

# A FOCUS ON LAZIO *Ciociaria*

THROUGH THE EYES OF ALFANO REAL ESTATE



 gate-away.com  
*The Italian property portal*

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## IN THE FOOTSTEPS OF CICERONE, DE SICA AND MASTROIANNI



credits: visitlazio

The **Ciociaria's** geographical area today **mainly corresponds with Frosinone province**, in the **south of Lazio** region in Central Italy. **Perfectly situated** halfway between Rome and Naples, between the Tyrrhenian sea – the so called Ulysses Coastline – and the Apennines with the Abruzzo National Park.

From the Roman colonization to the Middle Ages, Ciociaria – once stretched over a larger territory – played a leading role in the political and cultural matters due to the presence of illustrious personalities, such as Cicerone, saints and artists like the well-known actors **Marcello Mastroianni** and **Vittorio De Sica**.

# CIOCIARIA: ABOUT THE AREA

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iociarìa is a land to explore with your heart and your mind to read the pages of a great history book which embraces the most ancient civilizations till the contemporary avant-gard.

### What does the area have to offer?

Ciociaria boasts many attractions to whom is passionately fond of nature, culture and food.

- **Thermal baths** - Ciociaria is good for your health. Just think of Fiuggi thermal complex whose waters treat kidney stones. It has been well-known since the times of Pope Boniface VIII. Also Cassino and Ferentino are spa towns.
- **Medieval villages** - Since the province of Frosinone was a border land between the ancient Papal States and the Kingdom of the Two Sicilies during the Middle Ages, its territory hosted numerous historical events involving Popes and monarchs from all over Europe. That's why it is now an exclusive destination for history enthusiasts with its striking small

towns and hamlets dotting the area like Arpino, Alatri, Roccasecca or Arce just to name a few.

The itinerary has a plethora of **abbeys and churches, castles and archaeological areas**, but also **acropolises and Cyclopean walls**. Have you ever heard about that? They are ancient gigantic pre-Roman fortifications in polygonal masonry enclosing urban centres with an enormous visual impact within their perimeters.

- **Ciociaria** is also extremely rich **in caves, oasis and nature reserves** where you'll be able to benefit from the contact with nature, but also to practice **water sports** (kayaking, scuba diving and fishing), **golf, trekking, climbing, cycling and skiing**. There's truly something for every taste.
- **The beach** – with its coastal pearls which are Formia, Sabaudia, Gaeta and Sperlonga belonging to the scenic Ulysses' Riviera Regional Park – is just 35 minutes driving. From these unique towns you can also reach by ferry the marvellous islands of Ponza and Ventotene.

### Ho to get there

Ciociaria area is very easy to reach.

**By car:** as it is set in the middle of the biggest motorway network, it is accessible by the Autostrada del Sole (A1 Rome-Naples) and from the motorway that has 9 exits in Ciociaria which are Colferro, Anagni-Fiuggi, Ferentino, Frosinone, Ceprano, Pontecorvo-Castrocielo, Cassino, San Vittore del Lazio. The ancient Via Casilina also runs through the whole territory, from Rome to the boundary with Molise and Campania regions.

Other ways and special roads:

**By plane:** Naples-Capodichino airport in Campania and Fiumicino or Ciampino airports in Lazio.

**By train:** trains Naples-Rome, then change with Roccasecca-Avezzano line if you have to reach the inner areas

**By bus:** CO.TRA.L. / CIALONE services.



# PROPERTY MARKET INSIGHT

## How much does it cost to buy a property in Ciociaria?

You can find beautiful properties at very affordable prices. Here are indicative average prices:

House to be restored – **from € 350 to € 550 / m<sup>2</sup>**

House ready to be lived in – **from € 700 to € 1,100 / m<sup>2</sup>**

Brand new house – **from € 1,200 to € 1,500 / m<sup>2</sup>**

## Where is your future neighbour in Ciociaria from?

Due to its strategic geographical position in the **Lazio region** and in the heart of Italy and its affordable property prices, but also for the wealth of history you can breathe, the beautiful landscape, the friendliness and hospitality of its people, Ciociaria turns out to be one of the preferred destinations by those tourists who want to combine in one holiday culture, nature, gastronomy and well-being of body and mind. Yet, it is still untouched by mass tourism. For all these reasons, it is growing in popularity also among international house hunters in Italy. So, among locals guess who you could find next door by nationality according to the requests that Gate-away.com received in 2019 from all over the world for properties for sale in Ciociaria (Frosinone area):



**American 29.64%**



**Canadian 5.54%**



**French 4.26%**



**British 15.99%**



**German 4.9%**





# YOUR HOME IN LAZIO *Ciociaria* **ALFANO REAL ESTATE**

*with*

## WHO WE ARE



**Alfano Real Estate**, with its founder Claudio Alfano, born in 1982 as a small local business activity, but due to their willingness and professionalism, they became one of the main real estate agencies of the entire province of Frosinone.

In 2019 other young collaborators joined the team and it experienced a further growth. This translates into international activities, increasing transactions, acquisition of a **wide range of properties in small hamlets** as well as **bigger towns** and in the **most exclusive destinations**.

Their success and the very high quality of their work is the result of the empathy with their clients and the use of new digital communication and media that perfectly combine with their **37 years experience**.

**Alfano Real Estate offices** are in Rocca-secca, Arpino and Sora – three towns in Frosinone province that coincides with Ciociaria area. But very soon you'll find them also in the town of Frosinone and

Anagni. Yet, they are opening a marvelous showroom in the very heart of Rome.

They really care about every single client with the utmost attention to their needs from the first visit to the properties throughout the entire purchase process.

## WHAT THEY SAY ABOUT US



"I'd been dreaming for many years of moving to Italy to buy a house to restore and live in. I began searching on Italian real estate sites in 2013.

I contacted Claudia from Alfano Real Estate in 2019 about a *palazzo* I saw advertised about 2 years ago to see if there was any way I could arrange to buy it, even though I hadn't yet sold my house here in Australia.

Claudia was so understanding and kind to me, and she realised right away how desperately I wanted to buy it. She arranged immediately contract terms for me that allowed for the payment of the deposit and final payment on the *palazzo*.

And thanks to her and Alfano Real Estate I am now the very proud owner of my Italian dream home, and will be moving into it right after settlement in May, 2020.

It hasn't stopped there though... here in Australia, after the contract is signed, we never hear from our real estate agent again, but Claudia promised me from the start that she would be working by my side through every step of the process, and, true to her word, she has continued to do just that. She's been helping me arrange the electricity and the plumbing for the *palazzo*, and is always happy to help me with any questions and to liaise between myself and the previous owners with everything I might need to do or arrange. Claudia has been my guardian angel throughout the purchase, making a stressful situation so much simpler than it would have been without her, and I really can't thank her enough!"

*Kelly Galloway, Australia*

# A SELECTION OF PROPERTIES IN **LAZIO** *Ciociaria*

€ 90,000



**LAZIO**

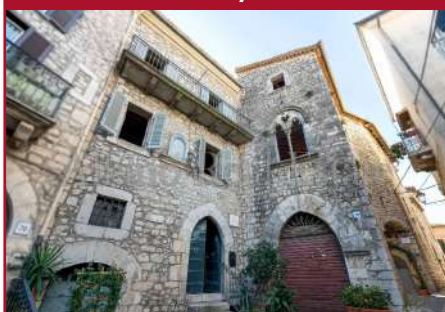
ARCE (FR)  
*Cantina Trentini*

RENOVATED – FURNISHED  
CELLAR – FIREPLACE

**1 bedroom apartment - 125 m<sup>2</sup>**

**MORE DETAILS**

€ 235,000



**LAZIO**

VEROLI (FR)  
*Palazzo Cavour*

HISTORIC – VIEW  
RESTORED

**5 bedroom palazzo - 400 m<sup>2</sup>**

**MORE DETAILS**

€ 370,000



**LAZIO**

CASTELNUOVO PARANO (FR)  
*Mille e una pietra*

RENOVATED- FINELY FURNISHED  
PANORAMIC TERRACES

**Farmhouse - 400 m<sup>2</sup>**

**MORE DETAILS**

€ 500,000



**LAZIO**

ARPINO (FR)  
*Villa Pelagalli*

TERRACE – HISTORIC  
ORIGINAL FINISHES

**Period villa - 420 m<sup>2</sup>**

**MORE DETAILS**

€ 690,000



**LAZIO**

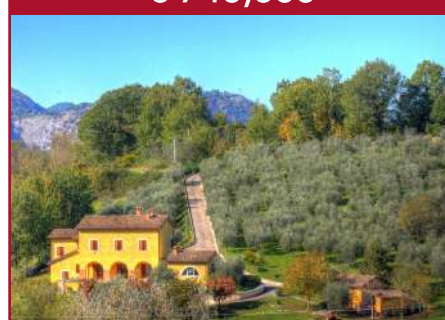
ISOLA DEL LIRI (FR)  
*Villa Valeria*

PARK – VIEWS  
TERRACE

**8 bedroom villa - 590 m<sup>2</sup>**

**MORE DETAILS**

€ 740,000



**LAZIO**

ATINA (FR)  
*Villa Belvedere*

NEWLY BUILT – VIEWS  
OLIVE GROVE

**6 bedroom villa - 400 m<sup>2</sup>**

**MORE DETAILS**

**CLICK HERE**

**AND SEE ALL PROPERTIES FOR SALE BY ALFANO REAL ESTATE**