

Agenzia Immobiliare

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Ronchi dei Legionari, 12 Jan. 2011

Mr. Terje Rød-Larsen  
rod-larsen@ipinst.org

Re: Castello di Duino

Mr. Rød-Larsen,  
Dear Terje,

As discussed last week, I can offer the Castle of Duino in Italy for sale at the price I have told you previously. This is the net price which is not negotiable, i.e. the price the sellers must receive after all deductions and fees and commissions.

The castle is one of the most beautiful, refined and (due to its location above the sea) also well positioned in Europe. It has been a meeting place for distinguished and highly cultured guests such as the famous music composers Johann Strauss and Franz Liszt, writers / poets Mark Twain, Rainer Maria Rilke, Hugo von Hoffmansthal, Paul Valery and Gabriele D'Annunzio, who have been hosted here, often staying for long periods of time. Once upon a time Empress Elisabeth of Austria ("Sissi"), Archduke Maximilian of Austria (later Emperor of Mexico), and in more recent years Queen Noor of Jordan on an official visit, Prince Charles of England, Archduke Otto (present Head of the Habsburg family) have all been guests of honour.

The castle is owned by the princely family Della Torre e Tasso. The Head of the family also holds the title of Duke of Castel Duino. His mother was a Royal Princess of Greece.

The castle is surrounded by **3.7 hectares** (37,600 m<sup>2</sup>) of park, which borders the sea. The castle itself has **15 bedrooms** and **14 bathrooms**, of which 7 bedrooms 6 bathrooms have recently been restored and equipped to modern standards. By using / converting other rooms one could obtain a maximum of ca. 25 bedrooms.

Together with all the reception and representative rooms, halls, library, kitchens, servants quarters, etc. there are altogether ca. **100 rooms**. To this one should add the large hall and several rooms of the separate and modern equipped **Conference Centre** as well as the Gate House, which houses employees and has 7 rooms. All these built areas (castle and other buildings) cover more than **5.800 m<sup>2</sup> floor area**.

**Security:** The castle is, as the name suggests, a well fortified place and has been considered secure also for the illustrious guests previously mentioned. A part of the old

castle grounds together with a large building and a few smaller houses were years ago sold to the Italian State and are now home to one of the famous United World Colleges of which only about 12 exist world-wide. Here the permission has been granted to substitute the dividing modest fence with walls and/or integrated strong steel fences. The respective works should be initiated and completed this calendar year 2011. Should for important reasons security require even more secure walls, the necessary permission should be able to be obtained from the responsible authorities. The person responsible for security of the castle is a former Brigadier General of the Italian Carabinieri.

This offer of sale is made on the condition of my professional commission from the purchasing party being 2% (which is well below the legal limit of 3%).

For now I attach 2 photos. For technical reasons (too heavy MBs) I will send you 2 or 3 more e-mails with further photos.

I remain, yours faithfully,

Patrick Kyd-Rebenburg  
Real Estate Broker in Italy