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THE PRIVATE SELECTION · ISSUE NO. 3 — OCTOBER 2026

Forte dei Marmi & Tuscany

STUDIO BGSM & PARTNERS × GIULIA SANI · PRESTIGE REAL ESTATE

THE FIRST ISSUE

Where real estate meets tax and legal expertise, a truly complete service begins. To offer its clients and partners impeccable assistance, **Studio BGSM & Partners** provides — through **Giulia Sani**, real estate agent — access to a curated selection of properties, often **off-market**, with a focus on Forte dei Marmi and Tuscany.

STUDIO BGSM & PARTNERS · REAL ESTATE DEPARTMENT

I. PROPERTY OF THE MONTH

PRIVATE PREVIEW



A grand contemporary villa under construction in the heart of Forte dei Marmi

VIA PADRE IGNAZIO DA CARRARA 78 · FORTE DEI MARMI (LU)

2,656

sqm plot

578

sqm over two floors · 4 master bedrooms

€12M

asking

On Via Padre Ignazio da Carrara, a spacious contemporary villa currently under construction: 578 sqm over two floors, four large master bedrooms each with its own bathroom and walk-in closet, a generous porch and a private 79.5 sqm pool within a 2,656 sqm park. Among the materials, the Pietra del Cardoso — a sandstone from the Apuan Alps with a centuries-old quarrying tradition.

PROPERTY STATUS

The villa is currently under construction. Surfaces and images refer to the executive project.

[REQUEST THE FULL DOSSIER](#)

THE 360° SERVICE

One property. One team. Every detail handled.

Buying in Italy — especially from abroad — means far more than choosing the right home. Through the partnership between Studio BGSM & Partners and Giulia Sani, every client is supported across the full picture — property, legal and tax — by one coordinated team.

Property

Selection, viewings, negotiation

Legal & Tax

International tax, residency, contracts

Management

Rentals, upkeep, reporting

THIS MONTH IN FOCUS

Renovation tax credit: 2026 is the last year at full rates, before the 2027 reduction.

II. TAX FOCUS

Renovation tax credit 2026: the last window at full rates

Anyone who owns more than one property in Versilia, or plans finishing works after taking delivery of a new build, has a precise window to watch: the 2026 Budget Law (L. 199/2025) extends the renovation tax credit through 31 December 2026 at current rates, which fall from 2027.

50%

income-tax deduction for works on the main residence, through 31 December 2026

36%

deduction for second homes and properties other than the main residence, through 31 December 2026

€96,000

maximum deductible spend per property unit, including appurtenances

THE POINT NOT TO MISS

From 1 January 2027 the rates fall to 36% for the main residence and 30% for second homes: 2026 is the last year at full rates.

The credit applies to renovation of existing buildings, not new construction: for anyone buying a villa like this one, the relevant angle is other properties in the portfolio, or works carried out after delivery — finishes beyond the build contract, an outbuilding, landscaping. What matters is the date the expense is paid, not the date of the contract. The regulatory framework is evolving: every situation should be assessed individually.

[DISCUSS IT WITH THE STUDIO](#)

Market note

Demand for prestige property in Forte dei Marmi stays firm into the autumn, with international interest concentrated on turnkey homes and villas with private grounds. Scarcity, not supply, continues to set the tone.

Living in Forte dei Marmi

Historic beach clubs, high-end boutiques and restaurants, the Apuan Alps rising behind the sea. That blend of lifestyle and privacy is why buyers here keep coming back.

III. ASK THE STUDIO

“If I complete finishing works after taking delivery of the villa, in 2027, do I lose the full renovation tax credit rate?”

What matters is the year the expense is paid, not the date of the contract or delivery: to benefit from the 50%/36% rates, payments (via the required traceable bank transfer) need to be made by 31 December 2026. If you're planning works beyond the build contract, or on other properties, it's worth timing them accordingly — or discussing the impact of the 2027 reduction with us before deciding.

BY STUDIO BGSM & PARTNERS · REAL ESTATE TAX

YOUR ADVISORS

Studio BGSM & Partners

ADVISORY & TAX

Giulia Sani

REAL ESTATE AGENT

Request the off-market selection

A confidential edit of prestige properties, before they reach the portals.

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