



AN IDYLIC 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.

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.

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. The resort features three small meeting rooms within the hotel, complemented by five larger rooms located in the Congress Centre, making the property ideal for hosting any type of 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

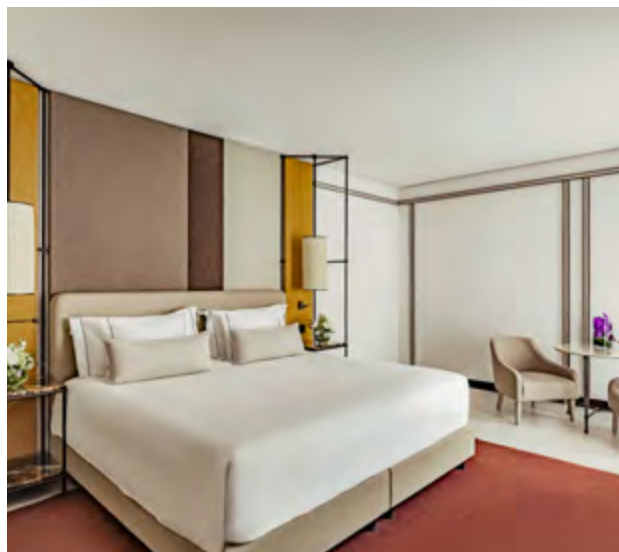
## **58 rooms and suites, including:**

- 5 Superior Rooms
- 23 Deluxe Rooms
- 10 Premium Rooms
- 5 Junior Suites
- 10 Suites with terrace
- 3 Two bedroom suites with terrace
- 1 Executive suite
- 1 Presidential suite

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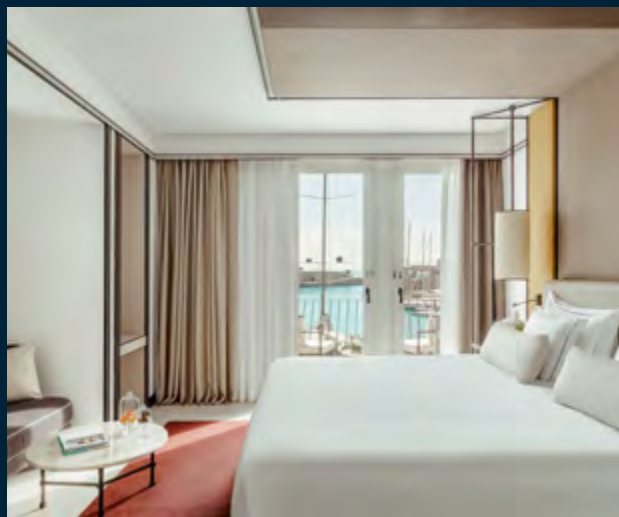
## SUPERIOR ROOM

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	28–42 sqm	3 Persons
Deluxe Room with Marina View	32–35 sqm	2 Persons
Premium Room with Marina View	37–43 sqm	3 Persons
Family Interconnecting Room	70 sqm	4 Persons
Junior Suite with Marina View	47–53 sqm	3 Persons
Executive Suite with Marina View	60 sqm	2 Persons
Suite with Terrace and Panoramic View	41–55 sqm	3 Persons
Two-bedroom Suite with Terrace and View	58–72 sqm	4 Persons
Presidential Suite	145 sqm	3 Persons

## RESORT SERVICES

- 58 rooms and suites
- Ocyan Restaurant
- Azur Lounge Bar
- Tivoli Spa: sauna, steam bath, jacuzzi, emotional shower and a relaxation area
- Tivoli Shape: gymnasium
- Internal Hotel Business Centre with 3 meeting rooms
- Congress Centre with 5 large rooms
- A beach club with:
- 4 areas (1 dedicated to families and children) with outdoor swimming pools and direct sea access
- Portopiccolo Beach Restaurant - seasonal
- Portopiccolo Beach Bar - seasonal
- Facilities for organizing events and weddings
- Free ultra-fast Wi-Fi in all public areas
- Covered parking
- Laundry service
- 24-hour room service
- Guest service

# RESORT MAP



## HOTEL

- 1 Main Entrance
- 2 SPA & Gym
- 3 Business Centre
- P Hotel parking

## SERVICES

- P Parking
- € ATM
- 1 Congress Centre

## PORTOPICCOLO BEACH CLUB

- 1 Main Pool Area
- 2 Green Beach
- 3 Beach
- 4 Terrazze
- 5 Pennelli
- 6 Harbour Pool

## F&B

- 1 Azur Lounge Bar
- 2 Ocyan Restaurant
- 3 Portopiccolo Beach Restaurant
- 4 Portopiccolo Beach Bar
- 5 Chiringuito
- 6 Harbour Pool



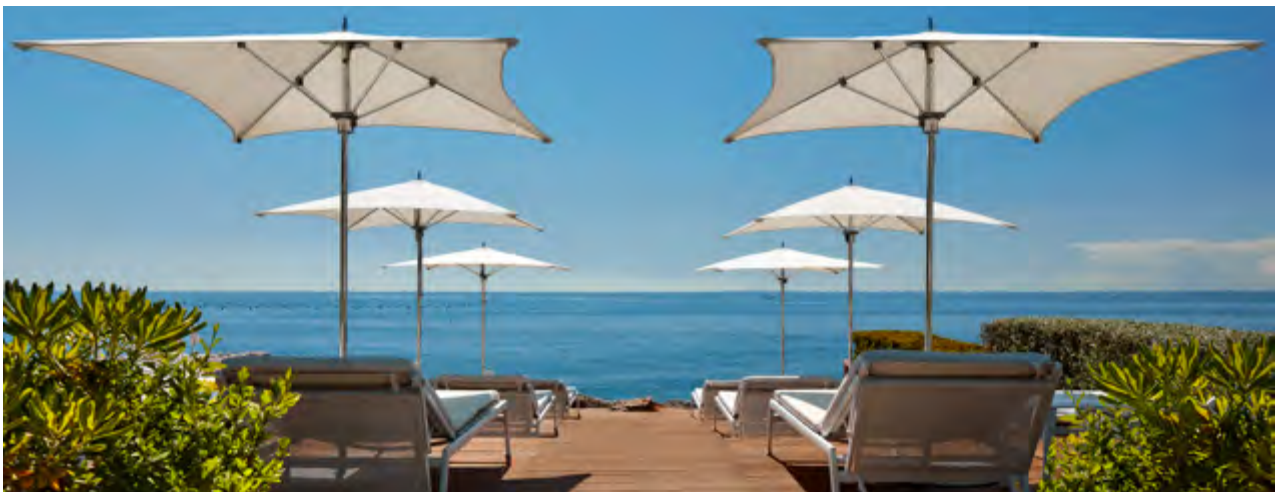
# RESTAURANTS & BARS

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## PORTOPICCOLO BEACH CLUB

Portopiccolo Beach Club is a seaside oasis of relaxation, featuring more than 950 sunbeds, 4 pools, and a diverse culinary offering designed to suit every moment of the day. In the coolest area of the beach club, the Main Pool, you'll find the Portopiccolo Beach Restaurant - perfect for curious food lovers and refined travelers. Here, the Mediterranean spirit creates dishes that are both surprising and delightful for the palate. Next to the restaurant, the Portopiccolo Beach Bar is ideal for a light snack between swims or for enjoying extraordinary cocktails while

admiring the sunset over Duino Castle, a natural spectacle that makes every aperitif unforgettable. Along the panoramic terraces, the Chiringuito offers a lively and informal refreshment point, perfect for cooling off with creative mocktails and cocktails during hot summer days. A convivial space where relaxation meets flavor. The Harbour Pool, reserved for hotel guests, features a dedicated bar with a selection of light snacks and refreshing drinks designed for those seeking a moment of tranquility and comfort by the pool.



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## OCYAN RESTAURANT

Located within the hotel, Ocyan is open daily for breakfast, lunch, and dinner. During the warmer months, the panoramic terrace overlooking the marina offers a charming setting for business lunches, networking aperitifs, or dinners under the stars. In winter, the elegant and welcoming indoor dining room becomes the perfect place to be captivated by authentic flavors and the stories each gourmet dish tells, accompanied by a selection of DOC wines. The restaurant also features private spaces for exclusive events, meetings, corporate dinners, and customized buffets, with flexible solutions to suit every need.



## AZUR LOUNGE BAR

As vibrant heart of both the hotel and the Portopiccolo community, Azur Lounge Bar is open daily and welcomes guests throughout the day. It's the perfect setting for cocktails, mocktails, aperitifs, and snacks, as well as informal lunches and dinners, all enjoyed with a stunning sea view that enhances every moment.



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## TIVOLI SPA

Inside the Tivoli Portopiccolo hotel, the SPA is a sanctuary dedicated to the well-being of body and mind, where every detail is designed to offer a rejuvenating experience in an elegant and relaxing setting.

The wellness area includes:

- Finnish sauna
- Turkish bath
- Whirlpool tub
- Emotional shower
- Relaxation area with loungers and herbal teas

A sensory journey that promotes deep relaxation, stimulates circulation, and frees the mind from everyday stress. It's the ideal place to restore balance and vitality, immersed in the tranquility and beauty of Portopiccolo.

Access is complimentary for hotel guests, but reservation is required.

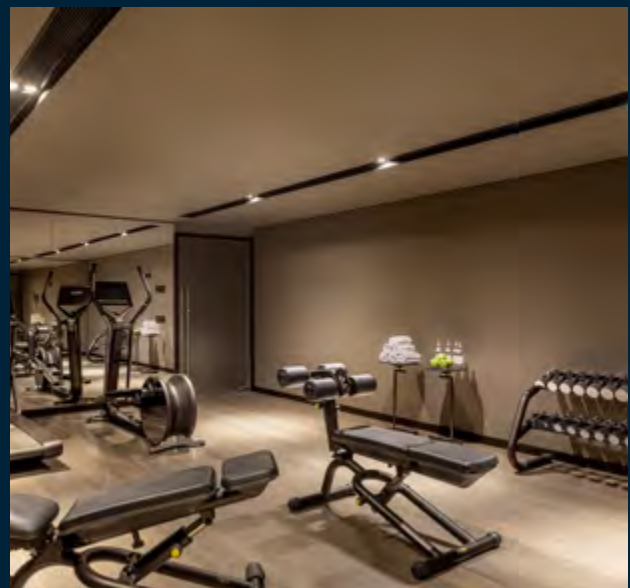


## TIVOLI SHAPE

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. 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

- Hotel Business Centre with 3 internal meeting rooms”
- External Congress Center with 5 spacious rooms for corporate meetings, conferences, and events
- Reception facilities for groups
- Wi-Fi available throughout all areas of the hotel

## MEETING ROOMS

NAME	AREA sqm	DIMENSIONS in m LxLxA	BANQUET	BOARDROOM	CLASSROOM	COCKTAIL	U-SHAPE	THEATRE	CABARET	NATURAL LIGHT
<b>CONGRESS CENTRE</b>										
RIVIERA	110,49	14,50 x 7,25 x 4,80	50	35	26	100	30	60	24	NO
BAIA 1	60,97	9,90 x 6,15 x 3	50	30	28	80	28	50	24	NO
BAIA 2	120,73	14,60 x 8,35 x 3	70	40	50	120	36	90	30	NO
BAIA 1+2	181,7	14,60 x 14,60 x 3	120	70	108	210		150	54	NO
PANORAMA	393,05	22 x 16,55 x 2,90	160	70	70	300	55	220	100	YES
FOYER PANORAMA	227,01	18,6 x 13,40 x 2,9	140	80	50	250	60	170	80	YES
PANORAMA + FOYER	620,06		300			550				
<b>HOTEL BUSINESS CENTRE</b>										
TRIESTE	25,92	6,10x 4,25 x 2,50		8						YES
DUINO	22,41	5,50 x 4,15 x 2,40		8						NO
SISTIANA	39,68	12,40x 3,20 x 2,40		24	16		24	40		YES



## TIVOLI WEDDINGS

The excellent location on the Gulf of Trieste with its crystal clear waters and the majestic hills of the Carso make Tivoli Portopiccolo Sistiana Wellness & Spa the perfect place to host the most beautiful ceremonies.

With the elegance, versatility and spaciousness of the spaces, the impeccable level of service and our personal touch, we put at your disposal our spectacular Pier, our Portopiccolo Beach

Restaurant, a magnificent room with a privileged terrace and a splendid panoramic view of the Gulf and our Disco Lounge.

The careful gastronomy of our chef will make your wedding a delicious memory for all your guests.

Our events team will help you customize all the details to be exactly as you imagined.



# TIVOLI PORTOPICCOLO SISTIANA APARTMENTS

For a longer stay or to satisfy a “homefeeling” desire, Tivoli Portopiccolo offers the possibility of renting splendid apartments equipped with every comfort and embellished by the timeless elegance of Tivoli.

The apartments are spacious and represent the ideal solution for those who are looking for an independent stay both for a family holiday or a business trip with all the comforts of a private home.

Distributed in the village overlooking the seafront, there are three types of apartments available, from one to two bedrooms with different types of terraces overlooking the sea. The spacious living rooms, the modern and comfortable kitchens and the large and comfortable bedrooms will make your experience in Tivoli Portopiccolo unforgettable.



## 22 APARTMENTS, INCLUDING:

- 13 one-bedroom apartments with marina view
- 1 two-bedroom apartments with marina view
- 8 two-bedroom apartments with terrace and marina view

## APARTMENT TYPES SUMMARY

# OF APARTMENTS	APARTMENT TYPE	MAXIMUM OCCUPANCY	AREA
13	Case del Borgo / 1 double room	2 adults + 2 children	62-113 sqm
1	Case del Borgo / 2 double rooms	4 adults + 2 children	105-112 sqm
8	Case Terrazza / 2 double rooms	3 adults + 2 children	108-113 sqm

## APARTMENT SERVICES

### 22 apartments with:

- Living room with sofa bed and LCD TV
- Private balcony or terrace
- Fully equipped kitchen with cooking utensils, dishes, coffee maker
- Washing machine
- Dishwasher
- Bathroom with rain shower, toiletries and hairdryer
- Free WiFi
- Air conditioning
- Regular maintenance
- Free secure parking
- Hotel F&B outlets available for breakfast, lunch and dinner:
  - Ocyan Restaurant: breakfast and dinner
  - Azur Lounge Bar: lunch and dinner



**TIVOLI**  
PORTOPICCOLO  
SISTIANA RESORT

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DISCOVERY 