique opportunity is born to start a new journey!

This historic property is set in a magical landscape, where time seems to have stopped. Its majestic architecture and centuries-old history are ready to be brought to life.

Whether you want to create the home of your dreams, an exclusive relaxation space, or an innovative business, this is the perfect place to start your new journey.

Recognized as italian cultural heritage.



A timeless jewel

This construction, with origins dating back to the 2nd century BC, is not just a historical monument, but a site recognized as Italian Cultural Heritage, preserving the legacy of past centuries.







Experience where beauty and history meet.



Located above the Port of Alassio, this property offers breathtaking panoramic views that blend the beauty of nature with the elegance of history, providing an unmatched balance of tranquility and luxury.



Transform a historic construction into a unique masterpiece, where every detail tells a new story.





+ 115.000 m²



Exclusive water sources.



35 m² terrace with sea view.

Infinite possibilities, one unique property.



Residential



SPA & Wellness



Exclusive Boutique Lodge



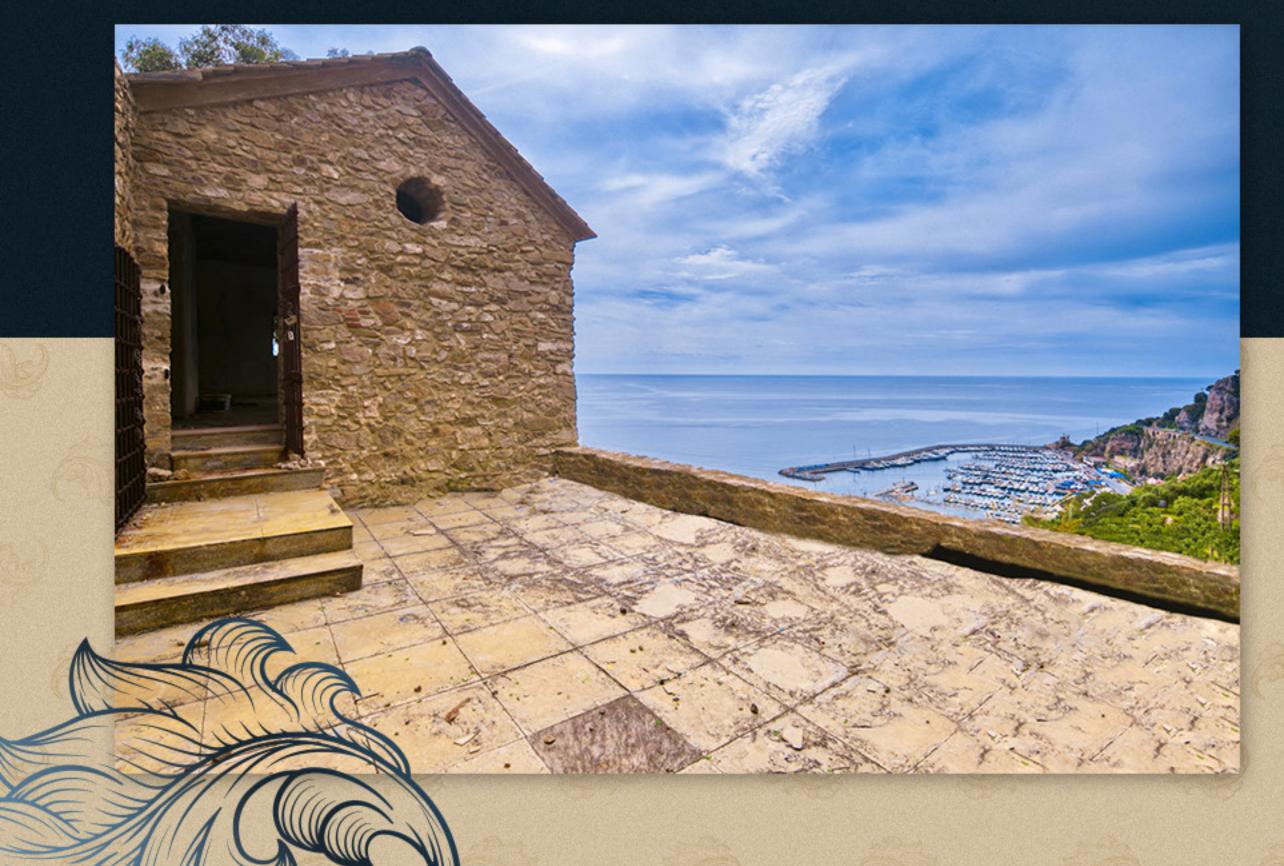
Event Spaces

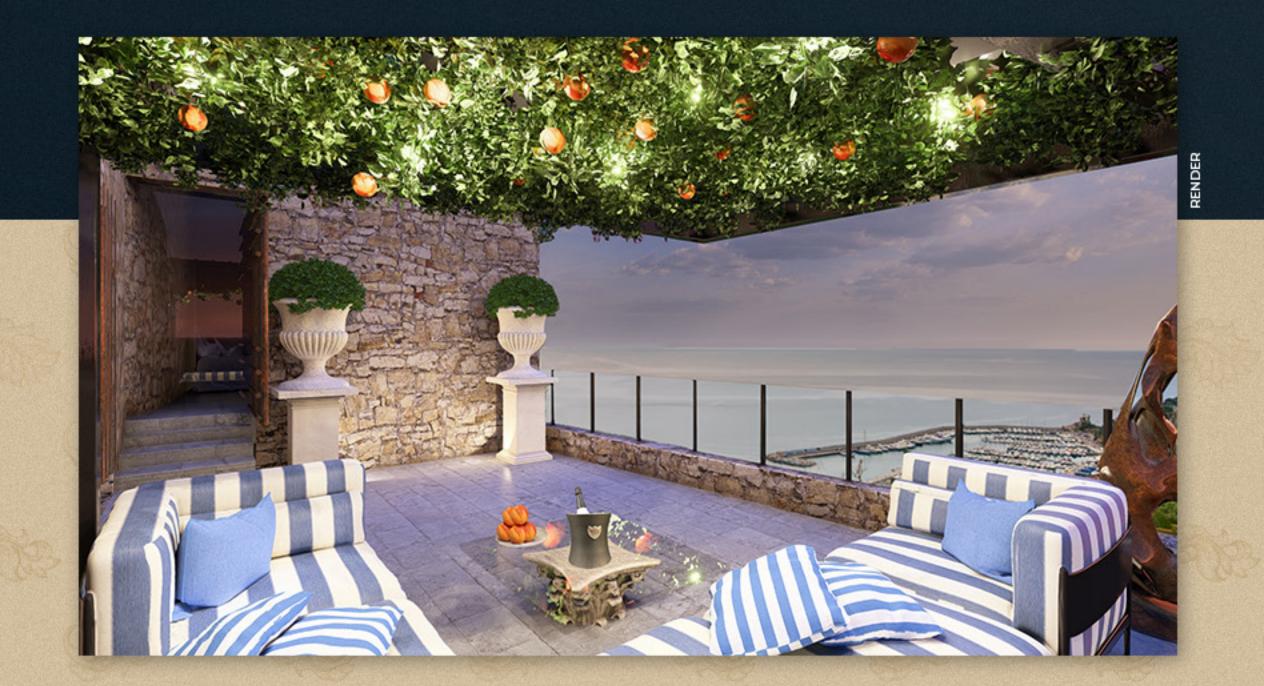


Restaurants/ Agritourism



Yoga Center





Why invest in this property?



Asset appreciation: The Italian coast is one of the most renowned and sought-after locations in Europe. Investing here means securing real estate that will consistently grow in value.



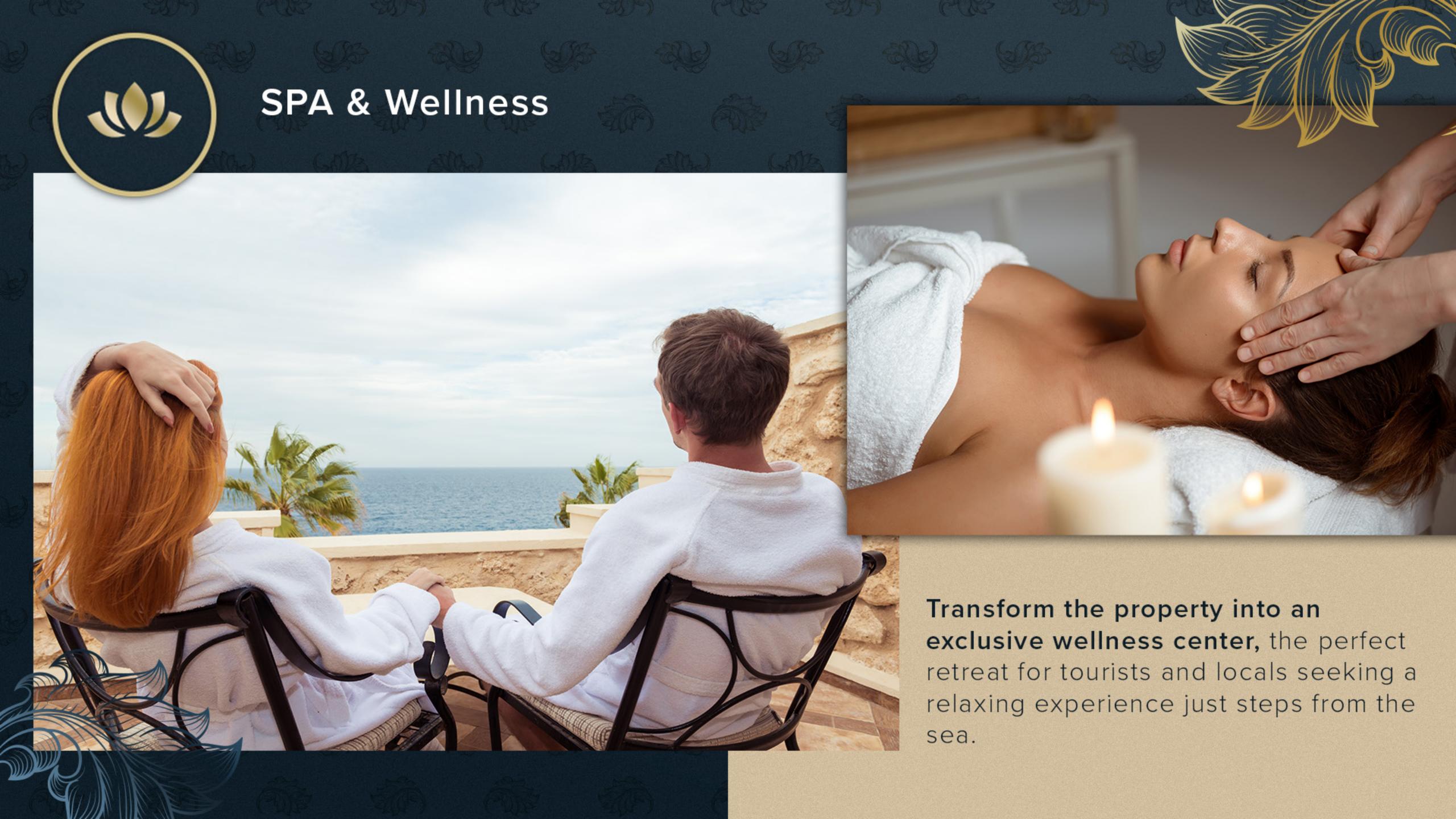
Entrepreneurial flexibility: With numerous business opportunities, this property allows you to choose the model that best aligns with your investment strategy.



Expanding market: Tourism and hospitality in Italy are continuously growing, with strong demand for premium, wellness, and luxury experiences.









SPA & Wellness



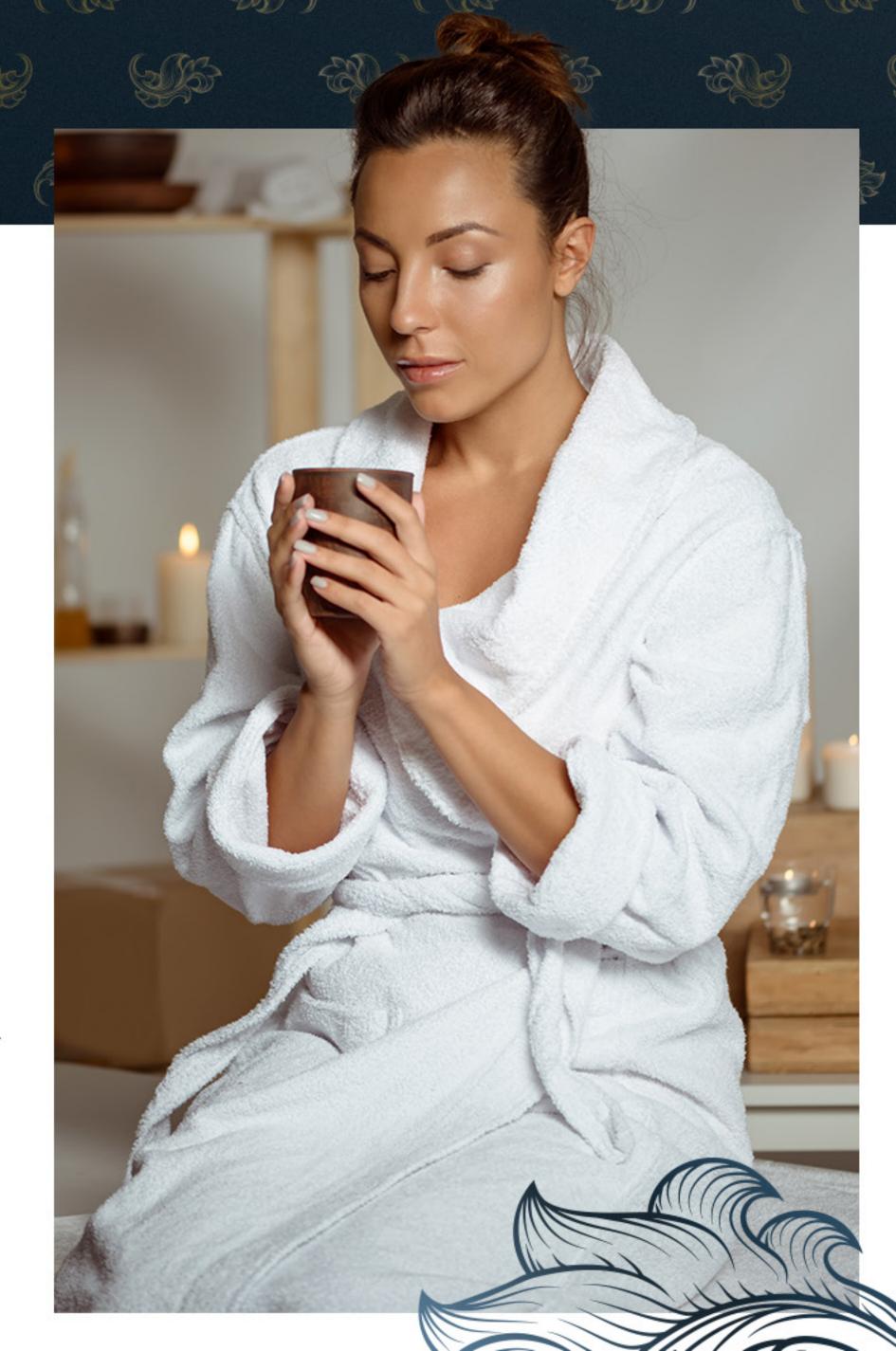
Advantages:

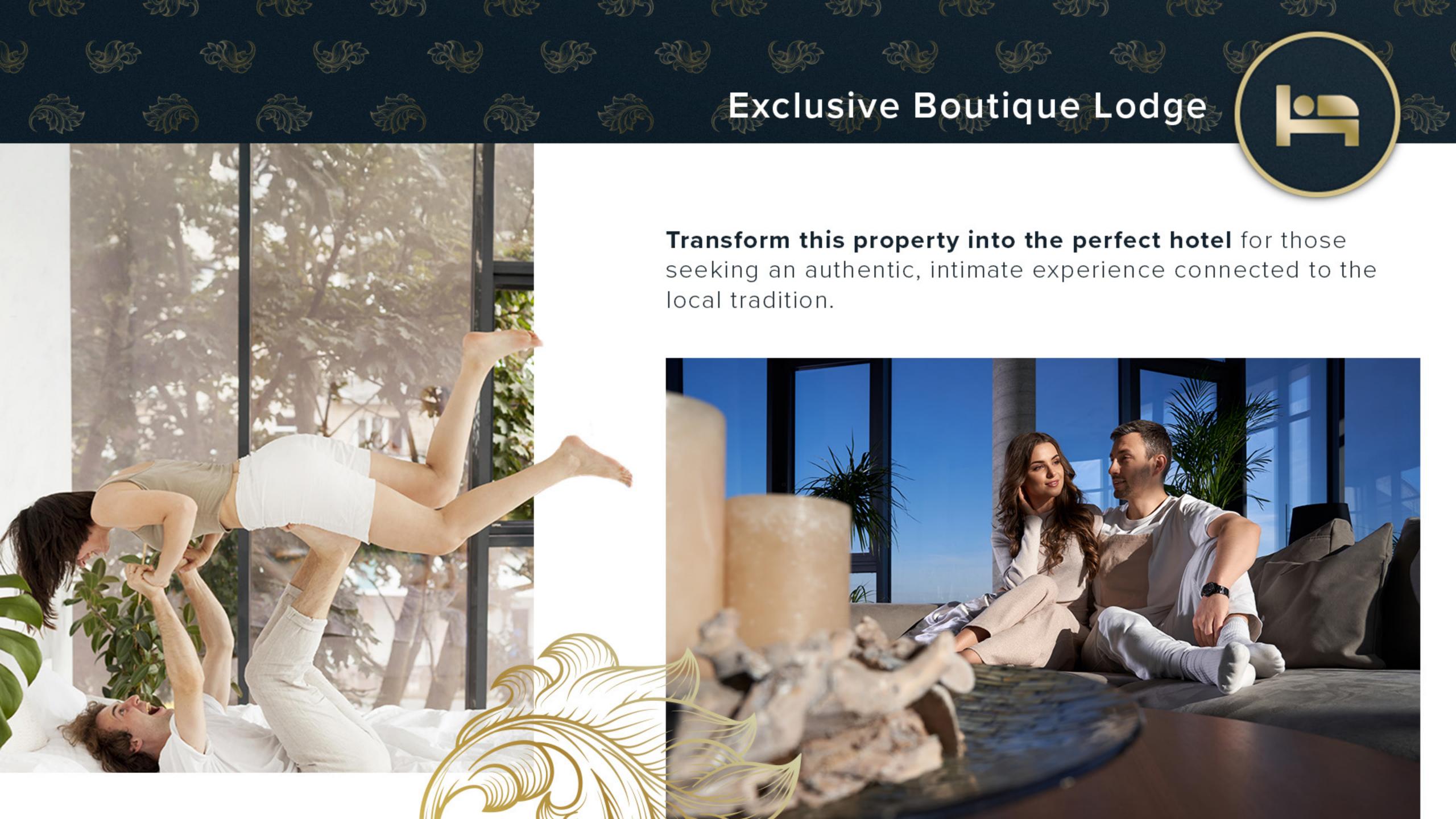
- **Growing market:** The wellness tourism industry is rapidly expanding, with visitors eager to invest in top-tier experiences.
- **Uniqueness:** A wellness center in a coastal location offers an irresistible combination of tranquility, panoramic views, and exclusive services.
- Local and international clients: The opportunity to attract visitors year-round, especially during the spring and fall seasons.



Economic return:

- Offer customized wellness packages: Tailor high-end wellness packages for discerning clients.
- Develop partnerships with luxury hotels and travel agencies: Create vacation packages that include spa treatments, generating additional revenue.







Exclusive Boutique Lodge

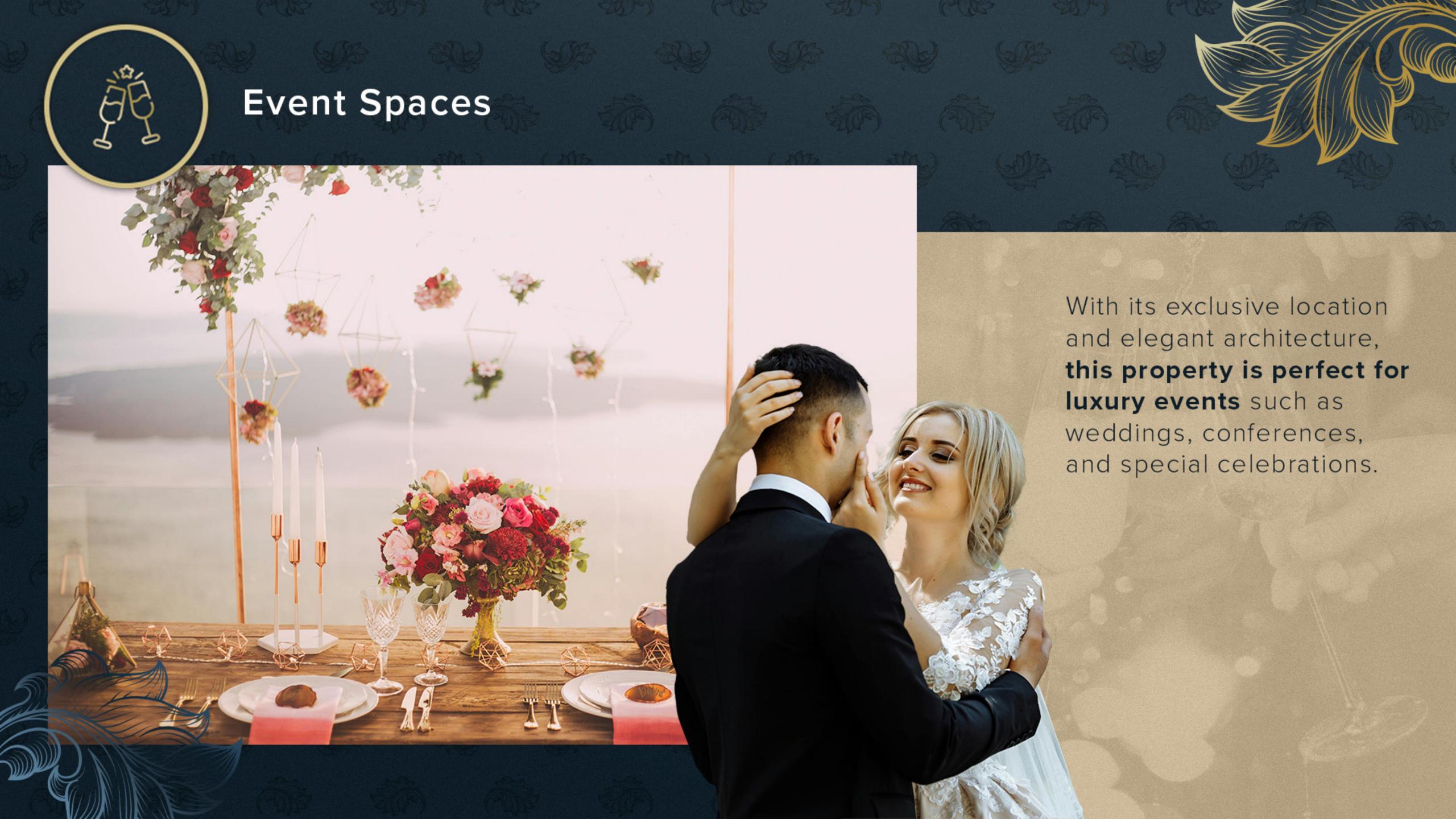


Advantages:

- Cultural and natural richness: The Italian coast is renowned for its cuisine, cultural heritage, and natural beauty, attracting tourists from around the world.
- **High demand:** The need for exclusive and intimate accommodations is steadily increasing, especially in tourist destinations.
- **Unique atmosphere:** A boutique hotel reflecting the local tradition, with cozy and refined spaces, will be highly appreciated by tourists seeking an authentic experience.

Economic return:

- Attract visitors looking for an immersive experience in the culture and beauty of the region.
- Create themed packages: Romantic, gastronomic, and cultural experiences, and take advantage of seasonal tourism.
- Leverage income potential through seasonal rentals and private events.





Event Spaces



Advantages:

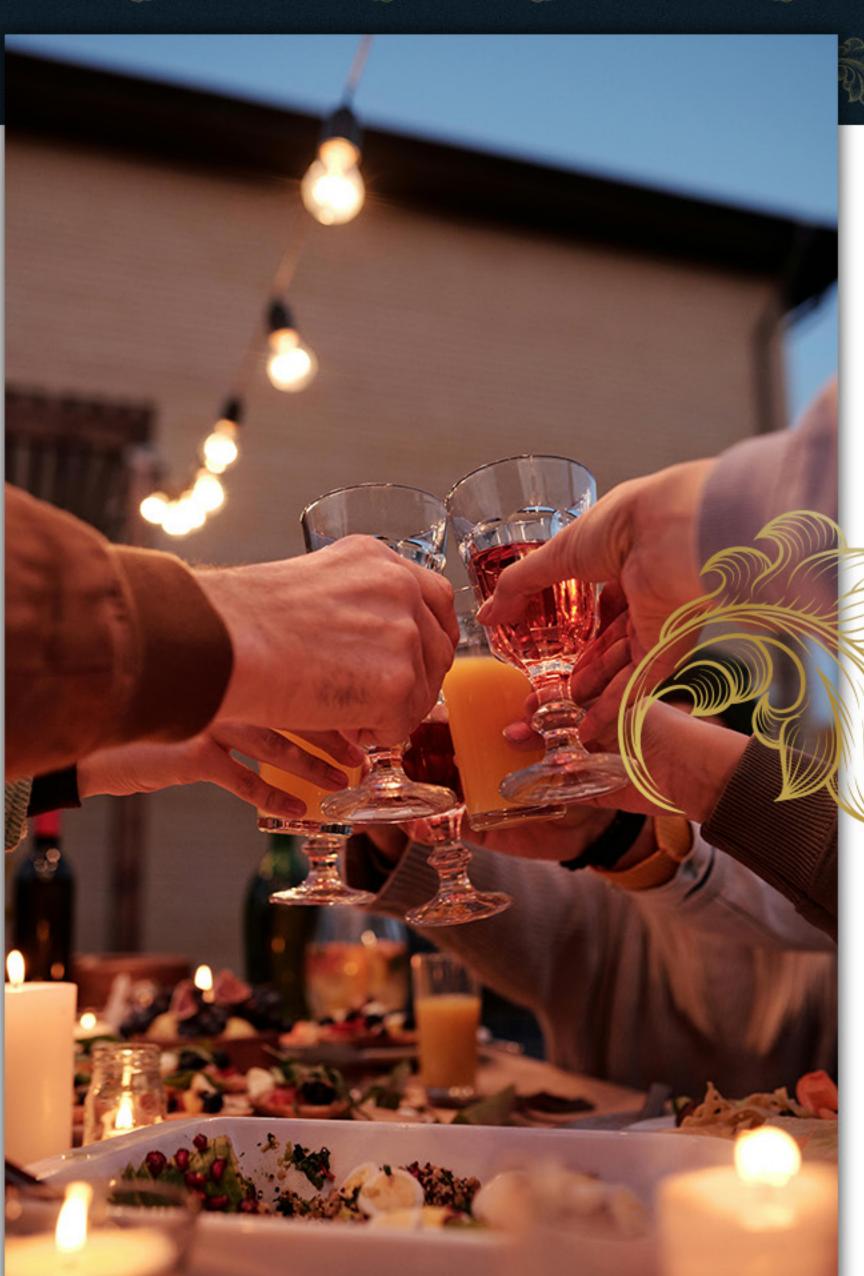
- **Dream location:** The sea view creates a dreamlike setting for fairy-tale weddings and special events.
- **Exclusivity:** The property is the ideal venue for high-end private events, ensuring a unique experience.
- Flexibility: The property can be easily adapted for various types of events, from weddings to corporate conferences.



Economic return:

- Offer customized packages: Tailor-made packages for weddings, corporate events, and private parties, with bespoke services.
- Host exclusive events year-round: From weddings and gala dinners to fashion shows and product launches.
- Form partnerships with local suppliers: Collaborate with catering, decoration, and photography providers to boost revenue.





Restaurants/Agritourism



Transform this property into an authentic gastronomic experience.

The venue is perfect for a high-end restaurant with panoramic views, offering exquisite dishes in an intimate setting, connected to the local tradition.





Restaurants/Agritourism



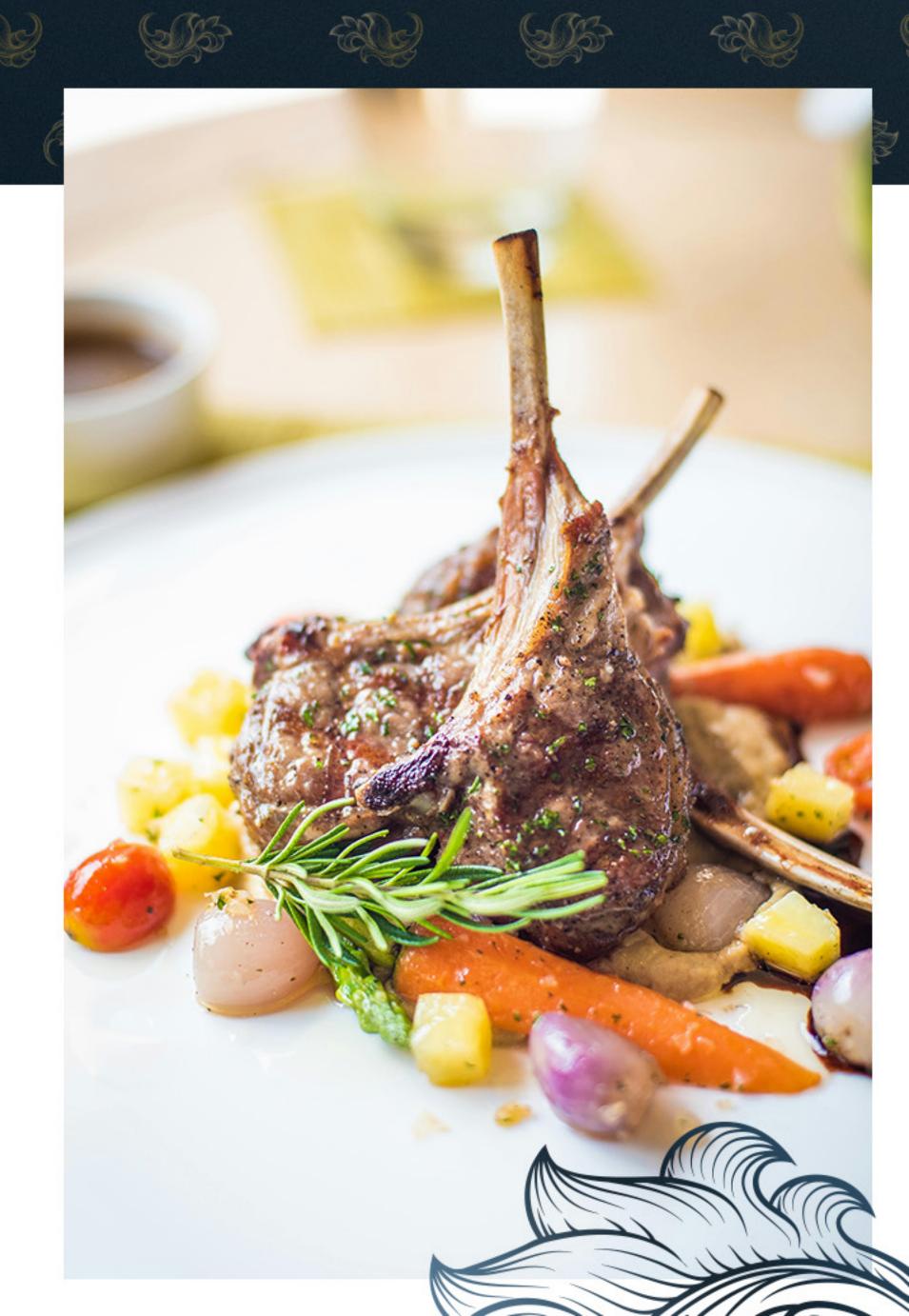
Advantages

- CLocal and international cuisine: Offer a selection of traditional Italian dishes combined with international gastronomic options.
- **Refined atmosphere:** The property, with its elegant design and sea view, provides the perfect setting for a gourmet restaurant.
- Tourists and locals: Located in such a sought-after area, the restaurant will attract both tourists and local residents.



Economic return

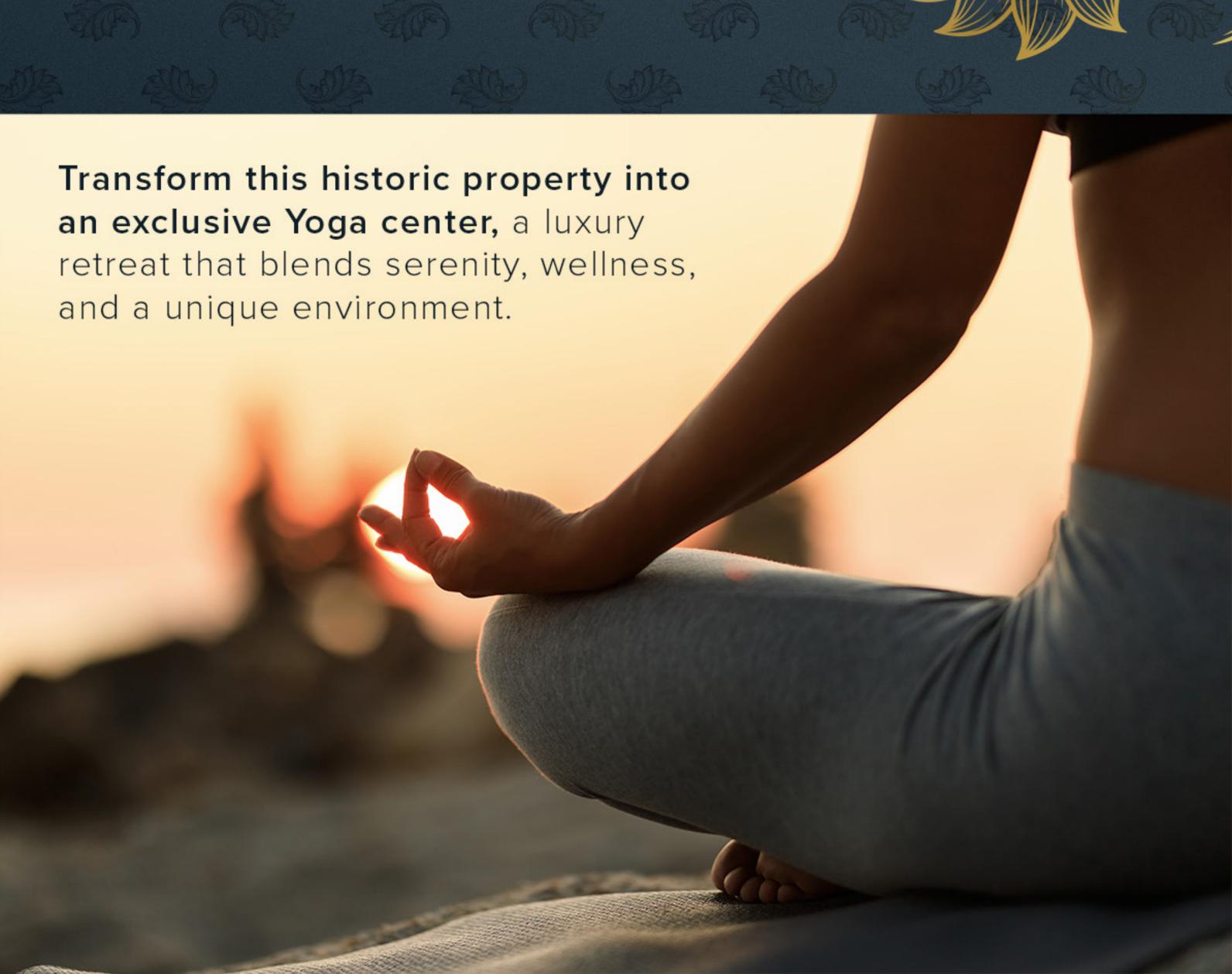
- Attract a high-end international clientele.
- Host private events, exclusive dinners, and tastings to generate additional revenue.
- Leverage growth potential: Establish a high-quality dining experience, becoming a gastronomic landmark in the area.





Yoga center







Yoga Center



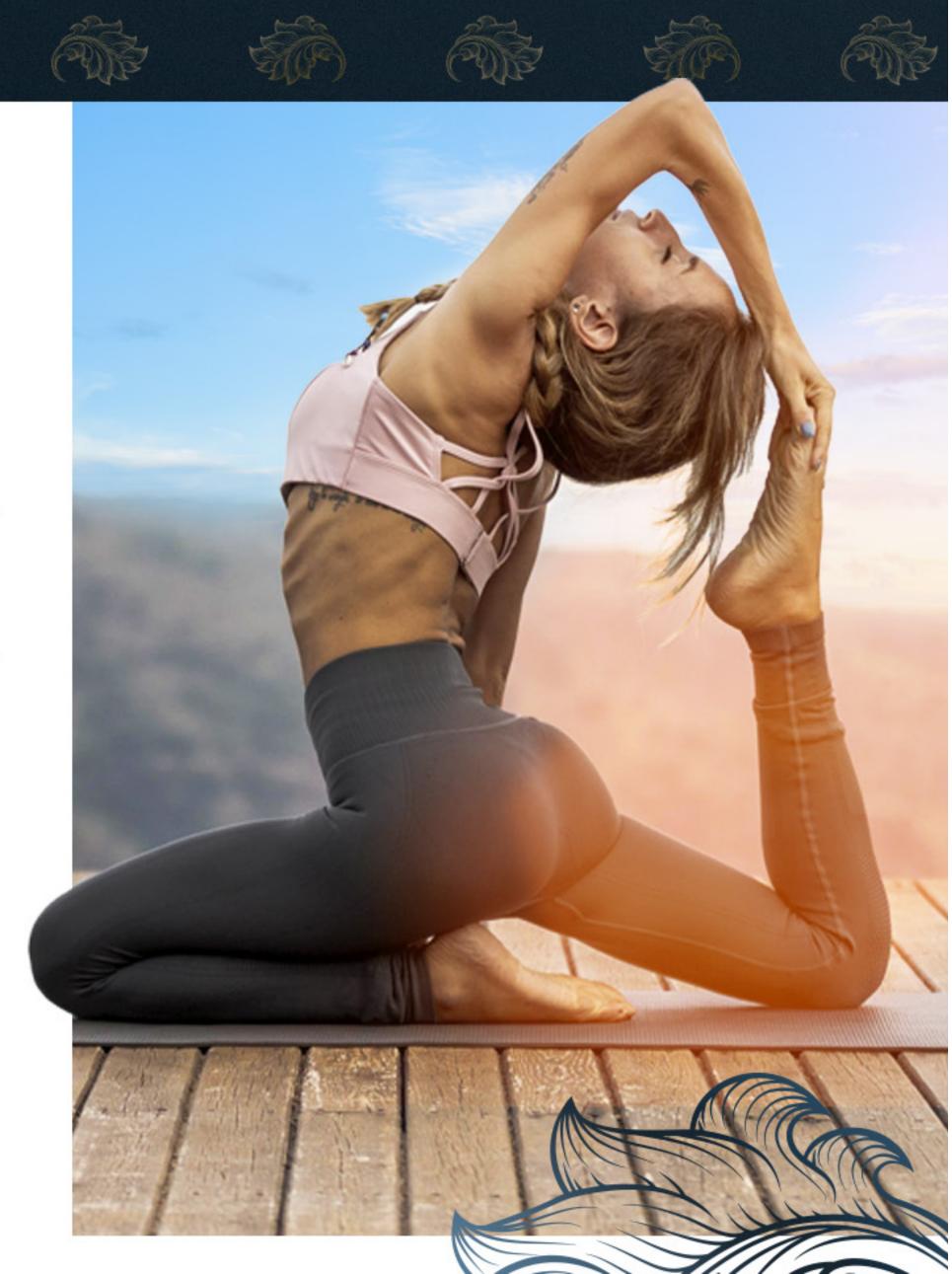
Advantages

- Increased property value: A Yoga center in a historic property enhances its value, combining architectural charm with modern functionality.
- Immersive experience: The tranquil, historic atmosphere offers a unique experience, where clients can practice Yoga in an environment full of energy and history.
- **Growing demand:** Wellness is an expanding trend, and Yoga attracts those seeking a healthy lifestyle and exclusive experiences.



Economic return

- Host yoga events and Retreats: Create a consistent stream of income and appeal for those seeking a complete wellness experience.
- Create and sell yoga-related products: Sell accessories and apparel, generating a new source of revenue.





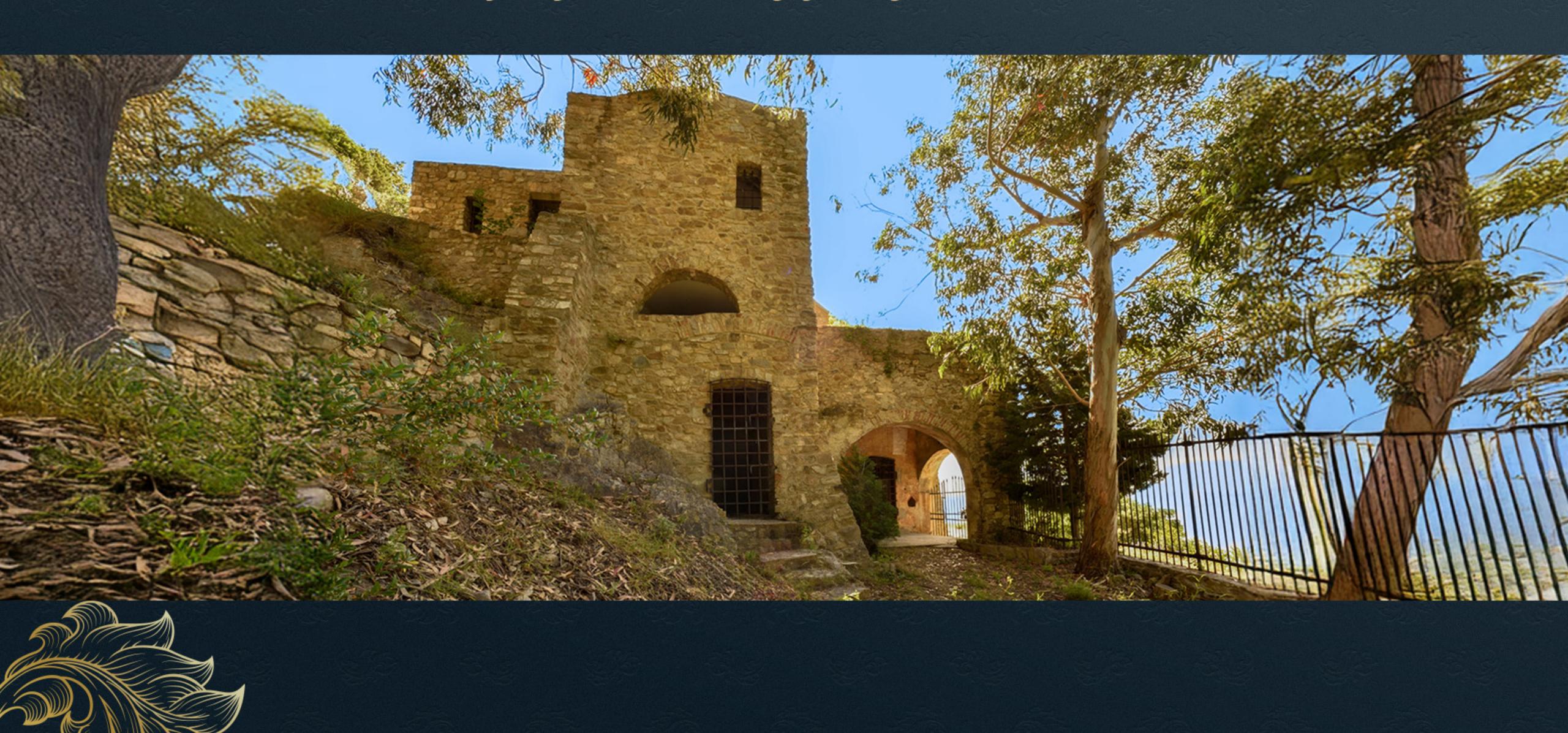


An investment opportunity that combines beauty, history, and profitability.

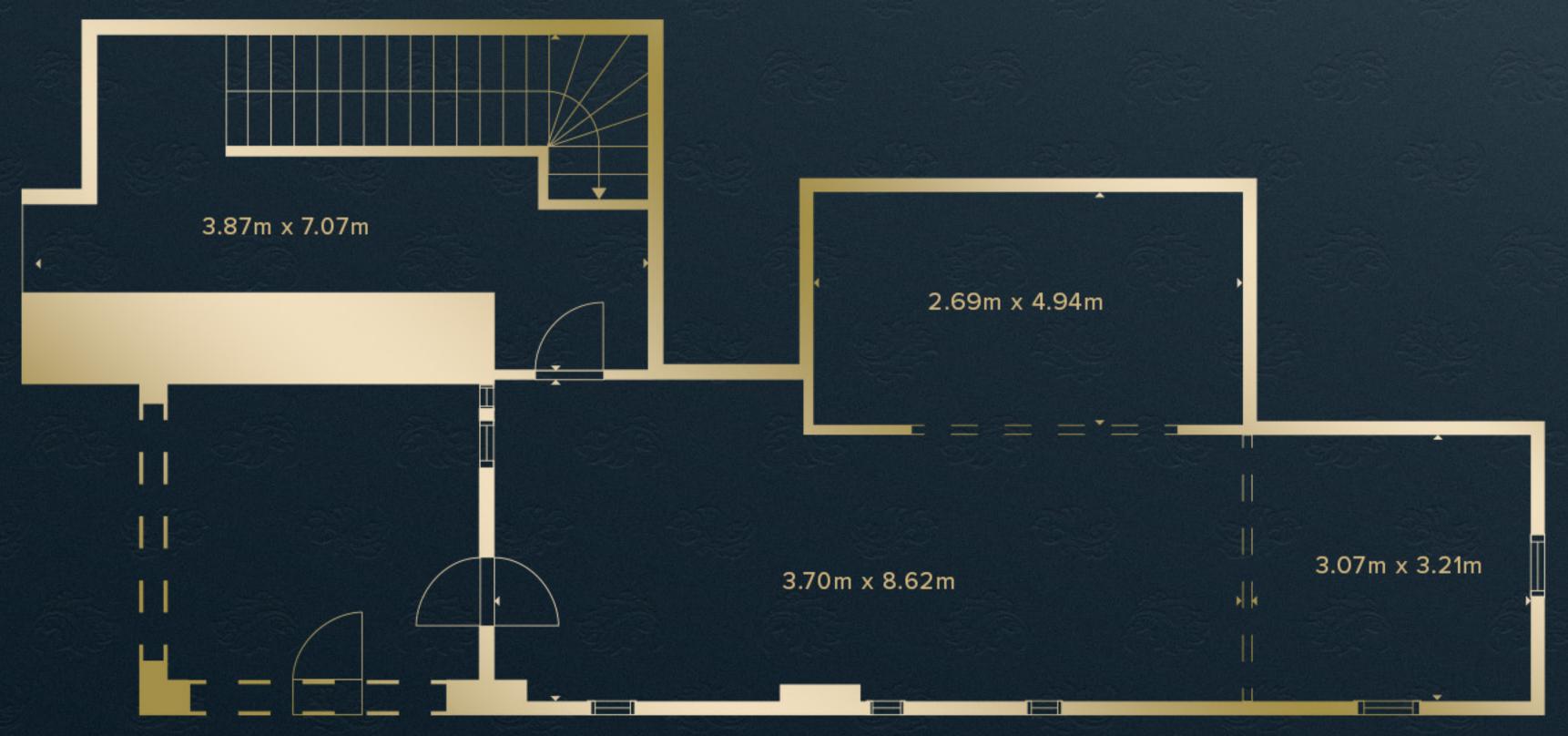


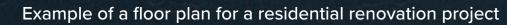


The perfect setting for great stories.

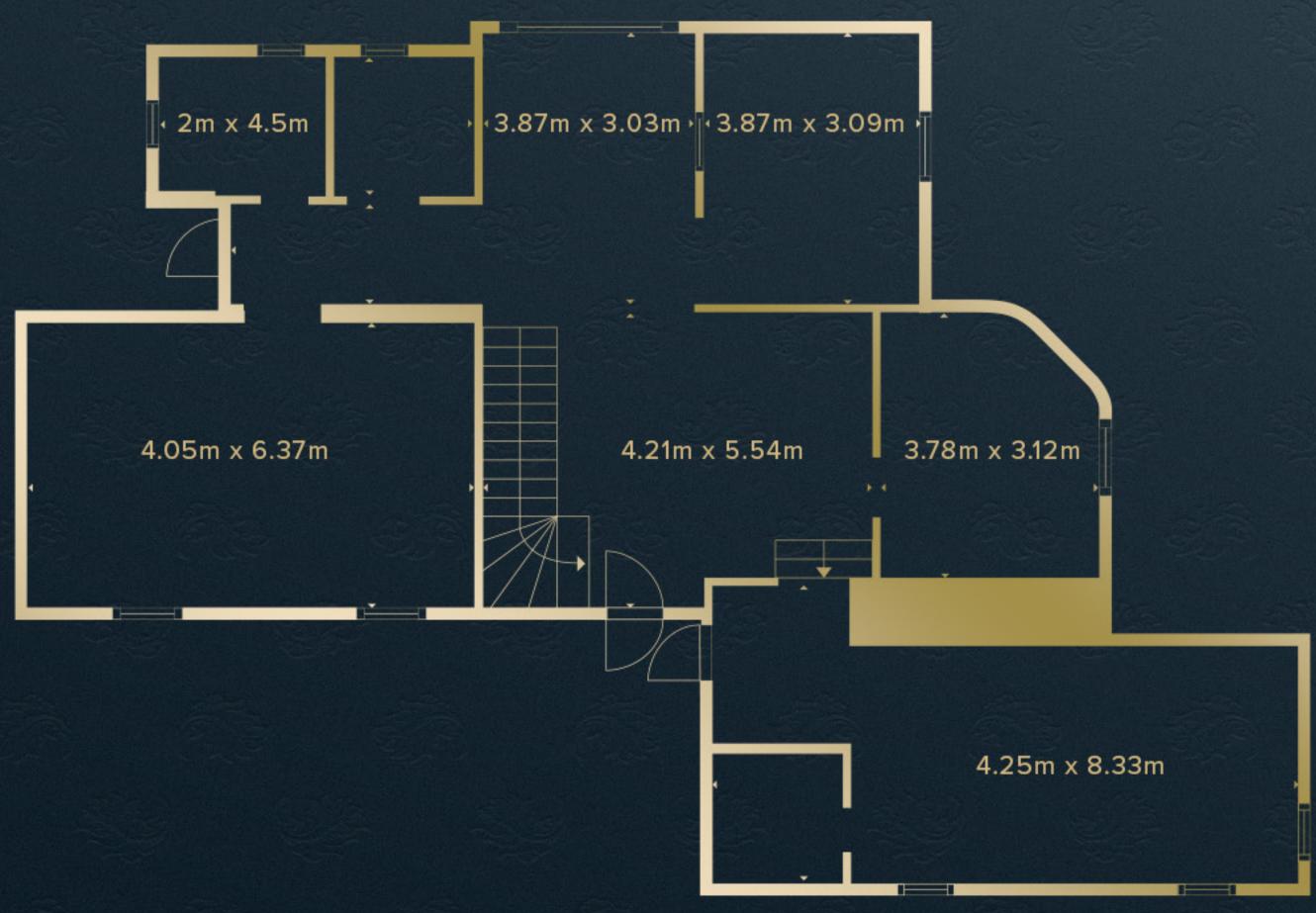


ground floor









Example of a floor plan for a residential renovation project





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