

PORTOBELLO VILLAGE | HOTEL & RESORT



PORTOBELLO VILLAGE | THE NEWEST AND MOST EXCLUSIVE RESORT ON THE COAST

Portobello Village is a unique opportunity to invest in one of the fastest-growing areas in Southern Italy.

Create your own piece of paradise, in a community of entrepreneurs, investors, creatives and other global life-stylists.

Portobello Village, Hotel & Resort lies in a fantastic location, overlooking one of the most beautiful & certainly historical cities, Tropea, which is surrounded by some of the best white sandy beaches on the Costa Degli Dei. The site which is a lush green hillside spreading out over more than 80000 sqm, with as many property options & typologies to attract the international traveller & investor.

The views are sensational. The sunrises are magical. And the white sandy beaches, well, we will let you experience those for yourselves....



CONCEPT

Portobello Village is more than an investment; this is a lifestyle opportunity for anyone wanting to escape, for shorter or extended periods, while still being very connected with the world.

Every piece of land is ready to build, and we offer exclusive villas, townhouses & suites in the luxury 5 Star Hotel, all sustainably designed. Construction of the first phase has already begun starting in the middle quarter of 2018 with the initial works to prepare the full site for ease of marketing and sales i.e. entrance, footpaths, road landscaping and the all-important Sales & Marketing suite.

More than half of the total area will have private recreation areas reserved exclusively for Portobello residents and their guests. We also have access to a private beach through our own Portobello Beach club. This will be serviced by a bus shuttle running every hour through-out the day. Since most of our investors are entrepreneurs, there will also be a world-class co-working space (located in the Hotel) where all investors are guaranteed a spot.



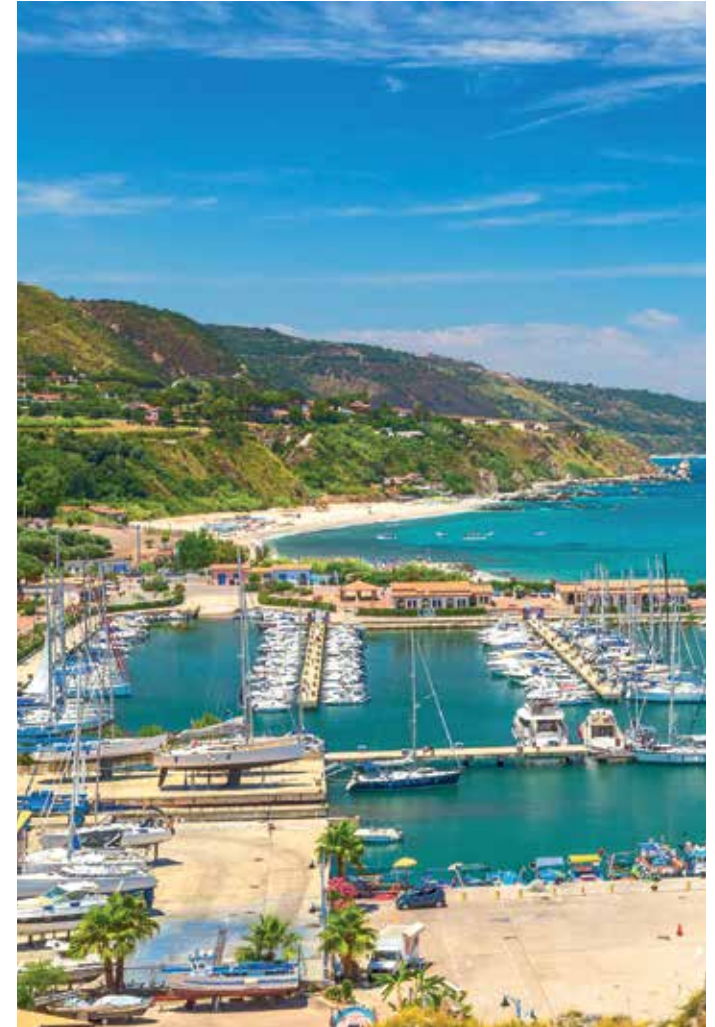
WHERE IS PORTOBELLO?

Calabria, casa sempre aperta. Un arancio il tuo cuore, succo d'aurora. Calabria, rosa nel bicchiere.

Calabria is the tip of the Italian peninsula; it borders with Basilicata and stretches between the Tyrrhenian Sea and the Ionian Sea in the direction of Sicily, from which it is divided by the Strait of Messina. Geographically, Calabria has its own distinct individuality, due to its peripheral and almost isolated position, compared with the rest of Italy, its characteristic conformation and morphological structure. The population of this fairly extensive region is slightly over 2 million, with a population density which, though reasonably high, is lower than the national average.

The many seaside resorts, some internationally renowned, include: Praia a Mare, Diamante, Cittadella del Capo, Marina di Cetraro, Marina di Paola, Amantea, Pizzo, Tropea, Gioia Tauro, and on the 'Costa Viola', Palmi, Bagnara Calabria and Scilla. Melito di Porto Salvo lies on the Ionian coast, Brancaleone Marina, Bovalino Marina, Locri, Siderno, Marina di Gioiosa Ionica, Roccella Ionica, Copanello, Capo Rizzuto, Crotone, Ciro Marina, Mirto Crosia, Trebisacce and Marina di Amendolara on the 'Costa dei Gelsomini'. The mountainous areas of Calabria also have their own attractions: at Gambarie, on Aspromonte and in the Sila villages (Camiigliatello Silano, Silvana Mansio, Loriga, San Giovanni in Fiore, Taverna, Villaggio Racise, Villaggio Mancuso) a peaceful summer holiday can be enjoyed, and in the winter season, winter sports.

Calabria has enormous tourist potential, and its exploitation should reasonably be expected to boost genuine improvement of the regional economy. A wealth of splendid scenery lies along the littoral which, including the Tyrrhenian and Ionian coasts, stretches for nearly 800 km. and is characterized by a tremendous variety of panoramas, ranging from delightful rocky coves (especially on the Tyrrhenian) to vast beaches fringing a clear sparkling sea. The magnificent inland area is dotted with tiny picturesque villages hugging the hills that slope down to the water, with colourful and typically Mediterranean citrus plantations and olive groves.



COSTA DEGLI DEI 'COAST OF THE GODS'

TROPEA

Tropea is a seaside resort with impressive scenery in the region of Calabria, in the south of Italy. This stretch of coastline on the Tyrrhenian Sea is called the Costa degli Dei, the 'Coast of the Gods', and it is hugely admired by those in the know as one of Italy's finest summer holiday destinations. The coastline curves outwards in a large hilly bulge, boasting dramatic cliffs, sunny beaches, and a string of little resorts and campsites. Tropea is the busiest and most attractive of these seaside towns; with a historic centre perched on cliffs above the sea.

Tropea's principal social activity is a traditional one with a twist. Any time of the day or evening you'll see holidaymakers and locals taking a passeggiata down Corso Vittorio Emanuele, strolling along and people-watching, before reaching the street's sudden end, where a set of metal railings offer a dramatic view over the beach and sea. The next stage in the ritual is to lean out, admire the view, chat a little, then wander back up the road to sit with a drink or to perform another circuit.



TROPEA BEACHES

It is Tropea's position high on the cliffs which makes the town so dramatic. It does come with an obvious drawback, though: to walk from the town centre to the sea involves descending flights of steps or a zig-zag road. There are beaches on either side of the town where you can choose from fee-charging beach establishments with sunbeds and parasols, or stretches of free beach where you can spread your own towel. The water is invitingly clear, though the beach does shelf quite steeply into the water. There are plenty of other beaches along the coast and for a slightly different beach experience you can walk along past the town's smart marina to another beach just beyond.

EATING, DRINKING & SHOPPING

Tropea is full of small and affordable restaurants serving pizza and traditional local meals. You will find similar menus throughout town, generally offering the chance to try local seafood and the town's big speciality: sweet red onions. Other local treats to try include of course ice cream - for wild and bizarre flavours, visit Tonino's on the main street - and latte di mandorla, almond milk, a refreshing and cooling drink.



PLOTS FOR SALE

With equally beautiful landscapes, these 2 residential areas offer a broad range of plots for sale.

The largest plots of more than 1400 m², for villas of up to 154 m² are in Lipari.

Lipari, located at the front of the resort has 14 plots all with unobstructed sea views, overlooking Tropea, the marina and the entire coast of the gods, as far back as Iamezia and the Sila mountains. The size of these plots ranges from just under 600 sqm, right up to over 3000 sqm.

The great thing about this district, is that each plot has a substantial amount of NON-buildable land in front. Here you could plant your own vineyard, olive trees, fruit trees or create that relaxation area you always wanted.

The other district's, Panarea & Salina, have been designed to cater for the owners that are looking for more of a compact, low maintenance plot. Here the plots range from about 550 sqm to approximately just under 1500 sqm.

Here you also have a range of exclusive Townhouses

BELOW ARE THE 4 DISTRICTS IN PORTOBELLO VILLAGE

1. Portobello Hotel

2. Salina

3. Panarea

4. Lipari



VILLA HERMES

*Classic Villa Design
103 sqm – 1 Plot required*

Located in some of the more exclusive areas in Portobello, this excellent example of Classical architecture establishes a bold dialogue with its surroundings, creating an ideal space for luxurious living and entertaining.

All villas feature an open-plan kitchen, an expansive living and dining room area leading gradually and naturally onto the large terrace. All the areas offer stunning views surrounded by extraordinary landscape. There are 2 spacious bedrooms with one having an en-suite. There is also a good-sized children's bedroom. Through large glazed sliding doors, the bedrooms lead directly onto the incredible main terrace where you have the potential to create a substantial outside eating & dining area.



VILLA ARES

*Modern Villa Design
110 sqm- 1 Plot required*

Set on some of the best plots in Portobello Resort, this three-bedroom 3 bath villa, one of which are en-suite, will enjoy some of the best views on the development.

The three-bedroom villa's open-plan living area includes the foyer, a kitchen and the lounge-diner, which flows seamlessly into the garden. All of the villa's rooms offer direct access to the outside areas.

The master suite opens on to the garden area, where it is possible to build a swimming pool should you so wish. The outside space is then completed by the sun terrace which potentially could surround the pool, all creating the ideal setting for relaxed evenings with friends and family in true Mediterranean style.



VILLA ATHENA

*Classic Villa Design
125 sqm- 1 Plot required*

Offering 125m² of luxury living, the new Athena villa is a bespoke design from a locally based Architectural firm, exclusively for Portobello Village.

The ground floor of this luxury villa will include a spacious living room, modern kitchen and utility room, with a separate family bathroom, while the upstairs will offer two large bedrooms – one with en-suites, one children's room and a generous family bathroom.



Area Piano Terra 61.3 mq



Area Piano Terra 63.0 mq



VILLA HADES

*Modern Villa Design
154 sqm – 2 Plot's required*

These properties are divided between social areas and 3 bedrooms, with the first units available to the market designed to make the most of the panoramic views, and the ideal orientation and exposure.

Merging interior and exterior spaces to perfection, the architecture harmoniously dissolves the volumes towards the sea, providing privacy, shade or visual borders to these unique homes.

These villas feature wall-to-wall sliding glass doors that open the living and dining spaces to expansive terraces and private gardens for luxurious open-plan living. The living space has plenty of natural light, with plenty of space to allow a contemporary kitchen with separate utility room with direct terrace and garden access.



VILLA ARTEMIS

*Modern Villa Design
180sqm – 2 Plot's required*

This 3-bedroom property features open plan interiors designed with family living and entertaining in mind. The smooth tiled floors in the communal living spaces contrast with oak wood floors in the bedrooms. The lavish use of plants brings the landscape in, with an interior patio filled with aromatic plants. Floor to ceiling windows throughout the property make the most of the Mediterranean light and provide generous views over the port of Tropea.

The sun-filled terrace features a barbecue area and leads onto a 21m² infinity pool (Extra). In terms of the overall look and feel of the complex, the properties' elegantly angular architecture contrasts smoothly with the gently sloping landscaped lawn.



TOWNHOUSES

Modern Design
109sqm

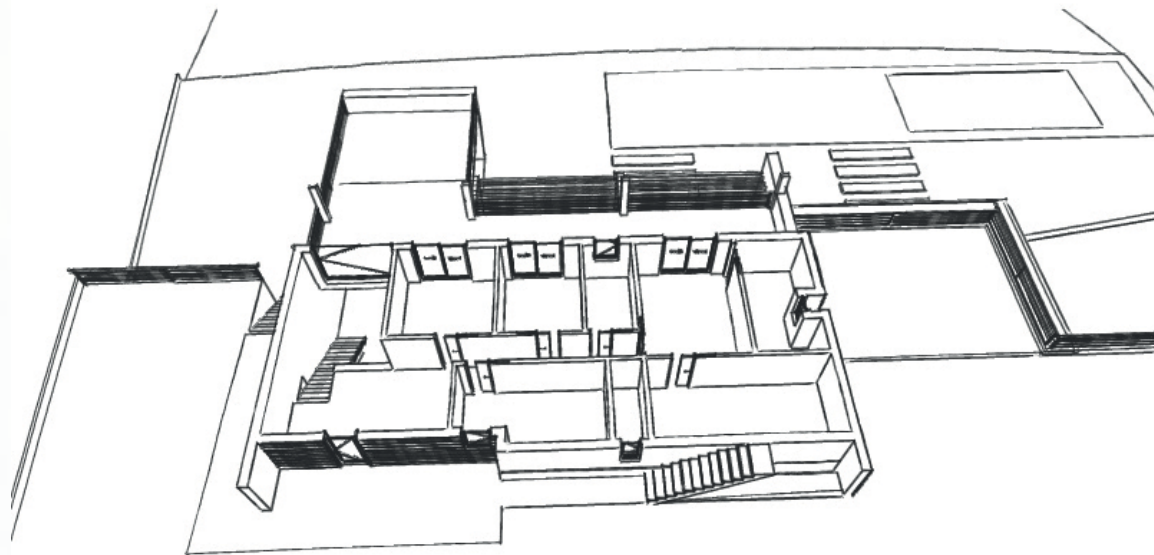
All units have the same functional components:

Open plan living/dining/kitchen area, family bath room, one double bedroom and two single bedrooms.

All spaces leading to a terrace or covered balcony.

Each home comes with its own private garden, 2 private parking spaces and plenty of space for your own private pool.





PORTOBELLO EXCLUSIVE



Design your own Villa - Team of Architects available

If you decide to design something slightly bigger, owners have the choice of undertaking their own project in keeping with the architectural concept of the resort, or letting the experienced resort team take care entirely of the construction of our own dream villa.

A team of architects will advise on best design and provide support at the time of shaping, building and rendering to ensure efficient creation of your home. The many potential design projects we make available to you are the work of internationally renowned architects.

In a setting as special as that of Portobello we always manage to achieve a perfect combination of modern design, comfort and wellbeing, with a Mediterranean lifestyle in harmony with nature.



PORTOBELLO HOTEL



HOTEL

"Fabrizio and his team were incredibly helpful and with us all the way, all pitfalls were foreseen and the whole transaction was smooth and efficient. Well done."
Sergey & Natalia R - Moscow...

"We are very pleased with the deal offered to us! Thank you for being attentive and in tune to what we wanted. Your guidance, recommendation, advice, and hospitality throughout the whole process."
Ulrika & Peter - Stockholm

"We can't thank you enough for your direction, expertise and downright thorough knowledge. You know how to take care of your client. We highly recommend your team and you to prospective Investors...."
Patricia - Manchester

Unique and refreshing guest experiences drive the results in any hotel. At Portobello, we have created environments that speak to the imagination of the modern traveller, and deliver a high return of investment as a business.

All you have to do is come and visit for yourself.

"We have been fortunate to work on some amazing properties, and are energized to roll out more innovative projects & designs" Natale De Luca - Architect

The hotel in Portobello village consists of the following:

- Reception – 24 hr
- Lounge area
- Tour Operator section
- Restaurant
- Gym
- Co-working lounge
- Toilets
- 32 Suites – We have the possibility of adding at further 48 Suites if needed.

Wellness Center – Gym & Spa

Start the day with a little exercise, swimming a few lengths in the pool under the morning sun, doing jogging while the resort awakens, playing tennis, or just improve your physical fitness at the Residents Club & Wellness Centre.

When you arrive back from an action-packed day exploring the Coast, the Islands, visit the Club House and book a wellbeing treatment.





Hotel Suites

Investing in Hotel Suites are among the most profitable of all hospitality investments. We have found, certainly in the last number of years, large numbers of Investors are increasingly moving their Investments to Hotel Investment schemes.

- Income – 6% Gross assured for 2 years – A further 3 yr. & 5 yr. also available*
- 4 weeks annual usage Off Season
- Buyback from years 6 - 10 (up to 105%)
- Fully managed, hands-off investment
- Immediate income

What are the benefits of hotel room investment?

The managed, turnkey nature of hotel investments allows investors to have a hands-off approach to the investment. The hotel company will manage and market the room on behalf of the investor, the investor also benefits from industry professionals managing and marketing the hotel unit for them.

The financial success of hotels has historically followed economic market conditions. So as the economic climate improves, so too should the hotel industry.





PORTOBELLO CO-WORKING SPACE

As many of our investors, owners and guests are busy professionals from all over the world, Portobello is happy to provide our own co-working space. Hotels and resorts have long catered to travellers who cannot disengage from their jobs, but increasingly, there is a new option for those who need to work, but who also want the benefits of a vacation.

Majep Grupa, a product designer at Intel, an experienced user of Co Working spaces throughout the world....

‘The nature of work is changing. Make a life, not just a living.’

“I really appreciate long uninterrupted periods of work time in order to dive deep into a particular problem, and having a destination where you’re far away from usual distractions made this possible,”

The high-speed Internet, fully stocked office, access to a kitchen and camaraderie of other guests, biking trips and other planned group activities all contributed to productivity.



PORTOBELLO BEACH CLUB



PORTOBELLO BEACH CLUB

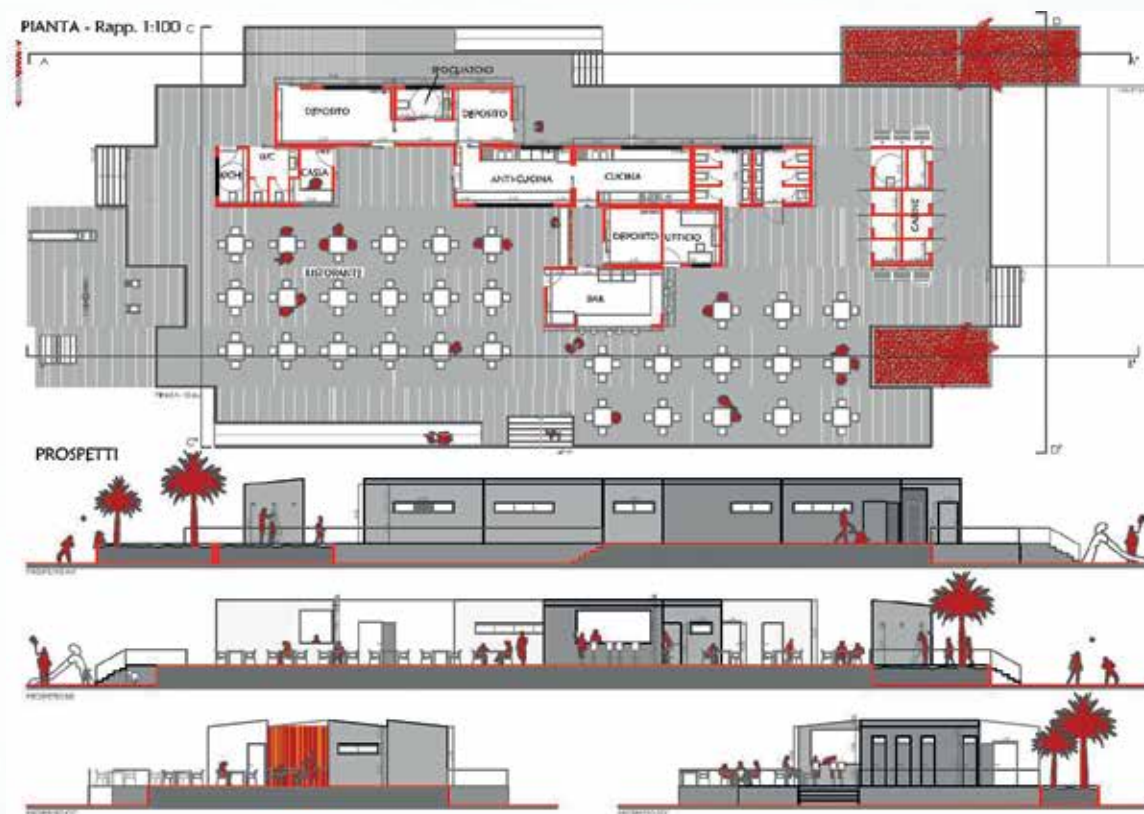


Traditionally the Beach Club or Lido in Italy has always been a simple idea. In the last 10\15 years this has all changed and now we have the luxury beach club concept that combines the elements of music, dining, entertainment, fashion, film and art into one concept

- A lounge area under the palms - massage and treatments available.
- Cocktails on the decking at Sunset
- Mini Club with babysitters for the kids.
- Beach volley and Football Available.
- SUP Paddle Board Rental
- Pool
- Restaurant (Fish & Local Calabrese Cuisine)
- Bar
- Umbrellas & Sun Loungers
- Valet Parking



The newest Venue in town – Weddings & Baptisms available.





Voted 'The Meds Top Tip'
2017 by the Sunday Times



Tropea Beach – Voted in the
10 Best Beaches in Italy
– Condé Nast Traveler by
Krisanne Fordham



No. 8 – Calabria voted in Top
10 regions - roughguides.com



Kalabrien – Det Genuina
Semesterparadis – Solo
Italia by Marcus Stoltz,
Stockholm Sweden



National Geographic – 'Best
Region Award'

The Telegraph

Voted No. 9 – Best Beaches
in Europe for Children –
Telegraph UK



Voted in the Top 50 places to
visit – New York Times

IDEALLY LOCATED

Tropea Centro Storico: 5 mins

Tropea Marina: 5 mins

Pizzo: 20 mins

Reggio di Calabria: 1 hr

Vibo Valentia: 20 mins

Villa San Giovanni (Ferry Port): 50 mins

Lamezia International Airport & Train Station: 35 mins

Sila Mountains – National Park & Ski Resorts: 1 hr 20 mins

Aspromonte – National Park & Ski Resorts: 1 h 15 mins

Napoli: 4 h 20 mins

Toramina (Sicily): 2 h 20 mins

Rome: 6 hr

Matera (European City of Culture 2019): 3 hr 20 mins



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