



La Rondinaia

Ravello (SA)





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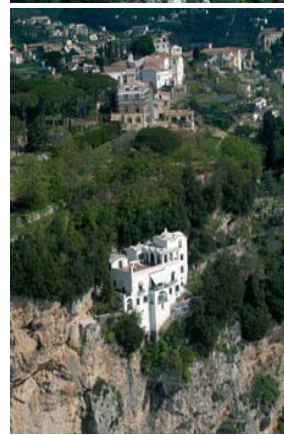
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Ravello

Location

Ravello, with its characteristic medieval village (borgo), is one of Italy's most charming and prestigious sites.

The area lies between the valleys of Dragone and Reginna, on a spur separating the valley of the Dragone stream from the Reginna one, on the northern slope of the Lattari hills, and nested in overhanging rock directly above the sea.

The Ravello borgo is well known in connection with the history of the Maritime Republic of Amalfi and for the many celebrities who have stayed here, among whom, Wagner – who started composing his Parsifal here, and Grieg who compose his Lieder here.

History

Built in the 6th century, around the year one thousand Ravello was initially inhabited by noblemen of the Maritime Republic of Amalfi who had revolted against the doge, opposing his authority. Ravello had been chosen because of its extremely defendable position.

The town soon prospered, particularly due to the flourishing wool-spinning mill, anciently known as the "Celendra", which King Charles II of Anjou conceded to Bishop Giovanni Allegri on 23 April 1292, prosperous agricultural activity and intense trade with the Arabs and Byzantines.

Already seat of the bishop by 1086, during the following century it established itself, with more than 30,000 residents, as a truly commercial and military power. In 1137 Bernardo da Chiaravalle described the city as, "very ancient, well supplied and inexpugnable, as well as extremely rich and so beautiful that it can easily be considered among the first and most noble of cities"





The history of Ravello unfolded similarly to that of the close Amalfi; the two towns shared a period of prosperous growth followed by a period of economic and political decline starting from the Norman period and accentuated during the sixteenth century.

Having lost its economic and political significance, Ravello today retains the architectural and artistic marvels born during the centuries of splendour and is known throughout the world for its incomparable naturalistic beauty.

Most notably, during the first decades of the nineteenth century, Ravello came to be known for the large number of English travellers, among whom a few members of the Bloomsbury Group: E. M. Forster was perhaps the first “Bloomsburian” to have visited Ravello, where he wrote and set his short story “Story of a Panic”.

For all Englishmen visiting Ravello the centre of cultural reference was the villa (Villa Cimbrone) of Lord Grimthorpe – an English politician and businessman whose residence became a meeting point for intellectuals.





“La Rondinaia”

Brief history

In 1930 Lord Grimthorpe had “La Rondinaia” built for his second daughter. It is called “La Rondinaia” because it is very similar to a swallow’s nest (“rondine” being the Italian word for swallow) built on a rock peak – shared by the park and Villa Cimbrone.

Whilst Villa Cimbrone is preceded by a long roadway leading up to the belvedere, with “La Rondinaia” it’s the other way round, with the villa built on the overhanging rock.

Accordingly, the building, erected at the far end of the park, enjoys a unique position, literally hanging above the sea, guaranteeing breathtaking views from the windows and terraces.

“La Rondinaia”, only reachable on foot, overlooks the sea of Positano and Capri. In light of its unique position and uninterrupted flow of celebrity owners and guests, La “Rondinaia” is one of the most beautiful and original properties on the Amalfi Coast.

Surrounded by an extraordinarily beautiful park and embedded in the rock’s face, the villa’s construction was some feat and great temerity was shown by its builders (tales of daring labour men working whilst suspended in mid-air over the sea are still popular in town).

Writer Gore Vidal first visited the Amalfi Coast just after the war, and in 1972 chose Ravello as his main residence and purchased the “La Rondinaia” property.

Property’s characteristics

The property includes a main building, on six floors, with a total useful surface of approximately 600 square meters and a large (4 hectares) park.

In the park are located:

- Terraces
- 1 Swimming pool
- Gardens with a number of ancient olive and lemon trees.





“La Rondinaia” e Gore Vidal



Vidal has never written a true and proper piece of work on Ravello. However, his accounts of the place are many.

“I live in Ravello walled in my villa. I read, write, swim in the pool. Of course, I could do the same in Hollywood, but there the phone would ring”.

“La Rondinaia” is an ideal place to work at your typewriter, meditate about politics and relax.

In 1976 Gore Vidal wrote:

“An American magazine once asked me which was the most beautiful place I had seen on all my trips, and I answered: the view of villa Cimbrone’s belvedere in a clear day of winter, when the sky and the sea are so vividly light blue that it is impossible to tell the one from the other. I consider it as a sign of good fortune that I now I live in Ravello for part of the year”.

And again:

“The native people of Ravello startle when I tell them how famous this town is in the world, particularly in literature, and especially in modern literature. The greatest of English writers, D. H. Lawrence, was here, and so was one of the major French writers, André Gide; and naturally Richard Wagner. All of them magnificently reflect in their works, even only with a few strokes, the intense green, the transparent blue, the grey of the tufa rocks, the wonderful atmosphere; and each one of them sensed, with pleasure, the fine balance that nature is sometimes here able to make relive from of the old centre of world, the Mediterranean”





Procedura

We hereby invite you to make non binding offers for the purchase of the “La Rondinaia” property; also through the purchase of 100% of the shares of the companies that own the property.

The Offer

Interested parties are hereby asked to make their non binding offer for the asset’s price no later than **Friday 23 March, 2007** (“the Offer”).

The non-binding offer will need to be signed in original by the bidder’s legal representative (whose powers of attorney will need to be suitably provided by means of attached documents) and will at the very least need to contain the following essential elements:

1. copy of this Information Memorandum, initialed on each page and signed by the bidder’s legal representative for acceptance on the last page;
2. the offer price for the property’s purchase, defined on the basis of the property’s current physical and legal condition, and to be assumed as the transfer of value to the buyer;
4. a statement containing express acceptance of the contents of the “Disclaimer” section of this Information Memorandum;
5. any other details that may better qualify the Offer.





Offer selection and next phases

The Offers will be selected by the Owner, at its unquestionable judgment, having heard the opinion of the consultants and taken into consideration the qualitative and quantitative elements of the Offers and any additional qualifying information of the Offers that the candidates may have provided.

Purely as an indication, we wish to point out that following an assessment and selection of the Offers, potential purchasers will be selected for a Due Diligence phase.

After the Due Diligence phase, a binding offer for the purchase of the property will be requested.

In any event, the Owner reserves the right, at its unquestionable judgment and without the need to provide reason, to make any decision regarding the Procedure of the sale, even by means of exclusive negotiations or the solicitation of binding offers, as well as entering into any relationship with the parties that have expressed an interest and/or made an offer for the Project.

The Owner also reserves the right, at its unquestionable judgment, at any time, and without the need to provide reason, to withdraw from negotiations, interrupt the Procedure or change the terms, conditions and contents, also with regard to the scope of the asset that is for sale, without, for such reason, La Rondinaia S.p.A. and/or Jones Lang LaSalle being liable to any claims for compensation or indemnity for expenses incurred, or claims under any other title, including any legal proceedings and/or action against La Rondinaia S.p.A. or which, in any case, may be of significance in terms of the Procedure.





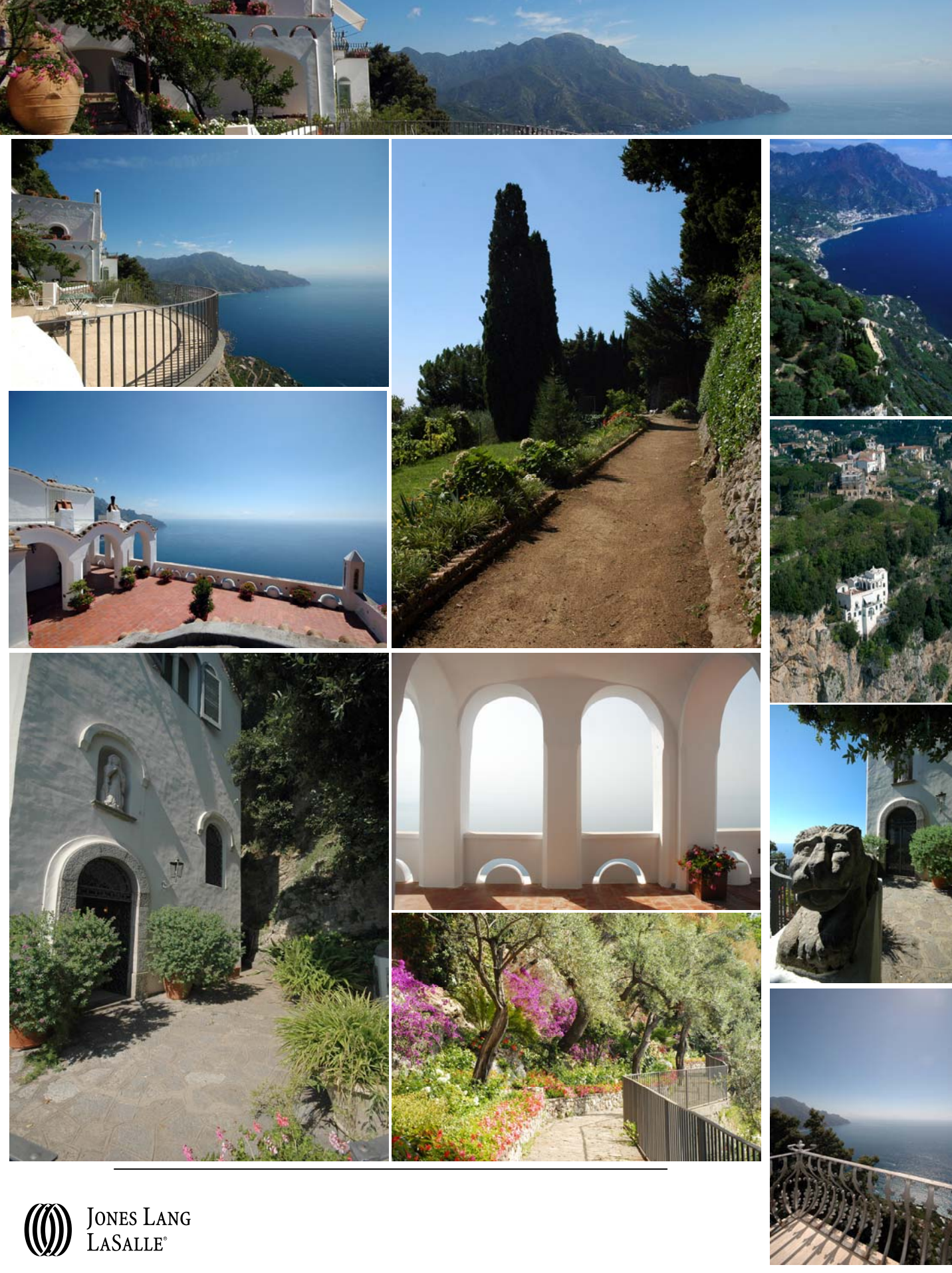
Other

Transmission of this letter and receipt of the Offers and any other document prepared by the bidders in connection with the Procedure does not represent an obligation or commitment for the Owners towards the interested parties whatsoever, and for the latter constitutes no right or service of any nature by La Rondinaia S.p.A. and/or Jones Lang LaSalle under any title (including payment for brokerage or consulting fees).

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- (i) the particulars are set out as a general outline only for the guidance of intending purchasers and neither constitute, nor constitute part of, an offer or contract;
 - (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them;
 - (iii) no person in the employment of Jones Lang LaSalle has any authority to make or give any representation of warranty in relation to this property.
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