

A BEAUTIFUL WAY TO LIVE
A Smart Way to Own



PALAZZO RICCI
PRIVATE RESIDENCE CLUB™

DISCOVER PALAZZO RICCI | DISCOVER CASOLI | DISCOVER THE REAL ITALY | WWW.PALAZZORICCI.CLUB

PALAZZO RICCI

Overview

- ◆ Palazzo Ricci was built in 1799 for the Ricci family of Italian nobility and remained in the family's possession until acquired in 2020 by Viaggio Resorts, LLC.
- ◆ This magnificent building is now being transformed into one of the world's most prestigious private residence clubs. Its members share ownership of the elegant residences and sumptuous gathering areas - without responsibilities or worries - at a cost that is proportionate to personal use.
- ◆ Palazzo Ricci has a rich history and is where Baron Ricci reportedly entertained luminaries, such as renowned painter, Francesco Paolo Michetti and beloved author, Gabriele D'Annunzio.
- ◆ Palazzo Ricci is being completely renovated in accordance with the highest standards of historical preservation. Upon completion (spring 2023), this stately mansion will house 14 luxuriously appointed residences, complemented by five-star amenities and highly personalized services.



Surrounded by Beauty, History and Nature

CASOLI, ABRUZZO

Casoli is a marvel in the heart of Southern Italy's Abruzzo region. It's a classic Medieval town, sitting high on a hill with panoramic views of the Apennine Mountains, Adriatic Sea and the Italian countryside.

Abruzzo is perhaps the most untouched, authentic and pristine region of Italy. It is known as "The Green Lung of Italy" with half of its territory designated as national parks and nature reserves. It's abundance of natural treasures, combined with charming towns and welcoming people, have made Abruzzo one of the Top 10 best places in the world for retirement, real estate investment, and quality of life.

"ABRUZZO IS THE #1 HOT NEW DESTINATION"

- CNN TRAVEL





Italian Real Estate – that's a Real Escape!

PALAZZO RICCI OWNERSHIP INCLUDES ALL THE ENJOYMENT AND NONE OF THE HASSLES AND EXPENSE OF TRADITIONAL HOLIDAY HOME OWNERSHIP

OWNERSHIP HIGHLIGHTS

- ◆ Nine owners per palace residence
- ◆ Pro rata ownership of all common areas
- ◆ A minimum of 5.5 weeks of palace vacations each year
- ◆ Unlimited space available use
- ◆ Annual fees are 1/9th of the associated costs of a comparable, luxury residence with five-star services
- ◆ Pampering care from an attentive, professional staff
- ◆ Potential real estate appreciation and tax benefits
- ◆ Ability to transfer ownership to future generations
- ◆ No worries or responsibilities of absentee ownership in a foreign country
- ◆ Exchange privileges with owners of luxury residences around the globe

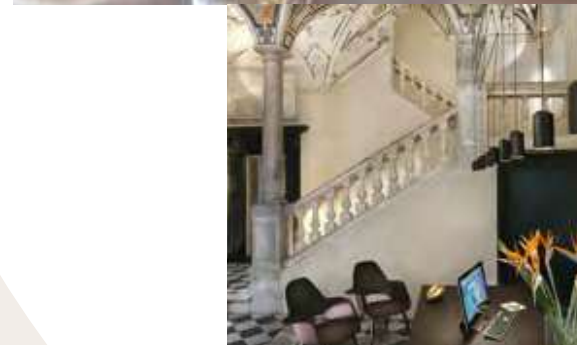


Services and Amenities

*Your Only Responsibility Is Deciding When To Return
For Your Next Amazing Palazzo Vacation*

Your professional Palazzo Ricci hospitality staff will attend to your every need. Services and amenities include:

- ◆ Reception Lobby
- ◆ Fitness Room
- ◆ Swimming Pool
- ◆ Italian gardens
- ◆ Museum
- ◆ Palace Social Area
- ◆ Library
- ◆ Local transportation
- ◆ WiFi
- ◆ Roman Bath
- ◆ Card Room
- ◆ 24/7 Casoli Staff
- ◆ Concierge Services
- ◆ Luggage Assistance
- ◆ Daily housekeeping
- ◆ Valet parking
- ◆ Pre-arrival Grocery Delivery
- ◆ Personal Storage
- ◆ Cooking Classes



1st Floor Countryside View - Before Renovation



Recreational Assets

INCLUDED WITH OWNERSHIP*



Ebikes, Scooters & Helmets



Vespas (gas scooters)



Private Shuttle Services



Lake Toys



Beach Club Memberships



Golf Club Membership



Mountain/Street Bikes



Tennis Racquets



Beach Toys



* Use of Palazzo Ricci recreational assets are included with ownership and are provided & maintained via club dues (no additional fees/costs). All are available to owners as outlined in the club documents.



PALAZZO RICCI

Architectural Excellence

In its glory, Palazzo Ricci was the gem of Casoli. Once renovation is complete, the Palazzo's exterior will restore the original grandeur of this iconic 18th century building and showcase its classic old-world charm. The building will incorporate the highest standards of structural integrity, modern conveniences, and energy efficiency.

Photos to the left are illustrative examples of building exteriors that are similar in design and quality to the renovated Palazzo.



PALAZZO RICCI

Interior Design Excellence

Palazzo Ricci's luxurious and romantic residences will be finished with exquisite furnishings, bedding, and interior décor – everything you expect at any of the world's finest resorts. The common areas of the building will feature a spectacular atrium, a glass elevator, a concierge desk, and a state-of-the-art fitness center, complete with a couples' massage room.

Photos to the right are illustrative examples of luxurious interiors similar in design and quality to the palace's completed renovation.





PALAZZO RICCI

Landscape Design Excellence

Italy is known for its spectacular landscapes and gardens. Palazzo Ricci will be no exception. The Palazzo's grounds will include 10,000 square feet (929 square meters) of private gardens, secluded sitting areas, a picturesque swimming pool, a fitness center, outdoor living and dining areas, and old-world water features.

Photos to the left are illustrative examples of grounds similar in design and quality to those designed for the Palazzo.

PALAZZO RICCI

Garden

10,000 sq ft (929 sq m²) of private gardens

Secluded sitting areas

Inviting swimming pool

Fitness center

Outdoor living and dining areas

Built in barbeques and fire pits

Old-world water features

Covered walkways and terraces





Floor Plans

BENVENUTI A PALAZZO RICCI

WELCOME TO PALAZZO RICCI

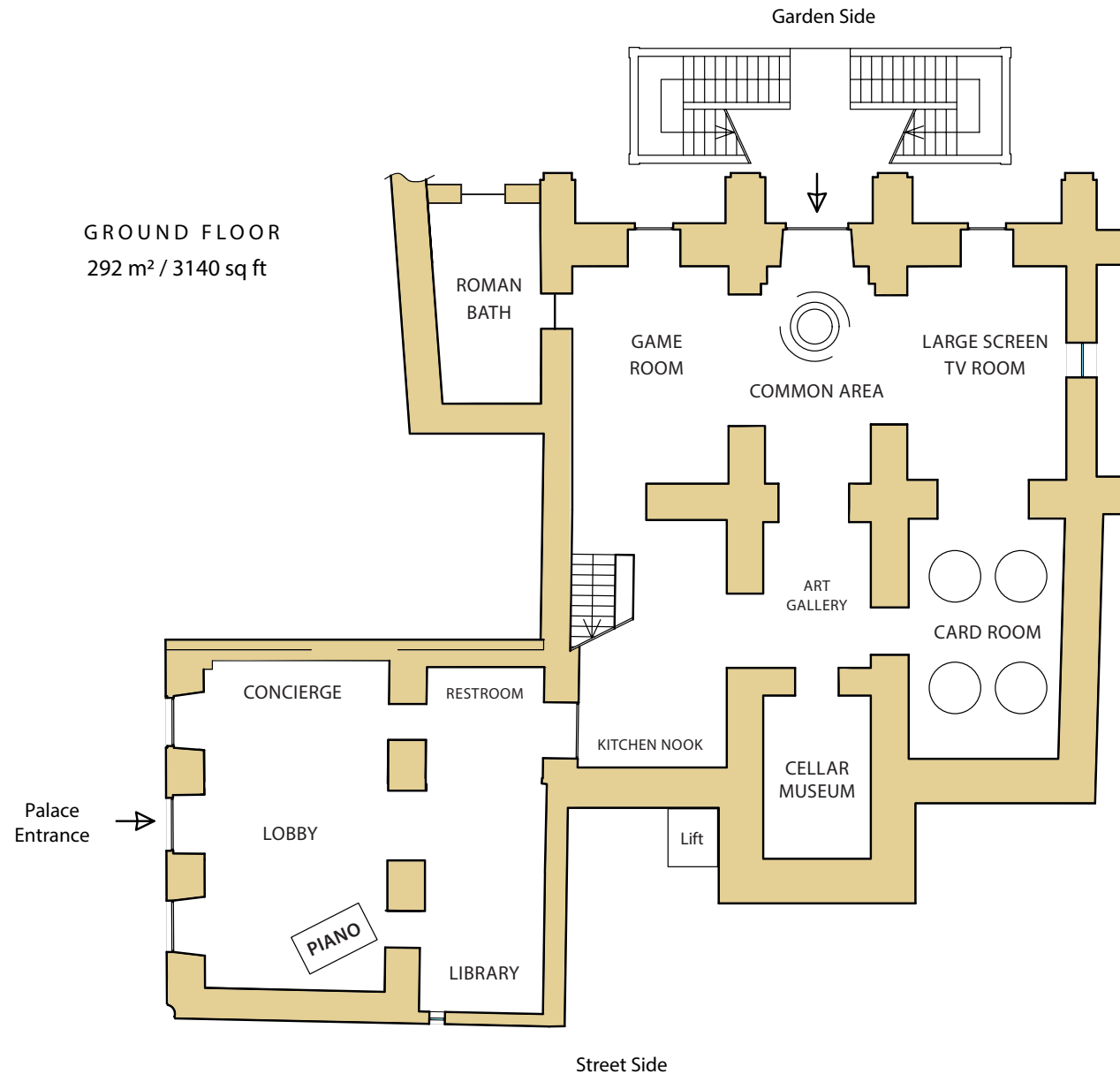


Ground Floor Owner Common Area

Preliminary Drawings - Not Final

292 m² / 3140 sq ft

- Lobby - Concierge Desk
- Library / Study
- Game Room
- Grand Piano
- Museum Room
- Kitchen Nook
- Roman Bath
- Large Screen TV Room
- Card Room

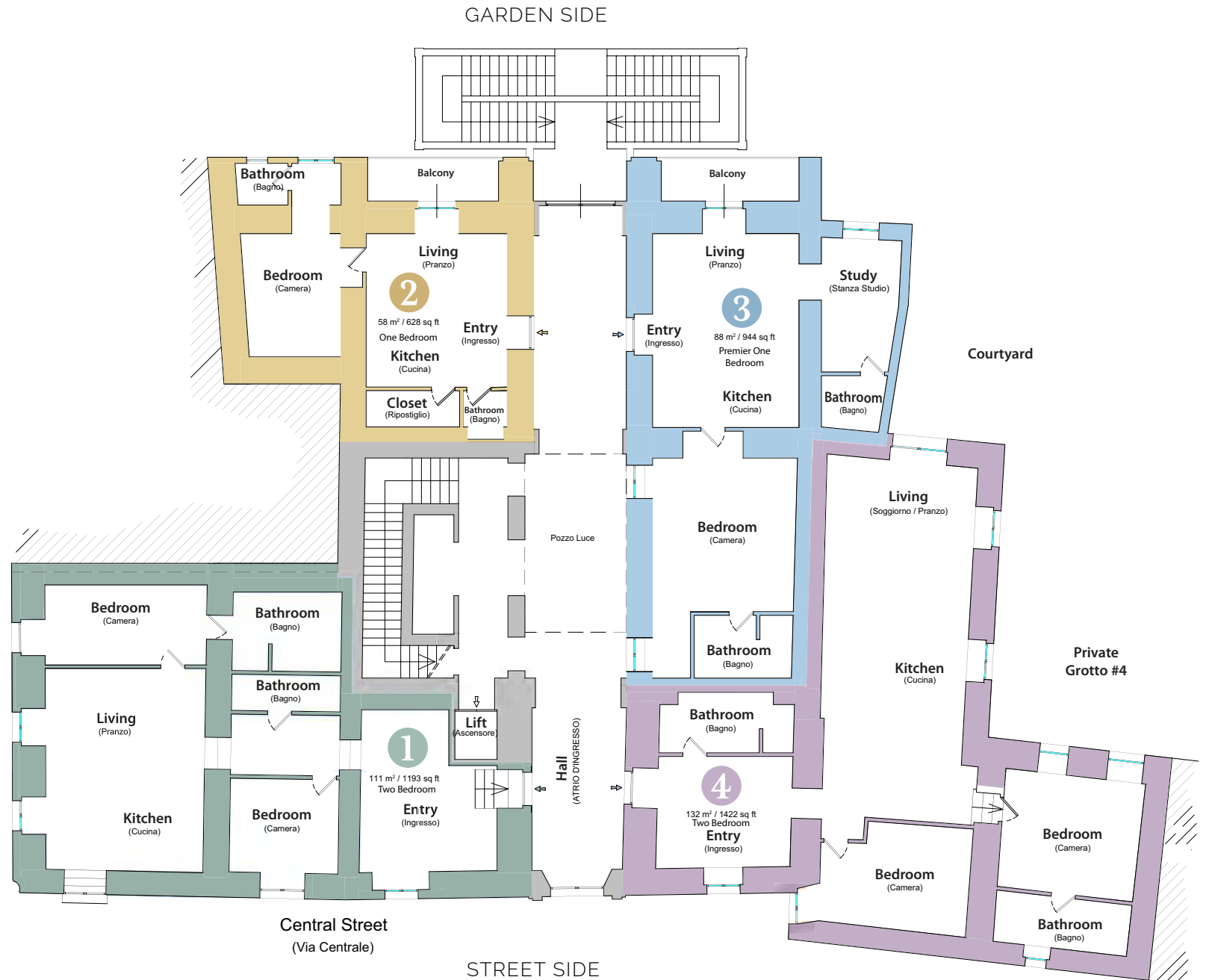




First Floor

Preliminary Drawings - Not Final

- 1 - 111 m² / 1193 sq ft
- 2 - 58 m² / 628 sq ft
- 3 - 88 m² / 944 sq ft
- 4 - 132 m² / 1422 sq ft





Second Floor

Preliminary Drawings - Not Final

5 - 138 m² / 1486 sq ft

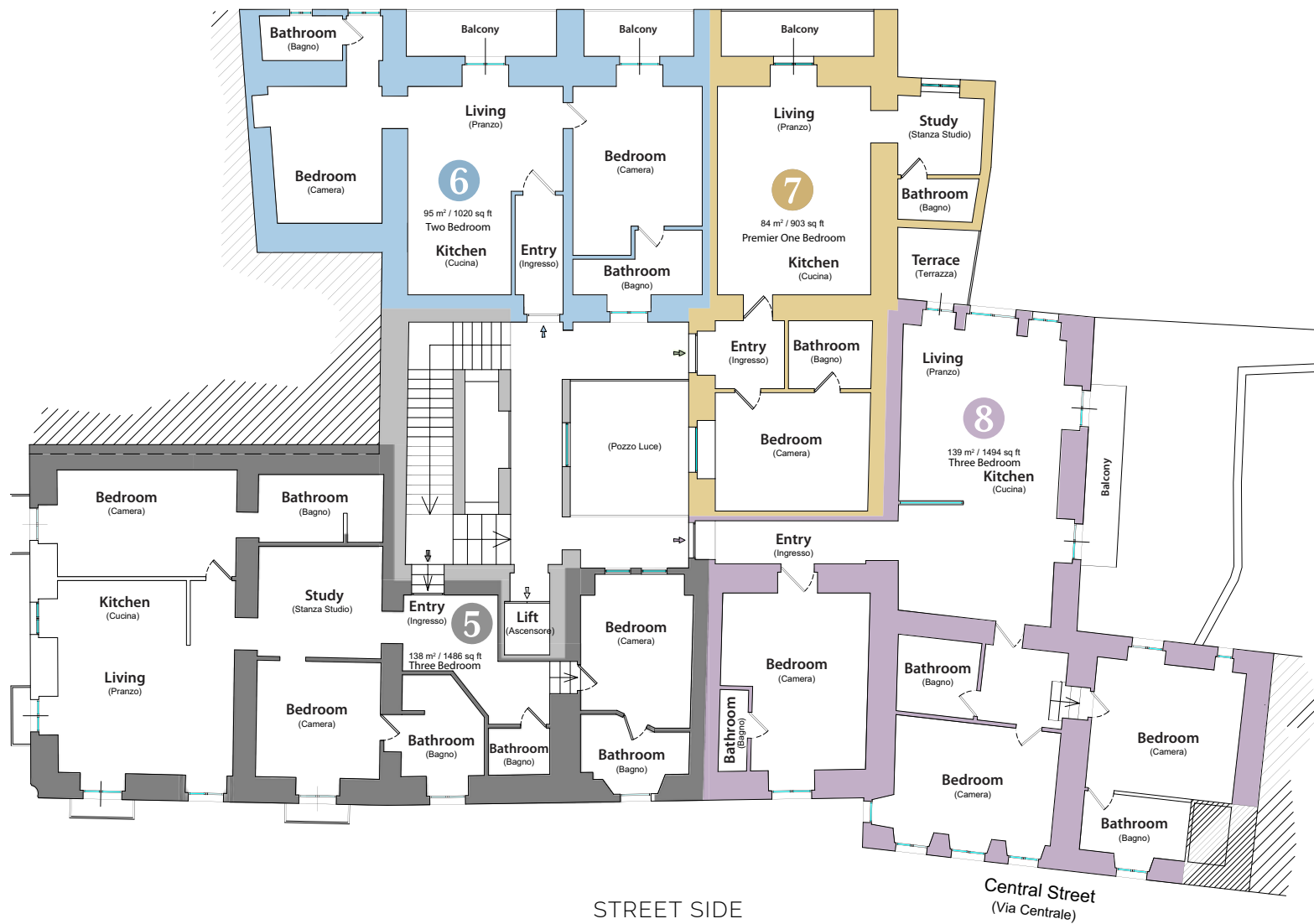
6 - 95 m² / 1020 sq ft

7 - 84 m² / 903 sq ft

8 - 139 m² / 1494 sq ft



GARDEN SIDE



STREET SIDE

Central Street
(Via Centrale)



Third Floor

Preliminary Drawings - Not Final

9 - 113 m² / 1211 sq ft

10 - 118 m² / 1272 sq ft

11 - 89 m² / 953 sq ft

12 - 114 m² / 1123 sq ft



GARDEN SIDE



STREET SIDE



Penthouse Floor

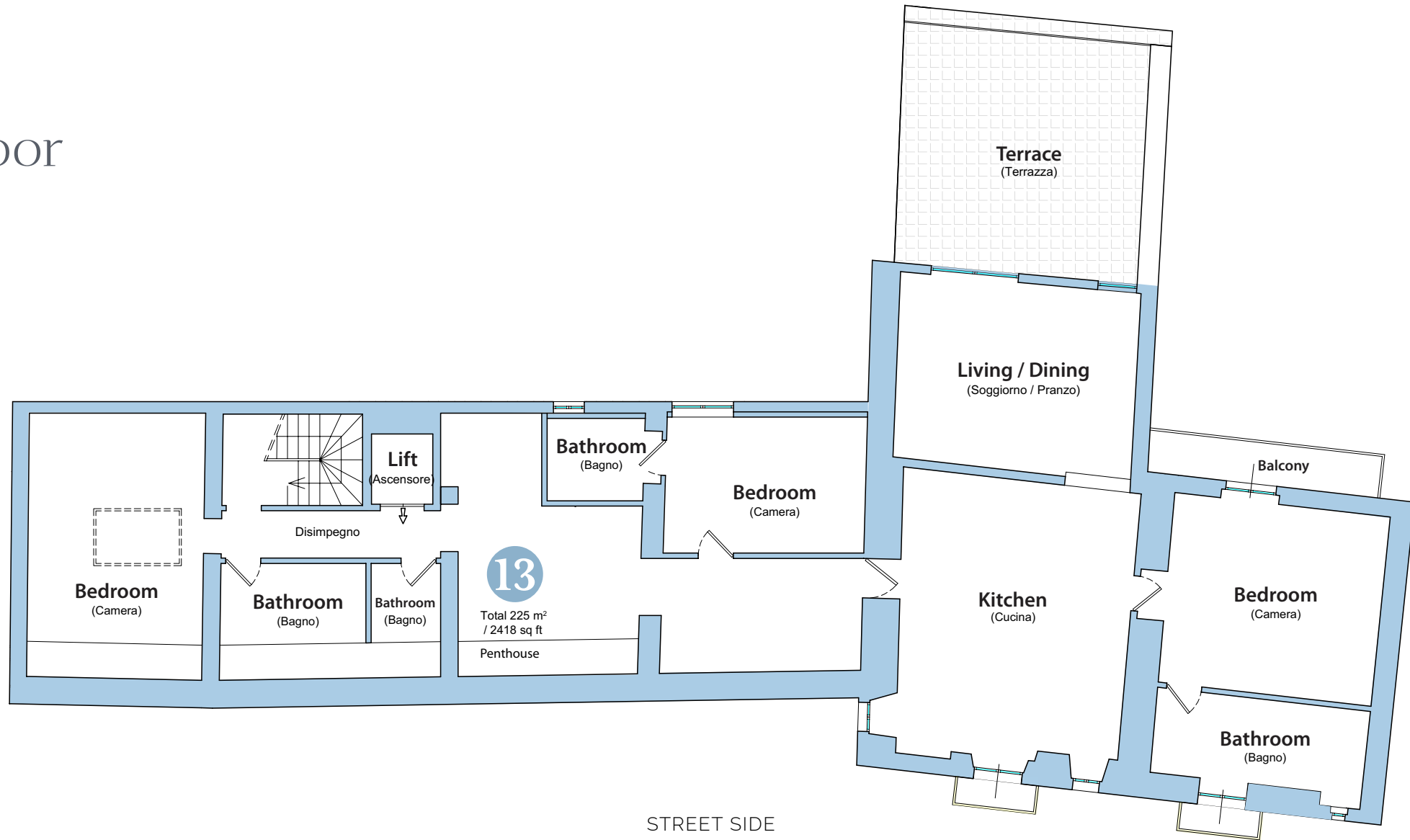
Penthouse

Preliminary Drawings - Not Final

13 - 183 m² / 1968 sq ft
+ 42 m² / 450 sq ft (terrace)
Total 225 m² / 2418 sq ft



GARDEN SIDE

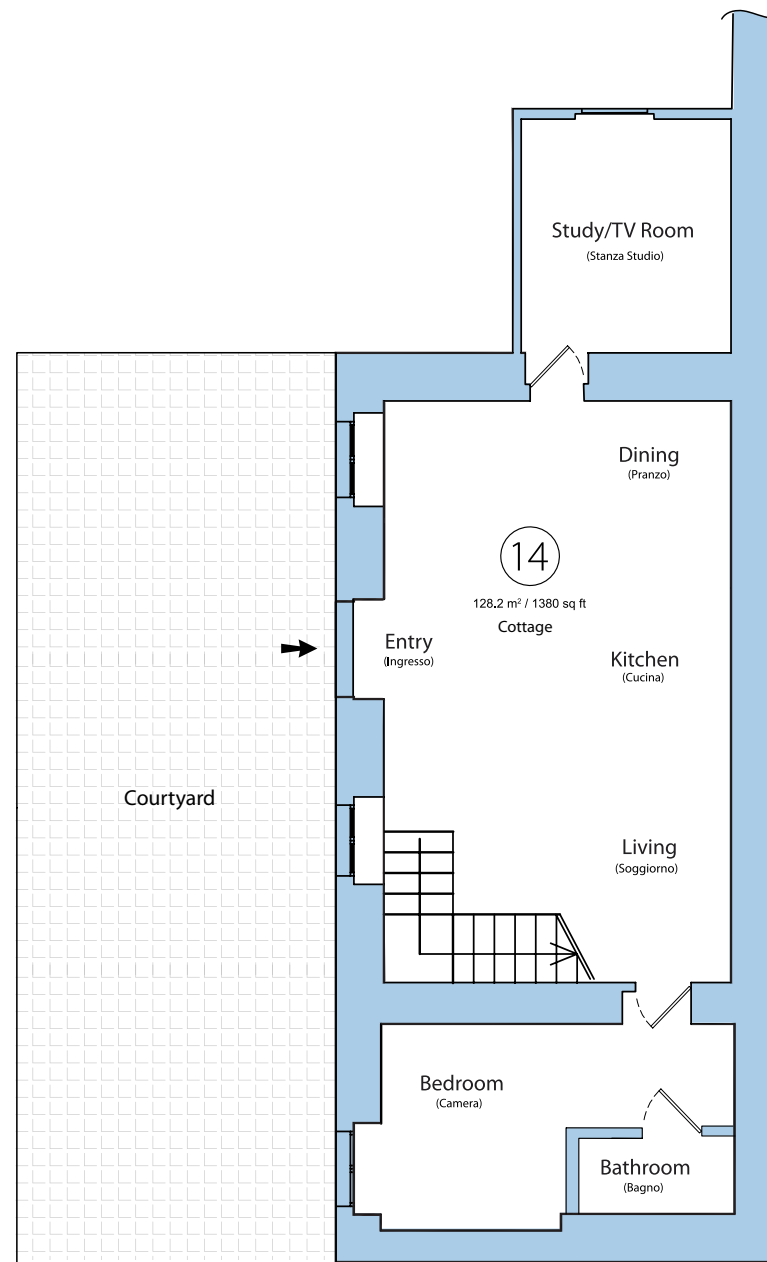




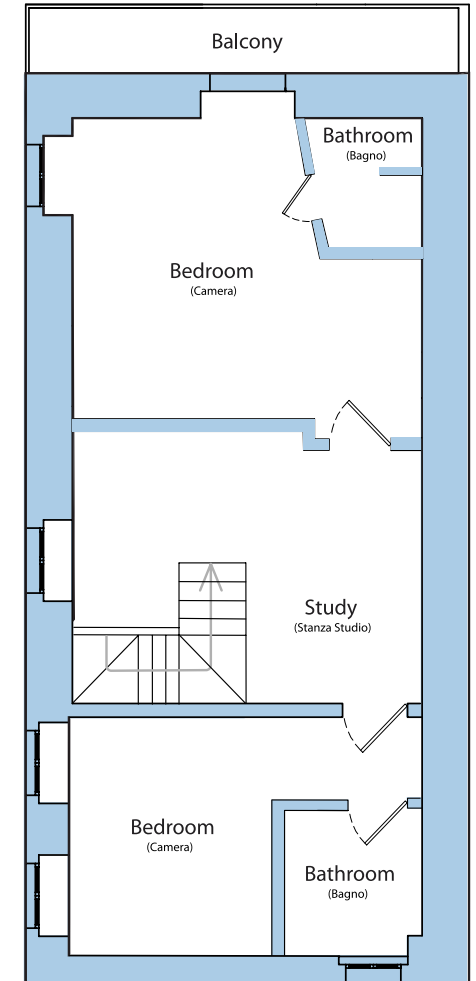
Cottage

In addition to the palace, the property also includes a charming two-story stone cottage which will be fully renovated along with the rest of the property.

14 - 128 m² / 1380 sq ft
+ 60 m² / 650 sq ft (courtyard)
Total 188 m² / 2030 sq ft



GROUND FLOOR



2ND FLOOR



Structure & Dimensions

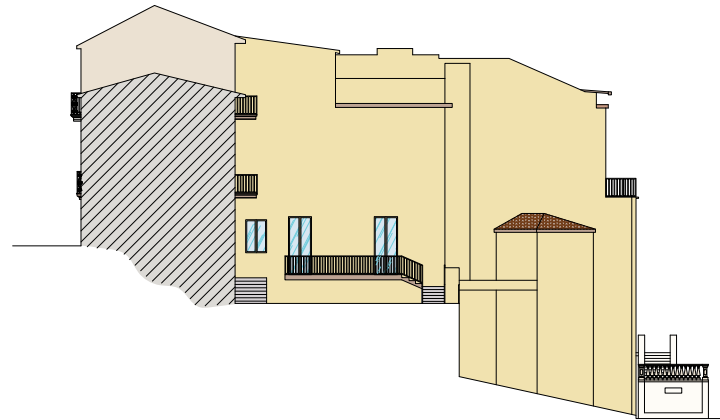
Palazzo Ricci and the surrounding village have all evolved over the course of the past 200+ years. In creating the new layouts for the palace residences and common areas, our project architects and engineers have been able to maximize the utility and functionality of this unique property.



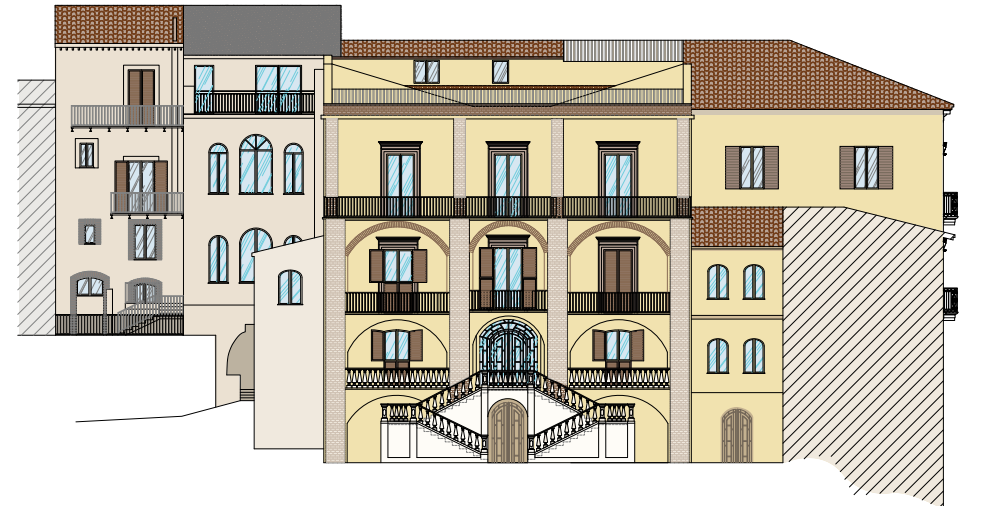
New Palace Entrance
(Piazza Del Popolo - plaza view)



Palace Street View
(Historical palace entrance - Via Centrale)



Palace Westside View
(Facing majestic mountain range)



Palace Garden View
(Garden & pool perspective)



Palazzo Ricci is
Your Headquarters
to Explore Italy

Day Trips from Casoli

It is a beautiful, scenic, 2-3 hour drive from Casoli to Naples or Rome or a comfortable, short, 1+ hour flight to Milan, Venice or the island of Sicily.





½ Day Trips from Casoli

Within a 30-90 min drive you will enjoy: a majestic, mountain, national park; the enchanting Tremite Islands (1-hour ferry ride); the Unesco World Heritage Site - Trabocchi Coast with restaurants and extensive ocean/hill bike trails; a challenging golf course and of course the colorful Adriatic ocean with miles of beaches and fun!

Your Passport to Travel the Globe

WELCOME TO ELITE ALLIANCE



As a Palazzo Ricci owner you will have privileged access to the Elite Alliance portfolio of international luxury properties (www.EliteAlliance.com/exchange). From Tuscany to Telluride, New York to Napa Valley, Bermuda to Bariloche, the 135 luxury properties in this global exchange network are located in some of the world's most desirable and highly coveted destinations.



The simple exchange process transforms your Palazzo Ricci real estate ownership into an opportunity for endless travel adventures. Ski trips, golf getaways, beach escapes and much more are all available at a growing array of coveted destinations worldwide.





Questions & Answers

WHAT IS PALAZZO RICCI?

A luxurious private residence club comprising elegant residences, gracious common areas, beautiful gardens, and highly personalized services. The Palazzo commands an enviable location in the classic hilltop town of Casoli, adjacent to the iconic Castello Masciantonio. Ownership affords a pampered, authentic, Italian lifestyle and the satisfaction of returning this historic palace to its former grandeur.

IF I PURCHASE AT THE PALAZZO RICCI, DO I OWN REAL ESTATE?

Yes.

WHAT ARE THE ADVANTAGES OF RESIDENCE CLUB OWNERSHIP?

Palazzo Ricci combines the benefits of vacation home ownership with the private amenities and services of a luxury boutique hotel. A select group of 126 like-minded people share ownership and use of the Palace residences and common amenities. Most residence club owners around the world can afford their own holiday home, but most can't justify the high cost and responsibilities relative to the amount of personal use. Owners enjoy a long list of club facilities and personal attention from club staff. What residence club owners don't have are the high cost of owning and maintaining a luxury home and the responsibilities and worries associated with absentee ownership.

HOW MANY OWNERS SHARE USE OF EACH PALAZZO RICCI RESIDENCE?

Nine.

AS AN OWNER, HOW OFTEN CAN I VACATION AT MY PALACE?

As often as you wish, subject only to the club reservations policies and availability. Owners have the flexibility of reserving Planned Vacations well in advance and also visiting on a space-available basis. Owners reserve 21 days of Planned Vacations prior the start of each club year. This leaves abundant additional occupancy for space available vacations during the year. If all owners lodge at their Palace equally, each would enjoy a minimum of 5.5 weeks annually. However, there is no limit on use. If some owners visit their Palace less, others can enjoy it more often.

CAN PALAZZO RICCI OWNERS RENT A PORTION OF THEIR VACATION TIME?

Yes. Owners can make their confirmed Planned Vacations available for rental in accordance with the club documents.

CAN MY PALAZZO RICCI OWNERSHIP BE RESOLD?

Yes. Like other forms of real estate, an owner's interest can be willed or transferred by the owner, or sold by a licensed real estate agent.

CAN I EXCHANGE PALACE LODGING PRIVILEGES WITH OWNERS OF OTHER LUXURY RESORT PROPERTIES?

Yes. Palazzo Ricci has been selected to participate in the prestigious Elite Alliance exchange program (www.EliteAlliance.com). Your complimentary Elite Alliance Premier Membership provides exchange privileges with owners at an expanding family of prestigious properties in premier international destinations, plus other valuable benefits.

We Invite You to See for Yourself!

Palazzo Ricci is scheduled to be fully renovated and available for use in 2023. However, many of our owners and potential owners have expressed an interest in visiting the area prior to renovation completion. To accommodate that interest, Viaggio Resorts is hosting Experience Tours.

Experience Tour guests will have the opportunity to tour Palazzo Ricci, explore the Abruzzo region from the mountains to the beaches, participate in world-class cooking sessions, and enjoy a variety of other excursions in the Abruzzo region. While you are in Casoli, Viaggio Resorts will provide complimentary accommodations, some meals, and curated adventures.

www.palazzoricci.club



Artistic Illustration

This artistic illustration is a draft of the planned Palazzo Ricci garden. Completed plans are forthcoming.

