



**DI GIACINTI**  
CONSTRUCTION COMPANY

# OUR PROPOSALS

- *STORY ABOUT ACQUAVIVA PICENA*  
*THE MARCHE REGION, ITALY*
- *APARTMENTS FOR SALE*  
*ACQUAVIVA PICENA, VIA MAZZINI 6*
- *OUR FINISHES*  
*ABOVE THE YEARS*

# Acquaviva Picena

is a charming municipality in the Marche region of Italy, boasting a well-preserved historic center and fascinating historic churches. The Acquaviva Castle dominates the town with its imposing walls and offers panoramic views. The town provides modern amenities, including shops, supermarkets, restaurants, and cafes in the city center. Nature enthusiasts can enjoy scenic hikes through the surrounding hills and reach the sandy beaches of the Adriatic Sea within a short drive. Acquaviva Picena also serves as an excellent base for exploring other attractions in the Marche region, such as Ascoli Piceno, San Benedetto del Tronto, and Grottammare. It is the perfect place to immerse oneself in the authentic atmosphere of the Marche region.

Altitude: 359 mt. above sea level

Surface: 21.06 skm

Inhabitant: 3668



Acquaviva Picena will delight you with its privileged location. The surrounding hills invite pleasant walks and panoramic hikes, immersing you in a charming landscape of vineyards and olive groves. Don't forget to visit the sandy beaches of the Adriatic Sea, located just a short distance from the town, offering moments of relaxation and seaside fun.

## Nearby landmarks

Here's a list of common services you can find in Acquaviva Picena, along with their approximate distance from Via Mazzini (where is our building):

### School

Nursery  
Primary  
Secondary 1°



50 mt.

### Coal

### Supermarket



1 km.

700 mt.

### La Paesana

### Restaurant



### Pharmacy

700 mt.



Sports Hall 500 mt.

Gym 100 mt.

Veterinary 50 mt.

Bakery 500 mt.

Gas station 1 km.

Hospital 4 km.

Doctor 600 mt.

Bus Stop 50 mt.

Nearest beach 4 km.

Nearest mountains for skiing 25 km.

Rome is (220 km away).

Nearest Airports:

- Pescara PSR (65 km away).

- Ancona AOI (90 km away).



## Typical products (wine)



*"Cantina Moncaro" - Rosso Conero:*

intense ruby red color with purple reflections. On the nose: tones of cherry and small berries, especially raspberries and strawberries, with floral nuances of purple. Taste: velvety, soft and balanced that exudes freshness. It should be enjoyed from the summer following the harvest.



*"Cantina Ciù Ciù" - Verdicchio:*

Elegant and very balanced wine of straw yellow color with delicate golden reflections. On the nose sweet notes and white flowers excellent correspondence to the palate with wide varietal perceptions and very long aromatic finish.



*"Cantina Cherri" - Rosso Piceno:*

Intense ruby red color with violet reflections tending to garnet. The scent has intense and fruity notes of black cherry and Mediterranean scrub complemented by a vein of toasting. The taste on the palate is elegant and balanced, of good tannic texture well supported by the sensation of alcohol.

# Apartments for Sale

## Acquaviva Picena, via Mazzini 6



*The building is located in a position with a wide sea view and free of fine dust and noise pollution, 4 km from the beach of S. Benedetto del Tronto and 25 km from the ski slopes of the central Apennines.*

Some of the features:

- A2+ energy performance certificate
- Optic fiber available
- Large and bright rooms with the possibility of customizing the spaces
- Forced ventilation system
- Photovoltaic system
- Installation of charging stations for electric vehicles
- Hypoallergenic interior paints



*In the city of Acquaviva Picena there are many summer events including a market that takes place every Wednesday in the months of July and August. The summer temperature ranges from 23° to 29° centigrade with normal humidity, while in winter there is an average temperature of 14° centigrade.*

*The Marche region is rich in Art, History, music and tourism. Most destinations can be reached within an hour from Acquaviva Picena.*

*You can visit the town of San Benedetto del Tronto (4 Km).*

*Famous seaside town, ideal for those who want to relax on the beach, with a 7 Km promenade lined with palm trees. Ideal city also for nightlife.*

*You can visit the town of Ascoli Piceno (25 Km).*

*Historical pre-Roman city, full of art and history with numerous churches and monuments.*

*Just 35 Km away you can enjoy a pleasant summer excursion*

*in the mountain range of the Sibillini Mountains, in winter, ski slopes are open.*

# Apartment n.11

Apartment  
n.11

Price  
€ 130.000

Second  
Floor



Parking space  
included



Standard  
Specifications



Area

48 sqm



Energy  
Class

A2



Heat  
Pump



Surface  
Commercial

62 sqm



Cellar  
Included



Diffused air  
heating ad cooling



Balcony

18 sqm



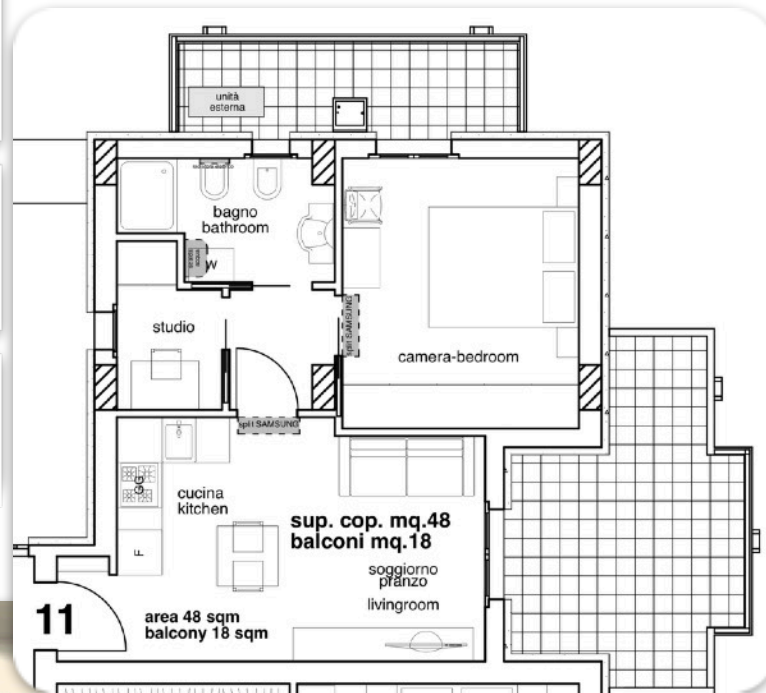
Bedroom

1
























Bathroom

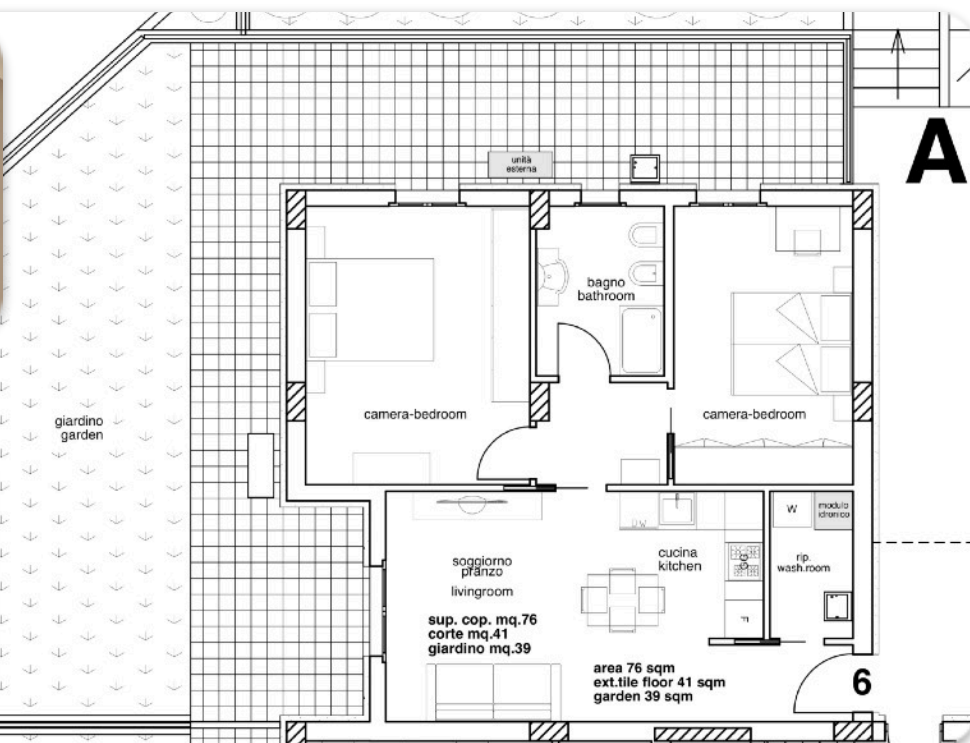
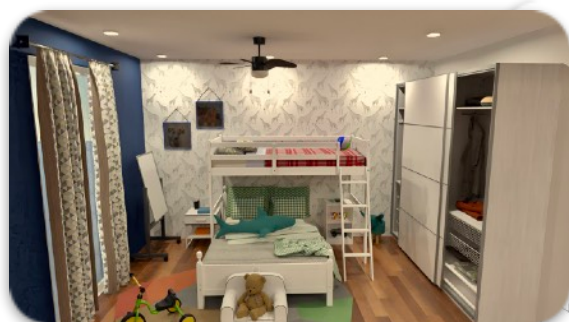
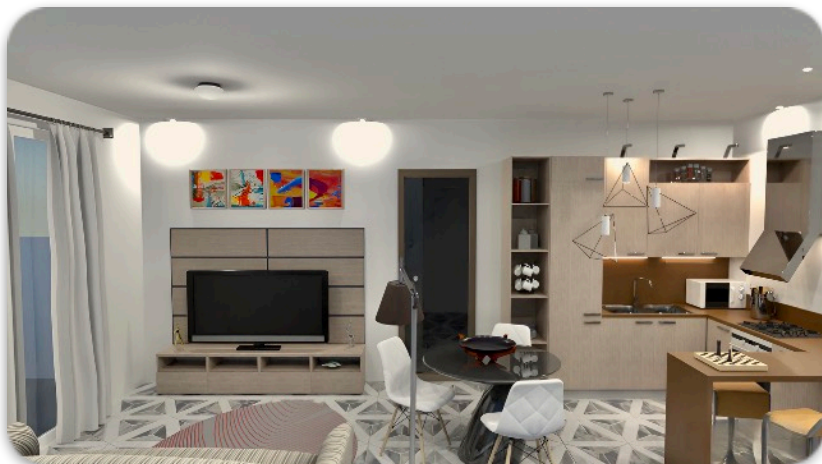
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




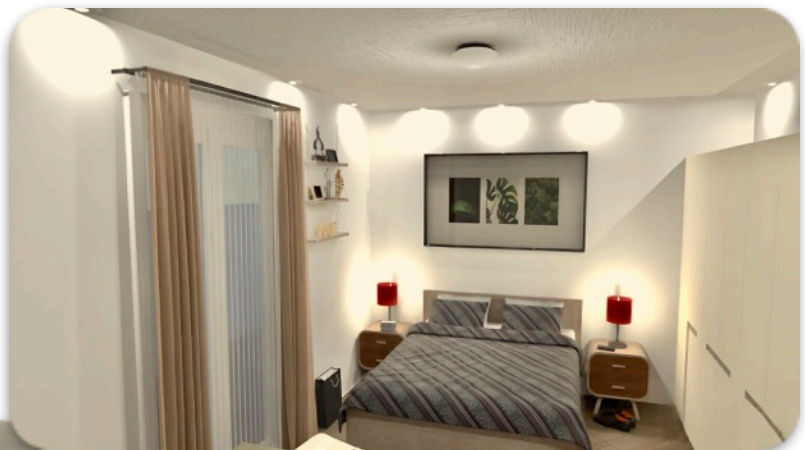
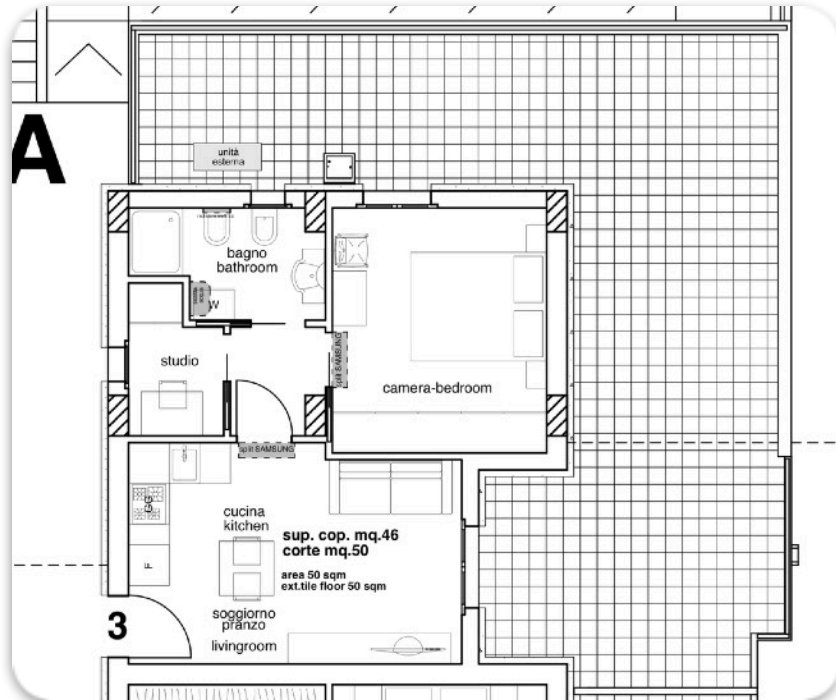
# Apartment n.6

Apartment n.6	Price € 185.000	Ground Floor
<b>Parking space included</b>  	<b>Private Courtyard /Garden</b>  	<b>Area</b> 76 sqm 
<b>Private Entrance</b>  	<b>Standard Specifications</b>  	<b>Surface Commercial</b> <u>108 sqm</u> 
<b>Cellar Included</b>  	<b>Heat Pump</b>  	<b>External Surface</b> 80 sqm 
<b>Energy Class</b>  	<b>Heating Floor</b>  	<b>Bedroom</b> 2 
		<b>Bathroom</b> 1 
















# Apartment n.3

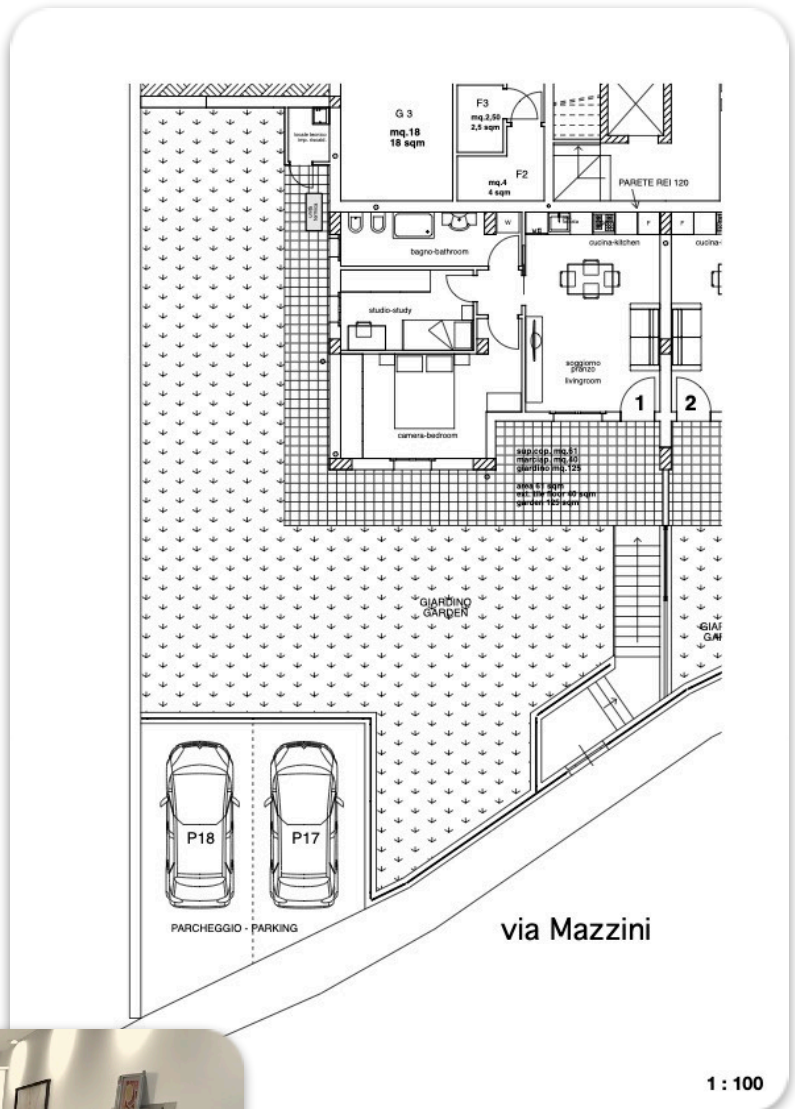
Apartment n.3	Price € 145.000	Ground Floor 
<b>Parking space included</b>  	<b>Private Courtyard</b>  	<b>Area</b> 46 sqm 
<b>Private Entrance</b>  	<b>Standard Specifications</b>  	<b>Surface Commercial</b> 75 sqm 
<b>Cellar Included</b>  	<b>Heat Pump</b>  	<b>External Surface</b> 50 sqm 
<b>Energy Class</b>  	<b>Diffused air heating ad cooling</b>  	<b>Bedroom</b> 1 
		<b>Bathroom</b> 1 





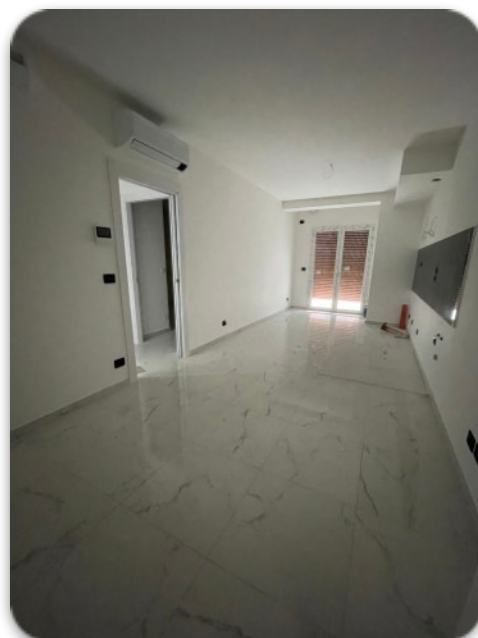
# Apartment n.1

Apartment n.1	Price € 185.000	S1 Floor
Private Parking Space ✓ 	Private Courtyard /Garden ✓ 	Area 61 sqm 
Sea View ✓ 	Standard Specifications ✓ 	Surface Commercial 105 sqm 
Private Entrance ✓ 	Heat Pump ✓ 	External Surface 165 sqm 
Energy Class A4 	Diffused air heating ad cooling ✓ 	Bedroom 2 
		Bathroom 1 

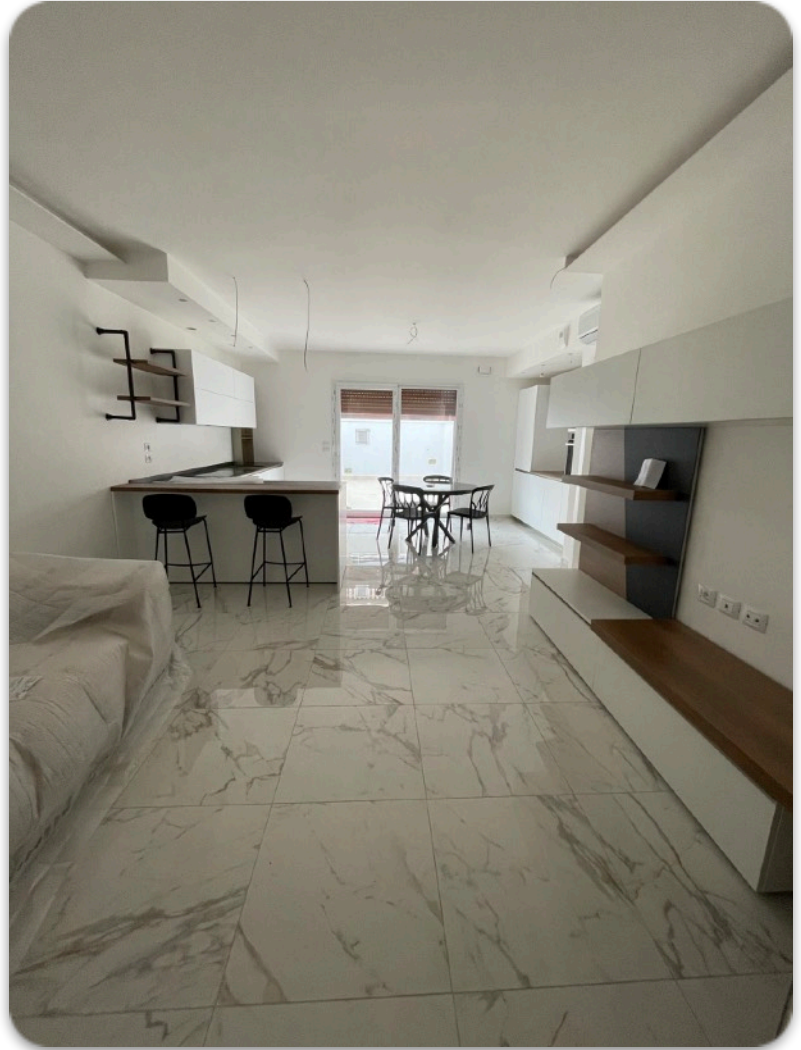


## Our Finishes

Above the years











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