



AN IDYLLIC SIDE  
OF CLASSIC ITALIAN  
RIVIERA LIFE



TIVOLI  
PORTOPICCOLO  
SISTIANA RESORT

[tivolihotels.com](http://tivolihotels.com)



# W E L C O M E T O T I V O L I P O R T O P I C C O L O

Located on the romantic unspoiled coast of the North Adriatic, the new Tivoli Portopiccolo Sistiana Wellness Resort & Spa evokes classic Italian Riviera life. Surrounded by natural beauty, and overlooking the marina in the exclusive Portopiccolo community, the resort is nestled in a stunning private bay in the Gulf of Trieste.

The property offers 58 luxuriously furnished rooms and suites, with an elegant design and stunning views of the marina and the sea.

There are a variety of restaurants and bars spread around the resort and the beach, as well as an infinity pool, a wellness and fitness area, and 3,600 sqm of spa facilities that include spacious treatment rooms, saunas and a steam room.

With its tranquil atmosphere and sea views, this unique destination spa is an escape from the buzz of daily life and a haven of relaxation. Guests can regenerate body and mind with signature treatments, or simply spend time relaxing in the indoor-outdoor pool area.

Classic, yet enhanced with state-of-the-art technology, Tivoli Portopiccolo Sistiana Wellness Resort & Spa also offers perfect solutions for every meeting, conference or event. Three small meeting rooms within the resort, plus additional three larger meeting rooms, make this the ideal setting for any event.

Portopiccolo is a one-of-a-kind car-free destination, where the peaceful atmosphere inspires guests to slow down and enjoy life. Whether enjoying the sun, sand and sea views or exploring the destination's gems, like Venice or Trieste, Tivoli Portopiccolo is the place to base yourself.

# LOCATION

Tivoli Portopiccolo Sistiana Wellness Resort & Spa is located in the luxurious and picturesque Portopiccolo complex, which is a destination in itself. In addition to its marina and private beach, this complex is also home to several restaurants, shops and bars. Nearby, guests may discover attractions like the Duino Cliffs Nature Reserve and The Castle of Duino.

## GETTING THERE

Guests who wish to travel further afield can visit the thriving city of Trieste, which is only 18 Km away. Alternatively, guests can also head to the marina, which provides direct access by sea to the rest of the Adriatic Coast, including the city of Venice (approximately 2 hours away).

Trieste's airport is just 15 minutes away by car, while an hours' drive can take you to the airports of Venice, Treviso, Klagenfurt or Ljubljana.

Arriving by car? Simply take the Sistiana exit off the RA13 Motorway Link Road, which connects to the A4 Motorway. From there, your apartment or villa is just 5 minutes' away. Once you've arrived, your private parking spot is easy to find: simply follow the signs to the area nearest to your villa or apartment.

A discrete underground parking system ensures you can park just minutes from your door, while keeping Portopiccolo's streets calm and car-free. The train stations adjacent to Portopiccolo are those of Trieste (25 minutes by car) and Monfalcone (15 minutes by car).

**GPS: 45°45'56.6"N 13°38'05.5"E**

# ACCOMMODATION

## **58 rooms and suites, including:**

- 4 Superior Rooms
- 22 Deluxe Rooms with Marina View
- 11 Premium Rooms with Marina View
- 1 Family Interconnecting Room
- 5 Junior Suites with Marina View
- 1 Executive Suite with Marina View
- 9 Suites with Terrace and Panoramic View
- 4 Two-bedroom Suites with Terrace and View
- 1 Presidential Suite

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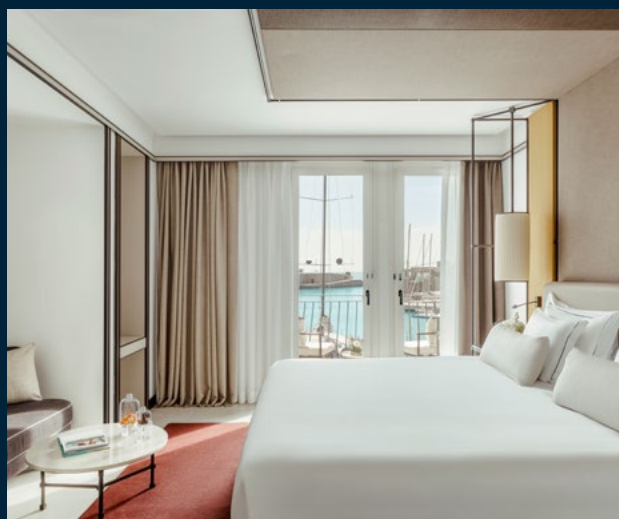
## SUPERIOR ROOM

Your perfect home away from home in the Trieste seaside is a Superior Room, outfitted with amenities and warm colours. Immerse in luxury décor, elegant furnishings, and top-quality furniture that makes extended stays even more comfortable and relaxing.



## DELUXE ROOM WITH MARINA VIEW

Deluxe Rooms with Marina View offer the ultimate in comfort with nice sea-view. Immerse in luxury décor, elegant furnishings, and top-quality furniture that makes extended stays even more comfortable and relaxing.



## PREMIUM ROOM WITH MARINA VIEW

Escape the day in a Premium Room with Marina View, with even more space and chic privileges to call your own. Stay on an exclusive side overlooking the Adriatic sea. Immerse in luxury décor, elegant furnishings, and top-quality furniture that makes extended stays even more comfortable and relaxing.



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## FAMILY INTERCONNECTING ROOM

With a separate living area with a sofa bed and a large balcony with a wonderful view over the Marina, these soundproof Suites offer sleeping comfort. Provided with a garden available on request, these rooms are perfect to experience a romantic dinner outside at night or to enjoy the delicious local coffee in the morning.



## JUNIOR SUITE WITH MARINA VIEW

Junior Suites with Marina View feature a large soundproof bedroom and living area with a balcony and a breathtaking sea view. With unique décor and burnished metal elements and the sleeping comfort of a king-size bed, they represent an elegant setting to step up to a Suite with a spacious walking wardrobe. You can also choose a double balcony room to live your awakening at its best while tasting a delicious complimentary local Illy coffee.



## EXECUTIVE SUITE WITH MARINA VIEW

Savour memorable days overlooking the quaint charm of Portopiccolo from your private terrace. Take advantage of extra comfort at this elegant one bedroom suite with living area. Immerse in luxury décor, elegant furnishings, and top-quality furniture that makes extended stays even more relaxing.



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## SUITE WITH TERRACE AND PANORAMIC VIEW

Savour memorable days overlooking the marina from your private terrace. Take advantage of extra comfort and space at this luxurious suite with living area. Immerse in luxury décor, elegant furnishings, and top-quality furniture that makes extended stays even more relaxing.



## TWO-BEDROOM SUITE WITH TERRACE AND VIEW

Located on the top floor, this suite epitomizes luxury with a large bedroom, a spacious living area, and two bathrooms with an oversize bathtub and a large shower. Enjoy sea view over the marina on the 65 square metre terrace and try the exclusive experience of floating in the outdoor Jacuzzi at sunset. Even on the warmest days, you may take advantage of the sundeck of the terrace to savour the local food experience of our talented chefs under the shade or with romantic dinner at night.



## PRESIDENTIAL SUITE

The unique Senior Suite on the highest floor offers stunning sea views. With a separate living area, a spacious bathroom, an extra toilette, and a wide covered sea view terrace, guests may indulge in views over the charming Piazzetta of Portopiccolo. Enjoy the sunrise and unforgettable sunsets while tasting a traditional Italian aperitif.



## ROOM TYPES SUMMARY

ROOM TYPE	AREA	MAXIMUM ROOM OCCUPANCY
Superior Room	30 m <sup>2</sup>	2 Persons
Deluxe Room with Marina View	33 m <sup>2</sup>	2 Persons
Premium Room with Marina View	42 m <sup>2</sup>	3 Persons
Family Interconnecting Room	110 m <sup>2</sup>	3 Persons
Junior Suite with Marina View	50 m <sup>2</sup>	2 Persons
Executive Suite with Marina View	66 m <sup>2</sup>	2 Persons
Suite with Terrace and Panoramic View	66 m <sup>2</sup>	4 Persons
Two-bedroom Suite with Terrace and View	80 m <sup>2</sup>	4 Persons
Presidential Suite	145 m <sup>2</sup>	3 Persons

## HOTEL SERVICES

- 58 modern bedrooms and suites
- Six swimming pools (outdoor and indoor)
- Two restaurants and four bars, including one beach club
- Ocyan Restaurant
- Azur Lounge Bar
- Wedding and events facilities
- Complimentary high-speed Wi-Fi in all public areas
- Indoor parking
- Laundry service
- Room Service 24 hours
- Customer Service

## LEISURE SERVICES

- Outdoor swimming pool for adults
- Outdoor swimming pool for children
- Indoor swimming pool with Jacuzzi
- Tivoli Spa and Tivoli Shape (Massage and Beauty treatments, Sauna, Steam Room and Gymnasium)
- Portopiccolo Spa





# RESTAURANTS & BARS

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## PUROBEACH PORTOPICCOLO

Purobeach is a 360-degree food and drink concept that includes a restaurant, a pool bar, a snack bar, a terrace and the green beach. All locations offer stunning sea views. The beachside restaurant is the perfect spot for lunch and dinner and serves fresh a la carte dishes, light meals and Italian fare.

It also serves a fantastic selection of cocktails and wines. In the evening, guests are invited to enjoy views of the sunset as they sample their favourite tipple.

Guests can enjoy snacks and lunch by the pool at the pool bar. A full a la carte menu is served daily here, and guests can enjoy a fantastic selection of light meals, snacks and Italian classics. Sample the outdoor dining and make the most of the weather. Green Beach is located next to our beautiful beach area. Cocktails and specialty drinks are both served here, as is an a la carte menu that includes salads, sandwiches, burgers, snacks and quick bites.



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## OCYAN RESTAURANT

At Ocyan, gourmet dishes are served in a breathtaking open-air setting, from breakfast to lunch and dinner. Here, guests are invited to enjoy healthy dishes that are accompanied by a wide selection of DOC wines.

The terrace at Ocyan provides unparalleled views over the marina. Plus, the restaurant also contains banquet rooms and areas where private events can be held.



## AZUR LOUNGE BAR

Azur Lounge Bar sits in a glamorous location and provides an unbeatable selection of cocktails, aperitifs, and snacks. Expect stunning views over the North Adriatic and a healthy menu of spirits and wines.



## TIVOLI SPA & PORTOPICCOLO SPA

Tivoli Spa proposes bespoke therapies aligned with a unique destination and inspired by its natural elements.

The main purpose: to rebalance and renew, from inside out. Grounded in holistic care, immerse in a genuine experience through Tivoli Spa signature treatments, rejuvenating therapies and sensory journeys. Local ingredients are utilized seamlessly, connecting the destination's native and organic elements with the latest techniques in cosmetology.

Tivoli Spa inspires well-being through revitalizing therapies and result driven beauty care.

Explore Tivoli Portopiccolo's two extraordinary Spa areas: the Tivoli Spa is located in the main resort building and features a sauna, steam bath, crushed ice fountain, Chromatherapy room, and a relaxation area. The Pavillion Spa is located outside the main resort building, and covers a total area of 3,600 sqm, making it one of the largest hotel Spas in Europe. It includes an extensive range of services and facilities, such as relaxation, training and treatment areas.



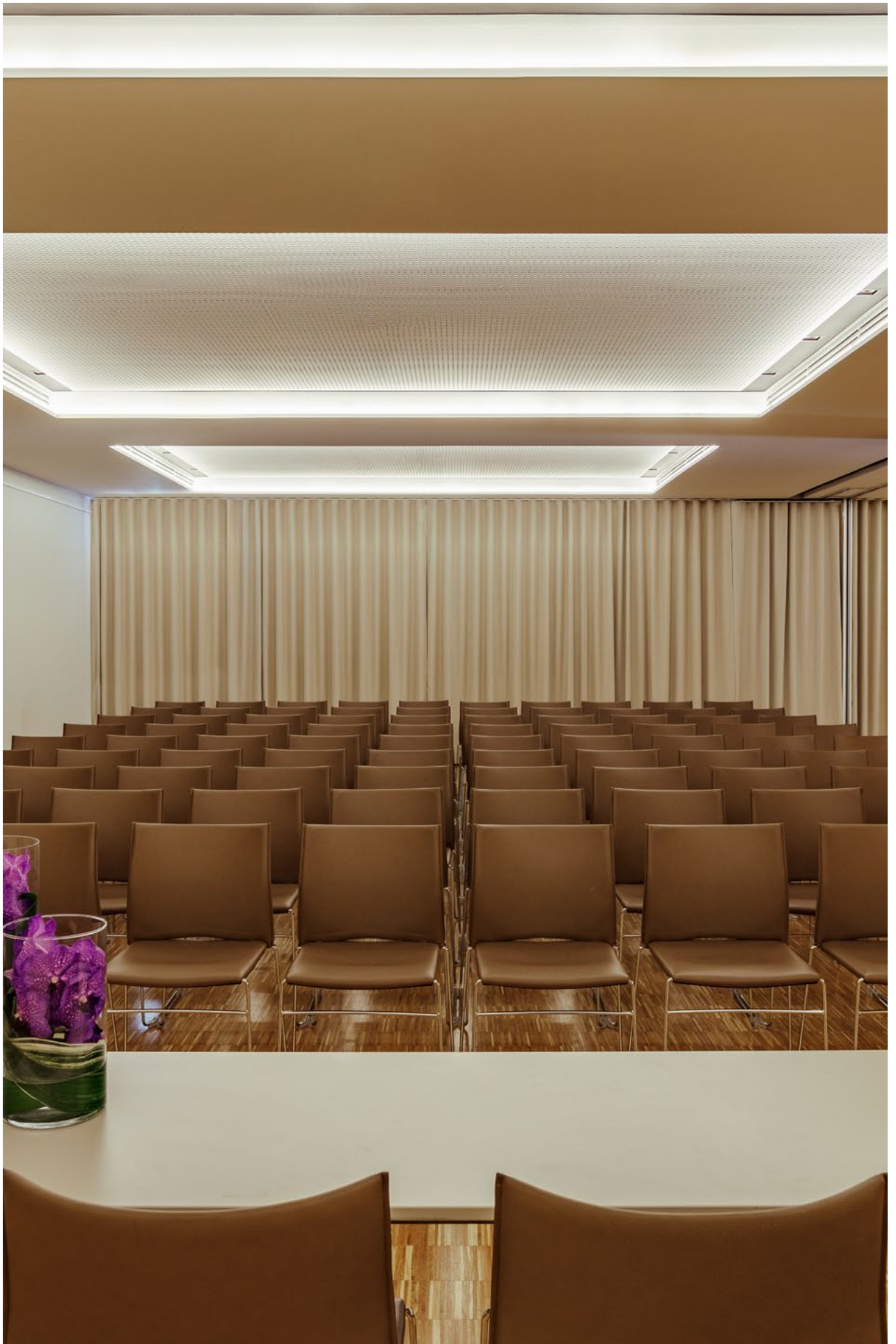
## TIVOLI SHAPE

Your sanctuary of calm in a ceaseless world. A refuge located only a few steps from the serene shores of the Adriatic.

The place to rebalance and revive, inside and out. Take your first steps into a remarkable journey of complete wellness at Tivoli Shape premium facilities with the most advanced equipment, personalised fitness programmes and private training sessions. Explore the latest workout trends and tune in with the sea breeze.

Reconnect body and soul with access to the Spa's sauna and jacuzzi.





# MEETINGS & EVENTS

Tivoli Portopiccolo Sistiana Wellness Resort & Spa offers a wide range of meeting and event spaces for guests, including everything from traditional meeting rooms and breakout spaces to informal and special gathering spots like the beach club. These outdoor spaces also provide the perfect backdrop for events like product launches and grand weddings.

## SUPPORT INFRASTRUCTURES

- 6 Meeting Rooms
- Reception facilities for groups
- Services Available
- WiFi in all areas of hotel







**TIVOLI**  
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