



## Fractional ownership for sale in Casoli Italy – Palazzo Ricci Private Residence Club



### Agent Info

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 Specialties:  
 Property Type: Apartments  
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### Listing details

Property for: Sale  
 Price: USD 105,027.18

### Location

Country: Italy  
 State/Region/Province: Abruzzo  
 City: Casoli  
 ZIP code: 66043  
 Posted: Nov 18, 2025

### Description:

Fractional ownership for sale in Casoli Italy – Palazzo Ricci Private Residence Club

Esales Property ID: es5554578

Piazza del Popolo, 66043 Casoli CH, Italy

Developers website – <https://palazzoricci.club/>

Prices Start From 89500 euro

Embrace the Timeless Allure of Fractional Ownership at Palazzo Ricci Private Residence Club, Casoli, Abruzzo, Italy

An Unparalleled Opportunity to Live the Authentic Italian Dream in a Prestigious Medieval Setting

For those who have long envisioned embracing the quintessential 'La Dolce Vita,' wandering through the



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enchanting cobblestone streets of a historic medieval village, savoring the ambiance of local cafes, and leisurely strolling amidst the rolling hills adorned with ancient olive groves and sun-drenched vineyards, the time has arrived to transform this cherished aspiration into the tangible reality of Italian ownership. Prepare to be captivated by the surprisingly accessible pathway to realizing this dream through the esteemed Palazzo Ricci Private Residence Club™. This exclusive lifestyle offering presents an extraordinary fusion of unparalleled luxury, seamless convenience, and remarkable flexibility, a combination that transcends the conventional experiences of vacation property ownership – all at a price point that will undoubtedly feel like a dream come true.

Originally constructed in the year 1799 for the distinguished Ricci family, prominent figures of Italian nobility, Palazzo Ricci is steeped in a rich and captivating history. This magnificent edifice served as a prestigious venue where Baron Ricci reportedly hosted a constellation of luminaries, including the renowned painter Francesco Paolo Michetti and the beloved Italian author Gabriele D’Annunzio, adding an indelible layer of cultural significance to its already impressive pedigree. Now, this stately mansion is undergoing a meticulous and transformative renovation, poised to emerge as one of the world’s most prestigious private residence clubs. Its discerning members will share a 1/9th ownership stake in the elegantly appointed residences and the sumptuously designed gathering areas, all without the encumbrances of individual property responsibilities or the typical ownership worries, and at a cost that is directly proportionate to their personal usage. This fractional ownership grants a minimum of 5.5 weeks of indulgent sojourn each year, either within the exquisite confines of Palazzo Ricci itself or through the esteemed Elite Alliance global exchange network, of which Palazzo Ricci is a privileged member, unlocking a world of luxurious travel possibilities.

Palazzo Ricci is currently undergoing a comprehensive renovation, meticulously executed in strict accordance with the highest standards of historical preservation, ensuring that its architectural integrity and timeless charm are not only maintained but also enhanced for future generations. Upon its anticipated completion in the summer of 2026, this iconic 18th-century palace will proudly house a limited collection of just 14 luxuriously appointed residences, each complemented by an array of five-star amenities and highly personalized services designed to cater to the most discerning tastes. Five distinct categories of elegant residences are thoughtfully available within Palazzo Ricci, each fully furnished and exquisitely accessorized to provide an immediate sense of refined comfort and style. These include the charming One Bedroom residences (58 square meters / 628 square feet), the generously sized Premier One Bedroom residences (averaging 87 square meters / 933 square feet), the well-appointed Two Bedroom residences (averaging 112 square meters / 1,207 square feet), the spacious Three Bedroom residences (averaging 138 square meters / 1,490 square feet), and the magnificent Penthouse & Cottage residences (averaging a combined indoor and outdoor living space of 207 square meters / 2,224 square feet). Prices for this exceptional fractional ownership opportunity begin at an enticing €89,500 for the One Bedroom residences and extend up to €332,500 for the expansive Penthouse & Cottage residences, representing an extraordinary value proposition for experiencing the pinnacle of Italian living.

Beyond its majestic setting and the inherent allure of shared ownership in a beautifully restored 18th-century palace, your fractional interest in this fully staffed residence provides each owner with a comprehensive suite of exclusive benefits designed to enhance every aspect of their Italian experience. These privileges include the security and appreciation potential of 1/9th shared villa ownership, the guaranteed enjoyment of a minimum of 5.5 weeks of usage rights per year, access to a prestigious global



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luxury exchange network opening doors to a world of exceptional destinations, high-value exchange rights maximizing the flexibility of your ownership, a purchase price that represents a mere fraction of the cost of a wholly-owned vacation property, annual maintenance costs that are similarly a fraction of those associated with full ownership, the opportunity for generational ownership allowing you to pass on this legacy to future family members, the possibility of vacation exchange with other Palazzo Ricci owners fostering a sense of community, the potential for generating rental revenue during periods of non-use, and the potential for long-term financial/equity value increase along with potential tax benefits associated with real estate ownership. Upon each return to Palazzo Ricci, you will be greeted with a heartfelt 'Welcome Home,' setting the tone for the exceptional hospitality that awaits. The Palazzo Ricci™ will be professionally managed by a dedicated 24/7 staff, providing comprehensive concierge services to ensure that all of your personal accommodation needs are meticulously met prior to your arrival. While on-site, a variety of recreational assets will be readily available for your enjoyment and that of your guests, including electric bikes for exploring the charming surroundings, convenient beach gear for Adriatic excursions, courtesy vehicles for local travel, and much more, ensuring a seamless and enriching Italian experience. Palazzo Ricci™ boasts a beautifully landscaped garden area, complete with elegant gazebos, meticulously manicured gardens, private seating areas for quiet contemplation, and a picturesque outdoor swimming pool for refreshing relaxation. Indoor, the exclusive owner's common areas offer a large screen lounge for entertainment, a convivial game room for friendly competition, a tranquil Roman bath for ultimate indulgence, a stylish owners' bar for evening aperitifs, a state-of-the-art fitness center for maintaining well-being, and luxurious massage rooms for pampering and rejuvenation, creating a true haven of comfort and leisure.

In its illustrious past, Palazzo Ricci stood as the undisputed gem of Casoli, a testament to architectural excellence and refined living. Upon the completion of its meticulous renovation, the Palazzo's exterior will recapture the original grandeur of this iconic 18th-century building, showcasing its timeless classic old-world charm for all to admire. Internally, the building will incorporate the highest standards of structural integrity, seamlessly integrated modern conveniences, and cutting-edge energy efficiency, ensuring a comfortable and sustainable living environment for its owners. Palazzo Ricci's luxurious and romantic residences will be exquisitely finished with carefully selected furnishings, premium bedding, and tasteful interior décor – embodying the high standards and attention to detail one would expect at any of the world's finest resorts. The common areas of the building will feature a spectacular atrium, a convenient glass elevator providing effortless access to all levels, a dedicated concierge desk ready to assist with every request, and a state-of-the-art fitness center, complete with a couples' massage room, offering a holistic approach to well-being. Italy is globally renowned for its spectacular landscapes and breathtaking gardens, and Palazzo Ricci will be no exception. The Palazzo's grounds will encompass an expansive 10,000 square feet (929 square meters) of meticulously maintained private gardens, offering secluded sitting areas for peaceful reflection, a picturesque swimming pool for refreshing dips, a fully equipped fitness center for active pursuits, inviting outdoor living and dining areas for al fresco enjoyment, and charming old-world water features that add a touch of traditional Italian elegance to the surroundings.

## ABOUT THE AREA

At the very heart of Italy, Casoli stands as a true marvel nestled within the Abruzzo region of Southern Italy. This classic Medieval town, perched high atop a hill, commands panoramic vistas of the majestic



Apennine Mountains, the shimmering Adriatic Sea in the distance, and the rolling hills that define the picturesque Italian countryside. In August 2021, Casoli's exceptional beauty and historical significance were officially recognized with its inclusion among the prestigious 'Borghi più belli d'Italia' (the most beautiful villages in Italy) by the esteemed homonymous association, solidifying its status as a truly captivating destination. The Abruzzo region itself is often lauded as perhaps the most untouched, authentic, and pristine area of Italy, earning the affectionate moniker of 'The Green Lung of Italy,' and indeed of Europe, with an impressive half of its total territory designated as national parks and protected nature reserves, safeguarding its remarkable biodiversity. Just last year, the Majella Natural Reserve, located within Abruzzo, was honored as a UNESCO GEOPARK, recognizing its incredible diversity of flora and fauna, its breathtaking network of hiking trails, and its unparalleled natural wonders. Abruzzo's abundance of natural treasures, combined with its charming towns characterized by their warm and welcoming people, has deservedly positioned the region as one of the Top 10 best places in the world for retirement, real estate investment, and overall quality of life, making fractional ownership at Palazzo Ricci an even more compelling and enriching opportunity.

For those considering travel to and from Palazzo Ricci in Casoli, Abruzzo, the region benefits from its proximity to several airports offering both domestic and international connections. The nearest airport providing a range of flight options is likely Abruzzo Airport 'Pasquale Liberi' (PSR), located approximately 39 kilometers (24 miles) from Casoli. This airport offers connections to various Italian and European destinations, making it a convenient gateway for owners and their guests. While Abruzzo Airport is the closest, other airports within a reasonable driving distance also provide further travel options. Naples-Capodichino Airport 'Ugo Niutta' (NAP) is located approximately 138 kilometers (86 miles) away, offering a wider array of international flights. To the north, Rome-Ciampino Airport 'Giovanni Battista Pastine' (CIA) is approximately 193 kilometers (120 miles) distant, and Rome Fiumicino International Airport 'Leonardo da Vinci' (FCO) is around 210 kilometers (130 miles) away, both serving as major international hubs. While slightly further, Foggia Airport 'Gino Lisa' (FOG) is approximately 130 kilometers (81 miles) from Casoli. The accessibility to these multiple airports ensures convenient travel arrangements for enjoying your fractional ownership at the exquisite Palazzo Ricci Private Residence Club.

#### MAiN FEATURES:

- \* From 60m<sup>2</sup> of living space per apartment
- \* upto 3 Bedrooms
- \* upto 2 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby

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#### **Common**

Bedrooms:

3



Bathrooms: 2  
Finished sq. ft.: 60 sq m  
Lot Size: 60 sq m

### **Building details**

Building Amenities: Elevator

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.859.931

