

LE DUNE | waterfront
well · being

well · being waterfront well · being water



LE DUNE



Elegance, wellbeing and sustainability expressed in exclusive apartments facing the sea, in different sizes and each tailored to different needs

one of a kind living & lifestyle

LE DUNE WATERFRONT WELLBEING is a prestigious residential complex especially designed to integrate mental and physical wellness into modern life, focusing on natural rhythms and on the rediscovery of a sense of community for an improved living experience.

Le Dune feels like a real neighborhood ten meters from the sea, where you will find all the comforts you need at your fingertips: shops, restaurants, the post office and much more are a short walk away.

Exclusive buildings
10 m from the beach
3,820 sqm of greenery
2 pools, 220 sqm each



quality&design made in italy



Listone
Giordano

GESI

iCuzzini

SCHÜCO

SIGIS

bticino

LEA
CERAMICHE



beyond ordinary living

A newly found pleasure in living everyday life thanks to the many premium services available to you

1

BEACH ACCESS

Direct access to the beach, as in the best luxury hotels.

2

PREMIUM HEALTHCARE

The peace of mind of having reliable medical assistance only a few steps from home.

3

WELL-EQUIPPED GYM

Gym, swimming pool and jogging tracks to take care of mind and body.

4

RESTAURANT AND LOUNGE

Living well and eating well. Right by the sea and at your doorstep.

ell · being waterfront well · being water



international network italian conviviality

Common spaces, organised events, and the best Italian food and wine tradition to meet and interact with residents from all over the world. Don't miss on the invaluable opportunity to be part of a lively international community.

- GPs and Outpatient Clinic
- Pizzeria Trieste
- Kindergarden and Primary School
- Post Office
- Bar Caffè Atene – Le Dune
- Chemist's
- Baker – Forno Stella
- Excelsior Hairstylist and Beautician
- Laura Store Boutique
- Restaurant Alusea Bistrot
- Le Dune Fitness Gym
- Mezzadri Cycles



dedicated healthcare assistance

HEALTHY BOBY, PEACEFUL MIND

A tailored check-up program starts with understanding the individual needs: each life season calls for specific preventive care.

Gruppo Synergo, the regional leader in private and public healthcare, offers you a personalized check-up program in four steps:

- Your Personal Doctor will design your check-up program according to your needs;
- Your Personal Care Manager will guide you through examinations, diagnostic tests, specialist visits, and specific medical procedures;
- Your Personal Doctor, together with qualified Specialists and your personal Care Manager, will offer you a final report based on the high-precision Diagnostic Services to illustrate the results of the check-ups and explain the recommended path in detail;
- Your Care Manager and Personal Doctor will consult Nutrition and Movement Specialists to offer you the best prevention path, personalized advice to improve your lifestyle daily, and the assistance of a team dedicated to ensuring your well-being.

To fully enjoy your Le Dune experience we offer you 360° premium healthcare coverage in partnership with Gruppo Synergo, the regional leader in private healthcare:

- yearly check-ups for you and your loved ones;
- a team of experts to guide your every step towards a healthier lifestyle;
- free personalized health insurance for the first 3 years;
- guaranteed immediate access to the best doctors and diagnostics services in the Region.

OUR PARTNERS

GRUPPO SYNERGO

Between tradition and innovation: we care, since 1927.

Since 1927, Gruppo Synergo has been the regional leader in private and public healthcare. Reference point of Central Italy for Oncological, Thoracic, Orthopedic, Vascular and Ophthalmic Surgery, the group is present in Marche, Abruzzo and Molise.

Thanks to its pioneering surgical experience, Gruppo Synergo deals with the most complex cases of each medical discipline, with a state-of-the-art Surgical Cardiology service and a modern healthcare facility dedicated to pulmonological, cardiological, neurological, and orthopedic rehabilitation.

AON INSURANCE

With AON Assicurazioni we left nothing to change: we offer you a 3-year personalized insurance policy with guaranteed immediate access to Gruppo Synergo's health facilities, or any other AON affiliated facility.



All apartments have an integrated home automation systems.



The apartment



Premium buildings developed on an enchanting Adriatic Sea beach.

A real estate project that allows you to explore your wellbeing in all its shapes and forms. Le Dune Waterfront is the ideal context for those who know that the quality of life starts from the quality of living. Our entirely customizable units are spaces able to express each and every need while always respecting the surrounding ecosystem.

Le Dune Waterfront Wellbeing is designed to meet your every need, that's why the majority of the apartments are fully customizable (and we offer the opportunity to request advice from an interior designer).



Le Dune Waterfront Wellbeing is designed to meet your every need, that's why the majority of the apartments are fully customizable





four ways of living

One bedroom, two bedrooms, three bedrooms, attic: different sizes for different needs, the constant is your wellbeing.

ONE-BEDROOM
starting from 60 mq

TWO-BEDROOM
starting from 80 mq

THREE-BEDROOM
starting from 100 mq

PENTHOUSE
starting from 160 mq





Abruzzo is a fascinating region, still to discover even for many Italians. Its unparalleled natural beauty extends both to the sea and the mountains. Abruzzo can boast three National Parks, a Marine Protected Area, a Regional Park and over thirty Natural Reserves, making it the real “green hearth” of the Mediterranean. Wonderful panoramic views over the sea or the lake will surprise you everywhere you look, and if you are lucky, you’ll be able to meet the varied local wildlife while on your way to ancient fortified villages or mysterious castles perched on the mountains. Abruzzo is a region which offers endless entertainment opportunities for young and adults alike, from the coast to the hinterland.

Abruzzo

see, mountains and gastronomy

MOUNTAIN

Nature is queen in Abruzzo.

I recommend visiting the Gran Sasso and Laga Mountains National Park and the Abruzzo, Lazio and Molise National Park.

They are both very large and give you the opportunity to follow different hiking routes divided by difficulty level from “tourist” to “expert”, which will take you to explore lakes, waterfalls, stables for those who love horse-riding, and much more, not to mention the surrounding breathtaking views. If walking is not your thing, you can take the scenic train, or opt for an exciting e-bike excursion!

Getting to the park early in the morning during the most peaceful hours and respecting the quietness of nature, you’ll have a chance to make pleasant unexpected encounters with the local wildlife, such as deer, young fawns, foxes and cute woodpeckers. If you’re lucky, you may even catch a glimpse of the majestic golden eagle that dominates the skies.

BEACH

This beautiful region has over 100 km of coastline with fine renowned beaches.

They range from sandy beaches with lidos in the north, particularly suitable for families with children, such as the Blue Flag beaches in Pineto, Silvi Marina and Roseto degli Abruzzi; to rocky beaches in the south for those who love adventure and wilder, unspoilt nature, such as Costa dei Trabocchi.

The latter is an enchanting place immersed in the Natural Reserve of Punta Aderci. From the coast, among coves and pebbles, you'll be able to spot the so-called "trabocchi", typical structures used for fishing. They are very well worth a visit, if only to admire their unique architecture, and if you book at least one month in advance, you might even be able to have dinner on one of them.

Pescara, the birthplace of Gabriele d'Annunzio, is the right place to visit if you are looking not only to relax but also for cultural entertainment. You'll find museums dedicated to regional sectors such as painted ceramics and olive oil, and at the Museo d'Arte Moderna Vittoria Colonna you'll have the opportunity to admire works by Miró and Picasso.

GASTRONOMY

- Cozze allo Zafferano

This dish perfectly combines the two souls of the region: land and sea. Abruzzo, in fact, has a sea full of fresh seafood, but it is also a land of truffles and saffron DOP, which together make a refined dish.

- Arrosticini

For those who don't know them yet, they are 25/30 cm long skewers of sheep meat cubes of about 1cm per side. Once you taste them, you won't be able to live without them. They are part of the Abruzzese agricultural and pastoral tradition, and are now widespread throughout the peninsula because, well, they are simply delicious.

- Confetti di Sulmona

After the main course, let's go straight to dessert. Sulmona's sugared almonds are not only good, they are a true artistic experience. Abruzzo's artists give these colorful sugared almonds ever-changing and cheerful shapes, such as primroses, daisies or cute bees. You're in for a treat.

- Fragolino

If you love liqueurs, especially homemade ones, you can't miss Fragolino, originally from Abruzzo. As the name implies, Fragolino is a liqueur made from local wild strawberries ("Fragole" in Italian), and has a rather sweet taste. It goes great as a digestive or paired with ice cream.

- Cheese

Cheese at the end of a meal (but also at the beginning) is a tradition in Abruzzo. There are many varieties, given the long history of sheep farming in the region. You can choose from many different kinds of caciotta, ricotta, scamorza and pecorino.



Main distances and points of interest

Pescara	15km
Chieti	25km
L'Aquila	90km
Milan	560km
Neaples	250km
Rome	200km
Bologna	350km

Roccaraso Skiing	110km
Majella National Park	75km
Rocca Calascio	85km
Trabocchi Coast	80km
Campo Imperatore	90km
Civitella Fortress	65km
Pietracamela	85km

110km
75km
85km
80km
90km
65km
85km

Abruzzo Airport	15km
Pescara Railway Station	10km



LE DUNE | waterfront
well · being

well · being waterfront well · being waterfront