



TIVOLI PORTOPICCOLO SISTIANA  
WELLNESS RESORT & SPA

TIVOLI  
PORTOPICCOLO  
SISTIANA RESORT

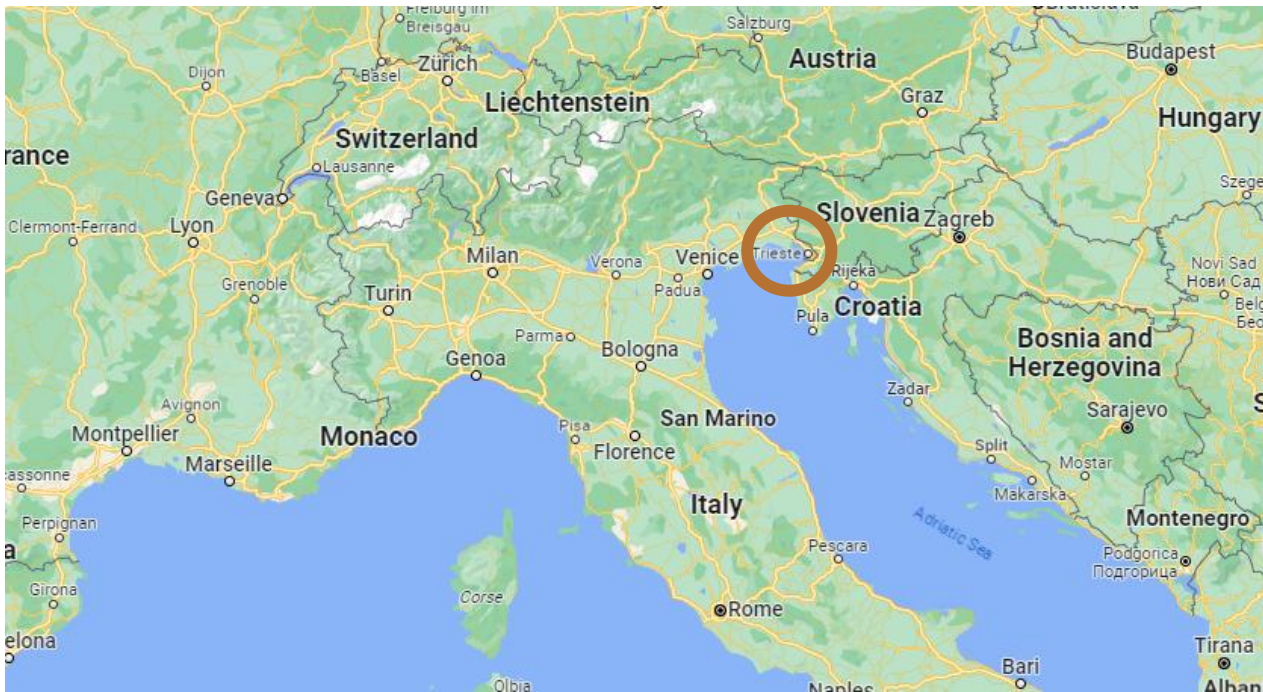




TIVOLI PORTOPICCOLO SISTIANA WELLNESS RESORT  
& SPA

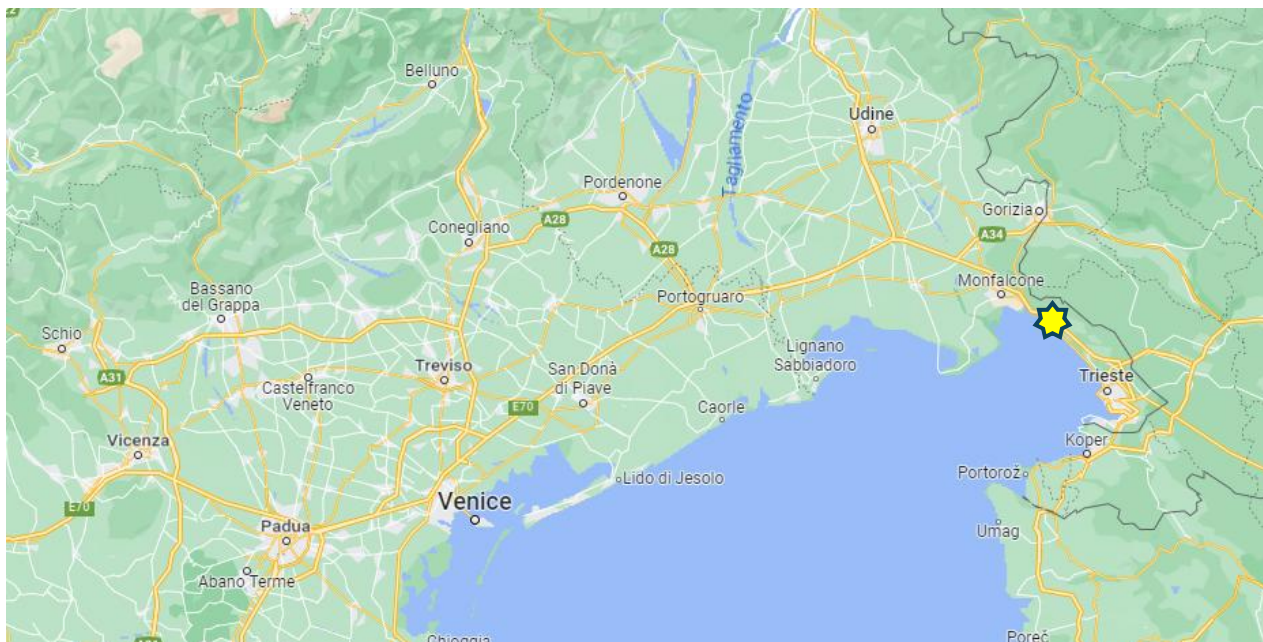
# THE DESTINATION

TIVOLI  
PORTOPICCOLO  
SISTIANA RESORT



## LOCATION

- Portopiccolo is located in Sistiana, nestled in private bay of the Gulf of Trieste on the Adriatic Coast. The resort boasts the typical atmosphere and hospitality of an Italian seaside borgo. Set on a secluded stretch of truly unspoiled coastline between the Miramare Castle and the Duino Castle, the borgo is a zero-impact, sustainable architecture built into the Duino Natural Reserve.
- The Adriatic Coastal areas have established themselves as a more and more attractive destination among foreign travelers. This area, encompassing Italy but also Croatia and Slovenia is a popular tourism destination with good flight connections, an excellent road infrastructure, beautiful sea views and a warm coastal climate.
- Due to the quality of the project this resort has established itself as a local hotspot, being renamed the "Portofino of the Adriatic Coast", thanks to the high profile of the individuals (locals and foreigners) that have acquired the villas in this resort.



GPS Coordinates: 45.766137, 13.636311

# LOCATION ACCESSIBILITY

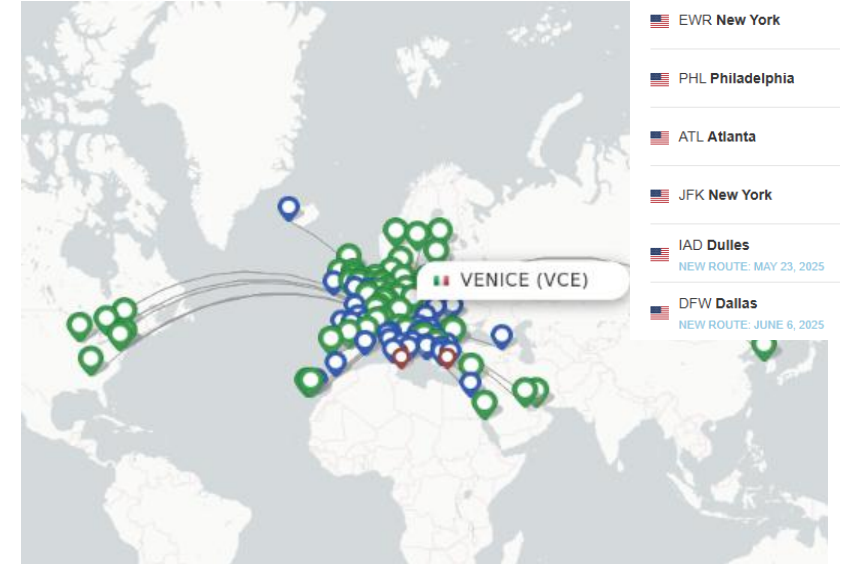
TRIESTE AIRPORT direct flights



LJUBLJANA direct flights



VENICE direct flights



- 10 km from Trieste and 130 km from Venice, one of the most beautiful cities in the world, Portopiccolo can be easily reached by all the Italian localities, as well as Central Europe and Eastern Europe.
- This area is close to several densely populated, industrially developed and wealthy European countries such as the Triveneto region of Italy, Austria and Germany.
- The strength of the resort is the connection: Trieste's airport is just 15 minutes away by car, while 1h drive can take you to the airports of Venice, Treviso or Ljubljana.
- The A4 motorway exit is only 5 minutes away, granting a smooth and quick arrival experience for the guests with stunning views on the cliffs.
- Portopiccolo is also located near two important railway stations, Monfalcone and Trieste, both served by the high-speed line.
  - Milan – Monfalcone: 3 hours and 45 minutes
  - Bologna – Monfalcone: 2 hours and 50 minutes
  - Rome – Trieste: 5 hours



TIVOLI PORTOPICCOLO SISTIANA WELLNESS  
RESORT & SPA

# PRODUCT

TIVOLI  
PORTOPICCOLO  
SISTIANA RESORT

# TIVOLI PORTOPICCOLO SISTIANA WELLNESS RESORT & SPA



Hotel 58 keys  
1 Spa  
1 Gym  
2 F&B outlets  
Parking spots

22 Residential units

Resort access

Beach Club  
4 F&B outlets  
4 Pools

Tivoli Congress Centre  
Spa

5 minutes walk from hotel to the beach



TIVOLI PORTOPICCOLO SISTIANA WELLNESS RESORT & SPA

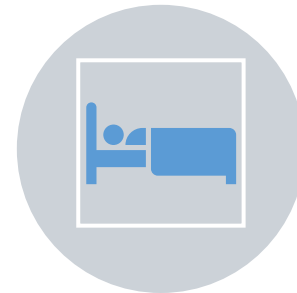


# TIVOLI HOTEL

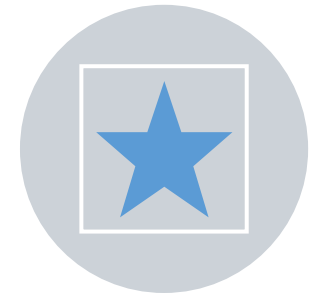
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58 ROOMS AND SUITES INSPIRED BY  
MID-CENTURY LUXURY OCEAN LINERS



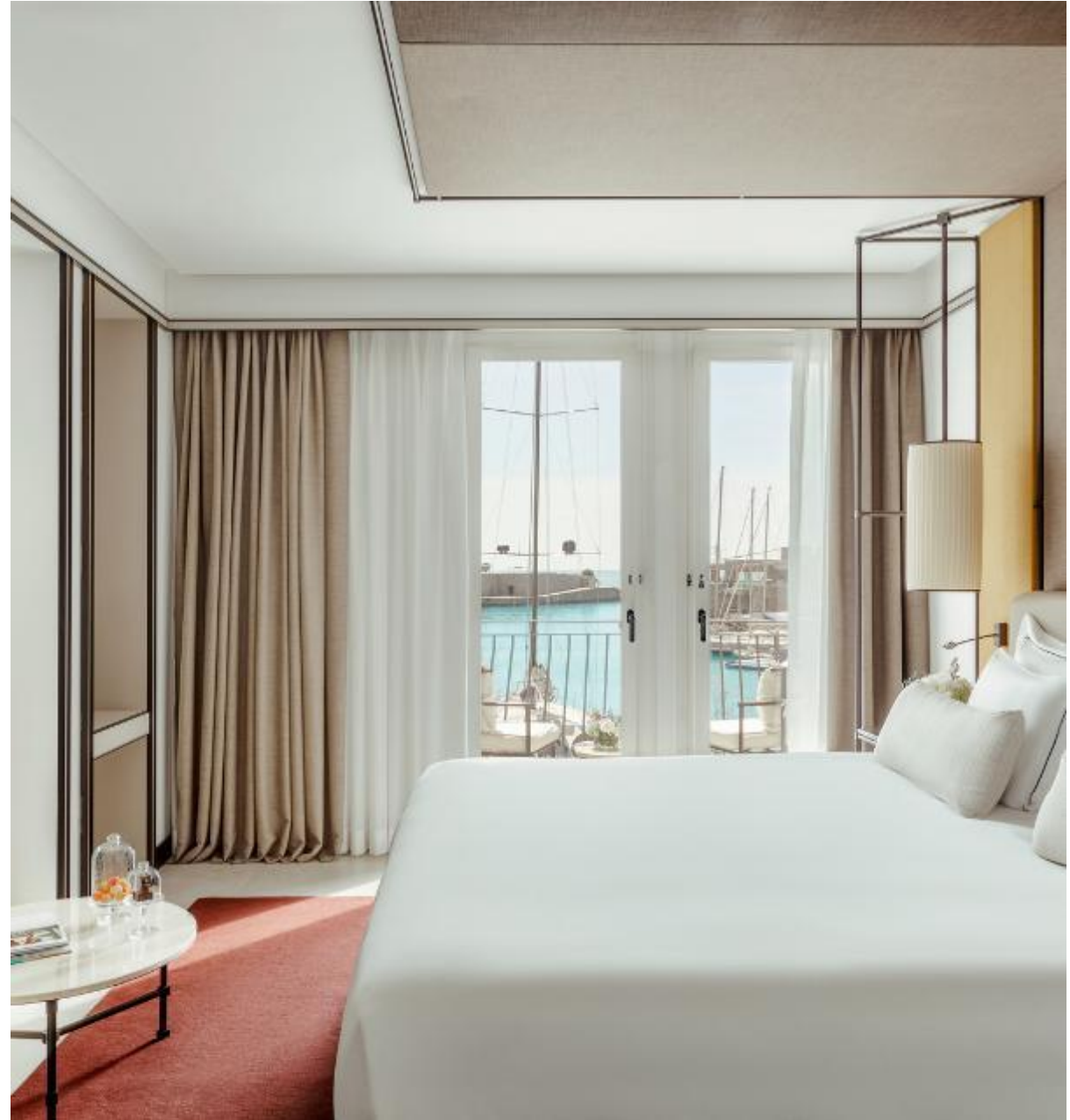
GOURMET RESTAURANT "OCYAN",  
"AZUR" LOUNGE BAR, SPA AND GYM

**TIVOLI**  
PORTOPICCOLO  
SISTIANA RESORT



DELUXE ROOM





# COMMON AREAS

The interior, immediately evident as you enter the lobby, is dominated by rock-inspired mustard yellow tints that mix well with a shade of marine blue inspired by the Adriatic Sea.

The hotel is a modern boutique retreat inspired by the aesthetic of Gio Ponti.



# HOTEL ROOM MIX

# of rooms	Room Types	Max occupancy	Room Size
5	Superior	2	30 sqm
1	Family Interconnecting	4	36 sqm
22	Deluxe with Marina View	2	33 sqm
10	Premium with Marina View	3	42 sqm
5	Junior Suite with Marina View	2	50 sqm
10	Suite with Marina View and Terrace	4	66 sqm
3	Two Bedrooms Suite with View and Terrace	4	80 sqm
1	Executive Suite	2	60 sqm
1	Presidential Suite	3	145 sqm





# RESIDENTIAL UNITS

## Case del Borgo

Inspired by the materials and designs of Italian fishing villages, the Casa del Borgo offer an authentic experience in a breath-taking seafront village and seafront setting. Natural finishes, stylish touches and all the latest amenities, all come together to create an apartment that's modern yet traditional, luxurious yet comfortable, and livable all year-round.

Available with either one or two bedrooms, the Casa del Borgo can easily accommodate you and your guests up to six people in luxurious comfort.

## Case Terrazza

Set in the protective embrace of majestic sea cliffs and finished with locally sourced, natural materials, these stylish apartments blend seamlessly with their environment. The Case Terrazza were inspired by the designs of traditional Italian flat-roof houses, with each offering spacious outdoor areas complete with sweeping panoramas across the Gulf of Trieste.

Each residence has two bedrooms, with space to sleep up to six people.

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# RESIDENTIAL UNITS



Portopiccolo benefits from an amazing residential offering, with high quality apartments and villas to be rented for short or long stays.

The whole Portopiccolo complex counts 450 residential units and 22 of them are managed by Tivoli Portopiccolo Sistiana Wellness Resort & Spa.

Each apartment features one private covered parking spot, terrace, a living room, a fully equipped kitchen, one or two bedrooms, one or two restrooms. Some apartments also include a private garden.

# of apartments	Apartment Type	Max. occupancy	Apt. size
13	Case del Borgo / 1 double room	2 ad. + 2 ch.	62-113 sqm
1	Case del Borgo / 2 double rooms	4 ad. + 2 ch.	105 sqm 112 sqm
8	Case Terrazza / 2 double rooms	3 ad. + 2 ch.	108-113 sqm





# HOTEL F&B OUTLETS

A range of venues that can cater to every mood and occasion: formal or casual, traditional or modern.

Tivoli Portopiccolo Sistiana Resort is home to an array of bars and restaurants, perfect for whiling away an afternoon or evening, or relaxing late into the night. Each offers something different, yet all are united by their superb selections of food and drink, their comfortable setting and – of course – their breath-taking views out over the Gulf of Trieste.

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# OCYAN RESTAURANT

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At Ocyan, gourmet dishes are served in a breathtaking open-air setting, from breakfast to lunch and dinner. Here, guests are invited to enjoy healthy dishes that are accompanied by a wide selection of DOC wines. The terrace at Ocyan provides unparalleled views over the marina. Plus, the restaurant also contains banquet rooms and areas where private events can be held.



OCYAN RESTAURANT  
Breakfast  
Fine Lunch & Dinner

Seats

Indoor 65 - Outdoor 30

# AZUR LOUNGE BAR



Azur Lounge Bar sits in a glamorous location and provides an unbeatable selection of cocktails, aperitifs, and snacks. Expect stunning views over the North Adriatic and a healthy menu of spirits and wines.

AZUR LOUNGE BAR

Seats

Indoor 35 - Outdoor 30





# BEACH CLUB

With a prime location on Portopiccolo's white shingle beach, where the North Adriatic is at its clearest, is Beach Club.

This is one of Italy's most exclusive beach clubs, and a place to relax in total comfort, with comfortable sunbeds and elegant cabins arranged around a tranquil central pool.

At the Beach Club, every care is taken to ensure nothing interferes with your relaxation.

Food and drink can be served directly to your sunbed, while attentive staff are on hand to satisfy all your needs, whether that's booking your table for the evening's dinner, or securing an indulgent treatment at the nearby Spa.

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# BEACH CLUB F&B OUTLETS

RESTAURANT  
Lunch and Dinner



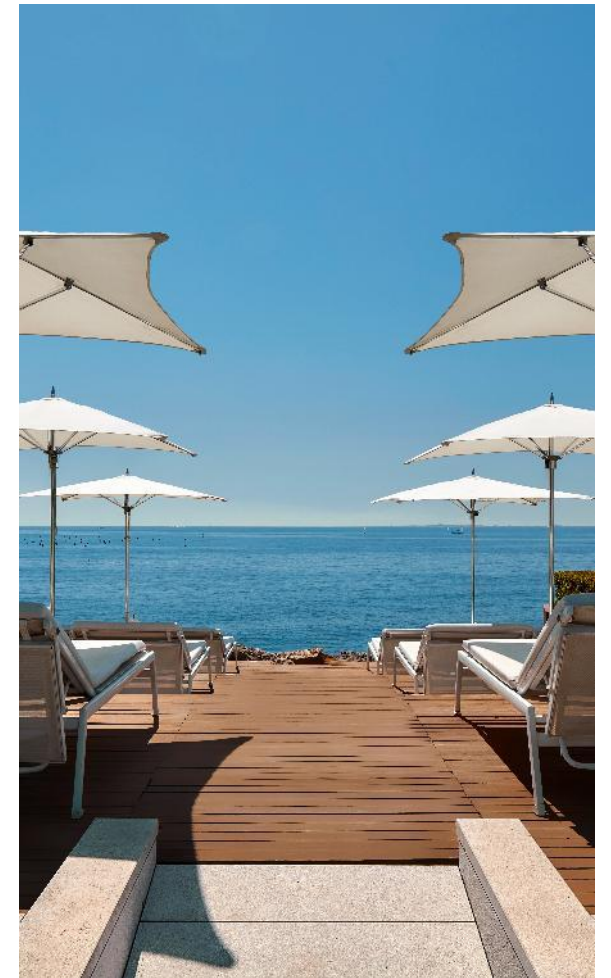
BAR  
Aperitivo by the pool and on the pier



SUPERIOR BAR  
Drinks by the pool



HARBOUR BAR  
Drinks & Snacks by the pool





BEACH CLUB



# TIVOLI SPA & TIVOLI SHAPE

Portopiccolo offers a world of complete wellness in a picturesque setting. Refreshed by sea views and sea breezes, days float by with blissful spa treatments, hydrotherapy and exercise.

The Wellness area located inside the hotel includes a sauna, steam bath, jacuzzi, emotional shower and a relaxation area. Access is free for hotel guests but a reservation is required.

The fitness centre is outfitted with the latest Technogym equipment, including cardio machines, functional training and weight stations. Guests may join one of the many group classes on offer throughout the day, or engage the services of a personal trainer.



# TIVOLI CONGRESS CENTRE

At Tivoli Portopiccolo Sistiana Wellness Resort & Spa, it is possible to organize both corporate and private events, blending the excellent services and amenities of the Borgo: a "drive in" easy access, waterfront restaurants facing the Marina and Yacht Club.

Tivoli Portopiccolo Sistiana Wellness Resort & Spa is the ideal context where your corporate or private event can take place: the strategic location, meetings and function spaces, the Resort and the apartments, restaurants and all the nearby facilities are "tools of the trade" to draw an unforgettable experience.

Tivoli Congress Centre with its indoor and outdoor areas allows you to develop a 360° corporate event: from a small meeting to a big conference, from incentive events for VIP clients to workshops, team building activities and product launches.

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PANORAMA



PANORAMA



B A I A



RIVIERA



RIVIERA

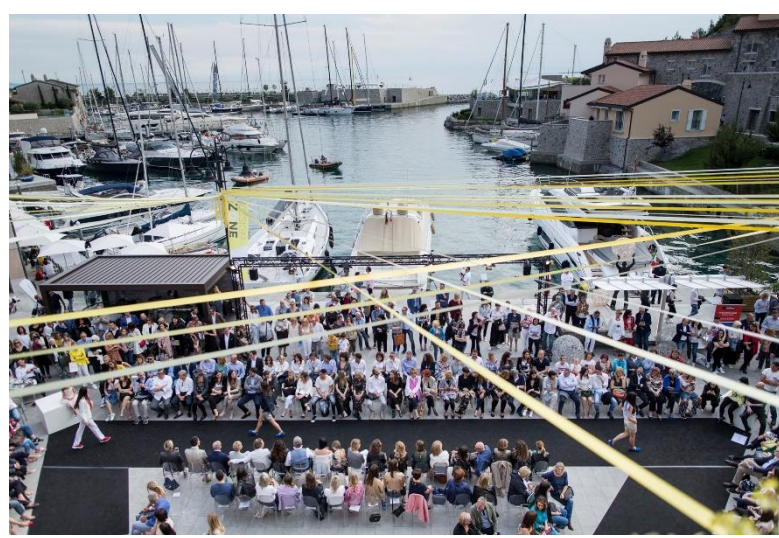
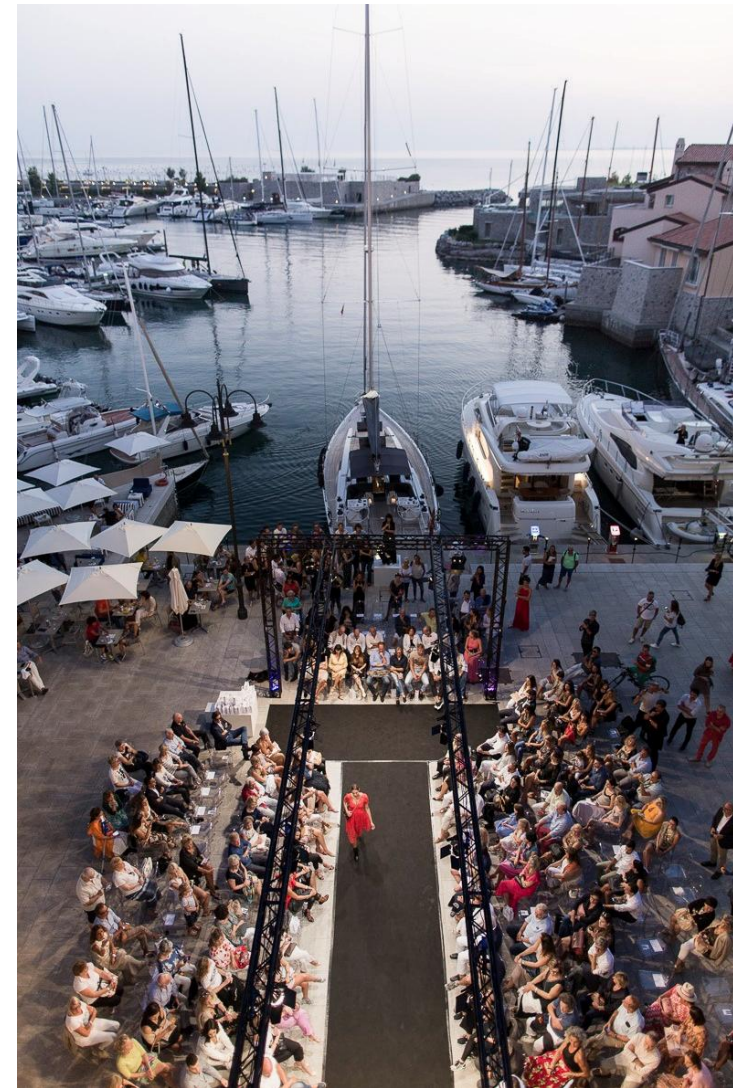


TIVOLI BUSINESS CENTRE

# MEETING ROOMS – CAPACITY CHART

NOME	AREA m²	DIMENSIONS m LxLxA	BANQUET	BOARD	CLASSROOM	COCKTAIL	U-SHAPE	THEATRE	CABARET	DAYLIGHT
CONGRESS CENTRE										
RIVIERA	110,49	14,50 x 7,25 x 4,80	50	35	26	100	30	60	24	NO
BAIA 1	60,97	9,90 x 6,15 x 3	50	30	28	80	28	50	24	NO
BAIA 2	120,73	14,60 x 8,35 x 3	70	40	50	120	36	90	30	NO
BAIA 1+2	181,7	14,60 x 14,60 x 3	120	70	108	210		150	54	NO
PANORAMA	393,05	22 x 16,55 x 2,90	160	70	70	300	55	220	100	YES
FOYER PANORAMA	227,01	18,6 x 13,40 x 2,9	140	80	50	250	60	170	80	YES
PANORAMA + FOYER	620,06		300			550				
HOTEL BUSINESS CENTRE										
TRIESTE	25,92	6,10x 4,25 x 2,50		8						YES
DUINO	22,41	5,50 x 4,15 x 2,40		8						NO
SISTIANA	39,68	12,40x 3,20 x 2,40		24	16		24	40		YES

# OUTDOOR EVENTS IN PORTOPICCOLO



# OUTDOOR EVENTS IN PORTOPICCOLO



# OUTDOOR EVENTS IN PORTOPICCOLO



# OUTDOOR EVENTS IN PORTO PICCOLO



# EXPERIENCES & ACTIVITIES

Thanks to its micro and macro location, Portopiccolo offers the possibility to create a number of tailored experiences for its guests including:

Sailing and onboard F&B services;

Motorboat rental;

Horse riding through the wineries;

Golf courses;

Explore the Karst caves;

Wine & Oil Tasting;

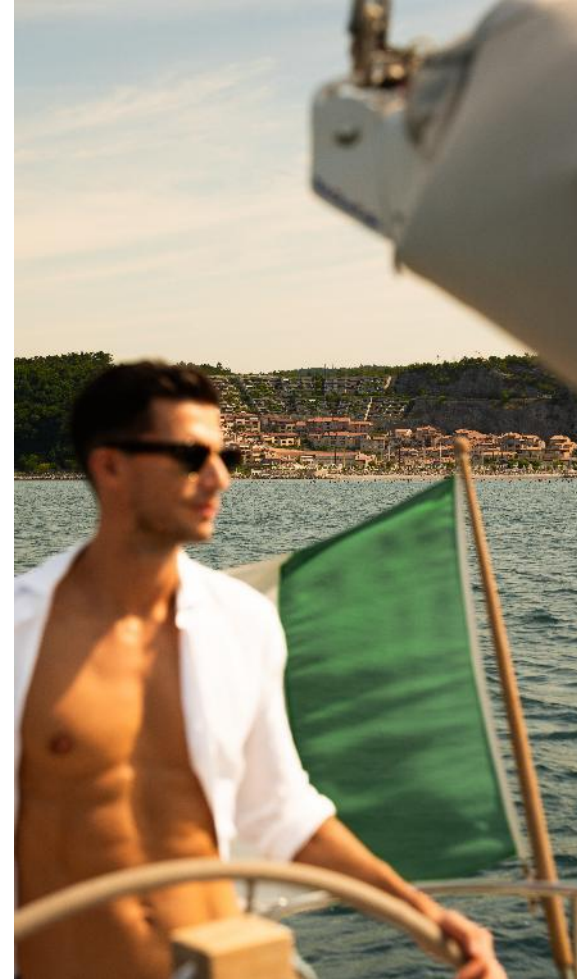
Coffee blends creation;

Forest bathing experience;

Canoe excursions;

Cycling;

...



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### SELECT

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TIVOLI

PORTOPICCOLO  
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