



Marina di Varazze

The most modern structure on the Western Riviera of the Gulf of Genoa: Top quality of life not far from the city.

Cultivating the art of leisure, taste, 'good living': a dream that's easy to achieve and close at hand.

It's privileged position in relation to the main northern Italian cities and Central Europe is undoubtedly one of the main strong points of the Marina di Varazze tourist port, open and in full operation year round. It has now become a point of reference for those wishing to spend their free time in a pleasant yet smart environment, with plenty of shops and restaurants, not far from the village of Varazze. 800 boats, ship owners and residents can rely on quality and tailor made services.

As far as the kind of craft the port can host, the Marina di Varazze can moor motor yachts and sailing boats up to 45 m. (115 ft.) long. Where superyachts are concerned, the services available are on the increase, thanks to the presence of Lusben Varazze, part of the leading company in the refit & repair sector with over 60 years of experience in the nautical industry.

On board the boat, or taking advantage of one of the residential apartments as either a temporary or permanent home, the Marina di Varazze offers a high level of accommodation in an architectural context that is highly respectful of the surrounding environment, designed by one of the most prestigious Italian architecture studios, run by architects Roberto Gabetti and Aimaro Isola in Turin, with the collaboration of Pietro Venezia from Varazze: eight buildings inspired by the local bathing establishments of the early 20th Century, built in Iroko wood and open faced stone with aged copper roofs that blend in with the natural backdrop.

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THE POSITION

**In the heart of the Gulf of Genoa, just an hour and a half from town.
An ideal point of departure from where one may venture out to discover the
Ligurian and French coasts.**

The modern building facilities of the Marina di Varazze, whose architecture has been inspired by local traditional buildings, is strategically located close to the main cities in Northern Italy and Central Europe.

Set among luscious vegetation, connected to the centre of the charming village of Varazze by a five minute walk along a footpath, it has the added advantage of its privileged position: just twenty five kilometres from Genoa and the Cristoforo Colombo International Airport, one hundred and fifty by motorway from Milan and Turin.

Thus among the various tourist centres dotted along the westerly coast of the gulf this is quickest and easiest to reach even during busy weekend besides the traditional holiday periods, seeing as it also served by the rail stations of Varazze and Savona.

A very accessible destination, which in turn is an ideal point of departure to reach the Cote d'Azur and the Riviera of Flowers, the Gulf of Tigullio and the Cinque Terre.

SERVICES AND FEATURES

Marina di Varazze: a world made to measure for the ship owner, to be enjoyed year round.

The undisputed experience that the Azimut|Benetti Group and particularly its president Paolo Vitelli have decided to transfer from the world of leisure cruisers into the management of port facilities has led to a philosophy that shapes the entire project, meaning the desire to build a world of services around the client that might guarantee the best possible vacation and cruising experience: starting with its easy accessibility and including the welcome reserved for children, plus a wide range of events and excellent service facilities.

During the summer 2014 season, with the launch of the Project 44 - inspired by the latitude that defines the Varazze Marina's geographic position - the program has become even more complete and well-rounded, with the inclusion of high quality initiatives in various areas such as sports. In particular, sailing and regatta enthusiasts will be able to take advantage of important events during the course of the year, starting in Autumn. Events and cultural and gastronomic initiatives will provide an excellent backdrop that will enable the full enjoyment and involvement in the world of the Marina.

The Marina di Varazze has 800 moorings for craft up to 45 m. (115 ft.) in length. The quays located at the Eastern end of the Port, both with fixed and floating mooring facilities, are exclusively designed for sailing boats, while the fixed moorings in the three areas further West are for motor vessels.

Besides quality, the Marina di Varazze has also come up with the concept of **service freedom**. The ship owner can choose whether they want to manage their boat entirely or partially on their own, by taking advantage of the nautical assistance services found in the port, or hand over the task to the Marina di Varazze, and thus be sure to find their yacht ready to welcome them on board and set sail.

The Varazze Marina stretches over a surface area of approx. 232,000 sq. m. of which 144,000 are over water. The complex also includes luxury apartments, all facing the sea and with independent heating/air conditioning, 900 parking spaces both covered and in the open, which serve the entire complex, including restaurants, bars and shops.

Wi-fi and web cam services are available throughout the entire port. A special mention should go to the 24/7 security service, with very advanced features, including night video-surveillance based on CCTV cameras and the presence of armed security guards.

Rentals of bicycles for adults and children, luxury cars, electric courtesy vehicles to accompany and return guests to Varazze and nearby, a doorman service for hotel, theatre and flight reservations complete the offer along with the courses available at the sailing school, equipped with a modern simulator, at the diving centre and the boat rental service.

CARE FOR THE ENVIRONMENT

Awards and certifications

2008-2023 - For 15 consecutive years; the Marina di Varazze has been awarded the prestigious Blue Flag, awarded by the FEE, Foundation for Environmental Education, as a full acknowledgement of compliance with all marine eco-sustainability and environmental protection parameters. Confirmation is awaited of the award even for the 2014 season, which would be the sixth running.

2010 - The Marina di Varazze is awarded the International Prize "Overseas Living Award 2010, Best Development 2010" for the excellent development as a Luxury Marina.

The same year, ADAC, the top tourist guide in Europe singled out the Marina di Varazze as among the best tourist-sports facilities.

2009 - the Marina di Varazze is awarded 5 stars by the International Marine Certification Institute in Brussels, the European institutions that certifies the quality of international leisure cruise facilities, by assessing a broad range of parameters which include the services provided, the hygienic and sanitary standards and even the architectural quality of the facilities.

2008 - International Property Awards confers the European Property Award to the Marina di Varazze for "the best Marina development in Italy".

2007 - the Marina di Varazze is awarded the ISO 14001 environmental certification.

TECHNICAL SPECIFICATIONS

Latitude	44° 21' 15 N
Longitude	08° 34' 15 N
Boat moorings	800
Parking spaces	900
VHF channels	9
Mooring assistance times	round the clock, every day
Mooring depth	3-6 m.
Maximum length	45 m. (115')
Port access	NE entrance
Type of mooring	Pendants fastened to the main chain
Prevailing winds	North

FIGURES

Occupied moorings (May 2014)	630 equal to 80% of saturation (excluding the share of non-assignable transit moorings)
Average length of boats moored in port (May 2014)	Between 13 and 14 m.
Average value of each mooring	Annual listing referred to an average 13 m. boat 11.5/12 K€
Annual turnover	2016: 6,000,000 €.
No. of employees	16 - 19 depending on the season

The Marina di Varazze Residences

Exclusive apartments for an excellent investment in a lively and dynamic commercial context

Being able to enjoy the unmatched view of the Marina di Varazze is an experience that is not restricted to people strolling on the mainland, on the jetties or on one's boat, but extends to the elegant residential apartments, where attention to detail has been paramount: the rooms can be furnished according to one's own wishes to create a warm and welcoming feel, according to the resident's taste and needs so they may become a place of relaxation, meeting and representation.

The apartments, 36 in all, are all different and all look out to sea. The sizes vary between 60 and 150 sq. m. (from 650 to 1600 sq. ft.) and are all equipped with independent heating/air conditioning with terraces or gardens so as to provide the ultimate comfort for anyone choosing to invest in the modern complex located along the Western Riviera.

Exquisitely Italian attention to quality and style can be found in the furnishings of three elite apartments designed by as many 'star' Italian designers. Culti, Berloni and Olivieri. The solutions adopted in these instances can be transferred completely or be used as a basis for the customisation of the apartments that are still up for sale.

The design of the entire complex, down to the choice of finishings, has been directly related to the history and landscape of Varazze, the main focus being care for the environment and the possibility of becoming integrated with it over time and the natural changes affecting the materials due to the action of the marine climate.

The green areas, lighting, colours and every hand-crafted element was inspired by or belongs to the landscape and the area in which it has been 'set', from a symbolic as well as an aesthetic point of view.

The iroko wood, the stone facing, the colour of the artificially aged copper that covers the roofs of the eight buildings have all been designed to blend in with the surrounding landscape. The choice of using teak wood is because it traditionally belongs to the boat world and is widely used in boat construction; the stone mirrors the rocks of the nearby cliffs, while the liquid green of the roofs clearly reminds one of the sea and the nearby gardens bathed in the warm summer sun. For the artificial stone facing, the shades chosen are the result of a painstaking assessment and create a very up to date effect: the deeper shades at the base merge with the surrounding soil, while the lighter shades at the top are meant to give the building an almost immaterial feel.

The Punta Aspera garden, the botanical gardens measuring over one acre, interspersed with pergolas, gazebos and special lighting fixtures, partially extend over the Marina's craft workshops, and provide an additional feature of great value. It has been entirely conceived and designed by Isolarchitetti, with the consultancy of local gardeners that have provided precious indications on the type of vegetation to be used in order to show respect and care for the environment.

Besides the apartments, the Marina di Varazze includes 800 moorings, of which 70 are earmarked for transit, 900 parking spaces - either covered or open air - which service the entire complex and are hidden from view seeing as they have been located behind the buildings. The restaurants, bars and shops in the elegant Shopping Arcade make the Marina a facility that goes way beyond the usual tourist port concept. The Marina's square has rightfully earned its place among the places to be noted in one's diary and patronised. For curiosity's sake, pleasure or relaxation.

The apartments are after all set in a commercial context that has already become a centre of attraction and amusement. In the Marina's elegant Shopping Arcade the most discerning clients can buy clothing, jewellery, technological accessories, design and decorative objects, books and gourmet delicacies. The elegant restaurants and quality clubs and the increasingly diverse schedule of worldly events have turned this modern tourist port into a meeting place and local attraction.

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