



RESORT

# VILLA MANIN

DAL CANTON



# WHERE DOVE

**Villa Manin** si trova a Falzè di Trevignano, località a pochi km da Treviso ed è circondata da luoghi notoriamente conosciuti per la loro bellezza ed i servizi proposti. Con la stessa distanza è possibile raggiungere il mare o la montagna. Villa Manin nasce su un crocevia di strade dell'Impero Romano nel periodo della sua massima espansione. Il Veneto è ricco di testimonianze di questi passaggi e conserva con cura la propria storia.

**Villa Manin** is located in Falzè di Trevignano, a few kilometers from Treviso and is surrounded by places notoriously known for their beauty and for services proposed. With the same distance you can reach both the sea or the mountains.

Villa Manin was born on a crossroad of the Roman Empire in the period of its greatest expansion. The Venetian land is rich in evidence of these steps and carefully preserves its own history.



L'area in cui sorge **VILLA MANIN** è famosa nel nord-est per essere uno dei maggiori poli del commercio, del design e dell'arte. Non a caso in questa zona sono nate e hanno sede prestigiose aziende storiche.

The area surrounding **VILLA MANIN** is famous in the north east for being one of the major centers of commerce, art and design. Not surprisingly in this area many prestigious and historic companies were born and actually have their headquarters.

A pochi km di distanza l'**aeroporto di Treviso** permette ai residenti di Villa Manin di viaggiare verso tutte le destinazioni. Esso è conosciuto per le sue rotte commerciali con le capitali europee e non solo. Inoltre, l'importante **aeroporto internazionale Marco Polo di Venezia**, situato a circa 45 minuti di distanza, consente di raggiungere mete intercontinentali.

**Treviso Airport**, known for its trade routes with all European capitals and not only, is just a few kilometers from Villa Manin allowing its residents to travel towards every destination. **Venice airport**, which offers all intercontinental connections, can be reached within 45 minutes.

# BEST LIVING



I residenti di Villa Manin possono completare la loro esperienza quotidiana visitando il non distante centro storico di **Treviso** con una passeggiata sotto gli archi, degustando nei ristoranti e nelle enoteche i piatti tipici ed i vini che rendono famosa questa terra. Grandi centri commerciali completano la vasta offerta di boutiques di alta moda presenti nel capoluogo.

Not far from the center of **Treviso**, residents of Villa Manin can take a walk under the historic arches for wine tasting in the wine shops or for eating typical food in local restaurants which make this land famous. Shopping centers complete the large number of high fashion boutiques in Treviso.

A circa 15 km da Villa Manin, a Nervesa della Battaglia, è sepolto il pilota Francesco Baracca, asso del volo ed ideatore del famoso cavallino rampante ceduto ad Enzo Ferrari per diventare lo stemma delle sue auto sportive.

In Nervesa della Battaglia (Treviso) is buried the flying ace pilot Francesco Baracca, creator of the famous prancing horse, sold to Enzo Ferrari to become the emblem of his famous sports cars.



**1 • Lungomare di Jesolo** famoso per le sue spiagge stupende e per la vita notturna.

**2 • Le colline del Prosecco** dove nascono i famosi vini del territorio Veneto.

**3 • Cortina** con le sue piste innevate e la vita mondana conosciuta in tutto il mondo.

**4 • Il Carnevale di Venezia** con le sue tradizioni.

**5 • Venezia città** patrimonio dell'umanità con la sua storia d'arte e di bellezza.

**6 • Il lago di Garda.**

**1 • Jesolo waterfront** famous for its beautiful beaches and nightlife.

**2 • Prosecco hills**, land of famous wines of the Venetian region.

**3 • Cortina** with its snow-covered slopes and nightlife known worldwide.

**4 • The Venice Carnival** with its traditions.

**5 • Venice** world heritage city, with its history of art and beauty.

**6 • Garda lake.**

dal mare  
alla montagna  
e molto altro...

from the sea  
to the mountain  
and much more...

# THE HISTORY



Villa Manin di Falzè di Trevignano fa parte dello straordinario "mondo" costituito dalle 2.400 Ville Storiche: esse nobilitano il paesaggio veneto rendendone unico il contesto ambientale.

La Villa fu appartenuta a Ludovico Manin, ultimo Doge della Serenissima Repubblica di Venezia. Di origine quattrocentesca, ha conservato tutte le caratteristiche del susseguirsi delle varie epoche e stili.

Villa Manin of Falzè di Trevignano is part of the extraordinary "world" made of 2400 historic villas which enoble the Venetian landscape creating a unique environment.

Dating back to the fifteenth century, it has retained all the features of the succession of the various eras and styles.

**1** • Ritratto di **Ludovico Manin** (1725-1802) ultimo Doge della Serenissima Repubblica di Venezia.

**2** • Lo **stemma di famiglia** dei nobili Manin.

**3** • Villa Manin **prima del suo restauro**.

**4** • La **barchessa** prima del restauro.

**5** • **Particolare** di un affresco interno alla Villa che riporta la l'iniziale "M" dei Manin.

**1** • Portrait of **Ludovico Manin** (1725-1802) last Doge of the Venetian Republic.

**2** • The **family crest** of noble Manin.

**3** • Villa Manin **before its restoration**.

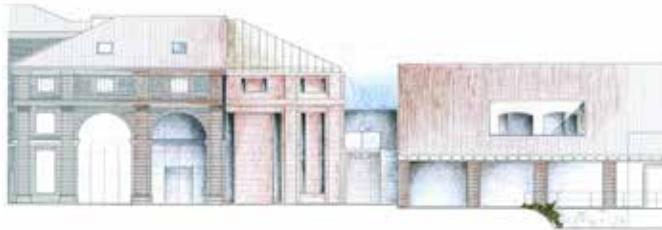
**4** • The **barchessa** before restoration.

**5** • **Detail** of a fresco inside the Villa that shows the initial "M" of the Manin family.

Villa Manin permetteva al Doge Ludovico Manin di controllare e gestire un ricco territorio di mercati e scambi. Nell'immagine qui sopra, lo zecchino d'oro coniato durante il Dogato Manin.

Villa Manin allowed Doge Ludovico Manin to control and manage a rich territory of commerce and exchanges. In the image below, the gold coin minted during the Doge Manin administration.

# THE PROJECT



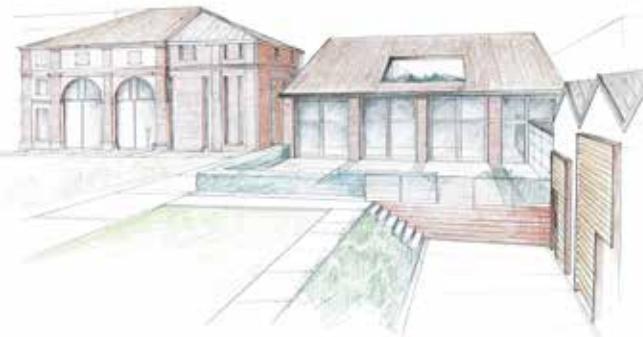
L'intero processo di restauro e ricostruzione ha impegnato le migliori imprese artigianali presenti sul territorio. Tale scelta ha permesso il totale recupero degli elementi e la migliore contestualizzazione degli stessi.

The whole process of restoration and reconstruction has engaged the best craft industries of the area. This choice

has allowed the complete recovery of the elements and their best contextualization.

Il progetto di ristrutturazione ha impiegato 5 anni per essere valutato e completato nel rispetto della conservazione storica. Lo studio architettonico ha permesso di unire il comfort tecnologico al fascino del passato, riscoprendo particolari di rara bellezza come la splendida bifora nell'immagine di questa pagina.

The renovation project took five years to be assessed and completed in compliance with historic preservation. The architectural study has allowed us to combine technological comfort to the charm of the past, rediscovering examples of rare beauty such as the magnificent mullioned window in the image of this page.



# FOR BETTER LIFE



Villa Manin, immersa nella pianura veneta, offre numerose opportunità di svago. Passeggiate, percorsi ciclabili, aree giochi per bambini e molto altro. Nella pianta a fianco, un prospetto della distribuzione delle aree dedicate. Per noi il benessere si estende a tutta l'esperienza abitativa: nel respiro offerto dai grandi spazi, nell'armonia dell'integrazione architettonica e nella naturalezza dei materiali utilizzati.

Villa Manin, surrounded by the Venetian plain, offers much relaxation. Walks, bicycle paths, children's play areas and much more. In the adjacent plan you can find a statement of the distribution of dedicated areas. For us well-being is extended to all living experiences: in the breath given by the large spaces, in the harmony of architectural integration and in the naturalness of the materials used.

*Benessere e tranquillità*



# Wellness and peaceful



La particolare architettura di Villa Manin permette ai residenti di vivere il fascino di queste terre in ogni momento della giornata. La zona piscina con aree relax e filodiffusione rappresenta l'ideale nelle calde giornate. D'inverno gli stupendi tramonti fanno da cornice alle passeggiate alla luce del fascino della storia.

The special design of Villa Manin allows residents to experience the charm of this land at any time of the day. The pool area is equipped with piped music and lounge area for hot days. Beautiful winter sunsets can be admired walking through the light of historic charm

Il futuro progetto di area wellness prevede saune ed aree relax con servizi professionali.

The future project of wellness area includes saunas and relaxation areas with professional services.

## wellness area





# LIVING IN VILLA

VILLA MANIN

DAL CANTON

Splendidi appartamenti indipendenti, situati in un complesso residenziale unico, ricco di storia e cultura. Un perfetto connubio di funzionalità e stile, qualità, estetica e raffinatezza, dove gli spazi sono stati ottimizzati e studiati per ottenere la massima vivibilità, comfort e sicurezza. Tutti gli appartamenti sono arredati con cura e stile ricercato, disposti su uno o due livelli; alcuni sono dotati di ampi terrazzi o di scantinato e tutti comprensivi di autorimessa. Disponibili in varie dimensioni e tipologie.

Splendid independent apartments, located in a unique residential complex, rich in history and culture. A perfect arrangement of function and style, quality, aesthetics and sophistication, where spaces have been optimized and designed for maximum livability, comfort and safety. All apartments are furnished with care and refined style, on one or two levels; some have large terraces or basement and all apartments have a garage. Available in various sizes and types.





20

## UNITÀ ABITATIVE HOUSE UNITS



2

## UNITÀ COMMERCIALI COMMERCIAL UNITS

Il progetto Residence Villa Manin comprende più fabbricati nobili, interamente racchiusi da antichi muri di cinta con particolari sassi a vista. Grande cura è stata dedicata alle aree verdi piantumate e fiorite. Le strade che attraversano il parco per congiungere le varie aree sono in pietra pregiata.

Residence Villa Manin project includes more noble buildings, entirely enclosed by ancient surrounding walls with special stones on sight. Great care has been dedicated to green areas planted and flowered. The roads crossing the park connecting the various areas are in luxury stone.

1

## UNITÀ DIREZIONALE DIRECTIONAL UNIT

Le aree comuni del Residence Villa Manin colpiscono per il suggestivo panorama e offrono ai residenti relax e comfort.

Al fresco della pergola è possibile ammirare le albe ed i tramonti che fanno di questa zona un luogo spettacolare.

The common areas of Residence Villa Manin impress the charming view and offer relaxation and comfort to residents. In the cool of the pergola you can enjoy sunrises and sunsets that make this area a spectacular place.

## DETAIL AND PLUS



## SAFETY AND LUXURY

**Domotica e Sicurezza** sono alcune delle caratteristiche che compongono l'offerta di Villa Manin. Tutte le aree della Villa ed annessi sono protetti da un sofisticato sistema tecnologicamente avanzato. Una strumentazione di ultima generazione controlla e gestisce gli accessi secondo le necessità del residente.

**Home automation and security** are some of the technical prescriptions that are offered by Villa Manin. All areas of the villa and outbuildings are protected by a sophisticated high-tech system. Latest generation instrumentation controls and manages access based on the needs of the resident.



Tutti gli appartamenti del Residence Villa Manin hanno a disposizione videocitofoni e sistemi di sicurezza attiva e passiva. Le porte di ingresso sono rigorosamente blindate con serrature di sicurezza.

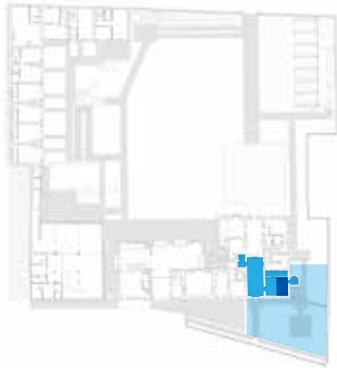
All the apartments of Residence Villa Manin are equipped with video monitors and with active and passive safety systems. Entrance doors are strictly armored with security locks.



BETTER LIFE

1

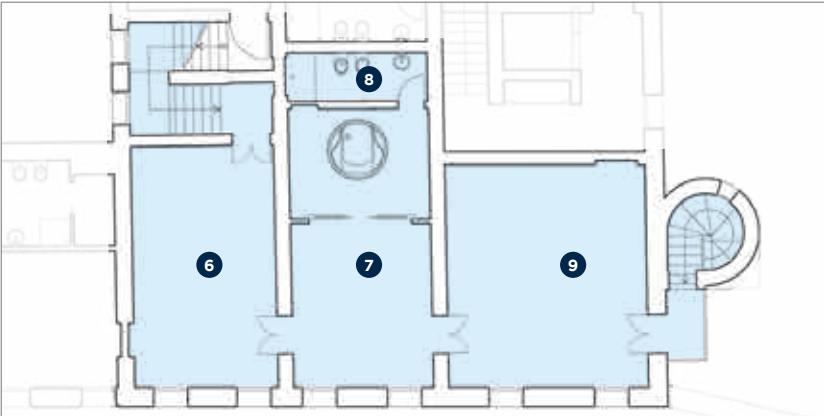
# LUXURY VILLA



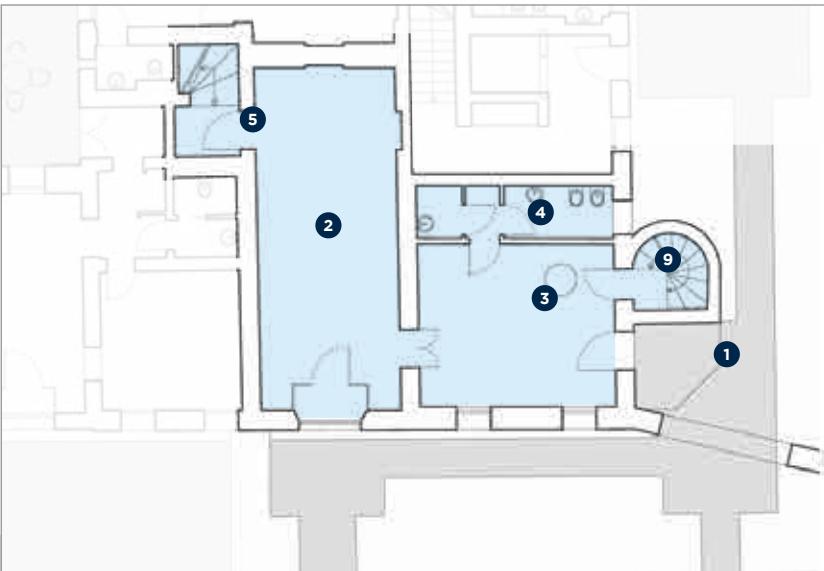
locali · rooms	mq
cucina	T 31,40
soggiorno	T 33,52
lavanderia	T 1,69
bagno	T 4,31
anti	T 1,27
disimpegno	T 2,28
disimpegno	1 1,84
camera	1 31,10
disimpegno	1 16,08
anti-bagno	1 10,87
bagno	1 4,76
camera	1 24,15
disimpegno	1 1,94
disimpegno	S1
cantina	S1
<b>Totale</b>	<b>165,21</b>

Giardino

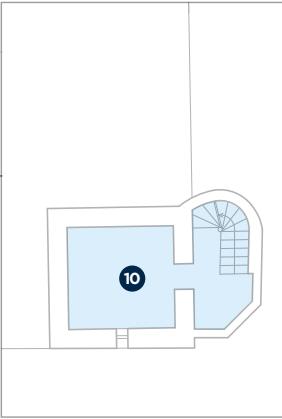
PRIMO PIANO | FIRST FLOOR | ~1:200

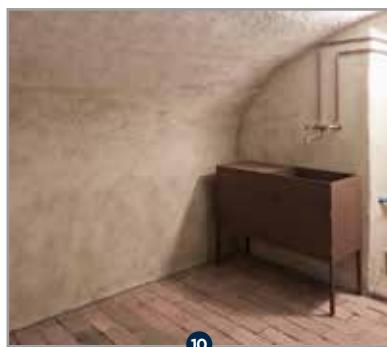
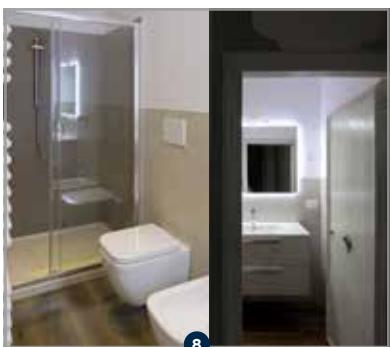
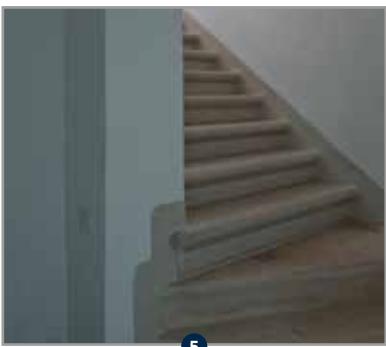
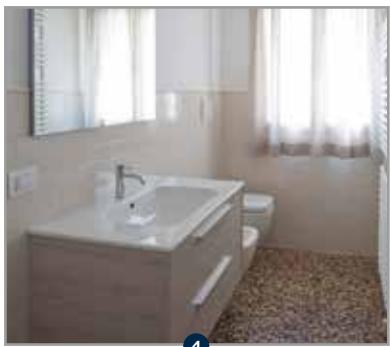
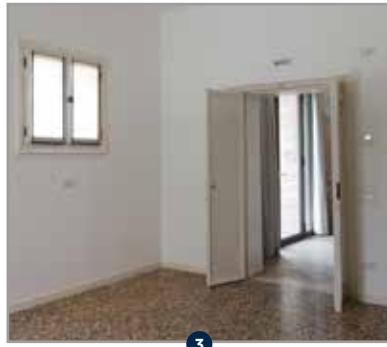


PIANO TERRA | GROUND FLOOR | ~1:200



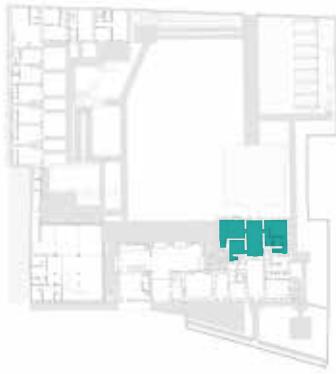
PIANO INTERRATO | GROUND FLOOR | ~1:200





2

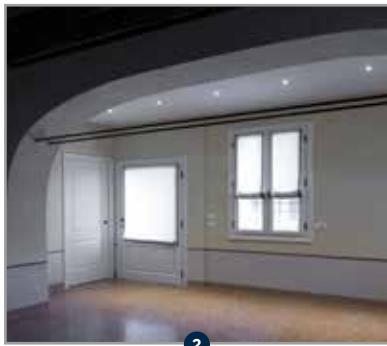
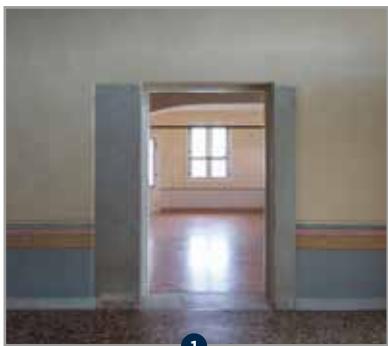
# LUXURY HOME



locali · rooms		mq
soggiorno	T	32,00
cucina	T	17,91
cucina	T	8,42
lavanderia	T	2,08
disimpegno	T	1,73
disimpegno	T	1,70
camera	T	16,72
guardaroba	T	4,57
bagno	T	2,58
bagno	T	5,45
bagno	T	4,35
camera	T	11,91
		109,42

PIANO TERRA | GROUND FLOOR | 1:200





1

2

2

3

1

4

5

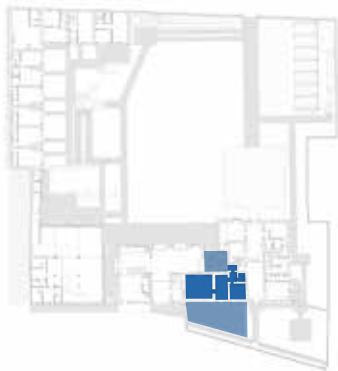
6

7

15

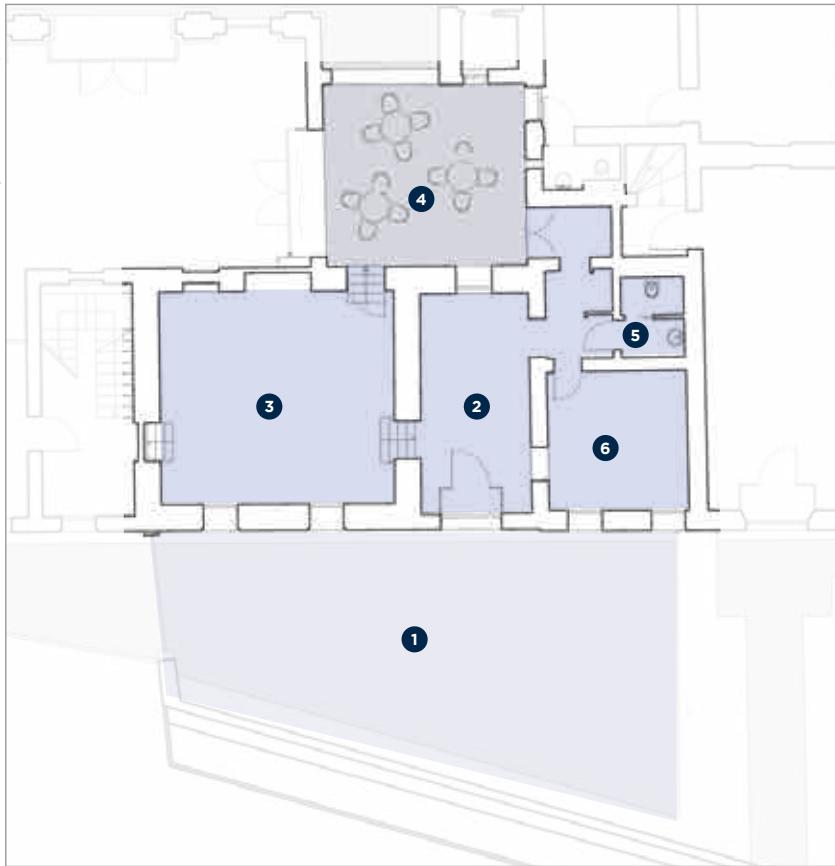
3

# BARCHESSA CICCHETTERIA



locali · rooms	mq
bar - ciccherteria ex cucina	T 34,70
bar - ciccherteria	T 16,80
ingresso	T 2,97
anti	T 1,67
bagno	T 1,67
locale preparazioni cibi freddi	T 13,55
disimpegno	T 4,06
<b>75,42</b>	

PIANO TERRA | GROUND FLOOR | 1:200





1



2



3



3



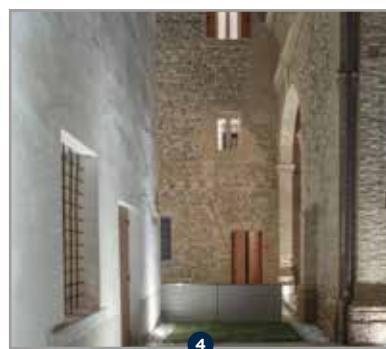
3



4



4



4



5



6



6



6

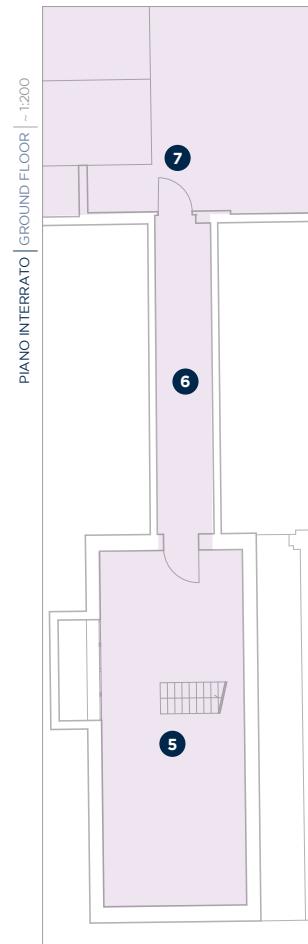
4

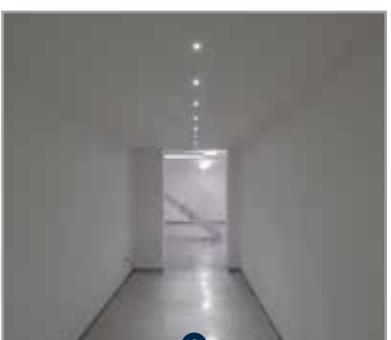
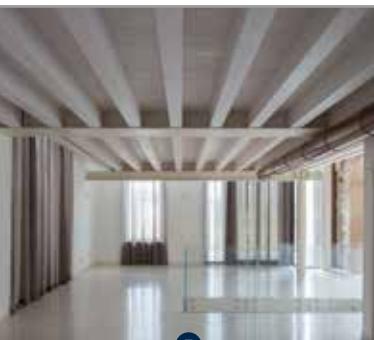
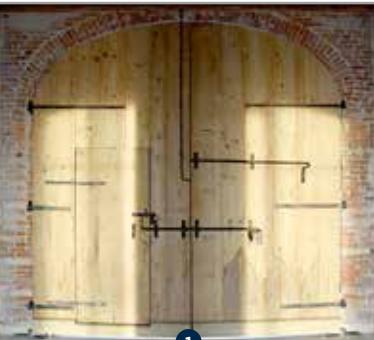
# BARCHESSA DIRECTIONAL OFFICE



locali · rooms	mq
ufficio	T 151,90
anti	T 2,90
bagno	T 3,31
	<b>154,83</b>
<hr/>	
SEMINTERRATO	
archivio	S1 63,85
corridoio	S1 21,72
bagno	S1 5,17
area garage	S1 320

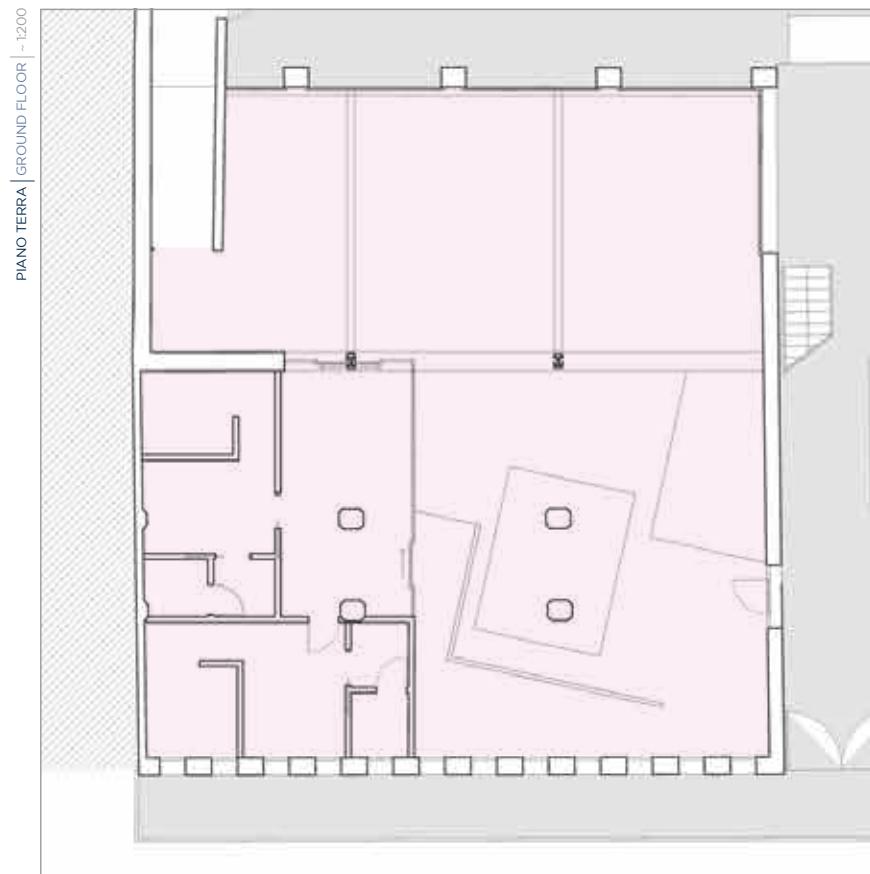
PIANO TERRA | GROUND FLOOR | - 1:200







locali · rooms  
spazio Beauty T 299,17 mq





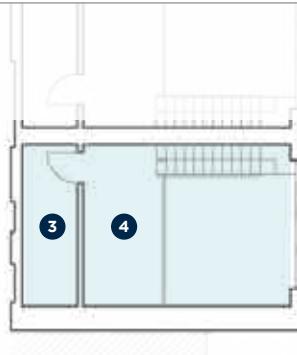
6

# SMART APARTMENT

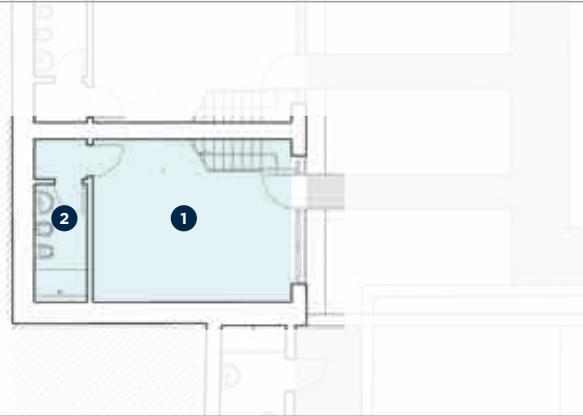


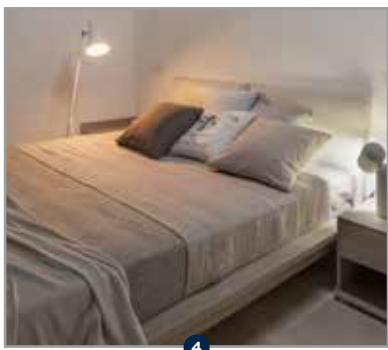
locali · rooms	mq
monolocale	T 22,94
disimpegno	T 1,45
bagno	T 4,10
soppalco	1 9,09
ripostiglio	1 6,26
<b>43,84</b>	

PRIMO PIANO | FIRST FLOOR | ~ 1:200



PIANO TERRA | GROUND FLOOR | ~ 1:200





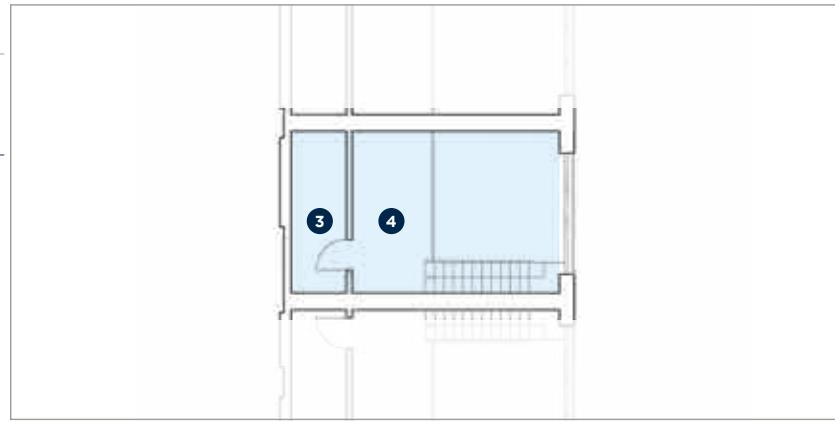
7

# SMART APARTMENT

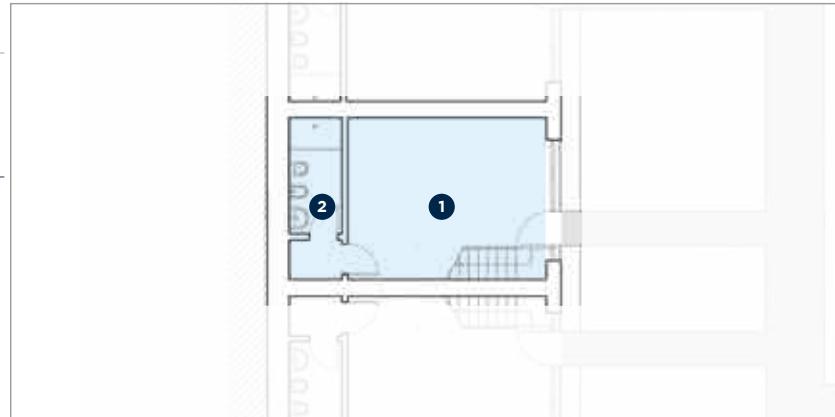


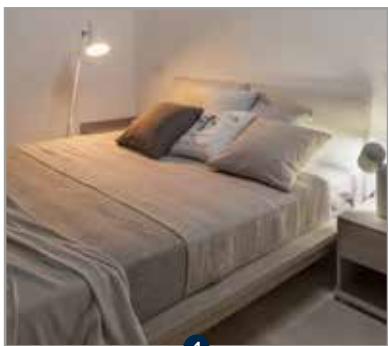
locali · rooms	mq
monolocale	T 22,80
disimpegno	T 1,47
bagno	T 4,30
soppalco	1 9,03
ripostiglio	1 6,23
<b>43,83</b>	

PRIMO PIANO | FIRST FLOOR | ~ 1:200



PIANO TERRA | GROUND FLOOR | ~ 1:200





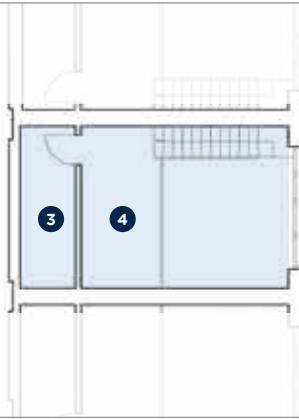
8

# SMART APARTMENT

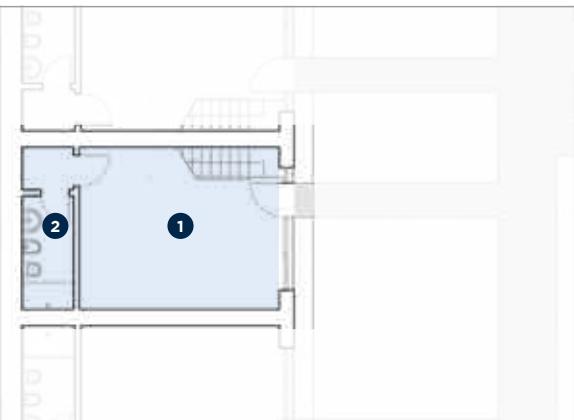


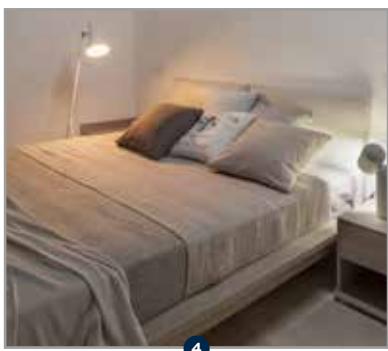
locali · rooms	mq
monolocale	T 23,03
disimpegno	T 1,53
bagno	T 4,08
soppalco	1 9,05
ripostiglio	1 6,23
<b>43,92</b>	

PRIMO PIANO | FIRST FLOOR | ~ 1:200



PIANO TERRA | GROUND FLOOR | ~ 1:200





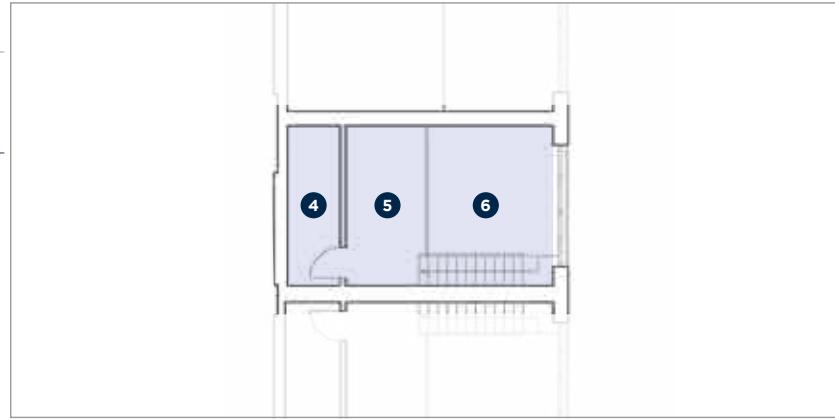
9

# SMART APARTMENT

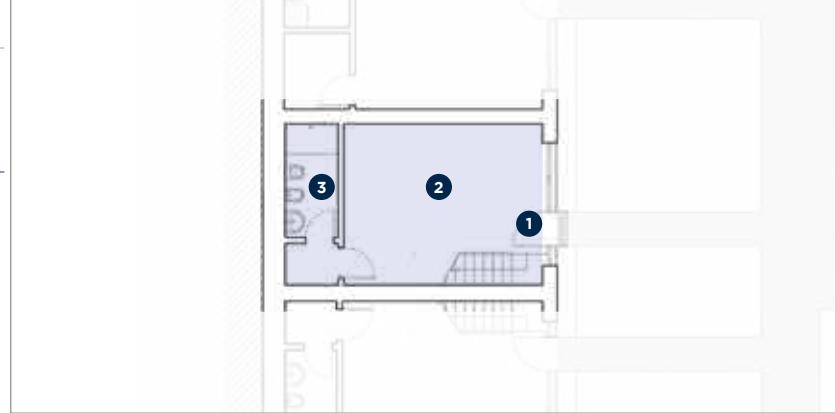


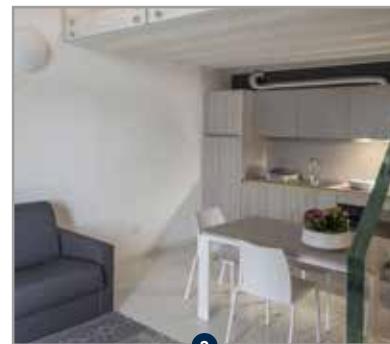
locali · rooms	mq
monolocale	T 22,70
disimpegno	T 1,54
bagno	T 4,20
soppalco	1 9,00
ripostiglio	1 5,92
<b>43,36</b>	

PRIMO PIANO | FIRST FLOOR | ~ 1:200



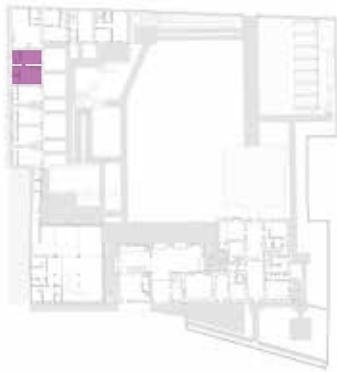
PIANO TERRA | GROUND FLOOR | ~ 1:200





10

# SMART APARTMENT

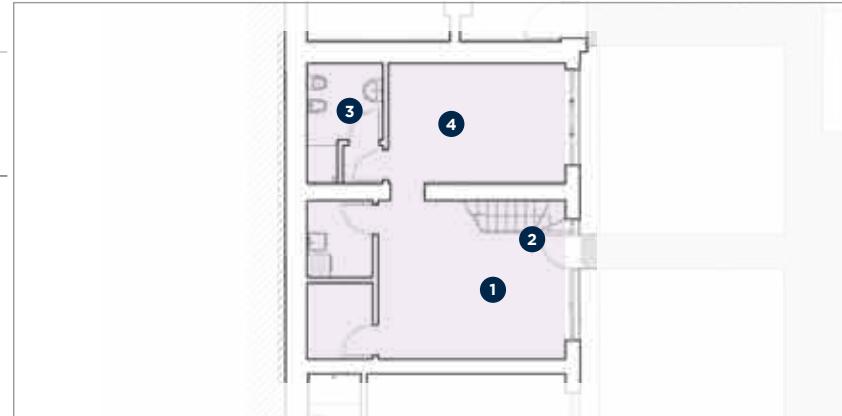


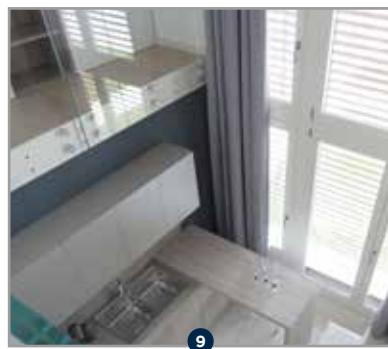
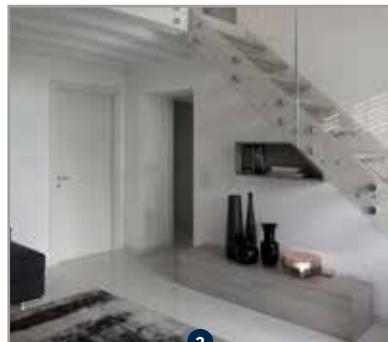
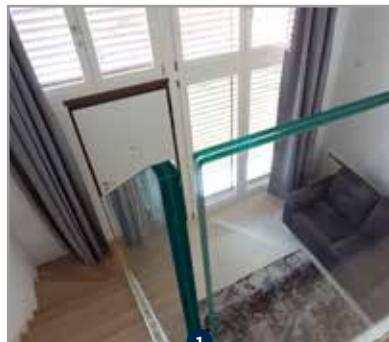
locali · rooms		mq
soggiorno-cucina	T	21,11
ripostiglio	T	3,49
lavanderia	T	3,49
camera (15,17 mq)	T	9,51
		5,66
bagno	T	4,96
disimpegno	T	1,05
soppalco	1	17,09
disimpegno	1	2,90
ripostiglio	1	9,84
soppalco	1	3,08
bagno	1	3,93
<b>86,11</b>		

PRIMO PIANO | FIRST FLOOR | ~ 1:200



PIANO TERRA | GROUND FLOOR | ~ 1:200





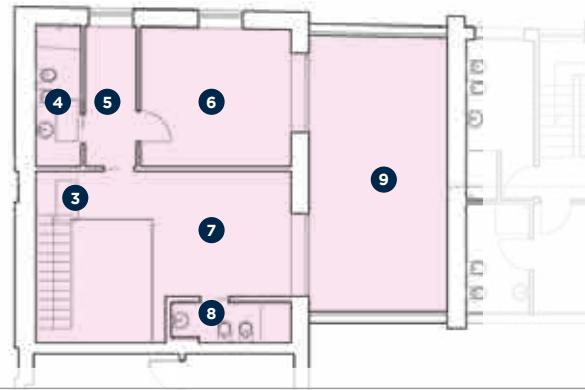
11

# SMART APARTMENT

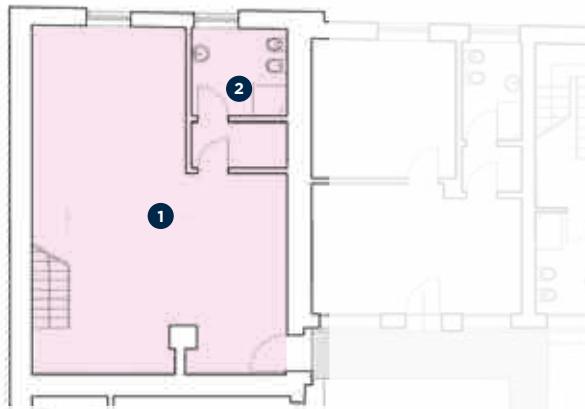


locali · rooms		mq
monolocale (mq. 47,87)	T	47,87
disimpegno	T	3,07
bagno	T	5,82
sottotetto	1	14,56
sottotetto	1	3,25
bagno	1	4,47
disimpegno	1	5,07
soppalco	1	16,35
<hr/>		100,46

PRIMO PIANO | FIRST FLOOR | ~ 1:200



PIANO TERRA | GROUND FLOOR | ~ 1:200





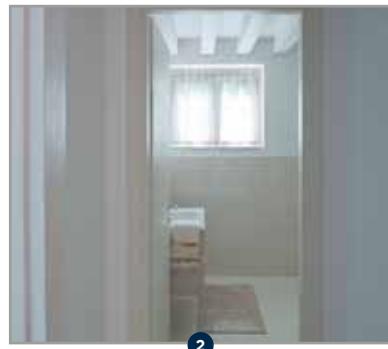
1



1



1



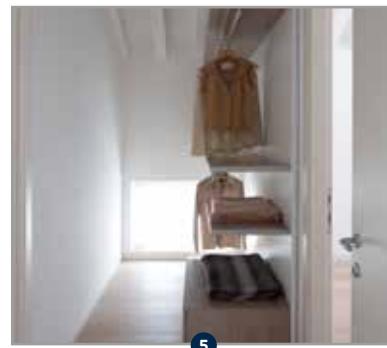
2



3



4



5



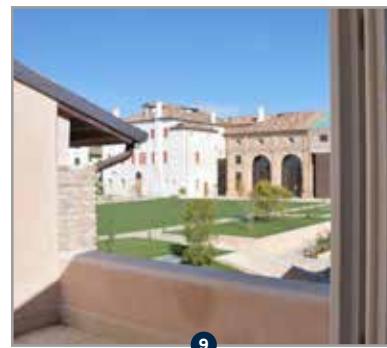
6



7



8



9



9

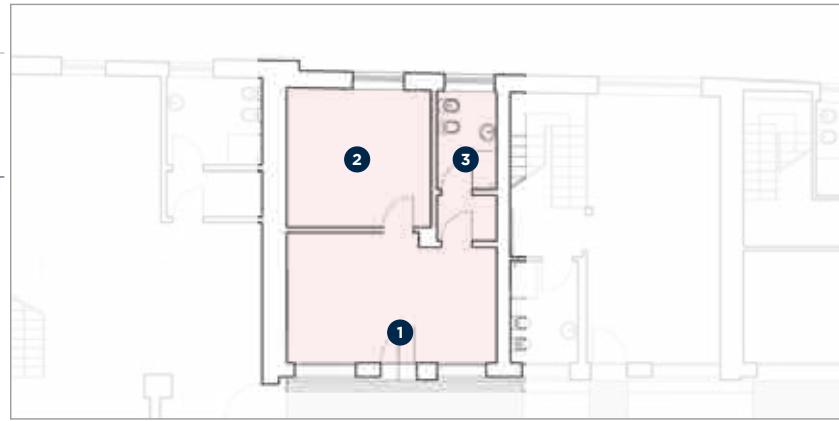
12

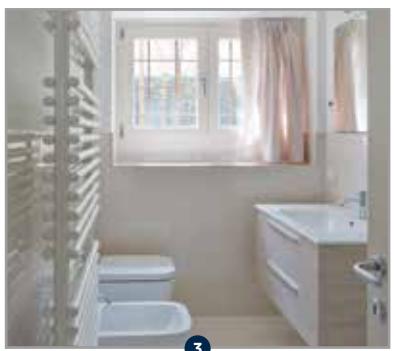
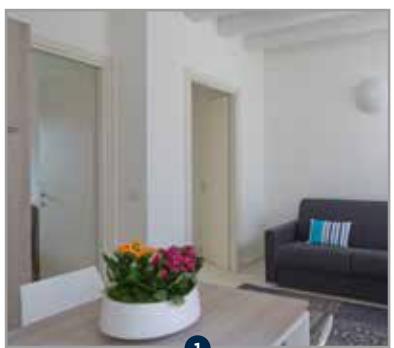
# SMART APARTMENT



locali · rooms	mq
soggiorno-cucina	T 18,30
disimpegno	T 1,92
bagno	T 4,08
camera	T 14,02
<b>38,32</b>	

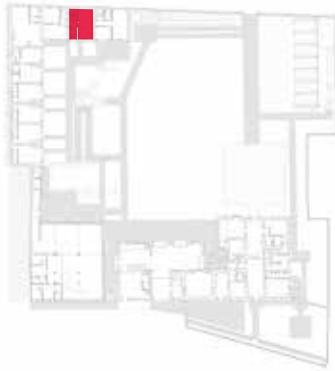
PIANO TERRA | GROUND FLOOR | ~ 1200



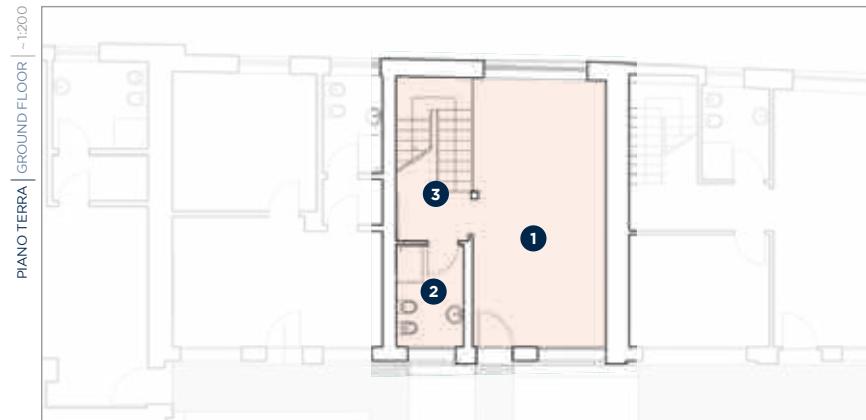
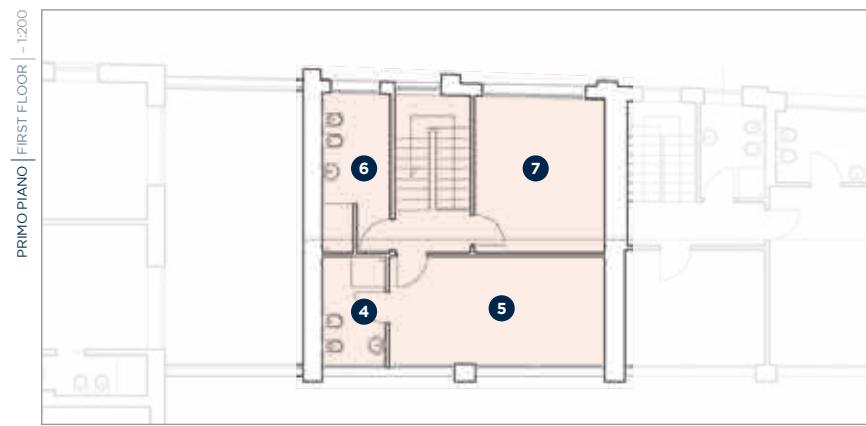


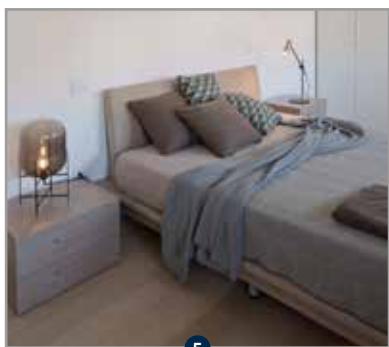
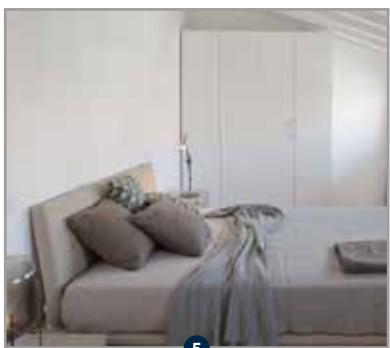
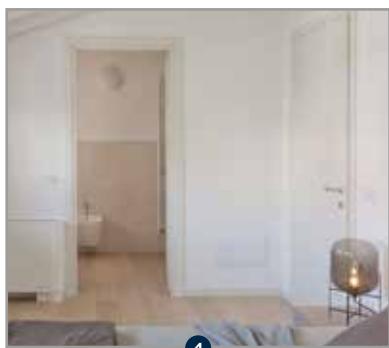
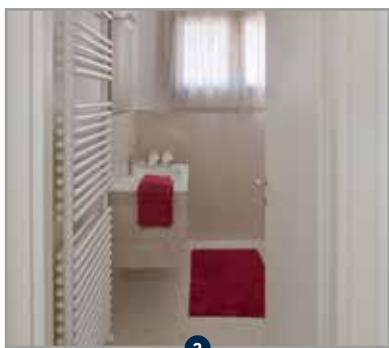
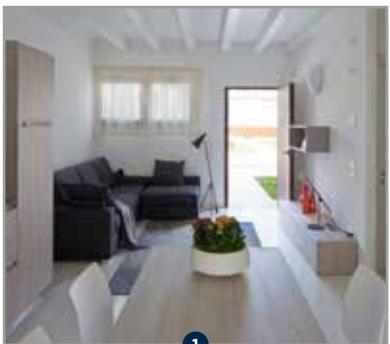
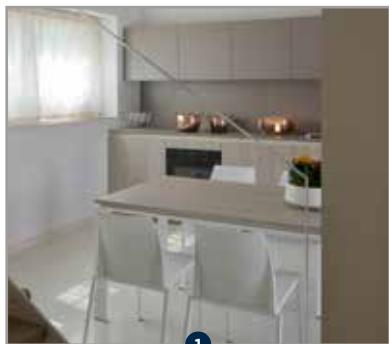
13

# SMART APARTMENT



locali · rooms	mq
monolocale	T 24,94
disimpegno	T 2,50
bagno	T 4,78
bagno	1 7,56
bagno	1 4,79
disimpegno	1 2,26
sottotetto	1 14,08
sottotetto	1 16,35
<b>77,26</b>	





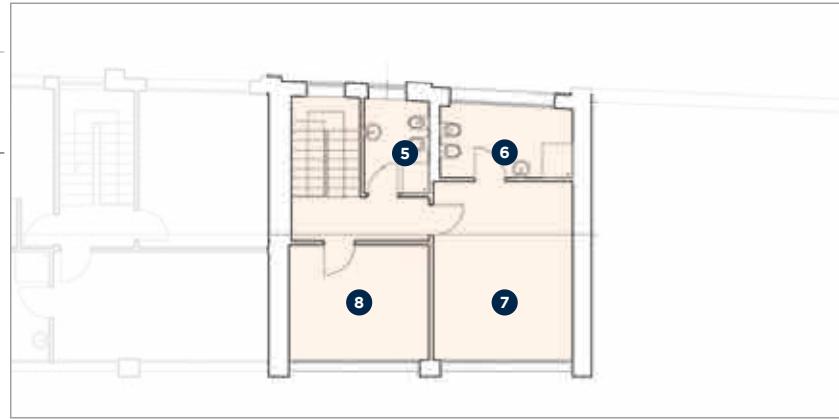
14

# SMART APARTMENT

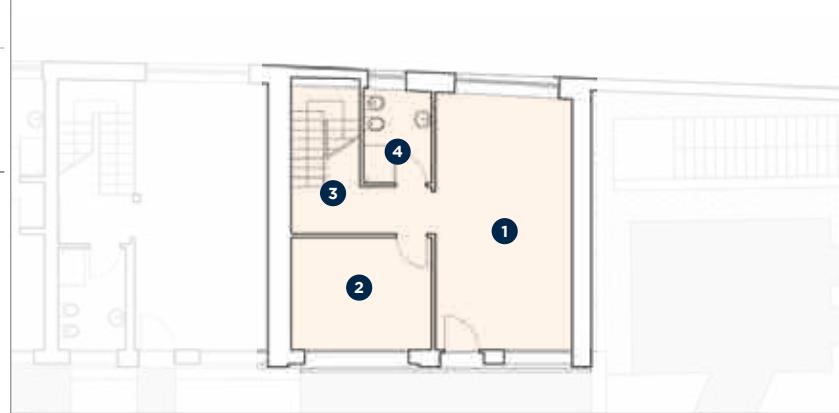


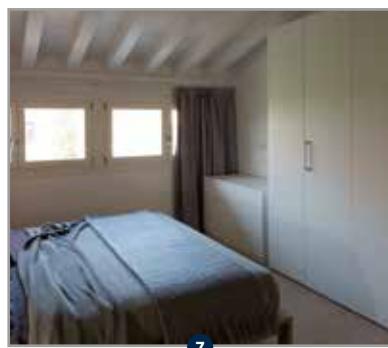
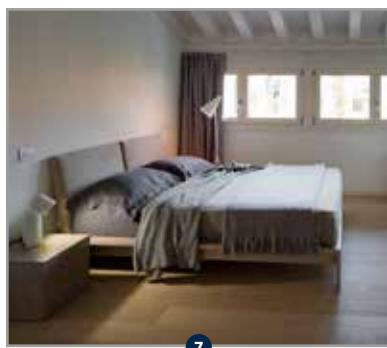
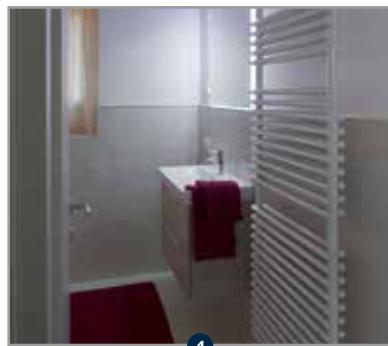
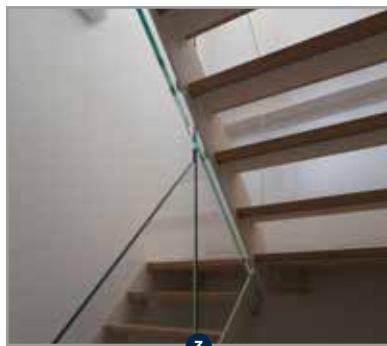
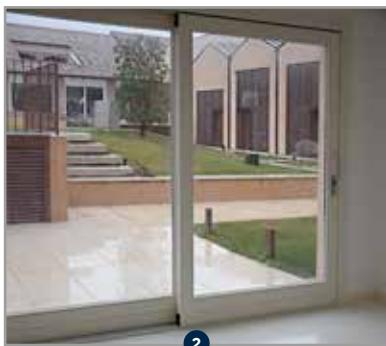
locali · rooms		mq
soggiorno-cucina	T	24,22
disimpegno	T	5,55
bagno	T	4,43
camera	T	11,00
disimpegno	1	4,17
bagno	1	4,26
sottotetto	1	6,70
sottotetto	1	11,26
camera	1	17,31
		<b>88,90</b>

PRIMO PIANO | FIRST FLOOR | ~ 1200



PIANO TERRA | GROUND FLOOR | ~ 1200





6

7

7

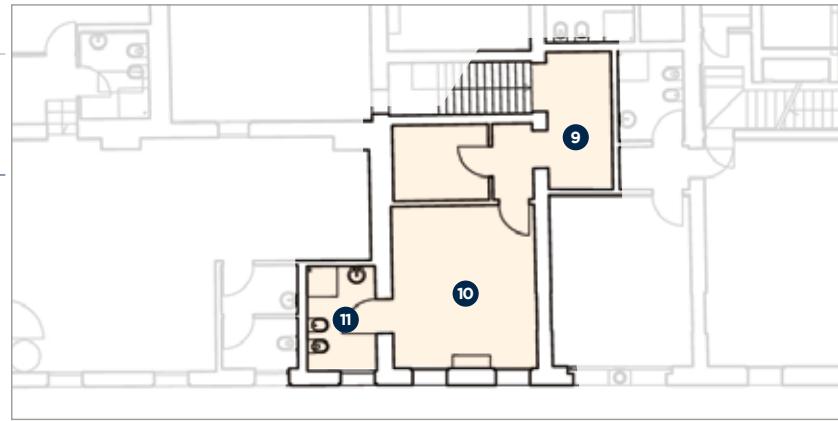
8

15 LUXURY SUITE

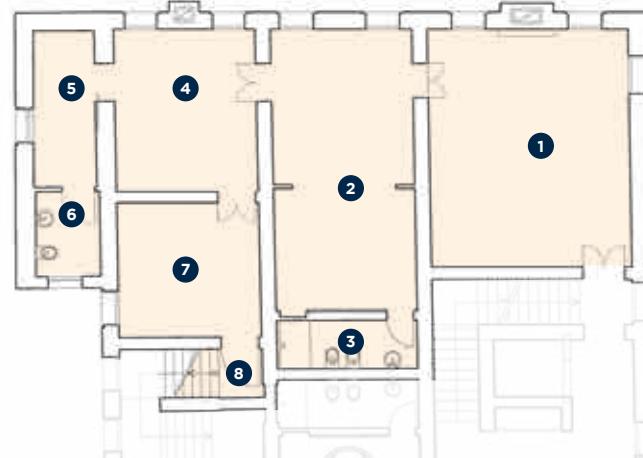


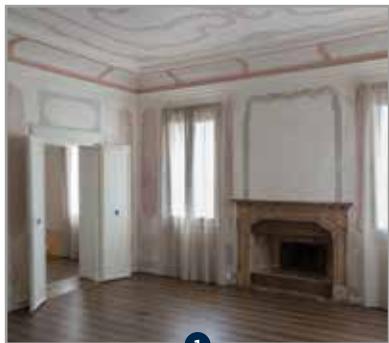
locali · rooms		mq
soggiorno	1	33,30
pranzo	1	16,00
cucina	1	6,74
disimpegno	1	11,48
studio	1	13,40
salottino	1	15,35
bagno	1	4,61
bagno	1	3,79
disimpegno	1	1,51
disimpegno	2	6,22
disimpegno	2	2,14
bagno	2	5,01
cabina armadio	2	5,08
camera	2	16,25
<b>140,88</b>		

SECONDO PIANO | SECOND FLOOR | 1:200

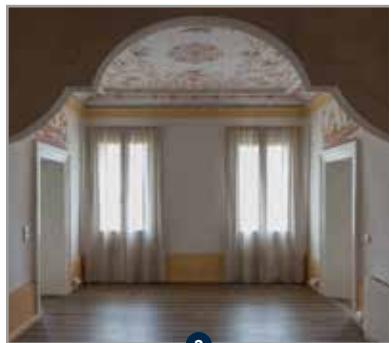


PRIMO PIANO | FIRST FLOOR | 1:200





1



2



3



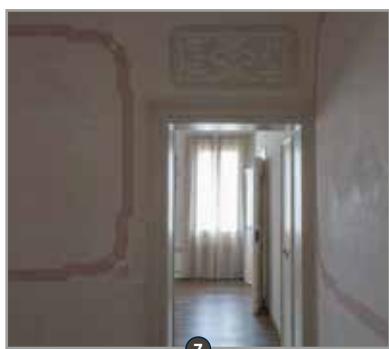
4



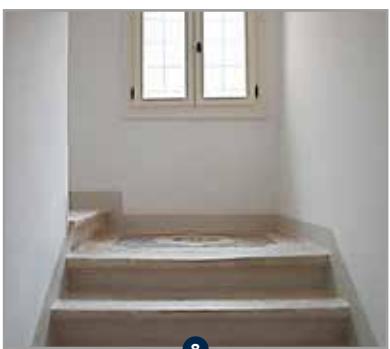
5



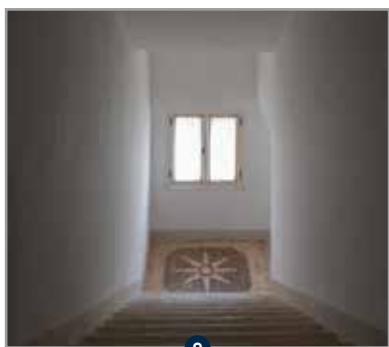
6



7



8



9



9



10



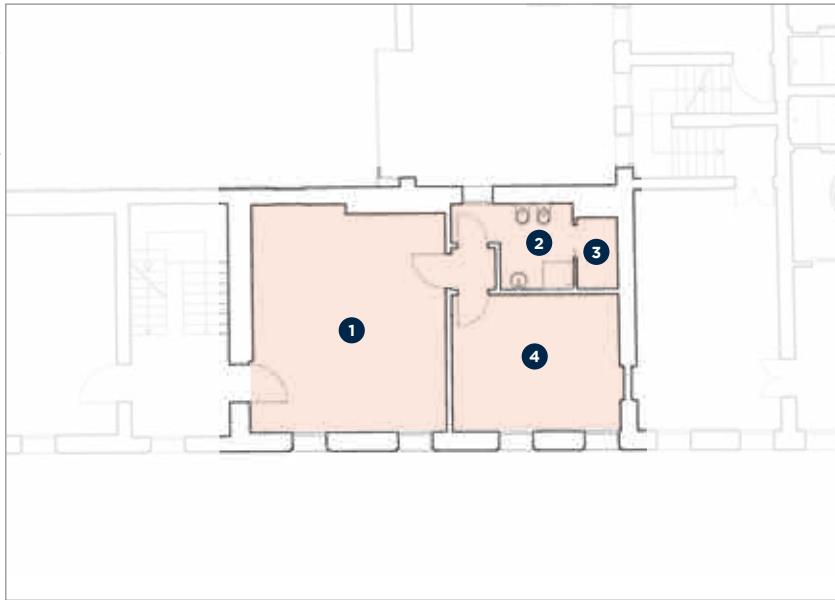
11

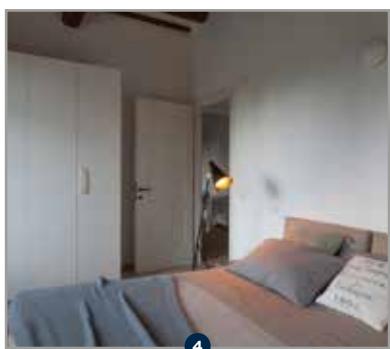
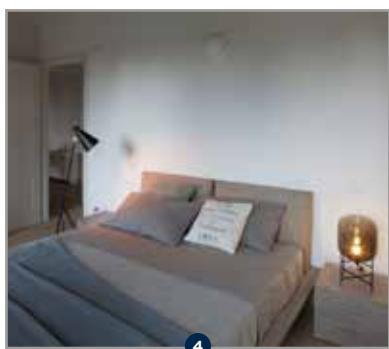
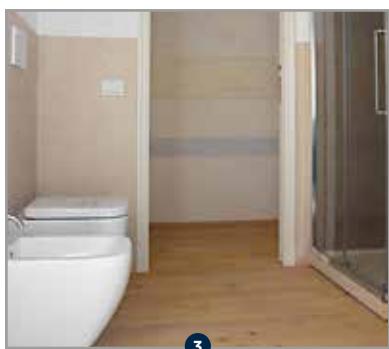
16 LUXURY S



locali · rooms	mq
soggiorno-cucina	1 30,24
disimpegno	1 1,29
bagno	1 5,66
camera	1 16,02
lavanderia	1 2,02
<b>55,23</b>	

PRIMO PIANO | FIRST FLOOR | ~ 1200







locali · rooms		mq
ingresso - soggiorno	1	24,64
pranzo	1	26,91
camera (16,11 mq)	1	10,08
	1	6,03
disimpegno	1	4,73
bagno	1	8,28
bagno	1	4,62
camera (22,62 mq)	1	13,96
	1	8,66
<b>107,91</b>		

PRIMO PIANO | FIRST FLOOR | ~ 1:200

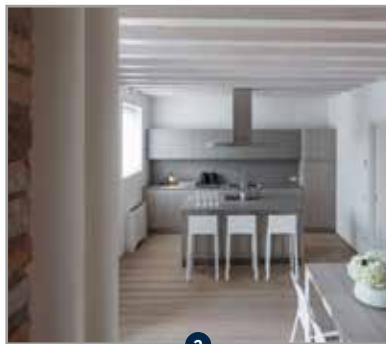




1



2



2



2



3



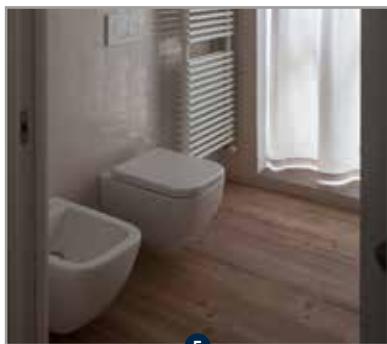
4



4



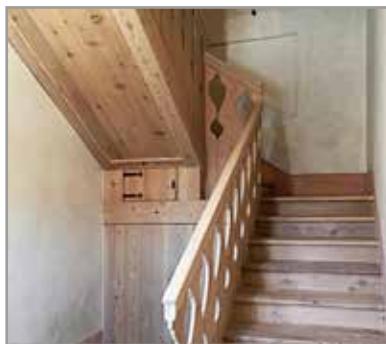
4



5



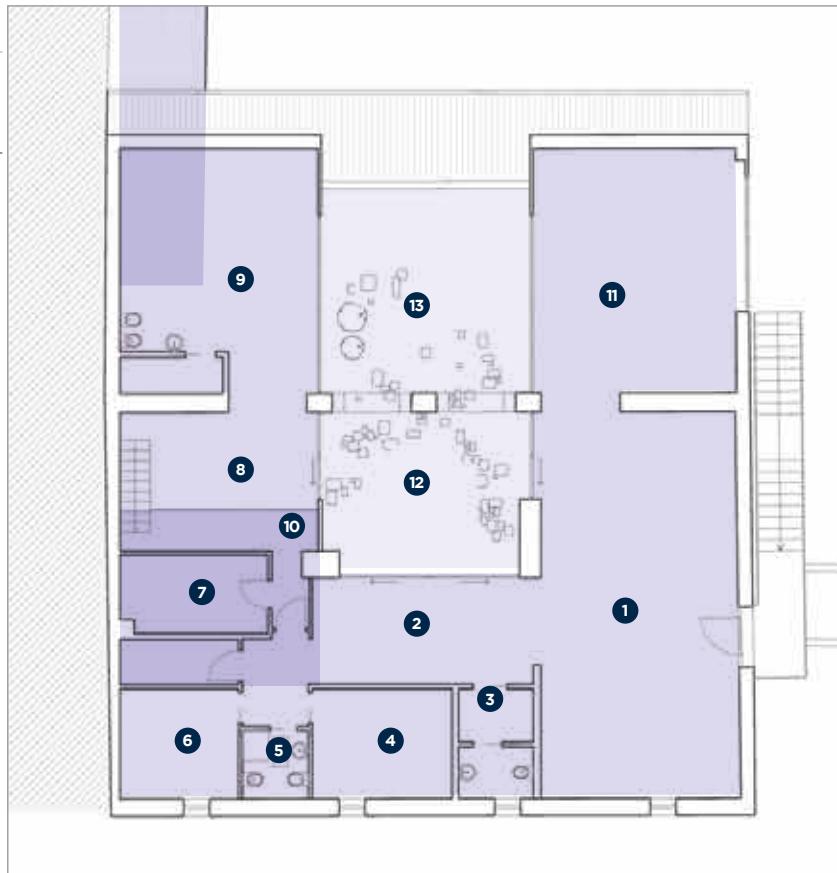
6

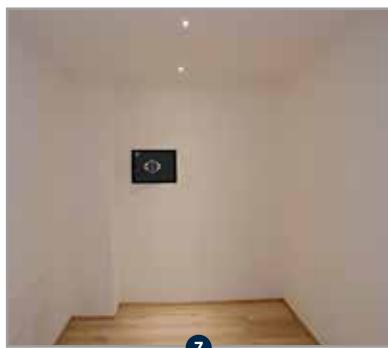
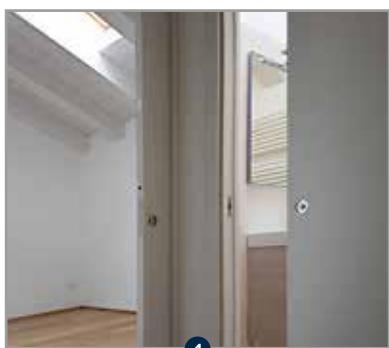
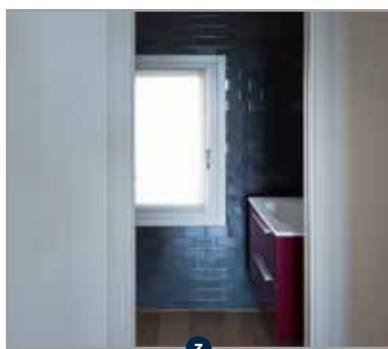
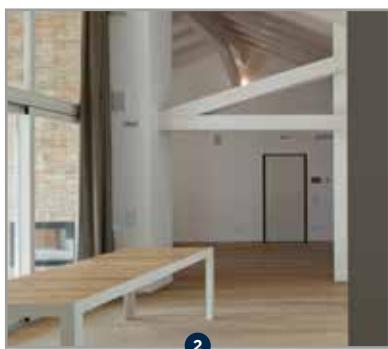
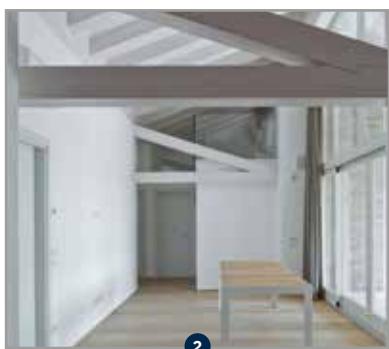
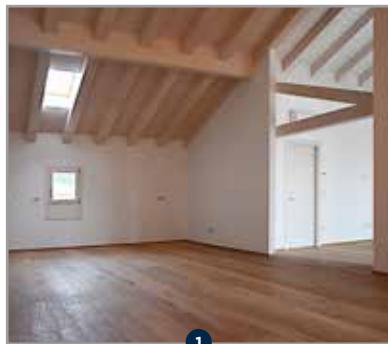
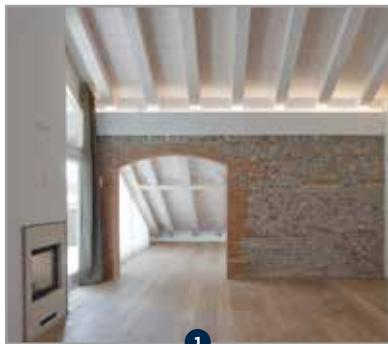
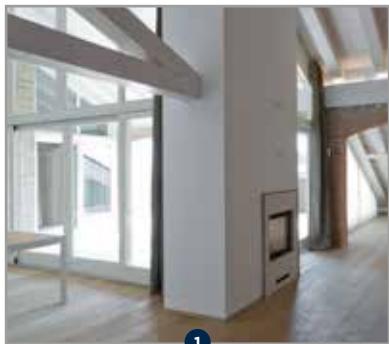




locali - rooms		mq
soggiorno-cucina (mq. 70,46)	1	53,61
	1	16,85
anti	1	2,77
bagno	1	2,72
disimpegno	1	6,23
camera	1	10,73
camera	1	9,14
ripostiglio	1	3,76
guardaroba	1	7,98
bagno	1	3,14
sottotetto	1	31,75
sottotetto	1	35,65
camera	1	19,12
<b>203,45</b>		
terrazzo	1	30,50
loggia	1	23,50
magazzino	T	20,45

PRIMO PIANO | FIRST FLOOR | ~1200

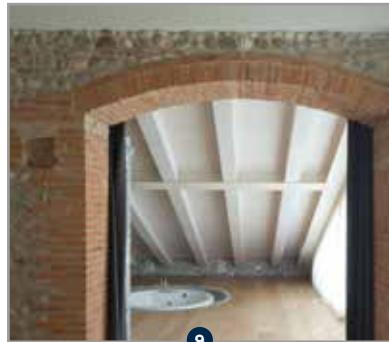








8



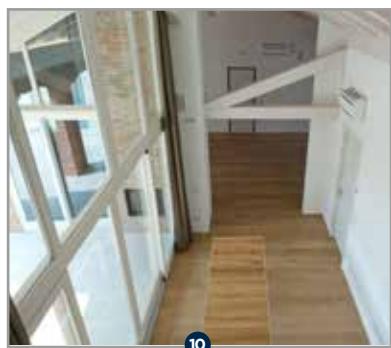
9



9



10



10



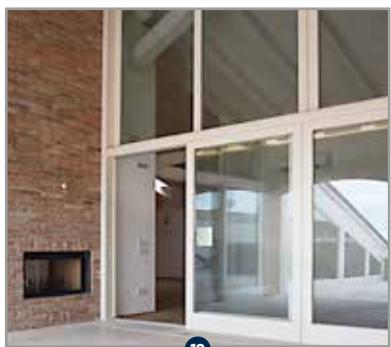
10



10



11



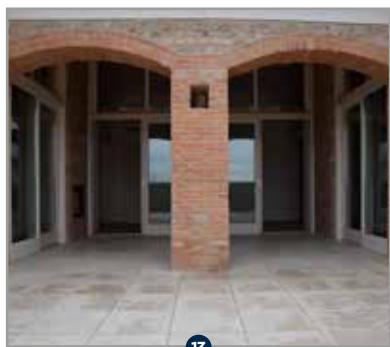
12



12



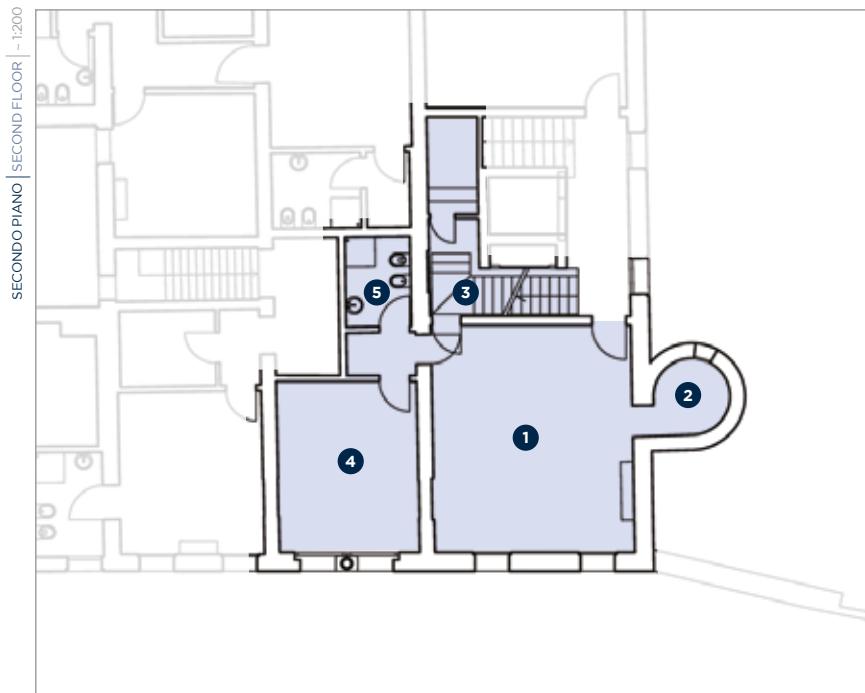
12

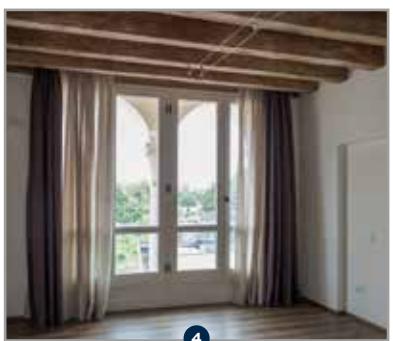


13



locali · rooms	mq
cucina-soggiorno	2 31,66
disimpegno	2 2,09
camera	2 16,71
bagno	2 4,12
sottoscala	2 4,15
<b>58,73</b>	

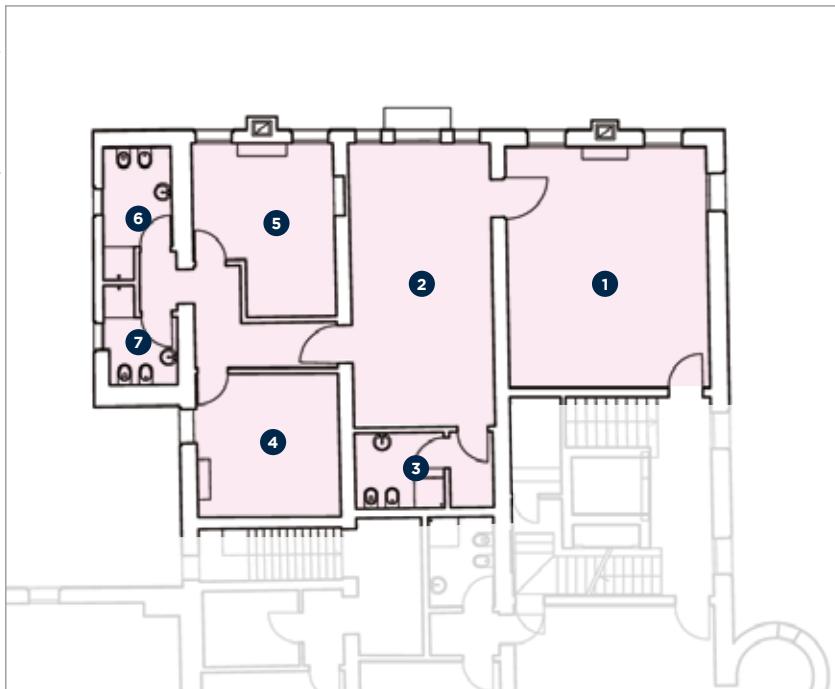






locali · rooms		mq
soggiorno	2	33,73
cucina-pranzo	2	27,97
anti	2	2,29
bagno	2	4,70
camera	2	15,07
camera	2	14,53
corridoio	2	8,28
bagno	2	4,00
bagno	2	5,46
		<b>116,03</b>

SECONDO PIANO | SECOND FLOOR | ~1:200

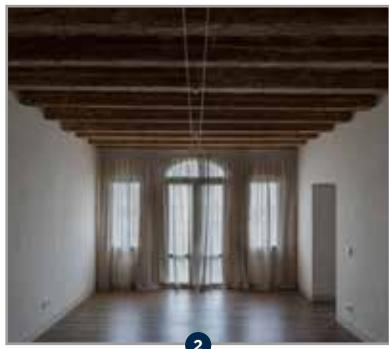




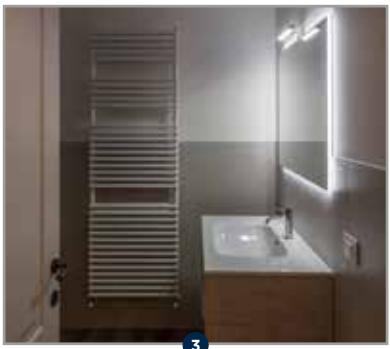
1



1



2



3



4



5



6



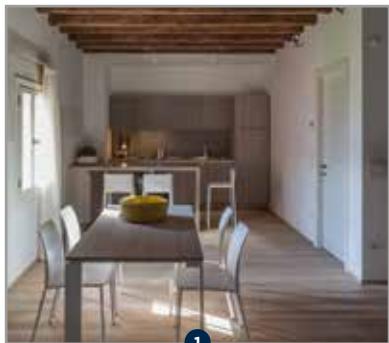
7



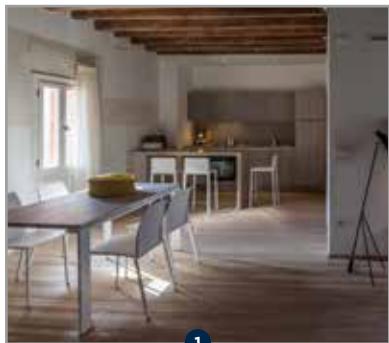


locali · rooms	mq
zona giorno	2 46,98
antibagno	2 2,61
bagno	2 2,67
disimpegno	2 8,91
bagno	2 4,18
camera	2 14,00
camera	2 13,50
camera	2 16,82
guardaroba	2 3,94
bagno	2 4,41
<b>118,02</b>	





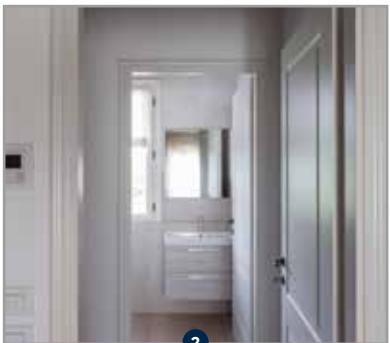
1



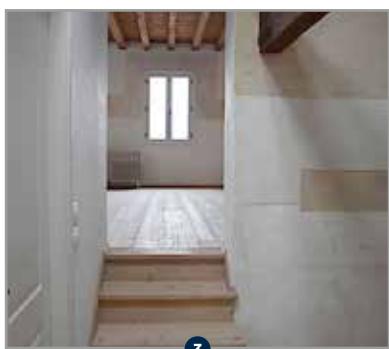
1



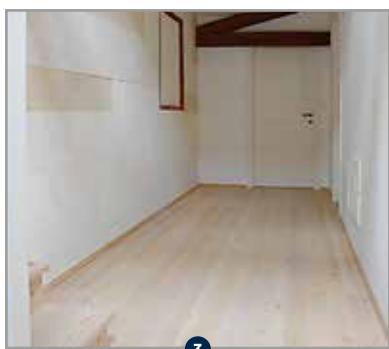
1



2



3



3



4



5



6



7



8

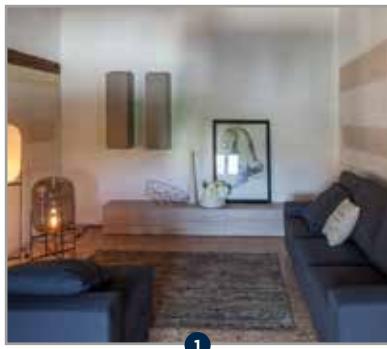




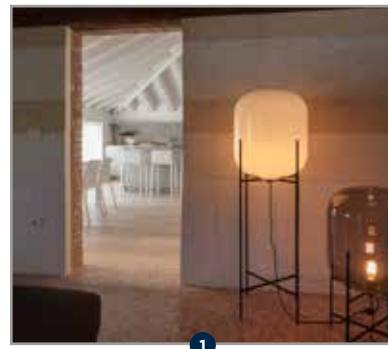
locali · rooms	mq
ingresso-soggiorno	26,36
cucina	29,30
disimpegno	5,86
bagno	4,26
lavanderia	2,57
bagno	8,18
camera	17,34
camera	17,22
<b>111,09</b>	

SECONDO PIANO | SECOND FLOOR | ~1:200





1



1



2



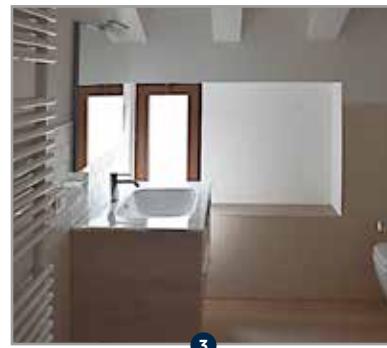
2



2



2



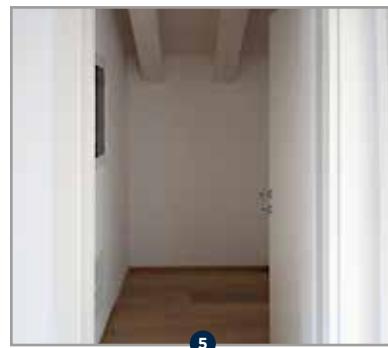
3



4



4



5



6

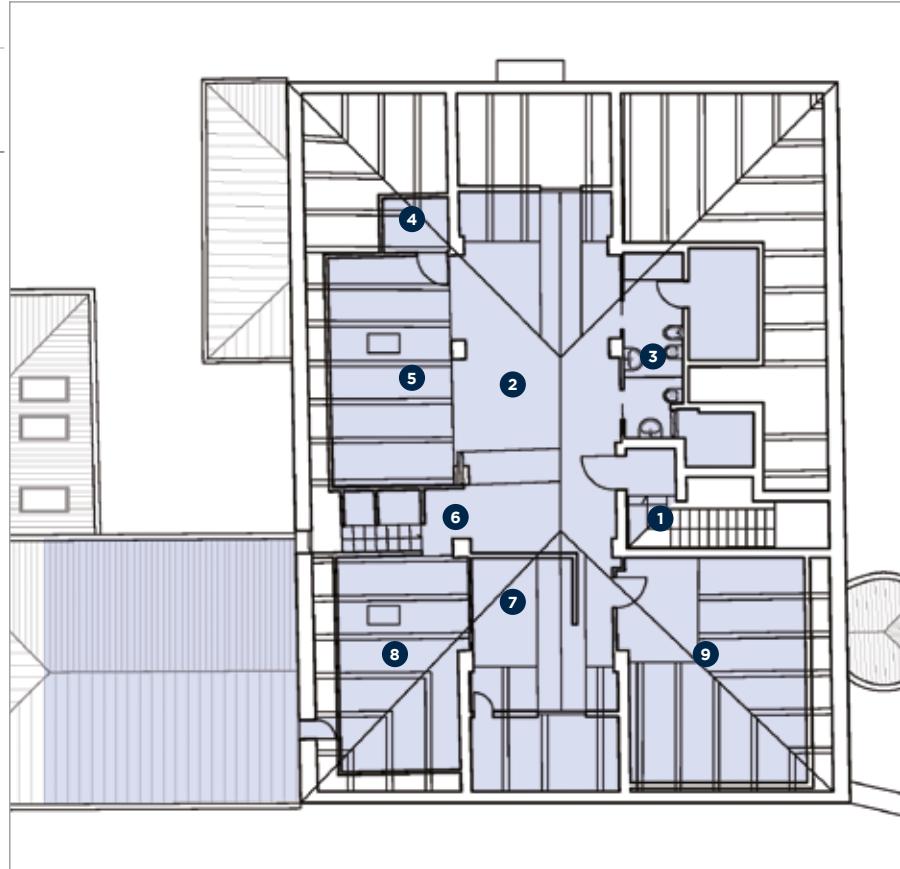


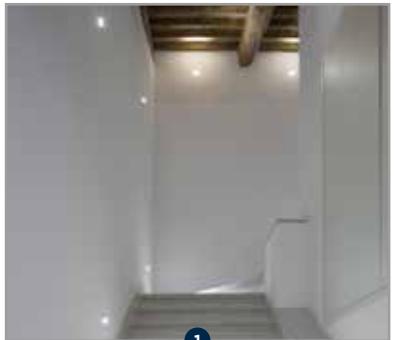
6



locali · rooms	mq
monolocale	3 48,72
bagno	3 5,16
guardaroba	3 5,14
bagno	3 2,20
<b>61,22</b>	

TERZO PIANO | THIRD FLOOR | ~1:200





1



2



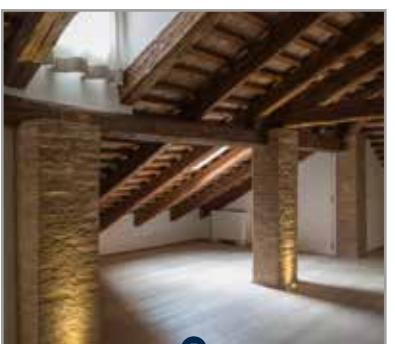
2



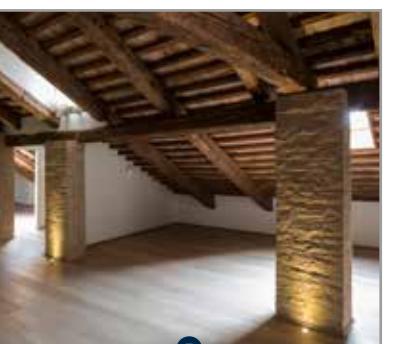
3



4



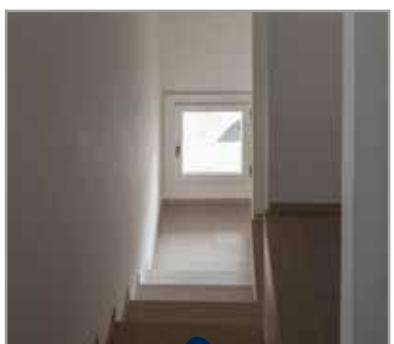
5



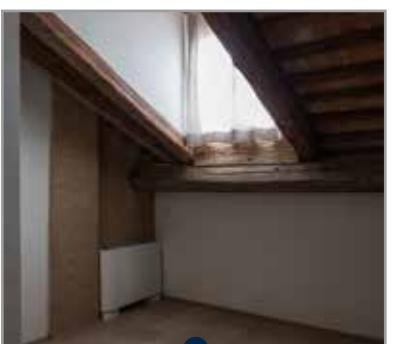
5



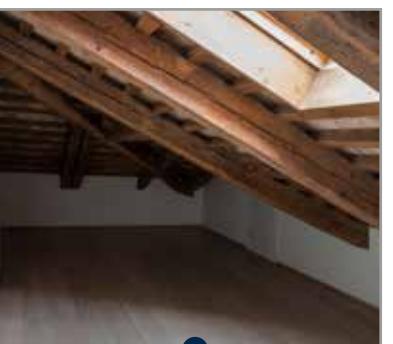
6



6



7



8



9











R E S O R T

Piazza Marconi 14  
Falzè di Trevignano  
TREVISO · ITALY

[www.resortvillamanin.it](http://www.resortvillamanin.it)

C O N T A C T S

**DC Group s.r.l.** Via Monte Rosa 14 · 31040 Falzè di Trevignano TREVISO · ITALY · T. +39 0423 676425 · F. +39 0423 819611 · [info@dcgroup.it](mailto:info@dcgroup.it)