

PRIVATE ISLANDS INC.

OTTAGONO SAN PIETRO

VENICE LAGOON, ITALY



THE ISLAND — TERRAIN

0.7 ACRES • FREEHOLD
OCTAGONAL FORTRESS ISLAND

45.333°N 12.306°E

THE ISLAND

ONE OF FIVE OCTAGONS
STONE PERIMETER INTACT
BLANK-SLATE INTERIOR

THE ESTATE

At a Glance

LOCATION	Southern Venice Lagoon, Italy
LAND AREA	0.7 acres
TENURE	Freehold
FORM	Octagonal fortress island
PERIMETER	Original stone defences
STATUS	Non-developed · off-grid

OCTAGONS IN THE LAGOON

One of only five man-made octagonal fortress islands built in the southern lagoon of Venice.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	0.7 acres
TENURE	WATERS
Freehold	Venice Lagoon
FORM	POSITION
Octagonal fortress	Southern lagoon

www.privateislandsonline.com/europe/italy/island-of-ottagono-san-pietro

REGION — ITALY

Italy grants full freehold title to international buyers under a reciprocity principle, with a two-tier registration that makes title secure. In the Venice Lagoon that freehold carries rare weight: a protected maritime-heritage landscape at the Malamocco entrance, guarded for centuries.





THE FORTRESS

An Octagon of Stone

Ottogono San Pietro is an architectural and historical curiosity — one of only five man-made octagonal islands in the southern lagoon. Built as a defensive fortification against the Turkish fleet and later used in both World Wars, it is now entirely privately owned and offered as a freehold asset.

THE CANVAS

A Blank Slate

The island has lain dormant since its last use as a mussel processing facility in the mid-20th century. The original structures have largely succumbed to time, but their historic footprints aid reconstruction permits, and current Venetian planning encourages adaptive reuse for high-end residential or low-impact hospitality. The octagonal symmetry suits a central-courtyard or radial villa, with views to the Venetian skyline and the Dolomites.

THE WATERS

The Quiet Southern Lagoon

The southern lagoon is significantly quieter than the Grand Canal — a working landscape of traditional aquaculture where the sounds are the lapping tide and the calls of sea birds. The Octagons are a protected part of Venice's maritime heritage, keeping the surrounding waters free of modern commercial encroachment.

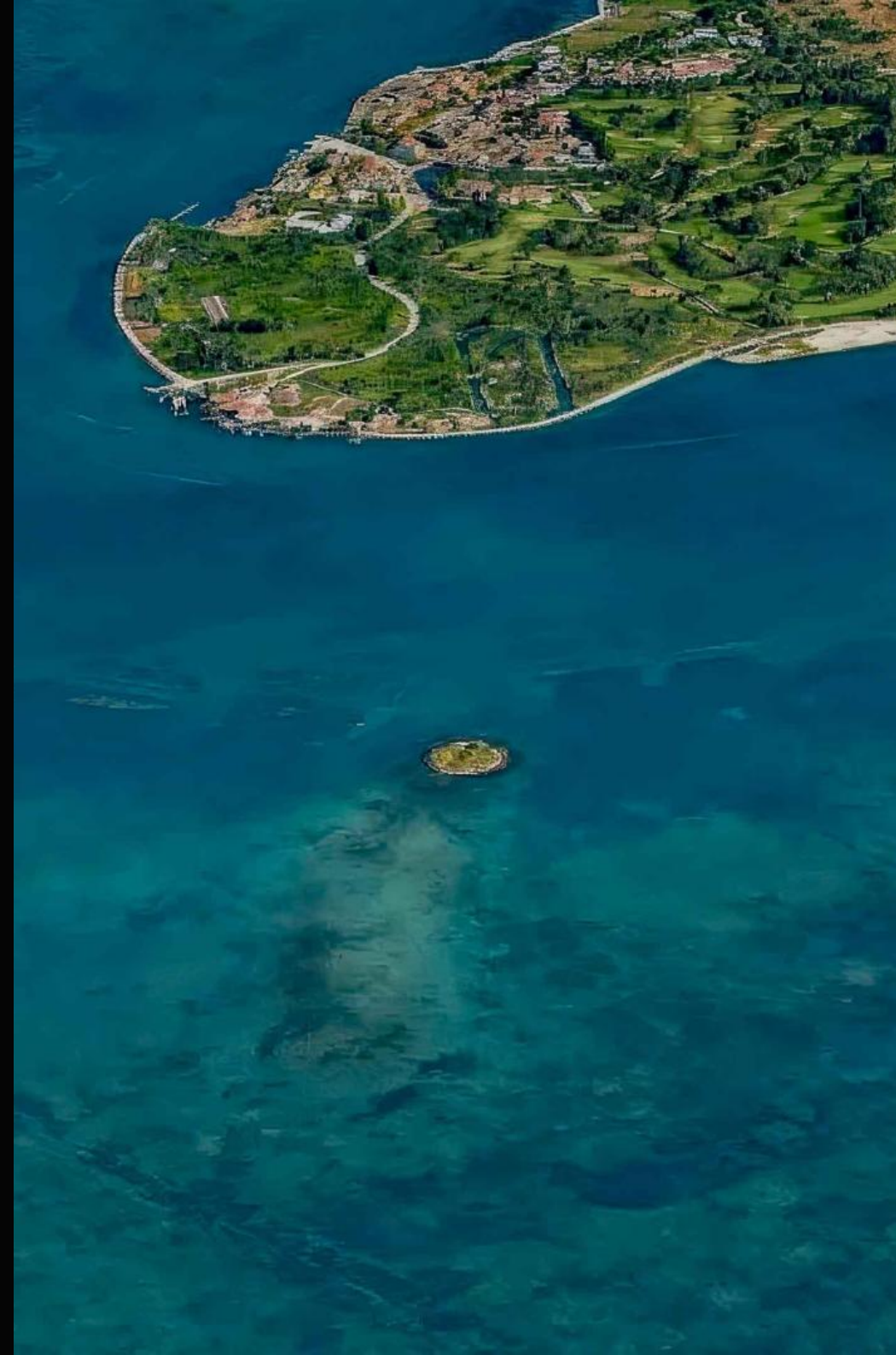
THE PRIZE

For the Collector of History

Ownership here is for the collector of history: sunset over the San Marco campanile watched from a distance, in absolute privacy. Envisioned as a private villa, an art foundation or an eco-resort, this is a landmark waiting for its next great chapter.

A NOTE ON IMAGERY

As disclosed in the listing itself, some gallery images for this property are artistic renderings of possible development concepts. They do not depict existing structures and were excluded from this brochure; every photograph printed here shows the island as it stands today.





LAND AND WATER

Stone Against the Tide

The island retains its original defensive stone perimeter — a robust, clearly defined boundary against the lagoon waters, visible in every aerial view. Around it, deep-water channels accommodate private motorboats and classic Venetian vaporetti, while the shallows carry the rafts and beds of the lagoon's traditional aquaculture.

KNOWN FOR

One of only five man-made octagonal fortress islands in the Venice Lagoon — a 0.7-acre freehold blank slate inside its original stone perimeter.

SUMMER HIGH $\pm 83^{\circ}\text{F}$ · WINTER LOW $\pm 33^{\circ}\text{F}$



BY WATER

By Boat, As Venice Intended

The island is reachable by private water taxi from Venice Marco Polo International Airport or the private terminals of the Lido, and its surrounding deep-water channels take private motorboats and classic vaporetti. The nearest shore is the Pellestrina village of San Pietro in Volta, 1.1 miles across the water.

LOGISTICS

Pellestrina & Chioggia

Its proximity to Pellestrina and to the mainland town of Chioggia, 8 miles to the south, simplifies moving building materials and Venetian restoration craftsmen. The island is currently off-grid, so a new owner installs complete utilities — the listing frames it as a modern green-island project: solar-hybrid power, rainwater filtration and modern waste management.

DISTANCES — STRAIGHT LINE

San Pietro in Volta 1 mi · Malamocco 3 mi · Chioggia 8 mi

AN OCTAGON OF STONE • THE SOUTHERN LAGOON • FREEHOLD

LOCATION

On the Map

VENICE LAGOON • ITALY



GALLERY

The Estate in Frames



Inside the walls — the northern interior



Earthworks and remains within the perimeter



Aquaculture rafts in the island's channels



The stone perimeter from the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

OTTAGONO SAN PIETRO

VENICE LAGOON, ITALY

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



www.privateislandsonline.com/europe/italy/island-of-ottagono-san-pietro

info@privateislandsinc.com

www.privateislandsonline.com