



AGENZIA DEL DEMANIO



The Lighthouse Project – Guide lines

The Agenzia del Demanio, in cooperation with the Ministry of Defense and other interested Local Authorities, is putting on the market a **network of lighthouses**, State-owned assets located in absolutely beautiful territorial sites of true splendor, in order to redevelop and subtract them from total abandonment. These assets can be **recovered and redeveloped for tourist-receptive uses**, granted that the eco-system in which they are located will always be taken into consideration, due to the fact that they are located in some of the most extraordinary Italian coasts. The object is to **enhance these assets starting off from a sustainable and innovative business idea**, as already most countries do in Europe, but not only, even in the United States, in Canada and in Australia, all countries that have experimented the model of **«lighthouse accommodation»** long ago: a touristic «green key» method that sustains the know-how, the development and the safeguard of the surrounding territory in which they are located.

The Lighthouse Project is part of a bigger project called **«Valore Paese, the Agenzia del Demanio's project of the redevelopment of the Italian Public Real Estate Patrimony»** through the synergy between the tourist, artistic and cultural sectors, but also with the help of the economic development and the territorial cohesion. In this way, **the redevelopment of the public properties** owned both by the State and the Local Authorities have the possibility to be considered not anymore only in terms of costs for the community, but also as a **significant incentive of social and territorial development**, in a logic of a public-private partnership.

«Valore Paese» is promoted by Agenzia del Demanio, in cooperation with Invitalia and ANCI - Fondazione Patrimonio Comune, with the partnership of other Public Authorities (Ministries of Defense, of Cultural Heritage and of Economic Development; Regional Conferences and Independent Provinces) and private subjects (Banks such as «Cassa Depositi & Prestiti», «Sport Credit Institute»; Confindustria, Hotel Confindustria Italian Association, Assoimmobiliare). **All the different redevelopment phases have been realized in cooperation with the Ministry of Cultural Heritage and with the involved Territorial Authorities.**

The Lighthouse Project – The objectives

«**Lighthouse accommodation» model** The lighthouses, which were still inhabited by their guardians till a few years ago, are at present automatically managed; even if the light is still in function, the structures are in a state of abandonment and decline and therefore can be transformed in tourist-cultural structures, restaurants and information points, like in many other European countries, but not only, even in the United States, in Canada and in Australia.

Culture, environment and eco-sustainability Thanks to a responsible, sustainable and quality tourism, different activities can be developed that will be able to sustain both the know-how and the environmental safeguard. In areas of particular naturalistic interest, it will be possible to visualize actions for the safeguard of the eco-system, the discovery of the surrounding territory itself and sports practiced in natural spaces (excursions, scuba diving activities, etc.), that can easily be associated to research, to eco-sustainable energy production, to the safeguard of natural resources of the relative teaching and patrimonial heritage.

Environmental Tourism The assets included in this project correspond to the necessities of an alternative tourism that seeks of a true contact with the environment, relaxation and culture, locations that are able to capture the imagination due to the fact that they are located in uncontaminated sites and of great environmental and panoramic interest.

Re-use The principal objective of this first phase of redevelopment is to subtract these lighthouses from their complete abandonment in which they are at present and start to redevelop them in order to contribute at the same time to re-activate the local economy for the entire community's benefit. The last aim is to enrich the public patrimony with structures that have completely been renovated and reassigned to the community.

The Lighthouse Network – The real estate portfolio (first phase)

The Lighthouse Project proposes in this first phase **11 State-owned assets**, of which 4 are owned by the Ministry of Defense, located in some of the most touristic and appealing among the most popular Italian marine locations and coasts.



LEGENDA

- Beni Stato
- Beni Difesa



The Lighthouse Network – The real estate portfolio (first phase)

"Punta Cavazzi" lighthouse located on the Island of Ustica (Palermo, Sicily) *The lighthouse is located within the protected marine area of the «Island of Ustica», one of the first Italian marine reserves that was established in order to safeguard and promote the wonderful ocean floors of the island, surrounded practically by uncontaminated environment, characterized by the presence of high and steep coasts and by various caves that open themselves along the boundaries of the island, a true paradise for scuba divers and sea lovers.*

"Brucoli" lighthouse located in Augusta (Siracusa, Sicily) *Located just before the antique "Castle of Queen Giovanna", the lighthouse is situated on the very tip of a strip of land that hosts the sailor's village of Brucoli, located between the Cities of Catania and Siracusa and characterized by the presence of a suggestive port-canal, in a unique geographical environment that distinguishes itself for its particular historical and naturalistic value, not to mention for its archeological testimonies of great importance too.*

"Murro di Porco" lighthouse located in Siracusa (Sicily) *The lighthouse is located in the heart of the Plemmirio peninsula, along the south coast line of the City of Siracusa, a true Mediterranean cultural center, that has always distinguished itself for its history and nature, in a context of great panoramic value characterized by cliffs that look like real natural statues and by natural marine caves containing important archeological findings that you can discover plunging yourself in its crystal clear waters in order to see the amazing ocean floors.*

The Lighthouse Network – The real estate portfolio (first phase)

"Capo Grosso" lighthouse located on the Island of Levanzo, Favignana (Province of Trapani, Sicily) The lighthouse appears slowly on the horizon, with its tower and its white walls, as you walk along the only road that crosses the Island of Levanzo till its northern limits in which the lighthouse is located, from which you can enjoy a splendid view. A solitary oasis composed of an amazing landscape still intact, with crystal clear and uncontaminated waters this is an ideal place for scuba divers and for all those who seek isolated beaches composed of white sand and rocks containing many caves.

"Punta Imperatore" lighthouse located on the Island of Forio Ischia (Naples) The lighthouse rises majestically on the hill that protects the marvelous Citara Bay and can be reached through a small road accessible in the first part by a small car; instead the last part of the road can only be reached by foot and includes a very steep staircase. This lighthouse is among one of the most important and powerful lighthouses of the entire Mediterranean Sea and the sunset that can be viewed from this location is among the most spectacular ones that can be enjoyed on the Island of Ischia.

"Capo d'Orso" lighthouse located in Maiori (Salerno) The lighthouse, which has recently been redeveloped, is located right near the Town of Maiori, along the Amalfi Coast, situated on the cliffs overhanging the sea, accessible only from the coastal road through a breathtaking path of steps, among the Mediterranean scrub and then descends to the sea.

The Lighthouse Network – The real estate portfolio (first phase)

"San Domino" lighthouse located on the Tremiti Islands (Foggia) Located in the south-western coast area of the Island of San Domino, the vastest among the group of the Tremiti Islands, overlooking the sea top and situated in an isolated position, immediately near the "Grotta delle Murene" cave, it rises up on the "Punta del Diavolo" (Devil's Tip), at half coast and can be reached only through a fascinating path in between a pine forest.

Lighthouses owned by the Ministry of Defense:

"Punta del Fenaio" lighthouse located on the Island of the Giglio (Grosseto) The "Punta del Fenaio" lighthouse stands out on the very extreme northern tip of the Island of the Giglio. It is the testimony of many legends and old tales of the past, the island is characterized by this extraordinary solitary and exclusive view, overlooking the open sea, in which the air is rich of characteristic perfumes among which wild mustard typical of northern Africa.

"Capel Rosso" lighthouse located on the Island of the Giglio (Grosseto) The lighthouse is located in an outpost of great beauty that can be found at the extreme southern part of the Island of the Giglio, the so-called "Punta Capel Rosso", a place of silence and antique tales from which it takes its name. A paved trail of carved steps in the stone leads you directly to the lighthouse. The red color of the building and the stripes in the rocks, unite themselves beautifully in this suggestive backdrop to the other bright colors of the uncontaminated Mediterranean brush.

The Lighthouse Network – The real estate portfolio (first phase)

Lighthouses owned by the Ministry of Defense:

“Capo Rizzuto” lighthouse (Crotone) *The lighthouse is located in the site called “Capo Rizzuto”, considered since the pre-Hellenic era a sacred place and a strategic spot for navigation. The asset is located on the coast outside the urban town and is only a few kilometers away from the city center.*

“Formiche” lighthouse (Grosseto) *The lighthouse is located on the island of “Formica Grande”, the asset dates back to the '900. It was activated by the Military Navy in order to illuminate the three islands located within the Tuscan archipelago, approximately thirty kilometers away from the Saint Stefano Port off the Argentario Mountain.*

The phases of the project

The “Consultazione pubblica” (The Public Consultation)

This first phase has the objective to inform, gather ideas, proposals and suggestions, verify the interest on behalf of both the territory and the market in regards to the indicated assets and to the relative ideas developed, in order to define the best redevelopment plan in view of the following publication of the leasing tenders. The “Public Consultation” will last two months, starting June 10th till August 10th 2015 and whoever is interested to offer their own contribution can participate to the “Public Consultation”, and who desires to establish a direct dialogue regarding the project itself: public administrations, private citizens, associations, market operators, interested businessmen and possible future concessionaires. You can participate filling out the form that can be found on-line on our website www.agenziademanio.it at the dedicated page “Progetto Fari”.

The processing of the tenders

At the end of the public consultation, all the responses received will be analyzed and a final report will be published, on the basis of which the different redevelopment scenarios will be shown and on which the standards for the processing of the tenders will be oriented.

The procedure of public evidence

The 50-year-lease tenders for the lighthouses will be published in autumn 2015 and will end at the beginning of 2016. They will be awarded on the basis of the best proposal received, both in terms of business project and in terms of economic-financial sustainability capacities.



“BRUCOLI” LIGHTHOUSE (AUGUSTA, SICILY)



The coastal strip of Brucoli, located roughly at the same distance between the cities of Catania and Siracusa, is inserted in a unique geographical environment and is distinguished by its particular historical and natural prestige, as well as its archaeological remains of great importance.

The village of Brucoli was built in the fifteenth century by a first group of fishermen, on a small strip of land surrounded by the waters of the gulf and those of the canal dug up by the “Porcaria” stream, the “Pantakyas”, that according to Thucydides in his “The Peloponnesian War” {VI.4) was the place where the first Greeks arrived from Megara.

The village is characterized by a charming canal-port, the use of which is documented since the Middle Ages and that became with time one of the most vibrant commercial centers in the entire area. For this reason, Queen Giovanna, who had received the territory of Brucoli by her husband John II of Aragon, between 1462 and 1466, decided to build a castle there to protect the port from the intrusions of pirates.

The lighthouse was placed within the complex of the Castle of Queen Giovanna in 1911 and for its unique position at the entrance of the harbor it has always played an important role in the important defensive system of the territory surrounding the City of Augusta.

In fact, despite its small size, it is easy to spot coming from the sea and you can immediately recognize it because it occupies the southern end of the Gulf of Catania.

“CAPO D’ORSO” LIGHTHOUSE (MAIORI, SALERNO)



The lighthouse, that has recently been renovated, is located nearby the Town of Maiori, along the Amalfi Coast, overlooking the sea, accessible from the main coastal road through a picturesque step-route that opens itself through the Mediterranean brush down till it reaches the sea.

The site takes its name from the strange formation of the rock that is shaped like a bear's head, that is clearly visible all the way from the Amalfi Coast State Highway.

The promontory trusts itself downwards to the sea in a semicircle shape, forming in this way a dry widespread, called "dry Gaetano", very well known to all the sailormen for its dangerousness.

Historically the site of “Capo D'orso” is very important, because this was the battle field of the famous conflict of May 1st 1528 between the French fleet, under the direction of Lieutenant Andrea Doria and the Spanish fleet of Charles V, commanded by Viceroy Don Ugo Moncada that ended with the defeat and the death of almost all the Spaniards.

The structure of the lighthouse was built by the Office of the Civil Engineers in 1882 and in 1903, after some renovations works and several structural modifications designed to make it suitable for the new intended uses, the property passed to the Italian Military Navy becoming in this way a lighthouse for sighting and warning purposes.

“CAPEL ROSSO” LIGHTHOUSE, ISLAND OF GIGLIO (GROSSETO)



In the heart of the Tuscan archipelago, on the extreme southern side of the Island of Giglio, is located the “Cape! Red” lighthouse, that takes the same name of the promontory on which it is located. A path of steps carved into the rock, from the cliff; climb up towards the promontory leading to the structure.

The Island of Giglio, in particular “Punta Capel Rosso”, represents a location of exceptional natural beauty and is often chosen as the location of major movie settings, last but not least 2014’s Oscar-winning film “The Great Beauty” directed by Paolo Sorrentino, in which the same lighthouse is recognizable in many scenes of the film itself.

The lighthouse, home of its guardians for over a century, as of today still preserves the same main features of the structure built at the end of the nineteenth century.

As for the “Fenaio” lighthouse, its inauguration dates back to 1883, at the time of the Royal Navy. The structure was designed in order to illuminate the southern part of the island, since the pre-existing “Vaccarecce” lighthouse was inadequate, the oldest on the island and the only existing lighthouse on the island up until the construction of “Punta Capel Rosso”.

“CAPO GROSSO” LIGHTHOUSE (ISLAND OF LEVANZO, FAVIGNANA)



The “Island of Levanzo” is the smallest among the three islands that compose the “Egadi Islands”; it is a solitary oasis, characterized by a small town nearby the harbor and from a single road that crosses the entire island to other side where the lighthouse is located.

This condition explains the reason why its naturalistic beauty has remained intact, with its crystal clear and uncontaminated waters, ideal for scuba divers and for lovers of suggestive solitary sandy white beaches and rocks with the presence of many caves.

The most known among all the caves is the “Grotta del Genovese”, one of the most important archaeological sites in Italy, with its engravings and paintings on the cave walls, dating back to the upper Paleolithic era. Many have recognized in these carvings the identical characteristics described in the cave of Polyphemus in Homer’s epic poem Odyssey. In fact according to the verses contained in the epic poem an exact same island was located at the extreme western side of the ancient world.

The “Capo Grosso” lighthouse, in function since 1858, appears slowly on the horizon with its tower and its white walls, as you follow the mule trail that crosses the entire island and from where you can enjoy a splendid panoramic view.

“MURRO DI PORCO” LIGHTHOUSE (SIRACUSA, SICILY)



The “Murro di Porco” lighthouse is located in the heart of the Plemmirio peninsula, a site already praised over two thousand years ago by Virgil in the third book of the Aeneid, as a borderline between land and sea along the coast of the City of Syracuse, a recognized cultural center in the entire Mediterranean Sea that always distinguished itself for its important history and beautiful nature.

“Capo Murro di Porco” (from the name “Mussu re Porcu”, the pig’s snout, due to the characteristic shape of the tip of the peninsula itself) is today the center of the Plemmirio Protected Marine Area, characterized by cliffs that are shaped as realistic and natural sculptures and by marine caves with important archaeological findings, which can be seen on the ocean floors when diving in the beautiful crystal clear waters.

The crashing of the waves within the gaps of these coasts also determines a spectacular phenomenon on the surface with splashes of water similar to the “geysers” present in Iceland.

The lighthouse, which dates back to 1859, year in which it was activated by the Reign of the Two Sicilies, is visible from most parts of the southern coastline of the City of Syracuse and, due to its peculiarity and because it belongs to a complex and efficient historical network of reference for navigators, it represents one of the main lighthouses in eastern Sicily.

“PUNTA IMPERTORE” LIGHTHOUSE, FORIO D’ISCHIA (NAPLES)



The “Punta Imperatore” lighthouse rises majestically on a hill top that protects the beautiful Citara Bay. It can be reached by a narrow road accessible in the first part with a small car, but the last stretch can only be reached by foot and it also includes a very steep staircase.

The lighthouse has been active since 1884 and is one of the most important and powerful lighthouses in the entire Mediterranean sea (its light beam reaches a height of 160 meters).

It has been considered also an establishment of great importance for the economy of the entire island. In fact, the lighthouse once gave work and housing to many families on the Island of Ischia. The last guardian died electrocuted in 1937 and, a singular circumstance for Italy, he was replaced by his wife who remained widowed at a very young age with many small children. Therefore, a job of great responsibility which had always been considered “a man’s job” was passed onto a woman who became a symbol of emancipation and courage in a southern and agricultural region where the female figure had usually been considered uniquely for taking care of the family and the children.

The sunset that can be viewed from “Punta Imperatore” lighthouse is among the most spectacular on the entire Island of Ischia. To enjoy the sunsets and views from the lighthouse you need to take the Costa Road, a side street, that is all uphill, that winds to the right off the provincial road connecting the village of Forio to the small community of Panza. It is a residential street, but retains many traces of its initial rural territory. Above all the “parracine”, which are dry walls pulled up to delimit the various vegetable gardens and vineyards, and then the lushes Mediterranean vegetation of the Island of Ischia that in this very location, in the south-western part of the island, is even more lushes than elsewhere.

“PUNTA CAVAZZI” LIGHTHOUSE (ISLAND OF USTICA)



The ancients called this island Ustum (burned), due to the dark color of its volcanic soil, or Osteodes (ossuary house), due to the remains of mercenaries who were killed here or, according to mythology, with reference to the unfortunate sailormen who remained enchanted by the beautiful voices of the mermaids sitting on the hills overlooking the sea, whose melodious voice made them lose their minds. Some even think that it could be the home of the powerful female wizard Circe, who as written in the Odissea transformed into pigs all the visitors who dared to approach her.

In any case, the large amount of underwater archaeological findings, testify human establishments dating all the way back to the Paleolithic era and the presence of several ancient Mediterranean populations such as the Phoenicians, Greeks, Carthaginians and the Romans. Later on it became the basis of pirates until, in 1759, Ferdinand IV of Bourbon colonized the island and built two guarding towers, including the Spalmatore Tower, nearby the “Punta Cavazzi” lighthouse.

The lighthouse was built in 1883 and is located in an uncontaminated environment, within the “Island of Ustica” Protected Marine Area, one of the first Italian marine reserves established to safeguard and promote the island’s beautiful sea bottoms and crystal clear waters.

Furthermore, the island is also characterized by the presence of various caves that open along the high and steep coast line, as well as many cliffs and shallow waters present all around the island itself.

Nearby the lighthouse you can find the “Perciata” cave, a tunnel that was probably originated from a lava flow from that brings you all the way to the sea, and the “Fussazzu”, a picturesque natural pool.

“SAN DOMINO” LIGHTHOUSE (TREMITI ISLANDS, FOGGIA)



The “San Domino” lighthouse is located in the south-western coast area of the Island, the largest among all the other Tremiti Islands, it overlooks the sea and is in a remote location, nearby the “Cave of Moray”, located on the “Punta del Diavolo” (the Devil’s Tip), on a hillside and is accessible thanks to a charming path through a pine forest.

The antique name of “San Domino”, *Diomedea insula*, later extended to the entire small archipelago, recalls the Homeric hero that the myth wants buried and eternally mourned by his comrades turned into birds, the “diomedee”; in this same site Giulia, granddaughter of Augustus, died imprisoned. It was his name again, that later became Trimerus and Tremetis, thanks to the shape of the island, to effect all the others.

The “San Domino” lighthouse, in its present state, dates back to 1905. Since 1987, following a mysterious explosion, the lighthouse, considered an essential element of the landscape of the Tremiti Islands has become unusable and has been replaced as far as its nightly illumination capacities are concerned by a new lantern on a metallic trellis erected not far away.

“PUNTA DEL FENAIO” LIGHTHOUSE (ISLAND OF GIGLIO, GROSSETO)



The “Punta del Fenaio” lighthouse is located in the very heart of the Tuscan archipelago, at the northern end of the Island of Giglio. The lighthouse takes its name from the promontory where it is located.

The Island of Giglio is an outstanding location of natural beauty and the “Punta del Fenaio” lighthouse has been throughout the years the site of many legends and tales that have colored this solitary location of unique views.

Home of the guardians for over a century, today the structure still preserves the main features of when it was built in the late nineteenth century.

As like for the “Capel Rosso” lighthouse, also this structure was inaugurated in 1883, at the time of the Royal Navy. It was built in order to illuminate the northern part of the island, given the inadequacy of the pre-existing “Vaccarecce” lighthouse, the oldest and only plant present on the Island of Giglio until then..