







Who we are

MARTINA RE specialises in the integrated management of real estate projects, with a focus on quality, innovation and tailor-made results for high-profile partners.

Our offices are located in Milan, the institutional and operational hub for Legal & Credit NPL Management activities, and in Brescia, home to our operational base for the coordination of Management across all Financial & Debt Management, Administration & Fiscal Management, Project & Construction Management, Strategic Marketing & Interior Design and Property & Sales Management services.

A network of LABs located in strategic areas across the country – Franciacorta, Ponte di Legno, Genoa and Venice – provides fast, effective support for the development and management of projects, together with dedicated support for Sales Management activities, ensuring a timely presence on the ground.

By 2030 we plan to open new LABs in Naples, Rome and Palermo.



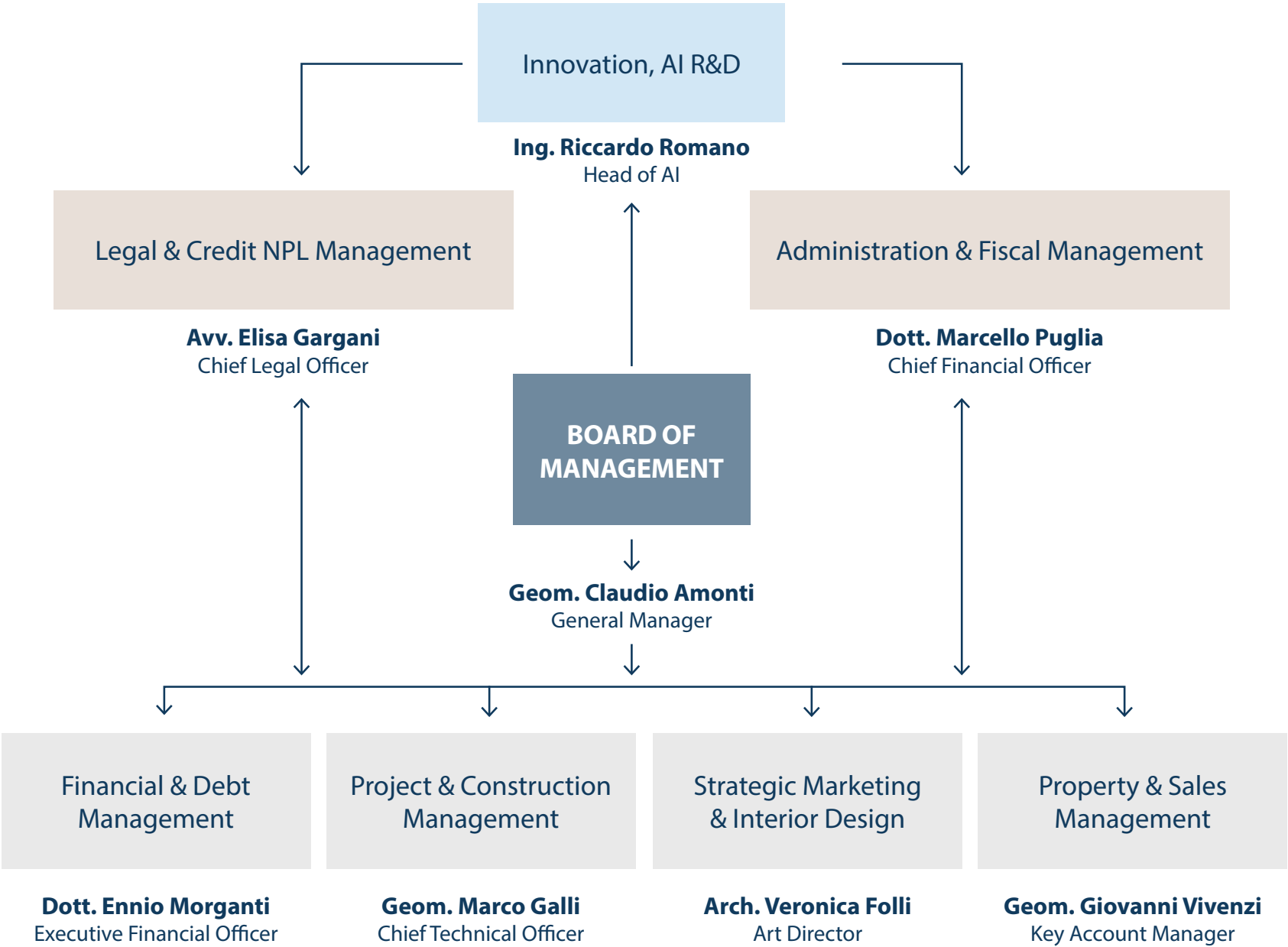
Company profile & Board



Team

MARTINA RE is a full-service advisor. The Team is made up of Managers from different fields of expertise, with solid experience, specialist knowledge and a marked aptitude for problem-solving. This allows us to assemble, according to the needs of each Client, a tailor-made Team suited to a wide range of projects.

The Team Managers responsible for each phase work in close collaboration with the Client or the Client's management structure, looking after both the strategic side and the operational side in the field. Given the type of advisory service MARTINA RE offers, every manager combines the specialist skills of their own phase of activity – be it finance and development, design and construction, or marketing and sales – with cross-functional knowledge, strategic vision, a capacity for innovation, interpersonal skills and leadership. This enables us to offer cross-functional expertise and to play a strategic role in the management and disposal of real estate.



A NEW ASSET MANAGEMENT PERSPECTIVE

Real estate – whether land, construction sites, buildings to be refurbished, income-producing buildings or exclusive properties – consists of complex assets whose value depends on their capacity to generate income. Optimising their management is therefore essential: from financial appraisal to development strategy, from design coordination to site supervision, from the delivery of the marketing plan to the fit-out of the interiors, from the management of sales to the disposal of the assets.

Through its Managers, MARTINA RE coordinates the entire real estate operation across all of its PHASES:

- **Financial & Debt Management**
- **Project & Construction Management**
- **Strategic Marketing & Interior Design**
- **Property & Sales Management**

Providing cross-functional oversight of all the operating areas, the **Innovation, AI R&D** division integrates applied research and artificial intelligence tools across the entire real estate management cycle, raising the quality of decision-making, analytical precision and the capacity to generate value at every stage of the operation.

MARTINA RE delivers its advisory services as a complete offering, tailor-made for each project around the Client's needs, aligned with the Client's return objectives and delivered on time, on budget and to the required quality. To safeguard the soundness of the corporate structure and control over internal processes, the Board is supported by two areas dedicated to governance and to administrative, tax and legal management:

- **Administration & Fiscal Management**
- **Legal & Credit NPL Management**

MARTINA RE's knowledge and long-standing experience in the real estate sector, the diverse and interconnected expertise of its managers, the continuous professional development of its people, and ongoing research and innovation are the operational tools behind MARTINA RE's success.

Beyond acting as an advisory and service provider, Martina RE can serve as a true transaction partner. Fee arrangements may include success-based fees or direct investments in the strategy, aligning directly with the client's expected economic outcomes.

Financial & Debt Management

Project & Construction Management

Innovation, AI R&D

Administration & Fiscal Management

Legal & Credit NPL Management

Strategic Marketing & Interior Design

Property & Sales Management



Financial & Debt Management

TURNING COMPLEXITY INTO FINANCIAL CLARITY

Real estate is, by its very nature, a field of financial complexity: every asset carries a layering of variables – market, debt structure, timing – that calls for solid analytical skills and a long-term strategic vision. It is in this context that MARTINA RE has developed its Financial & Debt Management area.

The division's mandate is to turn the financial complexity of each operation into a clear, measurable and manageable path. Its value lies in building the financial roadmap of the operation, updating it in real time and guiding every decision with the support of data.

The area oversees the entire financial dimension of the project – from the preliminary analysis phase to the closing of the operation – working in close coordination with MARTINA RE's other areas to ensure consistency between strategic vision, design choices and the partner's return objectives.

The Financial & Debt Management division is the economic and financial cornerstone of every operation managed by MARTINA RE. Its scope of activity is structured along two complementary axes.

Financial Management

The Business Plan is the analytical tool through which MARTINA RE structures and governs the economic plan of every real estate operation. At the origination stage, developed on the basis of Market Value and SWOT Analysis, it is the reference document for assessing feasibility and defining the strategic variables that determine the expected return: product allocation, profiling of target demand and construction of the price list, calibrated to secure a competitive positioning of the asset against market conditions and to optimise the speed of sales absorption. During development, the Business Plan takes on the role of an ongoing control and monitoring tool: updated at regular intervals, it measures deviations from the set targets, identifies critical variables at an early stage and supports strategic adjustment decisions with accurate, reliable information. On completion of the operation, it finally serves as the closing report, providing the investor partner with a transparent and documented account of the results achieved against the initial projections.

Debt Management

For each operation, MARTINA RE develops alternative financial structure scenarios, preparing leveraged Business Plans under different leverage assumptions in order to identify the solution that optimises the risk-return profile for the client and secures the overall financial sustainability of the investment. Where debt leverage proves to be the most efficient structure, the division takes a direct role in negotiations with lenders – structuring and managing the financing agreements with the aim of preserving operating margins and meeting the return targets set at planning stage. In this context, the Levered Business Plan is the key negotiating tool: developed and updated to document the financial soundness of the project throughout the operation's life cycle, it forms the basis on which credibility with banking counterparties is built and the most favourable credit terms for the operation are negotiated.

Project & Construction Management

BUILDING VALUE, FROM DESIGN TO DELIVERY

A successful real estate operation is not measured at the point of sale alone: it is built day by day, through precise design choices, rigorous site management and constant control of time, cost and quality. This is the domain in which MARTINA RE's Project & Construction Management area operates.

The division stems from the conviction that design and construction must be managed as a single process, integrated from the outset with the financial and commercial vision of the operation. Every design choice impacts the final value of the asset and on its marketability: this is why MARTINA RE's Project Managers work from the preliminary phase onwards in close coordination with the Financial and Strategic Marketing areas, ensuring that the final product meets market expectations precisely.

The approach is based on continuous, accountable oversight: MARTINA RE takes an active leadership role across the entire construction process, coordinating all the professionals involved on an ongoing basis and bringing technical expertise, negotiating skills and management control to every phase of the operation.

The Project & Construction Management division ensures end-to end management of the technical and construction process, from design feasibility to final handover. Its scope of activity is structured around three main areas.

Project Management

Through its Project Managers and BIM Managers, MARTINA RE structures and governs the entire design development process with an integrated approach that coordinates all the professionals involved – architects and designers, structural consultants, and building services engineers – ensuring consistency between architectural choices, regulatory constraints and the economic objectives of the operation. From the definition of the preliminary design, developed in close coordination with the Financial and Strategic Marketing areas, every phase is overseen to ensure the final product reflects the technical requirements and quality standards identified at the Market Value stage, so that the product aligns precisely with market demand. Ongoing monitoring of the permitting process – handled by the appointed professionals and coordinated by MARTINA RE – makes it possible to identify early on any issues that could cause delays, protecting both the financial schedule and the overall return of the operation.

Construction Management

A dedicated Construction Manager oversees the entire life cycle of the project site on a continuous basis, from the definition of the procurement strategy to the selection and qualification of the contractors, through to final testing and handover. Systematic control of quality, time and cost – with prompt identification of critical activities and proactive management of variations and disputes – is the fundamental operational safeguard for protecting the operation's margins and keeping to the financial schedule. Regular updates to the client through structured reports provide full visibility of progress on site and of any economic implications, enabling timely, informed decisions throughout the construction process.

Architectural Project

MARTINA RE's approach to design varies according to the engagement. In fully managed projects, MARTINA RE takes complete charge of the process: from preliminary, detailed and construction design – including structural, mechanical and electrical engineering – through to end-of-works filings and occupancy certification. In other cases the commission is entrusted to leading architects and architectural practices, with whom MARTINA RE works closely to align style and technical solutions with the client's requirements. In both cases, its oversight ensures full integration between the parties involved and a final product consistent with the commercial positioning and return objectives.

Strategic Marketing & Interior Design

MAKING SPACES DESIRABLE, MAKING PROJECTS SELL

In the premium real estate market, the difference between a product that performs and one that remains unsold is rarely price: it is the ability to communicate its value effectively, to make it desirable in the eyes of the right buyer at the right time. This is the mission of MARTINA RE's Strategic Marketing & Interior Design area.

The division operates on a clear conviction: marketing and interior design form an integrated system – but one that must be built from the very start of the operation, in continuous dialogue with the financial and technical dimensions of the project. The quality of the interiors feeds the communication; communication drives sales; sales confirm the strategy. Everything moves in a coherent direction.

This systemic approach has become one of MARTINA RE's distinctive features in the market: the ability to turn a real estate asset into a finished, presentable, and saleable product, supported by a visual and commercial narrative that maximises its perceived value in the eyes of the end buyer.

The Strategic Marketing & Interior Design division oversees the commercial and communication dimension of every operation, with an integrated approach that combines market analysis, interior design and communication management. Its scope is structured around four areas.

Strategic and Operational Marketing

For each operation, MARTINA RE develops a structured Marketing Plan, based on quantitative and qualitative analyses of supply and demand, a SWOT analysis, and target market segmentation. The plan is the strategic document that guides product, pricing, and positioning decisions for the asset, setting sales price lists in line with market conditions and the absorption targets identified at the Business Plan stage. Marketing goes well beyond communication: it provides active, ongoing oversight of the sales process, monitoring the effectiveness of the strategies adopted and supporting the adjustments needed to keep the operation on track against its timeline and financial targets..

Communication Plan

Developed in synergy with the Marketing Plan, the Communication Plan defines the overall architecture of the project's communication strategy: channel selection, budget allocation, activity schedules, and the production of sales content – such as project books, digital material, and campaigns on specialist property portals – tailored to specific target groups and stages of the project lifecycle. Content is produced in direct coordination with the Project & Construction Management area, ensuring consistency between how the product is communicated and its actual state of progress.

Interior Design

MARTINA RE designs the interiors of every unit type with an approach geared to maximising the value perceived by the end buyer. The design – including furnished floor plans, selection of styles and materials, and agreements with selected supply partners – is developed in close alignment with the asset's commercial positioning and the target profiles identified in the Marketing Plan. The production of photorealistic renders, video renders and high-quality films is the key visual tool for anticipating the perception of the finished product and accelerating sales absorption.

Home Staging

MARTINA RE fully stages the units with curated furniture and accessories, complete with professional photography and video production. The result is an asset presented to the market in its optimal configuration – finished, furnished, and move-in ready – a condition that shortens the buyer's decision-making timeline, supports the sale price, and contributes directly to the overall commercial performance of the operation.

A close-up photograph of a hand holding a set of keys. The keys are attached to a wooden triangle-shaped keychain. The background is blurred, showing another person's hand and part of a suit. The overall tone is professional and focused on the transaction of handing over keys.

Property & Sales Management

CLOSING THE DEAL, PROTECTING THE VALUE

The final phase of a real estate transaction is also where the value of all the work carried out crystallises. Precision in managing the sales process, speed of disposal and methodological rigour in negotiation are decisive factors in protecting the operation's expected return. Martina Re has structured its Property & Sales Management area to oversee this phase with the same care devoted to the previous ones.

The division handles every aspect of managing the asset during the disposal phase: from defining the sales strategy to managing buyers, and from negotiations through to the notarial deed and handover. This complete oversight frees the client from all operational tasks while ensuring maximum control over results.

MARTINA RE manages sales through a network of selected agents and associates, centrally coordinated and focused on the objectives set out in the Marketing Plan. The result is a structured, measurable and constantly monitored sales process.

The Property & Sales Management division oversees the sales and disposal phase of assets using an integrated approach that covers every activity, from sourcing the buyer to the final handover of the property. Its scope is structured around three main areas.

Sales Management

MARTINA RE coordinates and manages its sales network – made up of selected companies and agents operating within its organisational structure – ensuring consistent asset positioning, systematic control of the negotiation process and full visibility of the deal pipeline. The division oversees the entire disposal process, from qualifying the prospective buyer to closing the transaction: the analysis of each offer – conducted against structured criteria of price consistency, the buyer's financial reliability, and payment terms and timing – makes it possible to select the soundest counterparties and conduct negotiations with full control over all contractual variables. MARTINA RE coordinates and manages all preparatory activities leading up to the notarial deed of transfer, ensuring transactions are closed efficiently and in a structured manner, while providing support to purchasing clients throughout the decision-making and after-sales process.

Commercial Operations

MARTINA RE plans, coordinates and governs the entire commercial operation of the project, working in close alignment with the Strategic Marketing area. The division organises and distributes the sales materials produced by marketing to the agent network, plans and monitors promotional activities across the selected channels, and manages the database of contacts and ongoing negotiations. Structured sales reports, updated at regular intervals, give the client full visibility into sales progress, asset performance against absorption targets, and adherence to the forecast cash flow—enabling timely, informed decisions throughout the commercial cycle.

Property Management

For assets under its management, MARTINA RE organises and oversees the entire rental operation—whether short, medium or long term – coordinating all the related services: guest welcome and management, routine and extraordinary maintenance, rental yield optimization, and the handling of tax and administrative formalities. Its proprietary “letting to selling” service makes it possible to structure an integrated strategy that generates income during the period leading up to final disposal, preserves asset value through active management, and keeps the property positioned in optimal market condition. This approach reduces the financial impact of the holding period on overall investment returns while offering partners a flexible solution geared toward maximizing the final economic result.

RESHAPING REAL ESTATE THROUGH INTELLIGENCE

In 2026 MARTINA RE established a fifth operating division dedicated to applied research, technological development, and the integration of artificial intelligence into its business processes: the **Innovation, AI R&D** division.

The choice reflects a clear vision: real estate is currently at the center of a structural transformation driven by digital innovation, and MARTINA RE intends to play a leading role—indeed, to be an active driver of this evolution.

The division applies technology with a measurable-return mindset. Its mandate is to bring next-generation tools directly into the four core business areas, increasing their decision-making precision, speed of execution and capacity to generate value for partners and investors.

With this division, MARTINA RE consolidates its position as an asset & development management company capable of operating to the highest quality and technological standards, in line with international best practices.

The Innovation, AI R&D division is made up of a multidisciplinary team of professionals with backgrounds in computer engineering, real estate finance, architecture, AI and philosophy.

Its scope of activity is structured along three strategic axes:

Applied Research and Development

Analysis of emerging technologies and their adaptation to MARTINA RE's operating context, using a structured experimental approach with a focus on concrete applications in the short to medium term

AI Integration

Development and implementation of artificial intelligence-based tools to support of the Financial & Debt Management, Project & Construction Management, Strategic Marketing and Property & Sales Management areas. Priority applications include predictive market analysis, optimisation of site workflows, support for asset valuation, and the personalisation of sales strategies.

Digital & Visual Innovation

Production of advanced visual content (renders, video renders, and interactive visualisations) and the development of digital solutions for project communication and presentation, fully integrated with the Strategic Marketing & Interior Design area. The division works in constant dialogue with the company's other operational areas and reports directly to the Board, ensuring that innovation is always aligned with MARTINA RE's strategic objectives and the value expected by its partners.



In good company

TRUST AS A BUSINESS STANDARD

The relationships MARTINA RE builds overtime are measured not in numbers, but in quality. Every collaboration – whether with a financial partner, a legal advisor, a technical practice, or a specialist operator – stems from a deliberate, mutual choice founded on professional esteem and a shared vision of work done well.

MARTINA RE does not pursue the quantity of its relationships, but their depth. The partners we choose to work with share our own standards of rigour, confidentiality and accountability. And they, in turn, choose us – for the seriousness with which we manage every operation, for the clarity with which we communicate, for the consistency between what we promise and what we deliver.

In a sector where reputation is built one operation at a time, MARTINA RE has made trust its most valuable asset. Our collaborations are not born of passing convenience: they are born of shared journeys, results achieved together, of a word given that has never needed to be renegotiated.

		ENGEL&VÖLKERS		5RE	MORE the wellbeing	TOYO europe
	TREND MILANO DESIGN	Rugiano	PIANCA & PARTNERS the contract hub		davide groppi	marco carini studio architettura design grafica comunicazione
	net1 innovation's preview	Artemide	Listone Giordano	KARMAN	Carpet Edition	SIMES luce per l'architettura
MIRAGE INSPIRING BETTER LIVING	DERADA INNOVATIVI PER TRADIZIONE	ostiliomobili HOME OFFICE CONTRACT	DENTROCASA	mazzoleni	bticino	CDS HOLDING
zenucchi design code		RPBW RENZO PIANO BUILDING WORKSHOP	FASANINI	b+ma ARCHITETTURA URBANISTICA INGEGNERIA	hodli	QP Porfido Pedretti
 Più energia, più sostenibile.		Mistral	Strategic BIM	arredamenti PASQUINI di Davide Pasquini	Viabizzuno	FARIELLO AGENZIA DI RAPPRESENTANZA
edileco		pwc	ONE33	ANDERSEN.	Mobili Polonioli	 COOPERATIVA AGRICOLA SAN FELICE DEL BENAGO
SDA Bocconi SCHOOL OF MANAGEMENT	 POLITECNICO MILANO 1863	PRIMA	MOD ARCHITETTURA	ALMA Consulting		Molteni & C



Quality & Compliance

BUILDING TRUST THROUGH MEASURABLE STANDARDS

Quality is not declared: it is certified, measured and proven over time. The structural evolution MARTINA RE has undertaken in recent years extends beyond internal organization and governance to encompass the formal certification of its processes and external assessments of its soundness—financial, operational, and digital.

Within this framework, the company has obtained ISO 9001:2015 certification for its Quality Management System, issued by an internationally accredited body, confirming that its business processes comply with the most rigorous quality standards in Real Estate Consulting and Management.

In parallel, MARTINA RE has secured a Corporate Credit Rating from an agency registered under European regulations. This rating attests to a balanced economic and financial position, significant revenue growth, and a flawless bank borrowing record throughout the period under review.

A Cybersecurity Posture Assessment conducted by a specialist external consultant has verified the soundness of the company's digital infrastructure, confirming a level of maturity that is adequate and consistent with the company's operational complexity. Completing this picture, MARTINA RE has also earned an ESG Rating, certifying the company's commitment to environmental, social, and governance standards that are increasingly central to the decisions of institutional investors.

These certifications are not isolated milestones, but pieces of a broader project: a company that is not only competent and effective, but structured, transparent and certified – meeting the expectations of high-profile partners and investors.



AN ENTERPRISE THAT GIVES BACK

A company's ability to generate value over time depends to a decisive extent on the quality of the people who make it up and on the culture they share. At MARTINA RE, professionals are selected on the basis of specialist expertise, cross-functional vision and a sense of responsibility for results – qualities that are reflected directly in the quality of the operations managed and in the satisfaction of our partners.

One element that sets MARTINA RE apart in the real estate sector is the significant presence of women within the organisation: over 60% of the team are women, including positions of leadership and strategic responsibility. Not a statement of intent, but a reality consolidated over time – and an indicator, recognised by the most discerning investors, of a mature corporate culture focused on merit and substance.

Responsibility towards the local community

MARTINA RE is aware that operating successfully in a local area also entails a responsibility towards it. Over the years the company has chosen to support a number of local organisations working concretely for the most vulnerable members of the community – including Soleterre, the Parish of San Benedetto Abate in Brescia, the BresciaMore Association and the Orto di Cascina Mensi. A commitment pursued with continuity and discretion, which is not an accessory to our corporate identity but an integral part of it.

We sum it up in a principle we wholeheartedly believe in:

A COMPANY THAT STANDS BY OTHERS IS A COMPANY THAT STANDS FIRM..



Bresciamore®



Today and tomorrow

BUILDING THE FOUNDATIONS OF A SCALABLE COMPANY

MARTINA RE is going through a phase of deliberate, progressive structural evolution.

It is a path that invests in organisational capital, governance and key competences, with a clear objective: to build the foundations of a company able to grow in a way that is solid, replicable and attractive to the institutional investor market.

The strengthening of the management structure has brought into the organisation professionals of proven experience to oversee the company's key functions, allowing senior leadership to focus its energies on commercial growth, the development of new operations and relationships with clients, partners and investors. In parallel, the governance framework has been progressively aligned with the standards required by the capital markets, enriched with independent expertise of institutional standing that raises the quality of decision-making and consolidates the company's credibility with financial operators.

Completing the picture is the decision to submit the company's soundness to external assessment, through the attainment of ESG and financial ratings that document its reliability and the quality of its management processes.

The result is an organisation that is more structured, more transparent and more scalable: a platform built to approach the next phase of development with method and selectivity, maintaining in every operation the same quality that has always distinguished MARTINA RE.





TRACK RECORDS
Projects

HORIZON

life in green

A residential development by MARTINA RE in the Valtinesi, on the border between Lonato and Desenzano del Garda, in a panoramic setting with excellent connections to the main road network.

The operation, already under way, comprises a ten-plot subdivision followed by the construction of ten detached villas within a private, gated residence, each with garden, private pool and garage; energy class A units with advanced building systems and home automation, and a tailor-made interior design scheme.

MARTINA RE governs the entire value chain, from structuring the development to the sale of the units.



A newly built seafront residence in the pedestrianised historic centre of Caorle, panning five above-ground floors with eight high-end seafront residential units (Energy Class A3), commercial units, a private pool, and private garages.

MARTINA RE managed the operation with a full Asset & Development Management service, completing construction within 9 months and achieving the disposal of all units in under 12 months from completion.

An outcome that reflects not only the depth of demand in the high-end Adriatic residential market, but also the effectiveness of a marketing strategy precisely calibrated to a targeted customer profile.





A residential development in Franciacorta of an exclusive hamlet of detached properties, designed to ensure complete privacy in a prestigious hillside setting.

Completed and offered turnkey; energy class A4, smart home management systems and a tailor-made interior design scheme.

MARTINA RE manages the operation with a full Asset & Development Management service, from the purchase of the NPL through to development and final sale.





A residential development in a mountain area with a strong tourist appeal, originating from the management of a real estate company's Unlikely-To-Pay (UTP) exposure.

Through a Project Finance structure set up ad hoc and an agreement with the lending bank, MARTINA RE brought 15 residential units to completion, achieving a sell-out within just 6 months of launch – a record result for the local market.





Chalet Fior di Bosco

TEMÜ (BS) - ADAMELLO SKI

A newly built mountain development of 6 plots, each featuring alpine chalets divided into multiple high-end apartments.

The operation confirmed the strong demand previously demonstrated by Residenza Fior di Bosco: all units designated for sale were fully absorbed off-plan, before construction was complete.

The latest addition, completed in 2026 under the name Chalet Bosco Vivo, has been allocated to recurring income generation: eight apartments dedicated to tourist rentals, managed directly by MARTINA RE in the short-term rental market.

This project successfully evolved from traditional development and sales into recurring income generation, consolidating MARTINA RE's presence in the second-home market within the Adamello Ski region.





A luxurious single-family villa in the heart of the Costa Smeralda features an infinity pool and high-end finishes throughout.

MARTINA RE coordinated the refurbishment, managed the property's rental operations for three years, and executed a full disposal strategy—positioning the asset at the top of the Sardinian luxury market through its final sale.





A high-end residential development in the Nice market involving a prestigious loft with distinctive architectural features.

MARTINA RE managed both the comprehensive refurbishment works and the subsequent property disposal. The project demonstrates the company's ability to operate effectively in the international real estate market of the Côte d'Azur as well.



III L

VILLAMIRALAGO

Padenghe sul Garda / BS

Newly built villas positioned in a prime, panoramic location on Lake Garda, designed for the luxury lakeside residential segment.

MARTINA RE managed the entire operation, from coordinating the architectural design and site management to overseeing interior design and the disposal strategy.

The assets were sold off-plan just a few months after work began on site – an immediate market absorption that allowed the villas to be customized to the buyers' individual requirements, aligning build quality and commercial vision seamlessly through to handover.



A Project & Construction Management engagement for the refurbishment and extension of the Italian headquarters of TOYO EUROPE in Azzano Mella (Brescia), a long-established manufacturer of all-electric plastic injection molding machines marketed internationally.

MARTINA RE took charge of the entire technical process – design, coordination of the appointed professionals and site management – planning the works in close alignment with the client to ensure plant production remained fully operational throughout the project.

An operation that extends MARTINA RE's operating perimeter to corporate clients and industrial assets.



Residenze 2.3

A number of high-profile apartments delivered for various clients within Genoa's Waterfront di Levante, one of Italy's most iconic urban regeneration developments, designed by Studio RPBW.

The residences overlook the marina and the sea with large, liveable terraces, enhanced by fine finishes, refined materials and interior design tailored in every detail. Natural light and harbour views define elegant, contemporary living spaces.

MARTINA RE provided a service focused on Project & Construction Management and Interior Design, delivering quality outcomes consistent with an architectural setting of the highest standing.





Borgo Cà de vei ISEO *Lake Life*

An exclusive residential development in the hills of Iseo: a newly built hamlet of five detached two-family villas in a panoramic position, a few minutes' walk from the town centre and amenities. The residence feature fine finishes, with natural stone and timber creating a refined dialogue with the Lake Iseo landscape.

MARTINA RE supported the client with the interior design scheme, as well as the supply and complete fit-out of the units in support of sales. Four of the five villas were sold off-plan; the fifth, delivered fully turnkey, was sold immediately upon completion of the furnishing—providing a direct demonstration of how staging accelerates market absorption.



Maison
Masséna
Nice, France

Prestigious apartments in a historic building overlooking Place Masséna, in the pedestrianised heart of Nice. The property, arranged over two levels with an elegant mezzanine overlooking the living area, was entirely reimagined through distinctive solutions – exposed pitched roof, resin flooring, bespoke furniture and carefully curated lighting – significantly elevating its market positioning.

MARTINA RE managed the entire operation from development through to asset value enhancement, completing and successfully selling the unit within the same year in one of the Mediterranean’s most iconic squares.





LUXURY PENTHOUSE in Cannes

A commissioned engagement in the most exclusive segment of the Cannes residential market, a few steps from the Croisette.

MARTINA RE oversaw the complete refurbishment of a luxury penthouse with an interior design scheme of international standing, developing a targeted marketing and disposal strategy on behalf of the owner aimed at European luxury buyers.



Seafront penthouses

Prestigious penthouses on the top floor of Genoa's Waterfront di Levante – one of Italy's most iconic urban regeneration schemes, designed by Studio RPBW.

MARTINA RE provided a comprehensive service focused on Project & Construction Management and Interior Design, completing the project in just four months while maintaining the highest quality standards.

This fast, high-impact intervention demonstrates MARTINA RE's ability to operate with speed and precision, even in architectural settings of the highest standing.





net1

innovation's preview

An exclusive events venue in the heart of Genoa's Waterfront di Levante, the iconic urban regeneration development designed by Renzo Piano Building Workshop and Studio OBR.

Overlooking the private marina within the exhibition district, Net1 extends over a ground floor with a panoramic terrace and a modular quayside level, fully customisable for private events, exhibitions, and brand experiences.

MARTINA RE handles strategic development and operational management through its Strategic Marketing & Interior Design and Property & Sales Management areas, applying an integrated model that generates recurring revenue from the asset in one of Italy's most prestigious locations.





An urban regeneration project in the heart of Brescia's historic centre, in Via Musei, an area of great cultural value a few steps from the Santa Giulia Museum and the Capitolium.

Palazzo Musei arises from the redevelopment of a former sixteenth-century monastery, where historic architectural heritage is preserved and blended with contemporary design to create harmonious, highly functional spaces.

A project that combines tradition and innovation, Palazzo Musei is destined to become a new landmark for the city. MARTINA RE is overseeing the operation from initial development through to asset value enhancement.



Chalet
CERVO BIANCO
TEMÙ - PONTE DI LEGNO - ADAMELLO SKI

A new-build residential development in Ponte di Legno, just steps from the historic centre and set within a private park.

The project comprises detached and clustered chalets featuring units that range from one- to three-bedroom apartments in a contemporary Alpine idiom, targeting both primary residence and second-home investors.

The operation capitalises on the positioning MARTINA RE has established in the Adamello Ski area, where the Residenza and Chalet Fior di Bosco operations achieved sell-out in record time for the local market.

MARTINA RE is governing the initiative across its entire lifecycle, from project structuring to the sales and asset value enhancement strategy.





A new-build hospitality development in Padenghe sul Garda, overlooking Lake Garda: a four-star aparthotel arranged across two buildings integrated into the contours of the site, featuring 18 suites and 14 hotel-serviced apartments, complete with communal areas, a swimming pool, and extensive gardens.

The asset is designed to generate continuous income in one of the country's highest-demand tourist markets, supported by an operational structure optimized for management efficiency.

MARTINA RE follows the development from initial design through to the definition of the operating model, building on its presence in the hospitality segment, already established through previously completed successful engagements.



An exclusive residential development on a private hillside overlooking Lake Iseo, in a secluded, panoramic setting a few minutes from the lake.

The project provides for two villas in a contemporary architectural idiom, with a flexible concept: a single large villa or an independent two-family solution – an approach that broadens the pool of potential demand and reduces absorption risk.

The initiative sits within a market that MARTINA RE knows well and covers on a continuous basis.

MARTINA RE follows its development, from design coordination to asset enhancement and sales strategy.





CASTELLO19

ISEO, FRANCIACORTA

A refurbishment and reconstruction project in the heart of the historic centre of Iseo, in Franciacorta.

The project delivered 10 residential units – including two luxury penthouses – fully furnished and staged by MARTINA RE's Strategic Marketing & Interior Design division, and sold “turnkey” through the Property & Sales Management area.

The complete sell-out of the operation confirms the effectiveness of MARTINA RE's integrated model in the premium residential segment, supported by a marketing strategy targeted to each project.







An exclusive estate in the heart of Salento, fully restored in keeping with traditional Apulian architecture.

The complex comprises three detached villas with private grounds, a guest house, a semi-Olympic pool, solarium, vegetable garden, olive grove, citrus orchard and a garden of around 22,000 sqm.

MARTINA RE manages the enhancement and positioning of the asset in the high-end tourist-residential investment market. A unique property that combines luxury with the authentic nature of Salento.



A high-quality restoration of a historic masseria set in the Salento countryside, transformed into a luxury hospitality property with 7 suites, exclusive communal amenities, and a panoramic apartment.

MARTINA RE manages the entire restoration phase and coordinates, alongside the client, the property's market positioning within the niche tourism market and secure consistent occupancy and stable income.



A stylized world map in a light blue-grey color is positioned on the left side of the image. Overlaid on the map are several thin, white, overlapping circles of varying sizes, creating a complex geometric pattern that suggests global connectivity or data analysis.

TRACK RECORDS

NPL credits

WHERE DISTRESSED CREDIT BECOMES REAL ESTATE OPPORTUNITY

Within the Italian real estate landscape, distressed credit represents a market segment capable of generating significant returns for operators with specialized expertise. Assets locked in insolvency proceedings, undervalued properties, and complex financial situations require tailored management to unlock their true underlying value. It is a market that demands rare skills – legal, financial and real estate competencies – and rewards those who possess all of them.

MARTINA RE is one of the few real estate boutiques equipped to operate in this segment with a formal licence and an integrated operational model. The licence under Article 115 of the Italian Consolidated Law on Public Security (TULPS) – issued by the Questore (Chief of Police) of the Province of Milan – authorises the company to conduct out-of-court debt collection activities throughout Italy, enabling MARTINA RE to engage directly with banks, servicers and specialist operators in the assessment and acquisition of NPL positions with underlying real estate.

What makes this model strategically relevant is not the licence itself, but MARTINA RE's execution capability: transforming a distressed loan into a real estate operation of value by fully activating its core business areas. A complete cycle – from acquisition of the loan to the revitalisation of the asset, through to its disposal on the market – that few operators are able to manage in-house with the same depth and control.

For investors, this means access to a segment with high return potential through a partner that knows every phase of the process and manages its risks with first-hand expertise.

The Legal & Credit NPL Management division operates via a dedicated unit based at the Milan office, reporting directly to the Board. The model unfolds over three integrated, consecutive phases that together make up the full cycle of the operation.

Credit Origination & Evaluation

MARTINA RE identifies and evaluates opportunities to acquire distressed loans through an established network of relationships with banks, servicers and secondary market operators. Each position is analysed with an integrated approach that simultaneously considers the legal and financial structure of the loan alongside the value-enhancement potential of the underlying real estate asset – a combination of skills that allows investment decisions to go well beyond conventional credit analysis.

Structured Negotiation & Compliance

MARTINA RE manages the entire negotiation and acquisition phase of the loan, operating in full compliance with its licence under Article 115 TULPS and with the applicable regulations on debt collection, anti-money laundering and data protection. A dedicated team of specialized legal and credit professionals ensures maximum procedural rigor at every stage, protecting all transaction counterparties.

Asset Revitalization & Exit

This phase showcases the primary competitive advantage of the MARTINA RE model. Once the loan has been acquired and control of the underlying asset secured, the company activates its integrated operating cycle: Project & Construction Management for the recovery or development of the property, Strategic Marketing & Interior Design for its market positioning, Property & Sales Management for managing the disposal. The result is a revitalised asset, ready for the market, with a risk-return profile that adequately rewards the investment and the risk taken on at the loan acquisition stage.

A proven track record of operations successfully completed in this segment bears witness to MARTINA RE's concrete execution capability – and to the soundness of a model that turns the complexity of distressed credit into a measurable opportunity for value creation.

Pharmacy, bankruptcy proceedings

A mortgage-backed loan acquired by MARTINA RE, secured by a commercial real estate asset subject to bankruptcy proceedings.

The operation required complex execution, combining legal, financial, and commercial expertise: MARTINA RE supported business continuity throughout the proceedings, preserving the asset's underlying value and coordinating the disposition strategy.

The closing of the operation, to the full satisfaction of all parties, confirms the effectiveness of MARTINA RE's Credit & NPL Management model even in contexts of high procedural complexity.



**Industrial group,
arrangement with
creditors**

A first-ranking mortgage loan acquired by MARTINA RE, secured by an industrial production complex subject to composition with creditors proceedings (concordato preventivo).

Following the liquidation of the business unit, MARTINA RE managed the disposal of the underlying real estate assets with great efficiency, closing the operation in a very short timeframe.

An exemplary case of MARTINA RE's ability to convert non-performing exposures into high-yield opportunities through transparent, professional management of all the parties involved in the proceedings.



Farm estate, non-performing loan (NPL)

A mortgage-backed loan acquired by MARTINA RE, secured by farm and winery estate in the heart of Franciacorta.

MARTINA RE managed the asset value enhancement by preserving its productive quality and the intrinsic value tied to its terroir, while developing a bespoke marketing strategy to position the property within the national and international wine markets.

The business was subsequently sold successfully, confirming MARTINA RE's ability to operate effectively across specialized sectors adjacent to traditional real estate.

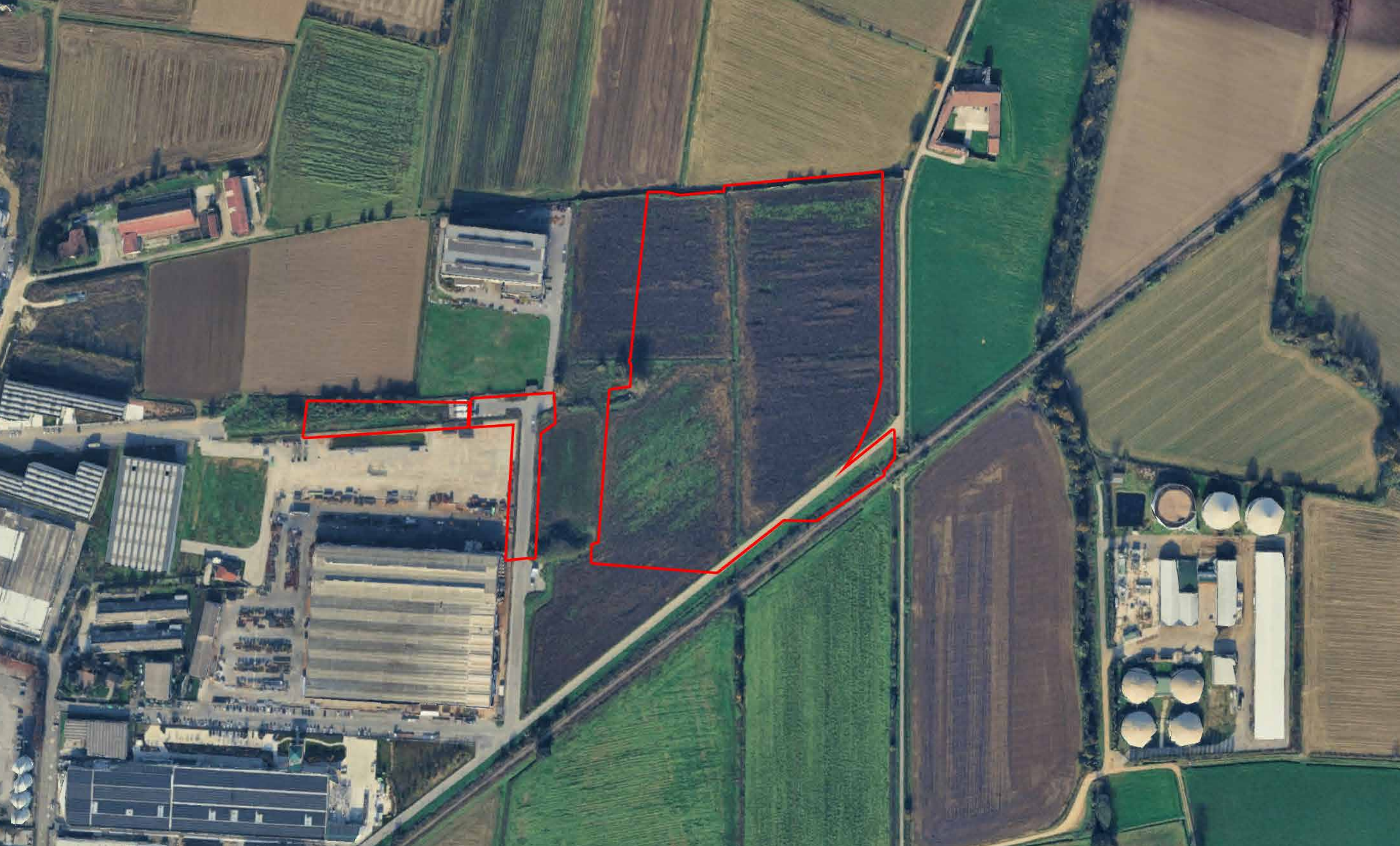


Secured NPL on industrial land, bankruptcy proceedings

A mortgage-backed loan acquired by MARTINA RE, secured on industrial land yet to be serviced and developed, in the province of Brescia.

The operation required a multi-layered approach combining analysis of the area's planning potential, administrative coordination, and the definition of an optimal disposition strategy.

An operation that demonstrates MARTINA RE's ability to identify and revitalize complex assets, extracting maximum value even in environments requiring specialized technical and regulatory expertise.





MARTINA RE

asset & development management

Legal Address

MILANO

Headquarter

BRESCIA

labs

GENOVA

PONTE DI LEGNO

VENEZIA



www.martinare.com



info@martinare.com



[martina-re](https://www.linkedin.com/company/martina-re)



[martinare.realestate](https://www.instagram.com/martinare.realestate)