



PRIVATE ISLANDS INC.

# Ottagono San Pietro

VENICE LAGOON — ITALY — EUROPE

*Ottagono San Pietro is a historic 0.7-acre octagonal fortress island in the Venice Lagoon — one of only five man-made octagonal islands in the southern lagoon, and a once-in-a-lifetime opportunity to own a piece of the Venetian Republic's defensive legacy. Built as a fortification against the Turkish fleet and later used in both World Wars, it is now entirely privately owned and offered as a freehold asset: a blank-slate architectural canvas for a visionary to transform a derelict military outpost into a world-class private sanctuary or boutique cultural destination.*

## EUR 1,600,000

0.7 ACRES — OCTAGONAL FORTRESS — VENICE LAGOON — FREEHOLD

## THE ESTATE

# At a Glance

|             |                                                          |
|-------------|----------------------------------------------------------|
| PRICE       | EUR 1,600,000                                            |
| LOCATION    | Venice Lagoon, Italy                                     |
| ACREAGE     | 0.7 acres                                                |
| HERITAGE    | Octagonal fortress of the Venetian Republic              |
| HISTORY     | Built against the Turkish fleet; used in both World Wars |
| FOOTPRINT   | Original defensive stone perimeter retained              |
| LAST USE    | Mussel processing facility (mid-20th century)            |
| WATERSCAPE  | Deep-water channels; motorboats + vaporetta              |
| UTILITIES   | Currently off-grid ("Green Island" opportunity)          |
| TENURE      | Freehold                                                 |
| DEVELOPMENT | Non developed                                            |
| STATUS      | Available                                                |

### ISLAND VITALS

#### COORDINATES

approx. 45.37°N, 12.28°E

#### WATERS

Venice Lagoon

#### SHORELINE

Defensive stone perimeter

#### POSITION

Southern lagoon, off Venice

### REGION — ITALY

Italy is one of Europe's most welcoming markets for island buyers — full freehold title is available to international purchasers. In Venice, that freehold sits inside a UNESCO-listed maritime heritage landscape, which is exactly why the Octagons are protected from commercial encroachment. The result: a lagoon island here is not just real estate, it is a definitive trophy asset at the crossroads of history, art and engineering.





#### THE FORTRESS

## A Venetian Fortress

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Ottagono San Pietro is an architectural and historical curiosity — one of only five man-made octagonal islands in the southern lagoon. Its geometry is as iconic as its surroundings: a symmetrical stone fortress rising from the waters of the Venice Lagoon, entirely privately owned and entirely unique.

#### THE CANVAS

## Blank Slate, Grand Vision

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The Canvas: the island is a "blank slate" — the original military structures have largely succumbed to time, but their historic footprints offer a significant advantage for securing reconstruction permits. Under 2026 Venetian planning guidelines, adaptive reuse is encouraged for high-end residential or low-impact hospitality. The octagonal shape is ideal for a central courtyard or radial villa with 360-degree views of the Venetian skyline and the Dolomites.

## LOCATION

# On the Map

VENICE LAGOON — ITALY



## OTTAGONO SAN PIETRO

Venice Lagoon, Italy • approx. 45.37°N, 12.28°E

### DISTANCES

|                          |       |
|--------------------------|-------|
| Venice                   | 5 mi  |
| Marco Polo Airport (VCE) | 10 mi |
| Lido di Venezia          | 6 mi  |
| Chioggia                 | 10 mi |

### ELEVATION & CLIMATE

|                       |         |
|-----------------------|---------|
| Summer high (Aug avg) | 82°F    |
| Winter low (Jan avg)  | 41°F    |
| Lagoon temp           | 48-77°F |

### ACCESS

Private water taxi from Marco Polo Airport (VCE)

Deep-water channels: motorboats + classic vaporetti

Logistics via Chioggia & Pellestrina

Island position approximate (southern Venice Lagoon; exact location disclosed to registered buyers).  
Straight-line distances, approximate. Sources: listing page, map geocoder, WeatherSpark (see sources.txt).

GALLERY

## In Frames



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PRIVATE ISLANDS INC.  
THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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**EUR 1,600,000**

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