

## IAM CAPITAL ACQUIRES UNIQUE BEACHFRONT PROPERTY ON THE ITALIAN RIVIERA

19 APRIL 2023, London

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iAM Capital Group announces today that it has acquired, together with iAM Capital Europe II Fund ("ICE II") and its local partner, Mr. Andrea Della Valle, the "Capo Mimosa" beach resort. The asset, currently operating as a holiday park / camping site, was sold by a group of local investors. The partners plan to convert the property into a contemporary, five star beach resort which is built on a hill with unobstructed, panoramic views of the sea across 5.5 hectares of prime, seafront land in the municipality of Cervo on the Ligurian Riviera.

Cervo is a small town with a rich medieval history in the province of Imperia, on the "Riviera dei Fiori" of Liguria, in a peaceful, green and idyllic location. The area is also crossed by the Tyrrhenic bike path that connects France and Tuscany through a coastal road network of over 1,200 km.

The Capo Mimosa property is perfectly located in close proximity to well-known cities and attractions. It is a short drive from:

- The new Riviera Airport, 20 minutes
- San Remo, Italy 25 minutes
- The Principality of Monaco, 50 minutes
- Nice Airport and Genova Airport, 1 hour and 20 minutes
- Cannes, France 1 hour and 30 minutes

The project envisions the complete redevelopment of the camping site into a high-end, five-star resort comprising 90 suites/villas, a beach club, a Michelin-star restaurant and state of the art spa facilities. The villas and suites will be built on the existing camping site, will use sustainable materials, and will be energy efficient.



Mr. Emanuel Arbib, CEO of iAM Capital, commented: “We are very excited to have been able to complete this acquisition together with our partner, Andrea Della Valle, a visionary of contemporary tourism. This acquisition fits perfectly with our strategy of combining our real estate and renewable energy expertise, particularly in the high-end hospitality market, and is our second hotel investment since last year following Palazzo Sanzio, the five star luxury hotel that we are developing in the heart of Rome. I am confident that both projects are poised to achieve strong returns for our investors.”

## About Andrea Della Valle

Mr. Della Valle was former head of Lehman Brothers Equity Italy and has been an investor with iAM Capital for over two decades. With Mr. Della Valle’s vision and efforts, his 70 year old hospitality family business, Monti e Mare, has adapted to a highly successful contemporary hospitality concept in order to take advantage of the changing demands of the marketplace.

## About iAM Capital

iAM Capital is a global private equity investment group investing in alternative investment strategies with a focus on real estate and renewable energy. Since its founding in 1997, iAM Capital has raised and managed over 20 alternative funds and direct investments in real estate and renewable energy, reaching €3.2B of AUM. Since 2015, iAM Capital has invested in more than 25 real estate deals through its dedicated real estate funds, and has been active in the renewable energy space, acquiring in excess of 50 MWp of solar plants.

Studio Gitti Milano (principally Chiara Perego and Laura Sommaruga) and BC& Studio di Consulenza Societaria Tributaria Legale (Franco Battaglia) assisted the partners in all the phases of due diligence and acquisition.

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