

PORTO  

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MIRABELLO  
LA SPEZIA

44° 05'.803N / 09° 49'.989E

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“I set out to create the ultimate harbour facility in this most protected and most beautiful of gulfs.”

—  
Alessandro Menozzi

## WELCOME

When Porto Mirabello opened in September 2010, it was the realisation of a dream that I had some three years previously following a chance encounter with a file in a lawyer's office. With no previous experience in marina construction – nor even any previous connection with the water – I set out to create the ultimate harbour facility in this most protected and most beautiful of gulfs. A lot of painstaking research and a lot of hard work followed, and the result is a marina that offers the very best of services and amenities to the world's very best superyachts.

Located right in the heart of the western Mediterranean, a stone's throw from some of the world's leading superyacht yards and within a short hop of some of the Med's most favoured cruising grounds, Porto Mirabello is the ultimate destination not just for summer cruising, but as a home port for yachts up to 140m in length. What's more, the beautiful town of La Spezia is just a short walk away over a footbridge.

I am very proud of what we have achieved with Porto Mirabello, and we will be very proud to welcome you to our community to experience our dream for yourselves.

**Alessandro Menozzi (CEO)**



## EMBRACING BEAUTY

Located in the Gulf of Poets – one of the most protected gulfs in Europe – Porto Mirabello offers optimal shelter in even the most extreme weather, while enjoying prime position in the heart of one of the Mediterranean's most famous regions.



Liguria is the splendid frame for the northern Mediterranean, but the most evocative images of this region come from the Cinque Terre. Vineyard-covered hills reflect in the deep, clear waters of the sea below. Here, exquisite grapes grow on terraces that bridle the sides of the mountains. Each nook and corner is like a film set, as five miles of inaccessible inlets and dizzying cliffs mesh with wild, incredibly beautiful villages – Monterosso al Mare, Vernazza, Corniglia, Manarola, and Riomaggiore.

These villages are the guardians of a territory that has been declared the only national park in Liguria, and which has also been included in Unesco's World Heritage list of environmental and cultural sites. The Cinque Terre offers grandeur and breathtaking views thanks to its rugged geology, tamed successfully by man only in a few places because of its arid and impassable character. Even today, farmers still lower themselves on robust cables to gather bunches of grapes. The results of their efforts and courage are enjoyed by visitors through the local wines that accompany fresh fish and other unforgettable flavours.


Porto Mirabello is in the heart of this magnificent territory and is considered one of the best tourist ports in the Med. Its strategic position makes it the ideal starting point for brief excursions to captivating destinations like Monaco, Corsica, Elba, Capri, the Amalfi Coast, Sardinia and the splendid Porto Cervo, and as the perfect home port for discerning owners.











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## EMBRACING DEVELOPMENT

An extraordinary engineering and construction project turned a 40-year dream into reality in just 24 months.

### EMBRACING DEVELOPMENT

Porto Mirabello opened in September 2010. Here's a little history: reclamation work began in 2007, and construction of the jetties began in October 2008. The first berths were ready in June 2009 and the infrastructure on land was completed one year later.

The harbour is a truly unique Italian urban marina built on the sea: a 40,000 square metre artificial peninsula and an expanse of water with an overall area of around 270,000 square metres leaves the coast intact, emphasising Porto Mirabello's incontrovertible nautical vocation.



The complex, linked to La Spezia by a footbridge, offers all mod cons and the very latest technology. The 407 berths can be licensed with a 60-year public marine domain concession and can cater for boats starting from 12 metres. Specifically, 100 berths are designed to cater to superyachts ranging from 25m to 140m, making Porto Mirabello unrivalled in its capabilities as a home port for the largest yachts in the fleet.

In synergy with La Spezia Harbour Authority, 700 berths were created for smaller boats of less than 14 metres, on 13 floating landing stages located outside the main jetty. The result is an impressive facility that sits among the world's largest, full-service, dedicated leisure marinas.

270,000M<sup>2</sup>

AREA

Total footprint of Porto Mirabello

EMBRACING DEVELOPMENT

BERTHS

Including 407 berths that can be leased under the 60-year public marine domain concession

1,107

100

SUPERYACHT BERTHS

Full-spec, secure berths catering to superyachts from 25m to 140m

EMBRACING DEVELOPMENT

JETTIES

The width of the jetties that host superyachts ensure there is plenty of space onshore as well as in the berth

35M

24

SECURITY

Porto Mirabello features the latest generation of security systems and comprehensive CCTV, ensuring the highest levels of security 24/7/365

FUELLING STATIONS

Two high-flow fuelling stations cater both to smaller leisure yachts and to superyachts

02





## EMBRACING SECURITY

**Safety, service, security: three elements that all Porto Mirabello yachts enjoy.**

Porto Mirabello provides a luxury environment designed to offer maximum comfort throughout the marina. The infrastructure was built specifically to host even the largest superyachts, with wide, fixed piers and jetties, and double bollards that can stand up to even the highest loads.

The berths are equipped with safety services, remote monitoring, video service, and WiFi, while security gates restrict access to the main piers ensuring not only a safe and secure environment but also a valuable degree of privacy for superyachts. The area has three blocks with various services and showers for crews, located on the three main piers.

The breakwater that spans the Gulf's entrance provides exceptional protection and safety from storm surges and swells.





### 24-HOUR SURVEILLANCE SYSTEM

The marina has a 24-hour, closed-circuit surveillance system using the latest technology for your complete peace of mind.

### TECHNICAL STAFF

Our professional, expert technical staff are available around the clock, ready to handle any difficulty large or small. Service is guaranteed 24/7, 365 days a year, safeguarding navigational safety, port infrastructure, and the environment. Line handlers are on standby to assist with mooring lines on arrival or departure, ensuring stress-free manoeuvres for captains, crew and yacht owners alike.

### ISPS COMPLIANCE

Porto Mirabello is one of the few tourist marina ports in Italy that holds International Ship and Port Facility Security Code (ISPS) compliance, which provides several procedures focused on guaranteeing a peaceful and safe stay for yachts and guests. It is also a necessary compliance in order to welcome commercial yachts larger than 500 gross tons.



### WEATHER PROTECTION

Porto Mirabello's position at the head of the Gulf of La Spezia is further enhanced by the breakwater that spans the Gulf's entrance. This provides exceptional protection and safety from storm surges and swells, as evidenced by the fact that in the storms of October 2018, no yachts berthed in Porto Mirabello were damaged.



## EMBRACING SERVICE

Assisting with anything from a simple errand to organising unique guest experiences, our Concierge is here to help.



At Porto Mirabello we know that providing the ultimate on-water and in-berth facilities is only half the story. To ensure your stay – or that of your guests – is truly memorable, we offer a Concierge service.

Our Concierge is a reception desk for requests, suggestions, and ideas that can be transformed into personalised services. We will run any errands and will work to take care of any needs. That's why our Concierge service is an incomparable timesaver and comfort provider.

We will make it possible for you to enjoy the thrill of driving a Ferrari on the track at Maranello, visit the most prestigious wine cellars, or reserve a table for an exclusive dinner at the restaurant of a world-class chef. These are just a few suggestions of services we can provide because we are located in one of the most beautiful locations in Italy, surrounded by the delights and distractions for which Italy is known throughout the world.

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## HARBOUR OFFICE

Our Customer Care team is made up of highly qualified personnel able to meet even the most demanding yacht owner's requirements, guaranteeing peace of mind and timely assistance with paperwork, or to find a solution to any kind of request. The Reception is open to meet customers' needs.



## EMBRACING SERVICE



## HELIPORT

An area has been set aside for the exclusive use of helicopters, located near the front of the main pier, close to the area reserved for superyachts. This provides the perfect arrival or departure point for owners and guests, with short connections not only to the international airports of Genoa and Pisa, but also to a wealth of cultural and stylistic experiences within an easy flying radius.

## PARKING AND GARAGES

There are 1,300 private parking spaces, both covered and uncovered, and 287 garages. Spaces are also available in front of the moorings – each berth has at least one parking space. The 24/7 security that covers the whole port – both on the piers and shoreside – also includes the parking.

## HIGH-FLOW FILLING STATION

Porto Mirabello offers two filling stations. The first station offers only diesel fuel and unleaded petrol, while the second – located at the end of the main pier – offers diesel and high-capacity diesel (SIF) for superyachts. Both stations can dispense at a rate of 500 litres per minute, which equates to 30,000 litres per hour. Superyachts staying in Porto Mirabello can also take advantage of dockside fuel delivery for refuelling without leaving their berth.



## GUEST TRANSPORTATION

As well as scooter, bicycle and electric vehicle rental, we also offer a courtesy golf cart service to ease guests' movements around the port. We can also arrange cars and shuttles via our preferred partners to transport guests anywhere in the region, as well as to and from the airports of Genoa (90km), Pisa (60km) and Florence (140km), and for the private aviation terminal at Massa Cinquale (25km).





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|--|--|
|  HELIPORT             |  RESTAURANT                 |
|  HIGH FLOW REFUELLING |  BAR / BISTROT              |
|  BATHROOMS            |  SHOPPING CENTRE            |
|  PARKING              |  SHIPYARD / TECHNICAL STAFF |
|  SUITES               |  HARBOUR OFFICE             |
|  CROSSWALK BRIDGE     |  CONCIERGE                  |
|  SOLARIUM POOL        |  YACHTING CLUB              |
|  THE GYM              |  THE MEGAYACHT LOUNGE       |
|  BASKETBALL COURT     |  PADDLE COURT               |



CITY CENTRE  
150 M





## EMBRACING MAINTENANCE

Our in-port shipyard offers maintenance and servicing capabilities to the highest standards of quality and reliability.



Friendly, knowledgeable, reliable and working to the highest standards of quality, the team at Mirabello Shipyard are on hand to cater to all your maintenance, servicing and paperwork needs. Based within Porto Mirabello, the yard offers 160-ton and 700-ton travelifts and plenty of hard-standing for shoreside maintenance or work on the hull.

The shipyard team are not just on hand to assist with the service and maintenance of yachts and tenders, but can also help ensure that all your paperwork is in order. Services include safety certification and classification

certification renewal, insurance and accident assistance, surveying, Customs paperwork, liferaft servicing and firefighting systems checks and servicing.

Mirabello Shipyard also offers interior sterilisation using ozone technology, in accordance with protocol No. 24482/96 of the Italian Ministry of Health. Ozone can be used as a safe and effective agent to guarantee better quality air, sterilising all kinds of environments to eliminate even the most persistent bad smells such as smoke, mould, etc. This non-polluting technology also meets ISO 14000 standards.

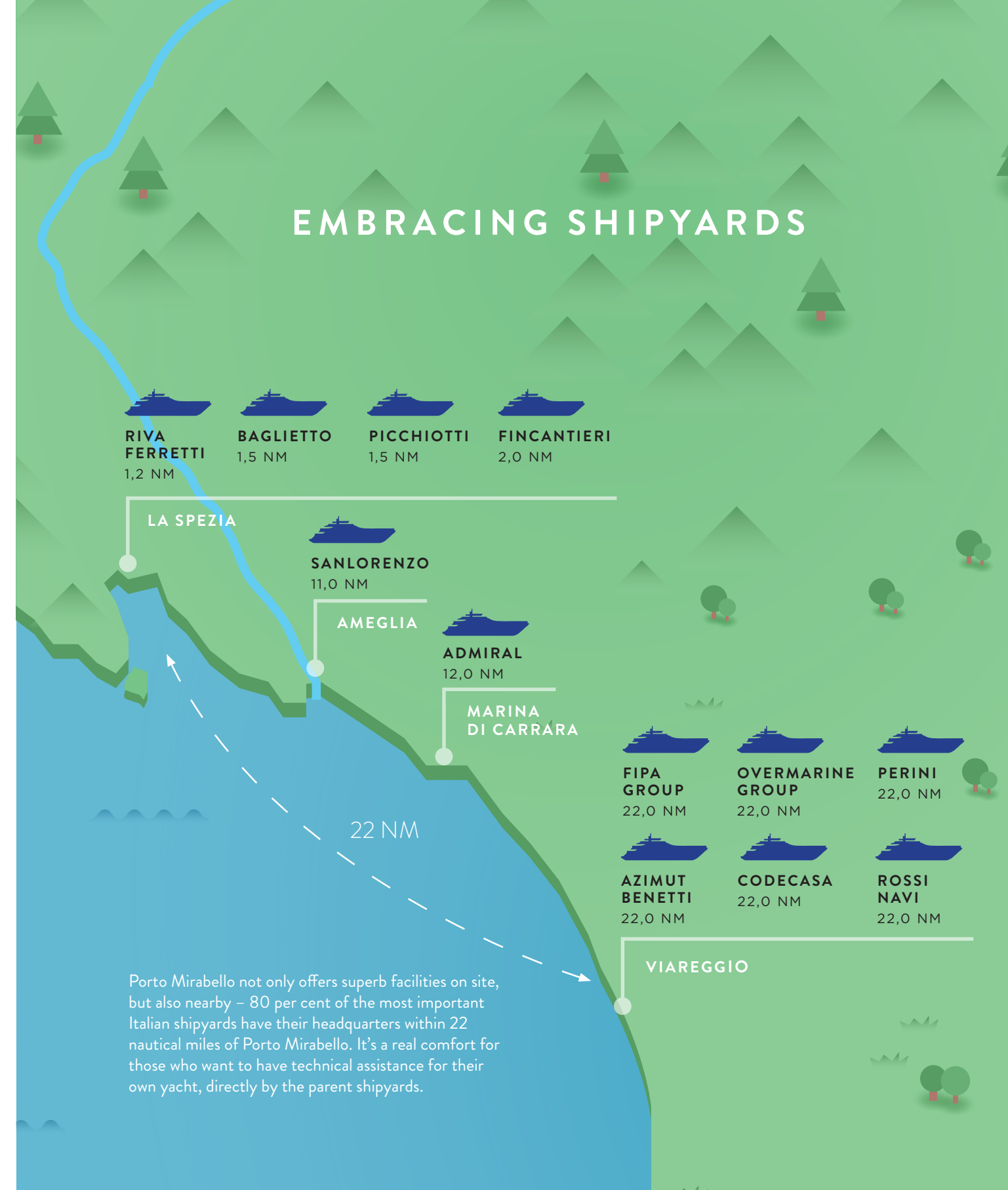


Ozone has been used for many years to sterilise ambulances, outpatient clinics, trains and cars etc with excellent results that cannot be obtained using other disinfectants. The treatment involves using an ozone generator in the areas to be treated for a time that ranges from 30 to 90 minutes depending on the size of the space.

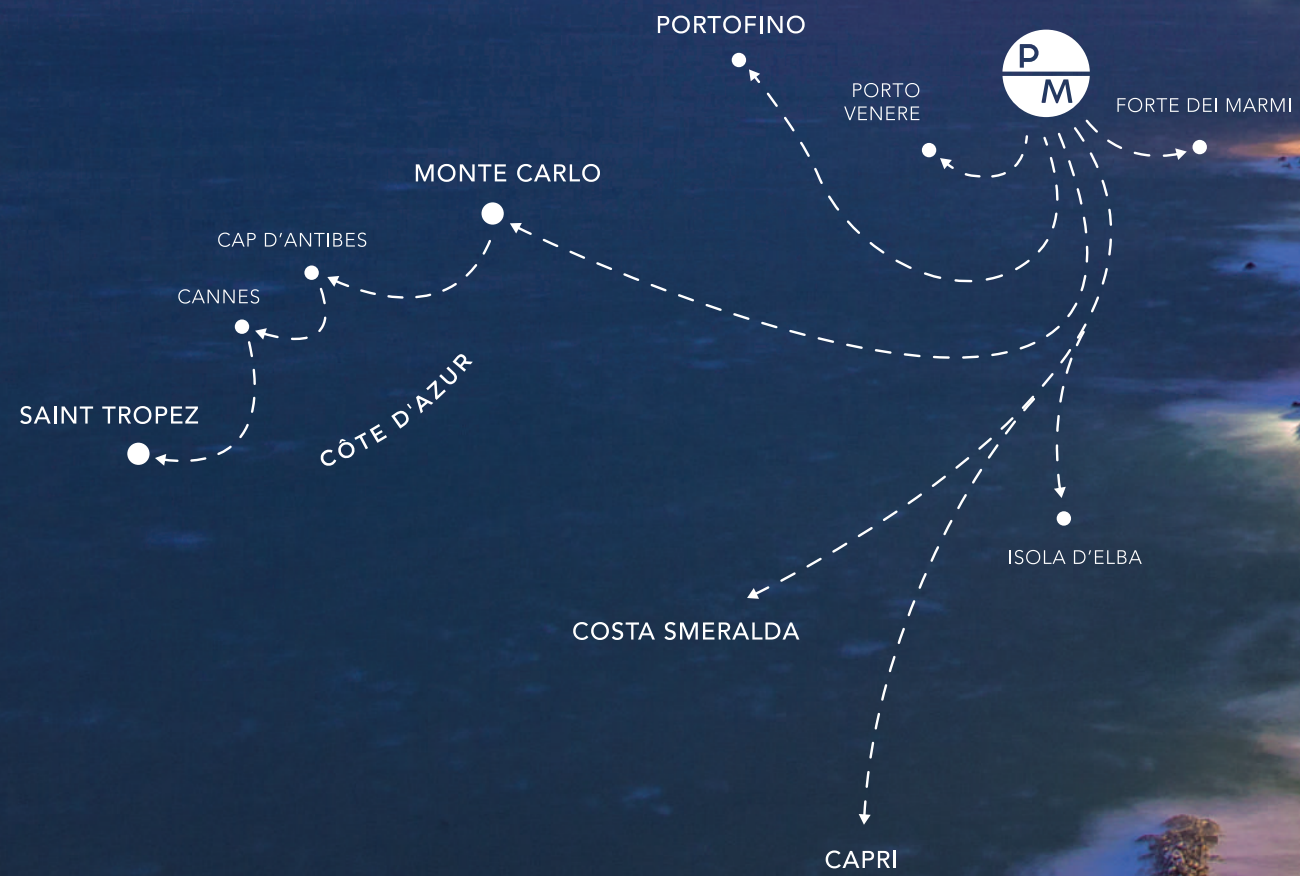
The location of Porto Mirabello in La Spezia opens up a world of opportunity for a comprehensive array of servicing options to suit a wide variety of yachts of all sizes – in fact, 80 per cent of the most important Italian shipyards have their headquarters within 22 nautical miles of the marina, with the additional refit and repair facilities of Viareggio just a short hop away. It means that Porto Mirabello is not just a great home port destination, it is the heart of a superyacht hub.



## EMBRACING SHIPYARDS









## EMBRACING COMMUNITY

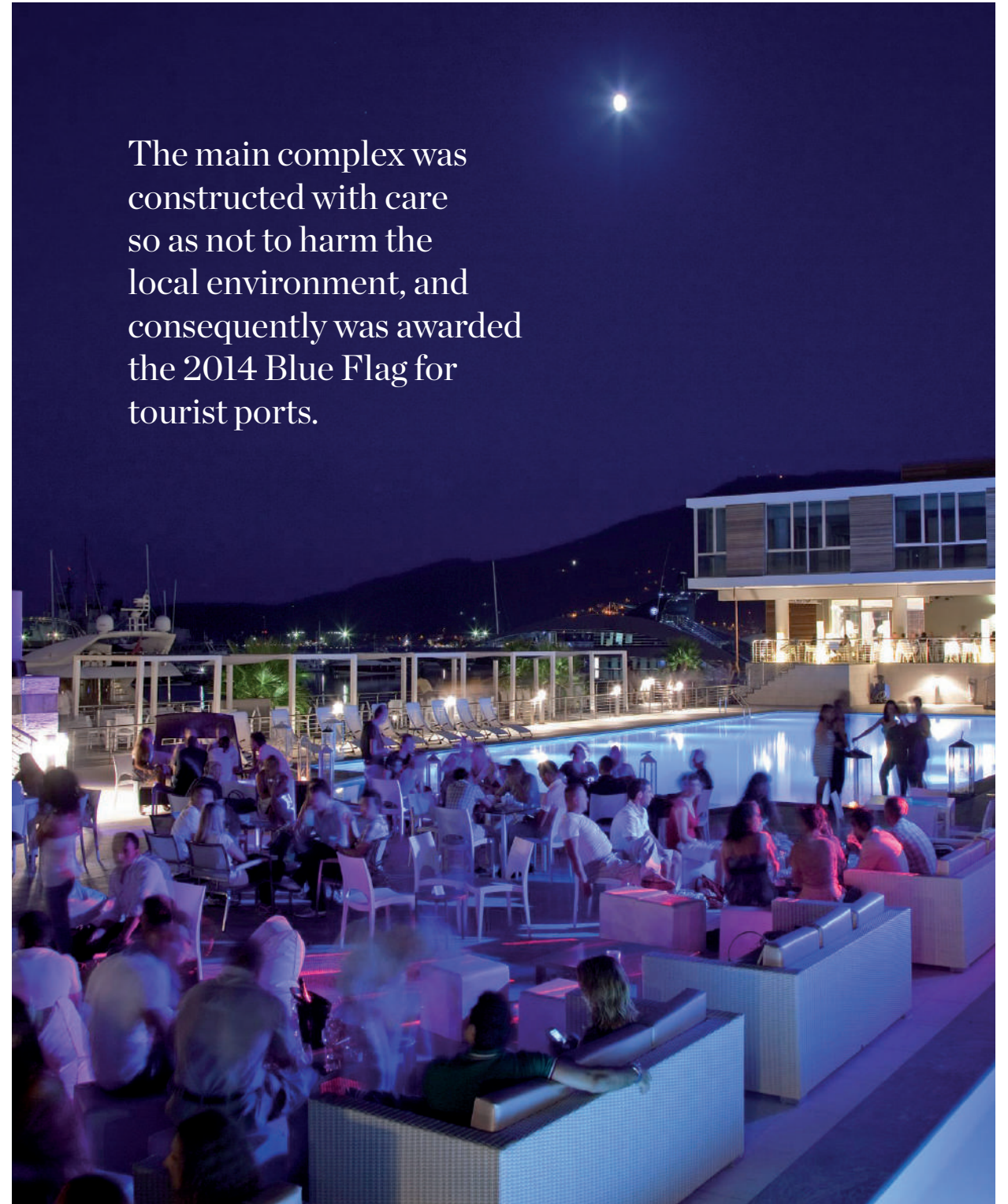
Berthing at Porto Mirabello is not just staying in a marina, it's being part of a community.



Porto Mirabello is so much more than a marina. Along the main quay and as part of the main shoreside complex, you will find nine cafés, wine bars and restaurants, and a shopping centre that has more than 30 shops run by local businesses. The complex includes a barbecue area for superyacht crews, soon-to-be-developed dedicated facilities close to the superyacht berths themselves, and a magnificent 25-metre pool. In development are 11 luxury suites with 360° views of the city and gulf, scheduled for completion early in 2020 and offering unrivalled accommodation for owners or guests.



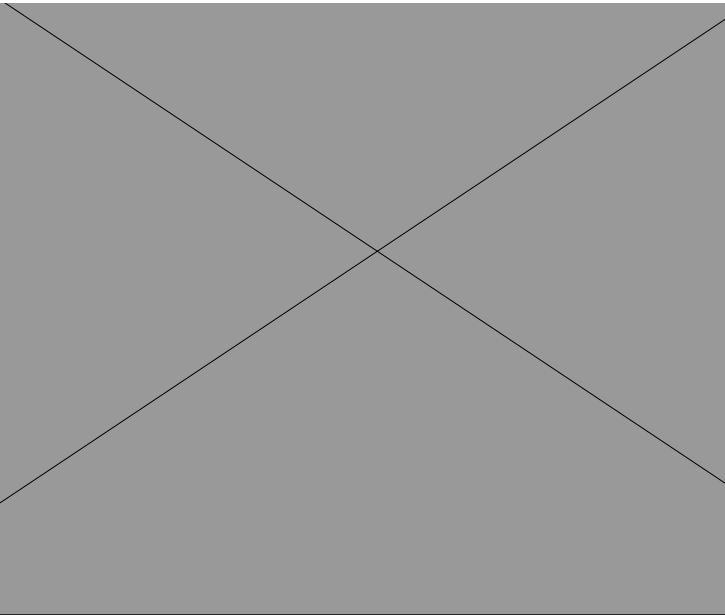
The main complex was constructed with care so as not to harm the local environment, and consequently was awarded the 2014 Blue Flag for tourist ports.





The main complex was constructed with care so as not to harm the local environment, and consequently was awarded the 2014 Blue Flag for tourist ports. Today the port represents a crown jewel of the city of La Spezia, connected by means of the splendid, recently built 156-metre Thaon di Revel bridge and meaning that the community extends to the beautiful Italian streets, bars and restaurants of the city itself. Porto Mirabello is not hidden in some industrial outer arm of a port, but is directly linked to the heart of the city.

As well as the on-site restaurants and bars, Porto Mirabello also offers additional facilities for superyacht crews including a gym and megayacht lounge, as well as a crew barbecue area. We want crews to be able to relax, and to create a marina atmosphere that feels like home away from home.







## EMBRACING LUXURY

In the heart of Porto Mirabello, and in the heart of the Med, luxury awaits from 2020.

Not content simply with providing one of the most modern, best equipped, most secure and best protected marinas in the heart of the Mediterranean, Porto Mirabello's new luxury suites will add further temptations for owners and guests.

Developed in a quiet area of the main port shore but within a stone's throw of the pool, restaurants and bars, our luxury suites have been designed and equipped to the very highest standards, affording the perfect stop for owners and guests before or after a cruise.

With stunning views over the marina and out to the Gulf of Poets, or towards the beautiful town of La Spezia, the suites will present the ultimate in luxury for the perfect shorter or longer stay in Porto Mirabello.





## EMBRACING STYLE

Porto Mirabello not only represents the best of marinas, it also puts the best of Italy within easy reach.

A port designed to host superyachts from around the world is not just a place to dock, but rather a launchpad to other prestigious destinations. Porto Mirabello is strategically positioned, and from its helipad guests can rapidly reach many renowned Italian locations: Milan, with its fashion quarter for glamorous shopping; Parma, for its excellent cuisine; Modena, and its coveted supercars; Florence, and its matchless art. In addition, with three international airports within 140km and the private jet-capable Massa Cinquale airport just 25km away, there is nowhere you can't go.







**ARTISANS OF EXCELLENCE**  
'Made in Italy' is known the world over, but even more appreciated and sought after is 'Handmade in Italy' – the masterpieces produced by artisans, tailors, leather workers, designers and more, all masters of Italian excellence.

**CULTURAL SITES**  
A wealth of destinations offering everything from classic and modern art, furniture and antiques, and masterpieces of the Italian Renaissance, to modern works by emerging artists.

**BEST SELECTION SPA**  
In the peace and tranquillity of the most exclusive sites in Italy you can relax and recover, immersed in the beauty and harmony of breathtaking landscapes.

**FASHION**  
Made in Italy means fashion, elegance, style, uniqueness, creativity. To reach the heart of the highest expression of Italian fashion style, we'll take you to Milan, the fashion centre, which can be reached in only 45 minutes by helicopter from PortoMirabello.

**PRESTIGIOUS CELLARS**  
Prestigious, organic Italian wines born out of respect for the land and the grapes in Tuscan cellars very close to PortoMirabello. Their bouquet harmoniously unites sun, air, earth, and man, a collection of excellence to visit and taste.

**FOOD VALLEY**  
A journey in search of unique foods across the complex geography of Italy's flavours, real ones, based on techniques handed down over generations of artisans. Prepare yourself for the most refined food show in Italy.

**SUPERCAR VALLEY**  
Supercar Valley represents the excellence of Italian motor technology and style. The region between Modena and Bologna is home to the world's most important and historic sport car manufacturers.

**GREAT CONNECTIONS**  
With three international airports in close proximity (Pisa - 60km; Genoa - 90km; Florence - 140km) and, for private jets, Massa Cinquale just 25km away, Porto Mirabello is ideally located with easy access for owners and guests.







# CONTACT

## RECEPTION OFFICE

For all general requests:  
+39 0187 778108  
info@portomirabello.it

## CONCIERGE OFFICE

For all requests regarding customer assistance:  
concierge@portomirabello.it

## SALES DEPARTMENT

For berth rentals and leasing opportunities both for transits  
and for longer periods:  
salesdepartment@portomirabello.it

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