

From: Terje Rod-Larsen <[REDACTED]>

To: "'Jeevacation@gmail.com'" <Jeevacation@gmail.com>

Subject: Fw: Villa with Park 45 minutes from Venice - 4 th e-mail - overview pictures

Date: Mon, 17 Jan 2011 07:15:38 +0000

Importance: high

Attachments: IMG.pdf; IMG_0001.pdf

From: Patrick KYD-REBENBURG <[REDACTED]>

To: Terje Rod-Larsen

Sent: Sun Jan 16 16:54:39 2011

Subject: Villa with Park 45 minutes from Venice - 4 th e-mail - overview pictures

Dear Terje,

In the attachment you will find designs of only the **Villa** with **Side-Buildings** and the **Monumental Park** (plain and with description)

[The Villa itself is on the right hand side of the picture just to the left of the ascending line of trees. The **main building** for the **Hotel / Resort Area** is towards the bottom right corner and denominated **Ca Martinengo**. This will hold reception area and Restaurant as well as top suites. Many of the other buildings will host other suites/apartments. Then there is also the **Centro benessere e sportivo**, which is a Health and Fitness Centre.

Portineria stands for Gate-House. **Scuderia** are the old Stables. **Serra Interna** is the Orangerie which in Italian would be named after the lemon trees stored there over winter so "Limonaia" These all are –jointly with the (Main-) Villa - protected heritage by a decree of the Culture Ministry.]

All this seen on the picture however only constitutes a small part (about 5%-10%) of the property. The **remainder** is mainly **Forrest** area, with a couple of **Buildings**, one of which are the ruins of a former **Monastery** perched on a far away hill-top with a wonderful view.

Best regards

Patrick Kyd-Rebenburg
Agenzia Immobiliare
+ [REDACTED]

Da: Patrick KYD-REBENBURG [mailto:patrick.kyd@tiscali.it]

Inviato: domenica 16 gennaio 2011 19:40

A: [REDACTED]

Oggetto: Villa with Park 45 minutes from Venice - as discussed

Priorità: Alta

Terje Rod-Larsen
[REDACTED]

16 January 2011

Dear Terje,

As announced by phone and sms I can forward you in the attachment some photos of the prime property available in Italy (apart from Castello di Duino). This is a lot more expensive (asking price Euro 130 Million) than Duino for the reason that it

- covers a lot more land area, 215 hectares
- has a lot more buildings apart from the villa itself (well over 30) with a combined area of 11,200 m2, which combined to the villa and other protected buildings' area of 2,200 m2 gives a total of 13,400 m2

- of the 11,200 m2 a hotel/resort project with 80 suites / apartments covers 6,000 m2

A significant part of these hotel resort buildings have been largely developed / restored.

- all this forms the major part of one valley in a protected and highly valued countryside with spa springs and the joined buildings form a village grouped around the Villa and its park in a very wide half circle and giving the whole Ensemble a very intimate and also timeless atmosphere. Absolutely unique.

- the park has been considered one of the most beautiful in the world and is kept in outstanding shape.

Here too (as with Duino), this offer is made under the condition of my commission to be charged to any purchaser will be 2 (two) %.

I will send a few e-mails with further photos, as the attachments are too heavy (MB's)

Best regards

Patrick Kyd-Rebenburg

Agenzia Immobiliare
Patrick Kyd-Rebenburg