

• *luxury dining* •

# inside view

PORTOPICCOLO  
*Trieste Gulf*





# Location



# *A peaceful haven*

A place located in one of the most beautiful areas of Italy,  
where nature and modernity, simplicity and elegance,  
**DREAM** and **REALITY** all come together.



Portopiccino's enviable location makes it the perfect  
place for visiting all of Northern Italy, as well as Austria,  
Germany, Slovenia and many other destinations.



Portopiccolo is strategically in the **MIDDLE** of an area well connected and served by many transports.

Direct **INTERNATIONAL FLIGHTS** to/from Trieste airport:  
Frankfurt, Brussels, London, Dublin,  
Barcelona, Valencia, Malta, Tirana.





**LUXURY DINING**

Indoor parking 1,200 spaces

Purobeach Beach

Restaurant and swimming pools by Purobeach

Exclusive resident access

Elevator

Tivoli Portopiccolo Sistiana  
Wellness Resort & SPA

Panoramic spot

Yacht Club

Marina

'L'Oro di Napoli' Pizzeria

Spa and Conference Centre





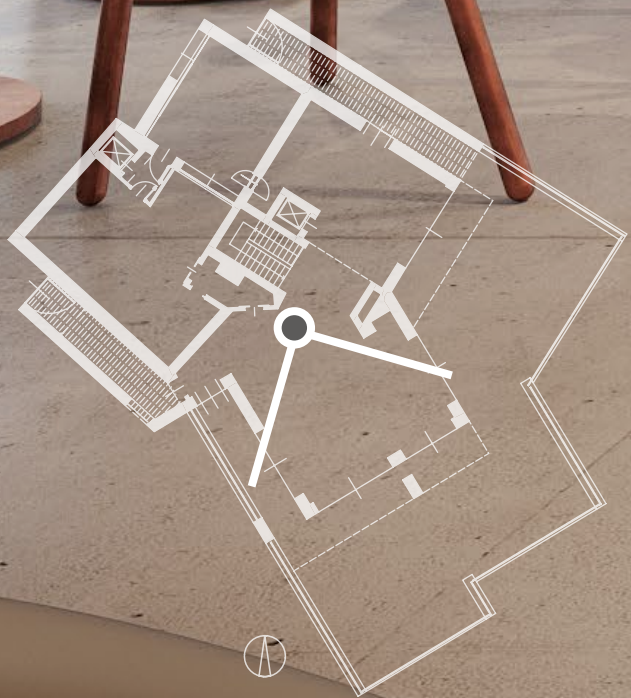
Portopiccolo's restaurant is a **PERFECT COMBINATION** of sophisticated atmosphere and amazing views. A stunning landmark along the Northeast Adriatic Coast that also has great appeal in the world of yachting and sailing. Natural beauty along the coast, crystal clear waters in the gulf, and the elegance of the local village.



# The facility

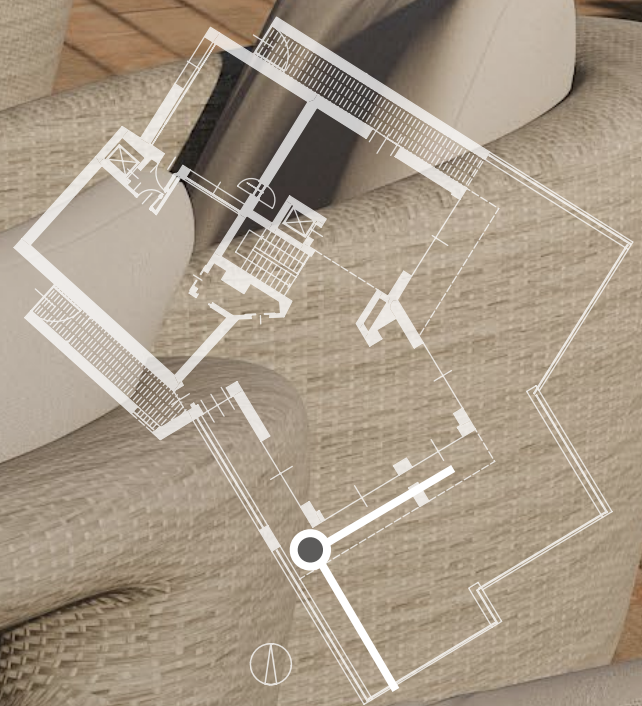


# lifestyle



*Luxury sea view*





The restaurant has an **EXCELLENT LOCATION** situated at the corner of the bay with a large terrace offering a splendid view of the sea. The perfect spot for admiring a beautiful sunset over the harbour when the water glistens in the lights of hundreds of yachts.





The building is set over two levels in an elegant combination of **INDOOR** and **OUTDOOR** spaces.





Loading/unloading  
driveway entrance

Main entrance

Service entrances

Back entrance

CLASS A  
ENERGY RATING

TYPE OF SURFACE	TOTAL SURFACE AREA (SMQ)	%	RETAIL SURFACES (SMQ)
Covered commercial surface dedicated to the customer	296	100%	296
Covered commercial surface dedicated to the staff	230	100%	230
Terraces, porches	358	30%	107
Gardens, uncovered patios	68	30%	20
Technical rooms / cavities	54	30%	16
TOTAL SURFACES	1.007		671





- Kitchen elevator
- Customer elevator
- Locker rooms

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## *A stellar kitchen*



## *Technical specifications*

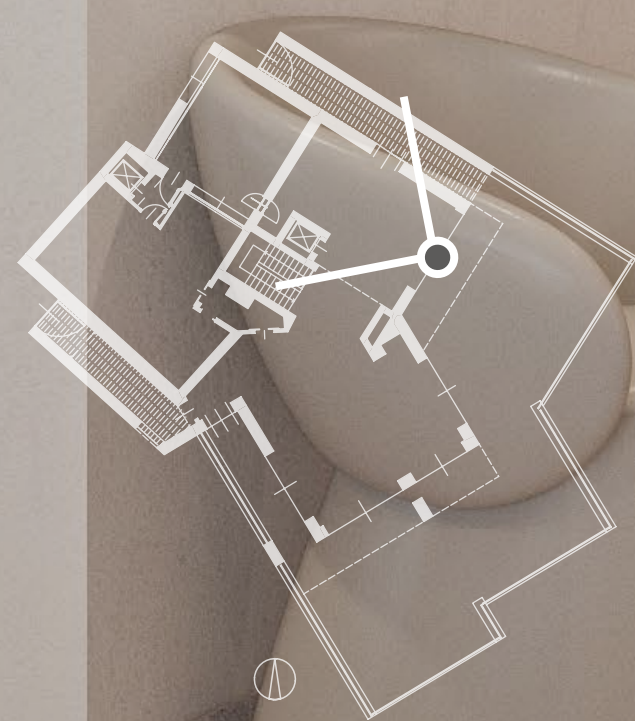
- Automatic door for access to the dining room
- Driveway loading/unloading courtyard with 2 pedestrian accesses to the kitchen and dining room
- Roofing fixtures with automated opening
- Special elevator for kitchen flows

## *Kitchen equipment*

- Self-washing hood
- 3 refrigerator rooms
- Ice machine
- Gas stove
- Induction hobs
- Oven
- Fryer
- 2 dishwashers
- Blast chiller
- Mareno and Scotsman fittings



## Welcome Hall





# The village





## *A European vocation*

Due to its location, Portopiccino is a charming destination for Italians and thousands of **TOURISTS** from Austria, Germany, Slovenia, Hungary, Croatia, who love to come and visit for a break from April to October each year.



The pedestrian area of the town, which opened in 2014, was built along **SUSTAINABILITY** lines with

photovoltaic panels and a marine geothermal system for air-conditioning and controlled ventilation of the houses.





Residence amenities

The area was originally a karst stone quarry, famous since Roman times. In the 1990s, the redevelopment project inspired architects of the calibre of **RENZO PIANO** and **ROB KRIER**.



The 1,220-space parking lot is an invisible hemicycle between the cave and village with pedestrian access at several places. Two internal elevators connect the centre to the highest point of Portopiccino.





## *The Marina*

- 121 moorings for residents and outsiders
- 4/5-metre-deep seabed
- Mooring facilities for 30 m boats (maximum overall length)
- 5-minute walk to Sistiana Bay with approximately 500 moorings

## *Services available*

- Boat rental
- Single-phase and three-phase power
- Housekeeping and laundry
- Ice supply
- Wi-Fi coverage
- 24-Hour video surveillance
- Restrooms
- Garbage collection
- Grey and black wastewater disposal
- Customs clearance



## *Ambitious hospitality*

An opportunity that has been realized in 2023 with the new five-star management of the **TIVOLI RESORT** (Minor Group): to stay open all-year-round.



A forward-looking vision of a village that has plenty to offer to people of all ages throughout the entire year. The style of the interiors, inspired by the work of Gio Ponti, was designed by the architectural firm Lazzarini Pickering.



## *Relaxation all-year-round*

A **3,600-SQUARE-METER** spa looms above the Convention Center that can accommodate 300 people for corporate meetings and important events.

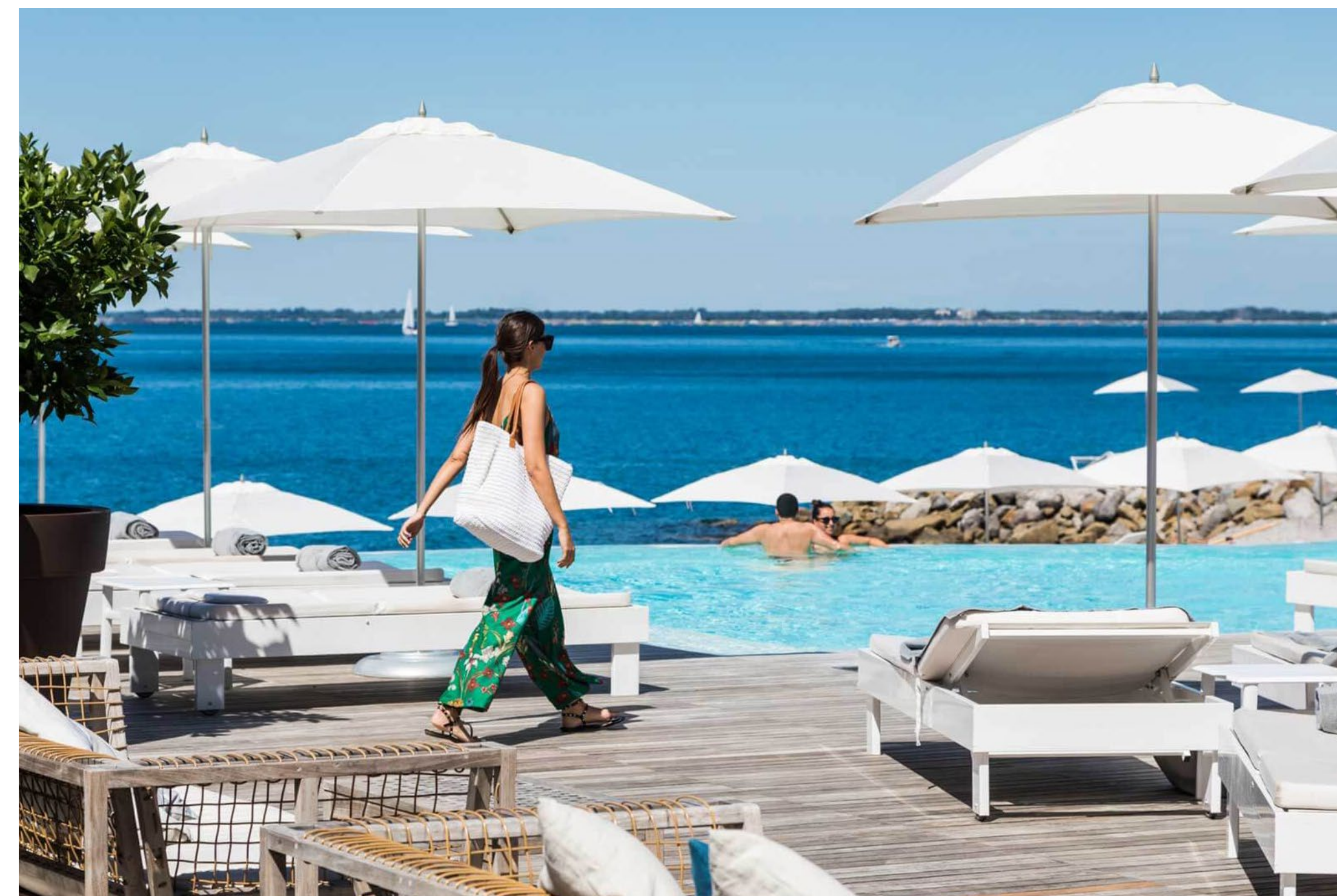
- In&outdoor pool
- Emotional showers
- Kneipp path
- Hammam (tepidarium, calidarium and frigidarium)
- Bio-sauna
- Finnish sauna
- Salt cave
- Beauty SPA with waiting lounge with sea view
- Treatment cabins
- Beauty lounge
- Panoramic SPA Suite
- Private SPA
- Holistic rooms
- Training pool
- Gym with personal training facilities
- Children's room
- Hair salon



## *A coastline of rare beauty*


The clear, deep Adriatic Sea is surrounded by high rocks that create a natural, sheltered bay. These are the cliffs described by the poet Rilke, similar to those found on **CAPRI** and along the Amalfi Coast.





**PUROBEACH** runs Portopiccolo beach and all its amenities that are also open to the public, with four swimming pools, one specially reserved for Tivoli Resort guest.



A wide-angle photograph of a sunset over a calm body of water. The sky is a gradient of soft pinks, oranges, and blues. The sun is a bright, glowing orb on the right side of the frame, just above the horizon. In the foreground, the silhouettes of several boats are visible, including a large sailboat on the left and two smaller inflatable boats on the right. A tall, dark tree stands on the far right. The water reflects the colors of the sky and the sun. The overall mood is peaceful and contemplative.

*The future enters us  
to become us well  
before it actually happens.*

Rainer Maria Rilke



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