

Magazine
April 2025



The castle of Copertino and its village. History, art and timeless charm

- Easter traditions and historical houses in the heart of Salento
- In the heart of the Lecce Baroque
- Gallipoli: pearl of the Ionian sea, between history, sea and wonder
- A journey between history, nature and rural architecture in Piana Messapica

TEMIÑO MAGAZINE

The magazine Temiño Magazine aims to tell the story of the work of the agency and its main collaborators, to describe the properties which often have a great story to tell, the prestigious locations in which they are located, the territory that surrounds them. We will do this by listening to the voice of the protagonists, accompanying you through their ideas and ongoing projects, illustrating with rich iconography what words cannot describe. Valuable properties, for us, have no secrets.

With this magazine, from now on, they won't even have them for you.

WHO WE ARE

Temiño Premium Properties

Temiño Premium Properties is a real estate agency, based in Lecce, specialized in prestigious properties.

Our job is to manage, with the utmost confidentiality and care, all the delicate phases of buying and selling real estate. Thanks to our know-how, the specialization of the team, negotiation and communication skills, as well as knowledge of the area, we are able to interpret the needs of our clients and translate them into a concrete and achievable real estate project.

Our job is to manage all this, quickly, without surprises and with the certainty of being followed by professionals.

Vision

Temiño wishes to be the point of reference of excellence for all those who want to buy or sell a valuable property in Puglia. We have the ambition to speak to the whole world and bring a different way of understanding buying and selling. We think that living in a property means loving the area, that there is always a dream around a project. We help you make it happen.

Mission

Our value proposition differs due to the "smart" approach which takes shape in the innovation and simplification processes that we adopt in our work.

The main objective is to fully satisfy the needs of customers, in their purchasing or selling needs, giving them the best services and following them at all times. In doing our work we promote the area in which we operate, enhancing its excellence, between beauty and history, through properties, to the point of transforming "a stone into a diamond".

FOUNDER

Temiño Premium Properties

My name is Pedro and I am a mechanical engineer. Since 2007 I have had a particular passion for Real Estate in Puglia which first led me to collaborate with the most prestigious real estate agencies international and then to found Temiño Premium Properties in 2019: my real estate agency in Lecce, specialized in the sale of prestigious properties that tell the story of Puglia.

I help my clients realize their most varied wishes or projects. Those who dream of a place where they can come into contact with genuine nature or with the crystal clear sea, moving away from the routine and chaos of the city; those who want a historic building in the alleys of a Salento village or stop time by taking refuge in a historic farm.

Some would like to live in a villa with a swimming pool overlooking the sea with a "wow" effect, others would like to carry out business projects, taking the opportunity to recover a historic structure with a Salento flavour, to create a Boutique-Hotel or invest in a property for the sole purpose of generating luxury tourist



rental income.

I have Spanish origins but I have lived in Salento for more than 20 years. I had the opportunity to live and work in several European cities and this allowed me to learn 5 languages, which I speak fluently and make me an authentic citizen of the world.



"I HAVE LOVED SALENTO FROM THE FIRST DAY I VISITED IT.
STILL TODAY, AFTER MORE THAN 20 YEARS, I DISCOVER
CORNERS OF AN INCREDIBLE BEAUTY, ABLE TO LEAVE YOU
LITERALLY WITH YOUR MOUTH OPEN.
I THINK THE SAME THING HAPPENS TO ANYONE
COME TO THIS AMAZING LAND."

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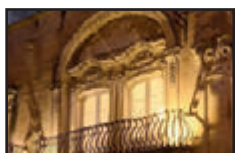
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Easter Special

Easter traditions e Historical homes

Lizzanello: a village that holds the memory of time in the heart of Salento



Lizzanello, a Small Gem Set in Salento's Land

Lizzanello, a small gem nestled in the heart of Salento, is a place where time flows at a slow and harmonious pace. Walking through its streets means immersing oneself in a history made of stone, culture, and traditions passed down through generations.

One of the most significant moments of the year for the community is Easter, which here takes on unique characteristics, reflecting a deep-rooted and authentic local identity.

Lu Riu: Easter Monday Outside Time

One of the most peculiar events of Easter in Lizzanello is "**Lu Riu**," a celebration that stands out for its timing: it doesn't take place on Easter Monday, as in the rest of Italy, but on the Tuesday after Easter. This is an unmissable event for the townspeople, an opportunity for outdoor sharing that has deep roots in Salento's farming and religious traditions.

During "Lu Riu," families gather in the countryside surrounding the village, bringing baskets filled with typical local delicacies. The day is marked by moments of conviviality and traditional games, creating an atmosphere reminiscent of ancient customs, when the land and the cycles of the seasons regulated the community's life.

Lu Chinu: The Taste of Tradition

No celebration in Salento is complete without a well-set table, and Easter in Lizzanello is no exception. Among the most characteristic dishes of the occasion is "**Lu Chinu**," a dish that embodies the sense of sharing and respect for food typical of the farming culture.

"Lu Chinu" is made by recovering stale

Easter Special

bread, using the crumb from large votive loaves offered during the Holy Thursday Mass of the Lord's Supper. To these basic ingredients are added eggs, chicken broth, grated cheese, and some rice. The result is a flavorful dish steeped in memory, a perfect expression of Salento's cuisine, where nothing goes to waste, and every ingredient tells a story.

Living History: The Historic Residences of Lizzanello

Walking through the historic center of Lizzanello, it's easy to encounter buildings that carry the charm of the past. The facades of the houses tell stories from distant times, with their Lecce stone decorations, carved portals, and majestic star-vaulted ceilings.

Among these residences, some still preserve their original architectural elements, offering a unique living experience that combines historical beauty with modern comforts.

The Charm of a Historic Residence

One of the most charming residences in the center of Lizzanello is an elegant late 19th-century home that encapsulates the essence of Salento's architecture. The building's façade stands out for its columns and capitals, while the decorations on the doors reflect the craftsmanship of the era.

The interior of the house reveals large, bright rooms, characterized by typical star vaults. The entrance leads to a spacious living room, the heart of the

home, where arches and period details create an atmosphere of refined elegance. The dining room and kitchen, both spacious and functional, are the core of the home's conviviality, ideal for hosting friends and family.

Two spacious bedrooms, one of which has a private bathroom, ensure comfort and privacy. The property also includes two versatile rooms, perfect for adapting to various needs.

A Space for Every Season

One of the most enchanting features of the residence is undoubtedly the private garden, a 90 sqm green corner where tranquility reigns supreme.

Here, among native plants and a pergola providing shade from the summer sun,



Easter Special

one can enjoy the mild Salento climate in every season.

On the first floor, another room and a large terrace of over 50 sqm await, ideal for relaxation or admiring the surrounding landscape. The view over the roofs of the historic center offers a timeless image, made of silent alleys and captivating glimpses.

The Past Looking to the Future

While this residence tells the story of Lizzanello's past, it is also looking toward the future.

Recently, it has been energy-efficiently renovated, equipped with modern systems that enhance efficiency and comfort: a photovoltaic system, thermal solar panels, a water softener, and a charging station for electric cars. Additionally, ongoing interventions aim

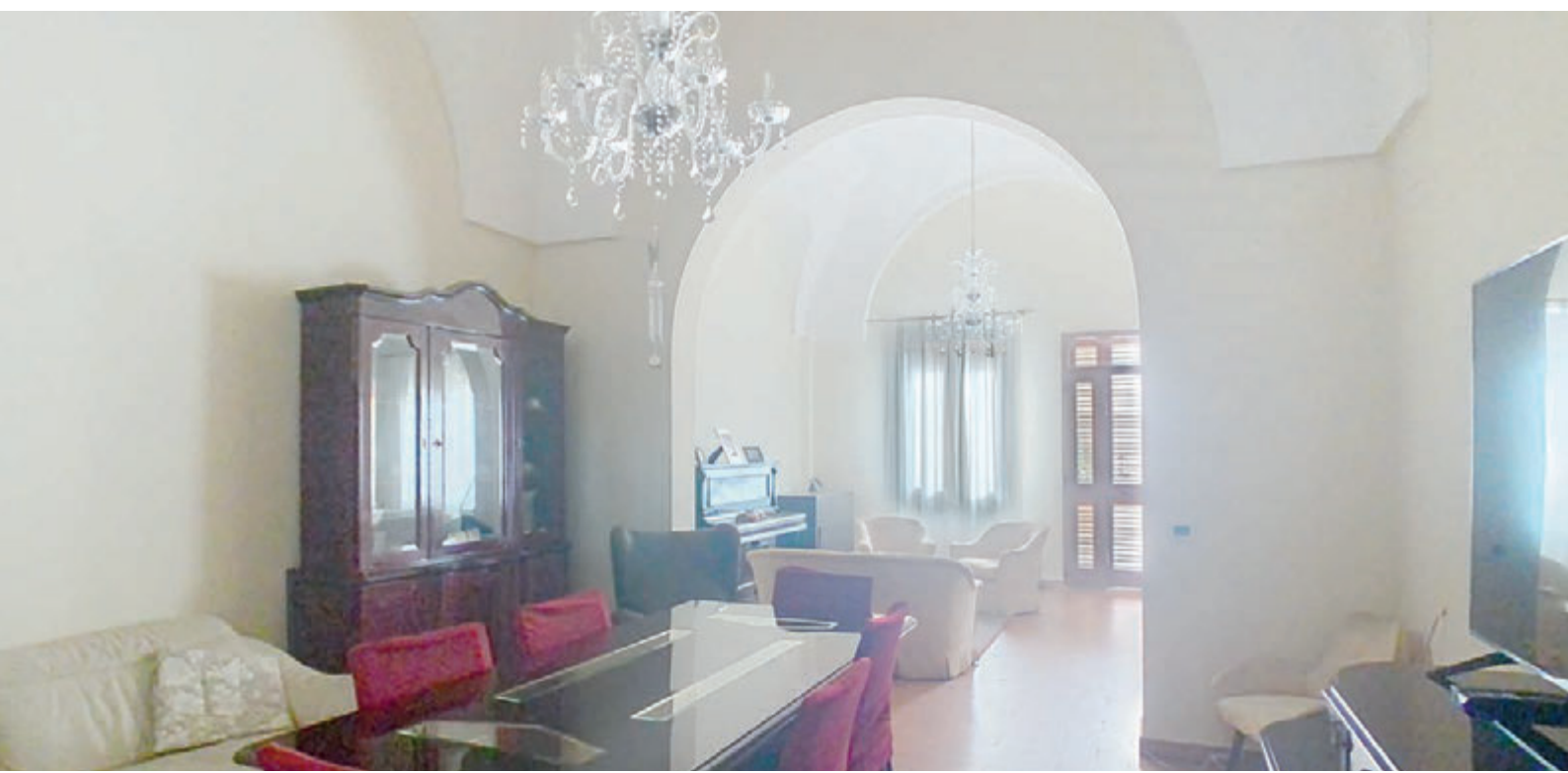
to recover the façade and install thermal insulation, ensuring further improvement in energy performance.

Lizzanello: Between Authenticity and Quality of Life

Lizzanello is a place where history and modernity coexist in perfect harmony. Its Easter traditions, such as "Lu Riu" and "Lu Chinu," demonstrate a strong sense of community belonging and a deep respect for cultural roots.

At the same time, the presence of historic residences renovated with modern criteria offers the opportunity to live in an authentic setting without sacrificing comfort.

Those who choose to live in Lizzanello find not just a house, but a lifestyle made of slow rhythms, ancient traditions, and a quality of life that only Salento can offer.



ELEGANT RESIDENCE OF THE LATE NINETEENTH CENTURY IN LIZZANELLO



Copertino Castle and its village



COPERTINO CASTLE AND ITS VILLAGE

History, art and timeless charm

Discovering the architectural wonders of Puglia



An Imposing Symbol in the Heart of Salento

In the heart of Salento, just a few kilometers from the enchanting beaches of the Ionian coast, lies Copertino, a charming village rich in history and traditions. Its historic center is a small treasure trove of architectural wonders, but the true protagonist of the town is undoubtedly its Castle, one of the most imposing and picturesque fortresses in Puglia.

This extraordinary building, which dominates the town with its grandeur, is not only a masterpiece of military engineering but also a place that tells centuries of history, from wars and noble

families to refined architectural developments.

The Origins: A Medieval Fortress

The earliest traces of the Copertino Castle date back to the 13th century when the Angevin King Charles I of Anjou ordered the construction of a defensive structure to protect the area from enemy incursions. However, it was in the 1500s, under the rule of Alfonso Castriota, that the fortress took on its current form, becoming one of the largest and best-defended fortresses in Southern Italy.

The Renaissance transformation was the work of architect Evangelista Menga, who designed a massive quadrangular structure with large angular bastions, surrounded by a deep moat. The castle thus became one of the finest examples of military architecture of the time, capable of resisting the most formidable army assaults.

The Elegance of the Interiors and the Chapel of Saint Mark

Despite its defensive purpose, the Copertino Castle is not limited to the

COPERTINO CASTLE AND ITS VILLAGE



grandeur of its walls. The interiors, in fact, reveal a surprising refinement, influenced by the noble families who once inhabited it. One of the most captivating features is the Chapel of Saint Mark, a small jewel of Renaissance art, decorated with beautiful frescoes and stuccoes. Here, spirituality blends with elegance, reflecting the taste and artistic sensitivity of the lords who governed Copertino over the centuries.

The Old Village: A Journey Through Time
Walking through the streets of Copertino's old town means stepping into a timeless atmosphere. The white houses with flower-filled balconies, Baroque churches, and hidden courtyards tell stories of daily life and ancient traditions.

One of the most important landmarks is the Mother Church of Santa Maria ad Nives, dating back to the 13th century but altered in the Baroque period. Its interior



holds valuable works of art and an extraordinary frescoed crypt. No discussion of Copertino is complete without mentioning Saint Joseph of Copertino, the "Flying Saint," whose mystical figure still receives great devotion. The convent where he lived houses relics and testimonies of his extraordinary life.



COPERTINO CASTLE AND ITS VILLAGE

A Historic Residence in Copertino: Timeless Elegance and Prestige

In the center of Copertino, precisely on Via Gianserio Strafella, stands a historic residence once owned by the famous Mannerist painter after whom the street is named.

A Renaissance building that stands out for its harmonious and clean facade and the sumptuous entrance arch decorated by the renowned sculptor Giovanni Donato Chiarello. Upon passing through the threshold, one enters a courtyard that connects the three levels of the palace.

From the raised ground floor, covering an area of 390 sqm, one accesses the impressive central hall, characterized by



beautiful vaulted ceilings enriched with Lecce stone decorative elements. This hall leads to various rooms, all vaulted, and offers views of the rear garden, a



COPERTINO CASTLE AND ITS VILLAGE



place of intimacy and peace, adjacent to the Mother Church.

On the first floor, there are additional spaces of extraordinary beauty with fascinating views of the monuments in the historic center of Copertino.

A careful renovation has created an



independent 65 sqm suite, complete with a kitchenette and bathroom, preserving the charm of two ancient fireplaces.

A detached 18 sqm laundry room completes its functionality.

The spacious terraces, spread across different levels, cover an area of approximately 200 sqm. The basement, covering 200 sqm, includes vaulted rooms partly designed for a SPA area with a pool, partly for utilities, and partly—those with street access—for multiple uses, as they were once ancient homes and workshops. The facades have been completely restored with an integrated lighting system, and all external window frames have been replaced, made of wood with shutters, as per the original design.

The floors, made from cocchiopesto, have been carefully restored by local artisans

COPERTINO CASTLE AND ITS VILLAGE



and integrated into the newly constructed bathrooms using the same technique as in the past. The property is equipped with an efficient alarm system and video surveillance, with the possibility to remotely control the lighting of the facades and the opening of accesses, ensuring security and comfort. A new water and sewer system has been installed, connected to the urban network, along with provisions for air conditioning and underfloor heating.

The few remaining works to complete the renovation (installation of sanitary ware and coverings in the bathrooms, placement of radiators, split units, and the boiler) have been left unfinished to allow the buyer to benefit from the Puglia Region's incentives for the restoration of historic buildings (Mini Pia Turismo).

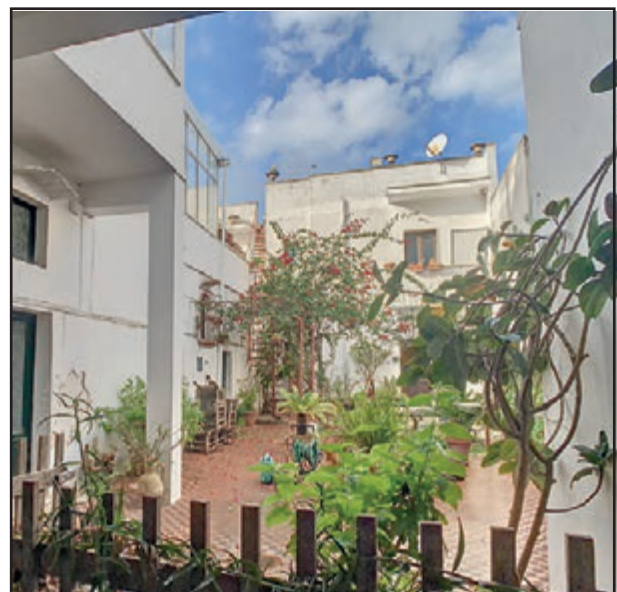
Thanks to its central location, Copertino

offers easy access to both the sea and the historic city of Lecce, making this residence not only a place to live but also a strategic point for exploring the wonders of Salento. Perfect for history and art lovers, investors in the tourism sector, or anyone seeking a unique and fascinating environment.

A Palace with a View of the Castle: Charm and History in One Residence

In the heart of this captivating setting, a townhouse stands that offers a privileged view of the Copertino Castle. This historic residence combines the charm of period architecture with spacious, bright areas, ideal for those who wish to live in a setting full of history and character.

Access is through a large door opening onto a covered portico, perfect for parking two cars, and into a characteristic internal courtyard. The first floor



COPERTINO CASTLE AND ITS VILLAGE

welcomes guests with two large living rooms, one of which is enhanced by an elegant fireplace.

The sleeping area consists of spacious rooms, one of which has a private bathroom.

A highly appealing feature is the dining room, dominated by an antique “focaire,” the large fireplace typical of noble homes in Salento. Adjacent is a functional kitchen, and a small terrace enclosed by windows offers welcoming and convivial spaces.

A passage leads to a second independent apartment, spread over two levels, with a living room, kitchen, and a large bedroom with a balcony.

In the courtyard, storage rooms offer the potential for customization and expansion of the spaces.

Living in Copertino: Between History, Culture, and Nature

Copertino is not only a place rich in history but also a town offering an authentic quality of life, immersed in a unique natural setting. Situated in the heart of Terra d'Arneo, the area is characterized by an extraordinary variety of landscapes, including Mediterranean scrub, ancient olive groves, and lush forests.

Just a few minutes away are some of the most beautiful beaches in Salento, lapped by crystal-clear waters that attract visitors from all over the world.

This balance between culture and nature makes Copertino a perfect destination for those seeking a permanent residence or for those wishing to invest in a prestigious property in an exclusive environment.



The dining room of the historical residence, dominated by the ancient "focaire"

COPERTINO CASTLE AND ITS VILLAGE



The large and bright spaces and the first floor enriched by an elegant fireplace



Gallipoli: pearl of the Ionian sea



GALLIPOLI: PEARL OF THE IONIAN SEA

Between history, sea and wonder

An enchanted village between sea and culture



Gallipoli, nestled on the Ionian coast of Salento, is one of the most captivating cities in Puglia. Its name, of Greek origin, means "beautiful city," and no name could be more fitting.

Divided between the new town and the old city, it retains the charm of a millennia-old past, with its narrow streets, Baroque churches, historic palaces, and strong city walls that overlook the crystal-clear sea.

Today, Gallipoli is one of the most beloved destinations in Southern Italy, capable of combining the allure of history with the appeal of nature and the

vibrancy of modern life.

Strolling through its streets at sunset means immersing oneself in an atmosphere suspended between the present and the past, with the sun diving into the sea, giving unforgettable hues.

The History of Gallipoli: Between Greeks, Romans, and Aragons

The history of Gallipoli is long and fascinating. Founded by the Greeks, who named it "Kallipolis," it soon became an important commercial hub thanks to its strategic position.

With the arrival of the Romans, the city further developed, becoming a crucial point for the trade of salt and oil, resources that shaped its economy for centuries.

After the fall of the Roman Empire, Gallipoli passed under Byzantine control, then the Normans, and finally the Swabians under Frederick II's rule. However, it was the Aragonese who left an indelible mark on the city by building the formidable defensive walls and the Angioino Castle, still one of the most imposing symbols of the city.

During the modern era, Gallipoli became one of the Mediterranean's largest ports

GALLIPOLI: PEARL OF THE IONIAN SEA

for the trade of lamp oil, exported as far as France and England. Today, visitors can still explore the underground olive oil mills in the historic center, where the "liquid gold" of Salento was once processed.

Gallipoli's Architecture: A Journey Between Baroque and Tradition

Walking through the historic center of Gallipoli, one is immersed in a maze of white alleys, hidden squares, and breathtaking sea views. The beating heart of the old town is the Cathedral of Sant'Agata, a masterpiece of Lecce Baroque with its imposing golden Carparo facade, adorned with statues and decorations carved with extraordinary skill.

Equally captivating is the Church of Santa Maria della Purità, with its interior rich in painted majolica tiles and golden



decorations, or the Church of San Francesco d'Assisi, which houses the famous "Malladrone" statue, a sculptural work of great expressiveness.

Gallipoli is also a fortified city: the Angioino Castle, surrounded by the sea, is an extraordinary example of medieval defensive architecture, with its bastions and massive towers. Once a military stronghold, today the castle hosts exhibitions and cultural events that tell the city's history.

Living by the Sea: The Dream of Gallipoli

Gallipoli is not only about history and art but also a place where the sea takes center stage.

The beauty of the Ionian coast is displayed in all its glory, with golden beaches and turquoise waters that attract visitors from all over the world each year.



GALLIPOLI: PEARL OF THE IONIAN SEA

But what does it truly mean to live here? It means waking up to the sea breeze, strolling along the bastions while admiring the horizon, enjoying dinner by the sea with the scent of saltwater in the air.

It means experiencing spectacular sunsets, where the sun gently disappears into the crystal-clear waters of the Ionian Sea, offering a show that renews itself



every evening.

For those dreaming of living in this unique atmosphere, there's a special opportunity: an apartment located in a residential area at the entrance of the city, perfect for those who wish to enjoy the charm of Gallipoli without sacrificing comfort.



An Apartment with a Sea View

The apartment, recently renovated, spans approximately 110 sqm and comes fully furnished.

The entrance opens into a functional kitchen with a breakfast corner, leading to a bright living room.

Here, the most captivating element is undoubtedly the panoramic terrace, which offers an unparalleled view of the sea, almost like a living painting that changes color with the seasons.

GALLIPOLI: PEARL OF THE IONIAN SEA

From the living area, one can access the first bedroom, which is connected to a second bedroom with an ensuite bathroom. Additionally, there is a second bathroom with a laundry corner, designed for maximum convenience.

An interesting feature of this residence is that the second bedroom has a separate entrance, a detail that allows for it to be rented separately or used independently.

But that's not all: the building the apartment is part of has private access to the beach, a rare advantage that allows easy access to the cliff and the sea at any time of the day.

To complete the property, there is a 24 sqm garage and a convenient cellar, ideal for those looking for extra space to store beach gear or other items.

Gallipoli: A Place to Live Every Day

Choosing to live in Gallipoli means immersing oneself in an extraordinary environment where the beauty of nature blends with historical and cultural richness.

Here, time seems to flow at a different, slower, and more authentic pace, between the scent of the sea and the traditions of a people whose hospitality is their defining trait.

Gallipoli is the perfect destination for those seeking a home by the sea, without giving up the charm of a city that has much to tell.

Whether as a vacation residence or an investment, this pearl of Salento represents a unique opportunity where every day is a journey through history, nature, and timeless emotions.



CAMPI SALENTINA AND THE PIANA MESSAPICA



CAMPI SALENTINA AND THE PIANA MESSAPICA

A journey between history, nature & rural architecture

A territory imbued with history and beauty



In the heart of Salento, amidst vast vineyards and ancient olive trees, lies Campi Salentina, a charming village that encapsulates centuries of history, culture, and traditions.

Located in the Messapian Plain, this land has always been characterized by a lush landscape, made fertile by an abundance of freshwater springs. Here, nature has shaped a unique territory, where the countryside opens into bucolic scenes

dotted with noble villas, historic farms, and rural dwellings that narrate the agricultural and aristocratic past of this part of Puglia.

Campi Salentina: A Place Where Time Flows Differently

Campi Salentina is a place where time seems to pass at a different pace. Walking through its historic center, one can still



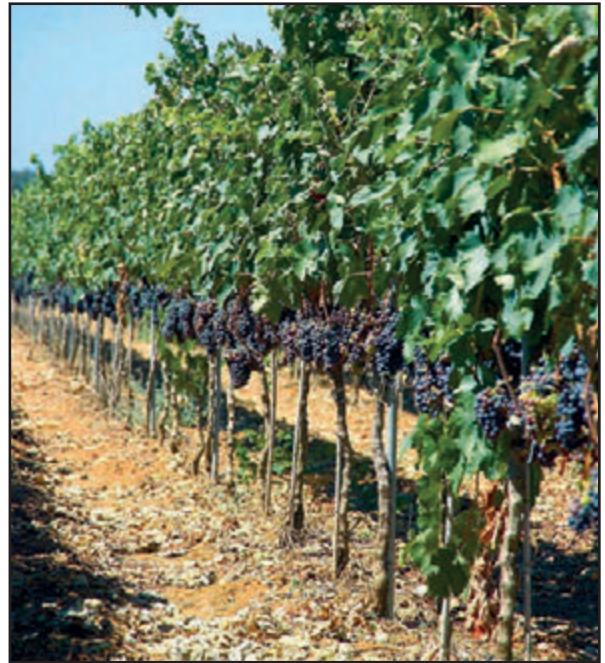
CAMPI SALENTINA AND THE PIANA MESSAPICA

admire the signs of the ancient civilizations that once inhabited it: from the Messapians to the Romans, from the Normans to the Spaniards, every era has left an indelible mark on the urban and cultural fabric of this town.

The Messapian Plain: A Corner of Puglia to Discover

The Messapian Plain is one of the most picturesque areas of Salento, named after the ancient Messapian people who settled here around the 9th century BC. The freshwater springs, still present today, have always been a fundamental resource for the region, allowing the development of a fertile and flourishing countryside.

This is the land of fine wines, like the



famous Negroamaro, and of extra virgin olive oil of the highest quality, produced from ancient olive trees that dominate the landscape with their silver-green crowns.

Agriculture has always been the economic driving force of this area and has contributed to the emergence of a unique rural architecture: fortified farmhouses, once centers of production and residences for noble landowners, are now often restored and transformed into charming residences or luxury hospitality structures.

But the Messapian Plain is not just nature—it is also a place rich in history and culture, with captivating villages, Baroque churches, and noble palaces that tell the glorious past of this region.

CAMPI SALENTINA AND THE PIANA MESSAPICA



Campi Salentina: Between Art, Culture, and Tradition

Campi Salentina preserves a rich artistic and architectural heritage. The heart of the village is represented by the Church of Santa Maria delle Grazie, an elegant Baroque building that houses precious frescoes and sacred artworks. Walking through the historic center, you can also admire the Palazzo Marchesale, with its imposing entrance portal, and the Church of San Oronzo, dedicated to the town's patron saint.

The village is also famous for being the birthplace of philosopher Antonio De Ferraris, known as Il Galateo, one of the most illustrious intellectuals of the Puglian Renaissance. A library dedicated to him, the Biblioteca Comunale, serves

as an important reference point for scholars of Salento's culture.

A Historic Residence in the Heart of



CAMPI SALENTINA AND THE PIANA MESSAPICA



Salento

For those who wish to immerse themselves in this fascinating context and live in a place where history and nature meet, Campi Salentina offers a unique opportunity: a historic palace that still preserves all the charm of its era.

Crossing the large wooden door of this residence, you are welcomed by an entrance that leads to a wrought-iron staircase, a refined detail that hints at the beauty of the interiors.

The apartment, which spans about 175 square meters, is a tribute to Salento's architecture. The antique cementine floors, with their unique geometric patterns, give the rooms a distinctive character, while the typical star-vaulted ceilings create a sense of grandeur and continuity with the local tradition.

The interiors are divided into three spacious rooms, all exceptionally bright due to their views on the main facade.

One of them features a charming period fireplace, a detail that enriches the atmosphere and makes the space even more welcoming.

The residence also boasts an area with an ancient hearth, a traditional element of Salento culture. Here, you'll find a cast-iron wood-burning stove, enhanced by wrought-iron details, a true testament to the past now brought into the home's design.

The bathroom, spacious and finished with high-quality materials, features an elegant combination of dark marble and mirrors, creating a refined contrast between the old and the modern.

But the true gem of the property is the magnificent level terrace, a private oasis perfect for enjoying the mild Salento climate, organizing outdoor dinners, or simply relaxing while admiring the starry sky. To complete the property, there is



CAMPI SALENTINA AND THE PIANA MESSAPICA

also an exclusive rooftop solarium, offering further opportunities for customization.

On the ground floor, there is a large storage area of about 125 square meters, accessible through a second wooden door. This spacious area can be dedicated to various uses, from a garage to a space that can be repurposed according to personal needs.

A Great Opportunity for Life and Investment

This property represents an unrepeatable opportunity for those looking to purchase a property that combines history, charm, and customization potential. Its strategic location, nestled in the tranquility of the Messapian Plain yet

well connected to the main cities of Salento, makes it ideal both as a private residence and as a prestigious investment.

Campi Salentina and its surrounding area offer an authentic experience, marked by slow rhythms, deep-rooted traditions, and unspoiled landscapes. Here, among the ancient farmhouses and vineyards stretching to the horizon, you can still breathe in the truest soul of Puglia—one that tells stories of fertile lands, timeless architecture, and a warm hospitality that makes every stay unforgettable.

If you are looking for a place to rediscover the charm of authentic life and immerse yourself in the beauty of a landscape without equal, Campi Salentina is waiting for you.



HISTORICAL HOME IN CAMPI SALENTINA





In the heart of the Lecce Baroque

IN THE HEART OF THE LECCE BAROQUE

Living the enchantment of Lecce

Lecce, the South Florence

Salento is not just crystal-clear seas and golden beaches: its beating heart is Lecce, a city of art and culture, often called the "Florence of the South."

Walking through its streets, you are enveloped by the beauty of Lecce Baroque, a style expressed through refined carvings and scenic details, made unique by the local pietra leccese, a warm, golden stone that captures the sunlight and returns it with captivating shades. The historic center is a true treasure trove of history, with its churches, noble palaces, and squares that seem suspended in time.

Timeless Architecture

Strolling through the center of Lecce means getting lost among unique architectural masterpieces.

Piazza Sant'Oronzo, the city's living room, is the central point where the past and present meet. Here, you can admire the remains of the Roman Amphitheater, a testament to ancient Lupiae, next to the column of Sant'Oronzo and the famous Sedile.

A few steps away stands the majestic



Basilica of Santa Croce, the pinnacle of Lecce Baroque, with its richly detailed facade that enchants all who gaze upon it. Every corner of the historic center tells a story, an era, an art that fascinates and engages.

A Prestigious Palace with Views of the Lecce Cathedral

In the heart of Lecce's historic center, where history and art converge, stands this prestigious palace that embodies the timeless elegance of the Baroque city. Spread over three levels, this residence

IN THE HEART OF THE LECCE BAROQUE



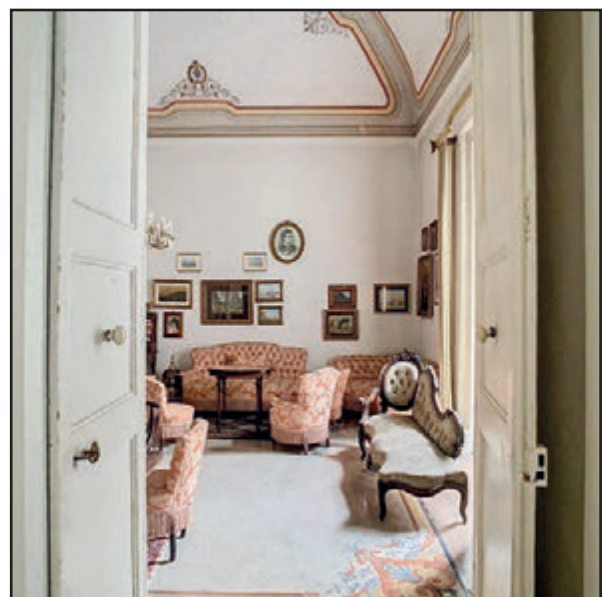
offers spacious interiors enhanced by period details like high star-vaulted ceilings, frescoed ceilings, original floors, and antique wooden fixtures.

Crossing the large entrance door, you enter a suggestive internal courtyard, a versatile space that combines functionality and charm. From here, you can access spacious rooms on the ground floor, currently used as a garage and storage. On the left, the stone staircase leads to the upper levels of the property, where the main residence on the first floor covers about 360 square meters.

It consists of a comfortable hallway serving as a filter to the various rooms: a reception wing that includes a grand living room with 6-meter high star-vaulted ceilings, entirely frescoed, a reading room with antique bookshelves,

and an elegant study. A corridor with a large full-height window overlooking the private courtyard leads to this area, which also includes a bedroom with an en-suite bathroom.

The second wing of the property includes a rustic-style kitchen, a living room for



IN THE HEART OF THE LECCE BAROQUE

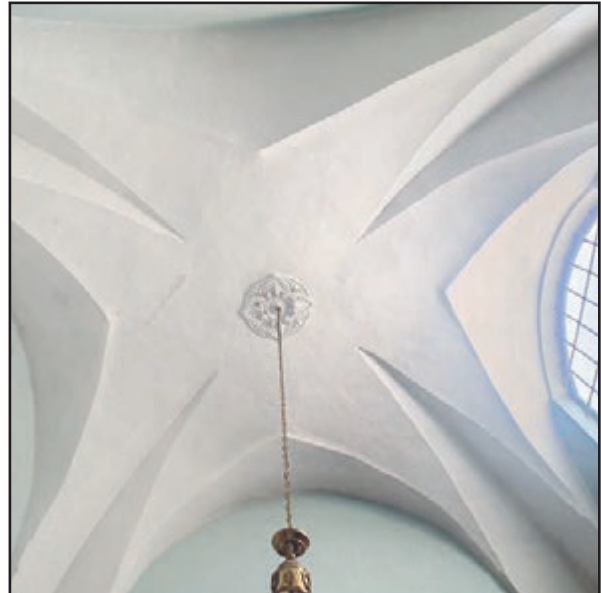


everyday life, a compact and functional bathroom, and two spacious bedrooms connected by a corridor with a stone arch. Both sections of the residence are also connected by a bright dining room, which acts as a bridge between formal and everyday comfort.

The second-floor apartment, recently renovated, is a charming one-bedroom unit of about 60 square meters, overlooking a private rooftop terrace with three levels offering an added value: an exclusive and privileged view of the Lecce Cathedral.

This palace perfectly combines the charm of the past with the needs of modern life.

Ideal for those looking for a prestigious residence or an exclusive solution for hospitality activities, this home is ready to offer a unique experience in the heart



of the Baroque city.

An Elegant Residence in the Heart of Lecce

In the heart of this architectural marvel, among the timeless streets, lies a historic home that perfectly embodies the essence of Lecce. Located on a



IN THE HEART OF THE LECCE BAROQUE

characteristic street in the center, just a short walk from Piazza Sant'Oronzo, this three-story residence of approximately 275 square meters represents a perfect fusion of tradition and refinement.

Access is through an ancient wooden and iron door, which opens onto a private internal courtyard, an intimate and evocative space that introduces the elegance of the interiors. A stone staircase leads to the noble floor, where the main part of the house unfolds: around 150 square meters of bright spaces, characterized by traditional Salento tuff vaulted ceilings, period flooring, and handmade wooden doors, true artisan masterpieces.

The Magic of the Interiors

As you enter, the atmosphere is both welcoming and sophisticated. The pleasant entrance connects various



rooms: on one side, a spacious dining room, on the other, a perfectly functional, essential kitchen. Dominating the scene is the extraordinary master bedroom with an en-suite bathroom, made even more enchanting by natural light filtering through a wrought-iron balcony overlooking the historic center.

But the real marvel is beyond the dining room, where a wall-to-wall door leads to a magnificent living room, a spacious and refined environment directly connected to a baroque-level terrace of about 75 square meters.

This outdoor space is the crown jewel of the property, offering an exclusive corner to relax and socialize while admiring the rooftops and churches of the city from above.

Breathtaking Views over the Rooftops of Lecce

From the terrace, a staircase leads to the

IN THE HEART OF THE LECCE BAROQUE

private solarium, an additional space of about 140 square meters that offers an extraordinary view of the city. Here, the sunset takes on a special charm, painting the facades in pietra leccese with warm hues and transforming every evening into an unforgettable experience.

Back in the private courtyard, a stone staircase leads to another distinctive feature of the property: a suggestive 85-square-meter underground cellar. This space, characterized by intimate and enveloping atmospheres, is perfect for creating a wellness area, with a steam room, sauna, or hot tub, turning the house into a true refuge of well-being and relaxation.

An Investment Between History and Modernity

Owning a residence of this kind means embracing the charm of history without

giving up modern comfort. Lecce is a vibrant city, culturally stimulating and well-connected, making it an ideal destination both for those wishing to live here permanently and for those seeking an investment in the luxury real estate sector. The historic center offers every kind of service: from Michelin-starred restaurants to design boutiques, from art galleries to local markets selling typical Apulian products. Living here means enjoying an unmatched quality of life, where beauty intertwines with practicality, creating a perfect balance between past and present.

Purchasing a residence in the heart of Lecce Baroque is not just a real estate opportunity; it's a lifestyle choice. It means immersing yourself daily in an atmosphere rich in art, culture, and history, enjoying exclusive and refined spaces that tell the past while looking





Living on the sea

LIVING ON THE SEA

Living in the waves and the sky of Salento

Living in contact with blue waters and white beaches

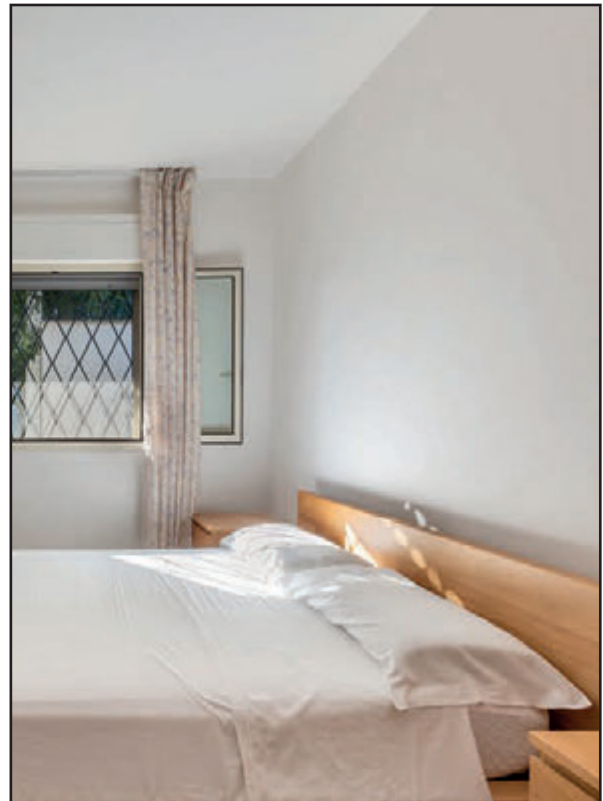


The sea is not just a place: it is an emotion, a promise of freedom, a refuge for the soul. Living by the sea, or even just owning a house overlooking the blue horizon, is an ancient dream as old as humanity itself. And in the heart of Salento, this vision can become a tangible reality, thanks to three captivating properties offered for sale by Temiño Premium Properties. From the Caribbean waters of Punta Prosciutto to the unspoiled nature of the Ugento Park,

to the enchanted cliffs of Castro Marina, each place tells a different story, all united by the song of the waves.

Punta Prosciutto: Your home in the Caribbean paradise of Salento

Anyone who has passed through Punta Prosciutto, on the Ionian coast, carries with them the memory of white beaches and crystal-clear waters that rival the



LIVING ON THE SEA



exotic landscapes of the Caribbean. In this corner of paradise, we offer a villa composed of four independent living units, ideal both for those dreaming of a private summer residence and those wishing to invest in the short-term rental market.

Every detail has been carefully crafted: elegant furnishings, bright spaces, equipped outdoor areas, and a magnificent terrace from which the gaze is lost in the blue of the sea. With a total area of over 350 square meters of living space, the villa features a panoramic penthouse, two ground-floor homes, and a charming annex, all overlooking a shared 350-square-meter garden.

Completing the property is an agricultural plot of about 1000 square

meters. A home designed to fully enjoy beauty and relaxation, but also to generate income through tourist rentals.



LIVING ON THE SEA

View, tranquility, and nature: the villa between Lido Marini and Pescoluse

Just minutes from the golden beaches of Lido Marini, Torre Pali, and Pescoluse, in the heart of the Ugento Nature Park, opens up a breathtaking panorama.

Amidst three hectares of Mediterranean scrub, a modern and minimalist villa rises, designed to blend into the landscape and offer well-being in every season.

The living area, with an open kitchen and living space, faces an ornamental pond and the distant sea.

Four double bedrooms, two windowed bathrooms, a pool immersed in the vegetation, and a communal area perfect for summer evenings make this villa a true retreat of peace.

Equipped with the latest technological systems and a remote-controlled video



surveillance system, the house combines the comfort of home automation with the poetry of the wild nature.





LIVING ON THE SEA

Castro Marina: Living suspended between sky and sea

If Punta Prosciutto is Caribbean sweetness and Ugento is immersion in nature, Castro Marina is pure magic. A seaside village perched on the rock, offering breathtaking scenes with its cliffs, mysterious caves, and the charm of a medieval historic center.

In this dreamlike place, we offer a villa that seems suspended in time. Surrounded by 4000 square meters of garden, the residence spreads over two levels with spacious and refined rooms. From the windows of the living room and kitchen, the view opens up to the infinite sea, while the lower floor houses three bedrooms, two bathrooms, and a comfortable walk-in closet. The real gem? A suggestive stone "pagghiara," perfect for welcoming guests, and a private staircase that leads down to the sea,



where there is a small secret beach. Renovated with high-quality materials and equipped with underfloor heating, air conditioning, thermal insulation, and solar panels, the villa is a perfect blend of tradition and innovation.

Your life by the sea starts here

Investing in a seaside home in Salento means not just buying property: it's choosing a lifestyle, a new rhythm, a deep connection with nature and beauty. With Temiño Premium Properties, you can count on an exclusive and personalized service, designed to ensure security, transparency, and privacy at every stage of the purchase.

Whether it's a home for your family or a tourist investment, the sea awaits you. And with it, every day will bring new emotions, from golden sunsets to silent sunrises and the scent of salt air that caresses your dreams.







Historic buildings

HISTORIC BUILDINGS

Between history and timeless charm

Wonderful historical homes in the heart of Salento



Salento is not just turquoise seas and golden beaches. It is also ancient stone, deep-rooted traditions, and palaces that tell stories of families, battles, and rebirths.

Walking through the villages of Galatina, San Pietro Vernotico, or Palmariggi is like opening an illustrated history book, where every page smells of the past and every architectural detail offers a fragment of identity. It is precisely in these unique settings that Temiño Premium Properties selects and presents the most fascinating historic homes for sale: true gems of charm, ready to shine again through new life and hospitality projects.

Galatina: the city of timeless wonders

Here, we offer for sale an exclusive portion of the Castriota Scanderbeg Castle, a 15th-century palace that dominates the heart of the city.

The apartment, located on the first floor, spans about 265 sqm and has two independent entrances: one through the imposing castle atrium, shared with another property, and the other through the evocative Gallery of the Palace.

Recently renovated with great architectural sensitivity, the residence retains original elements like star vaults and period floors, enhanced by natural



HISTORIC BUILDINGS



light filtering through large windows with French balconies.

The interior layout includes a spacious living room, a kitchen, a dining room with access to a romantic little terrace, two bright bedrooms (one with an ensuite bathroom), a smaller kitchen, and an additional bathroom.

A home designed as a family residence but easily divisible for hospitality or investment use.

Still in Galatina, in Piazza Galluccio, we find another masterpiece: “Palazzo Bersale”, an ancient olive mill from the 13th century now transformed into a refined three-level home, with a total area of about 250 sqm.

The ground floor still houses the original olive collection tanks, now skillfully



restored and integrated into the spaces. Two master bedrooms with ensuite bathrooms, a spacious living room, and



HISTORIC BUILDINGS

an architectural narrative that perfectly blends the ancient and the modern. On the first floor, there is a living room with a fireplace, an open kitchen, a laundry area, and a third bedroom.

The first terrace, about 50 sqm, offers a privileged view of the square, while the second level features a fourth bedroom with an ensuite bathroom and a magnificent terrace of over 100 sqm with a patio, pool, and bar area. An exclusive residence, perfect for those seeking authenticity and comfort.

Finally, in the heart of Galatina, we present a third property: a Liberty-style palace from the late 19th century located on Via San Gabriele.

This elegant 750 sqm residence, to be renovated, comes with an already approved project for the creation of a



charming hospitality facility, with a panoramic pool on the solarium. The palace spans two levels and promises to become a boutique hotel of great refinement, as designed by architect Raffaele Centonze, ideal for welcoming travelers fascinated by the history, culture, and timeless beauty of Salento.



HISTORIC BUILDINGS



San Pietro Vernotico: Moorish elegance in Salento style

In the heart of the Salento peninsula, San Pietro Vernotico is a town that has preserved its most authentic traditions.



Its streets come alive during patronal festivals, illuminated by colorful lights and accompanied by sounds and scents from another time.

In this village, Temiño Premium Properties offers an enchanting Moorish-style townhouse, characterized by ochre and red horizontal bands, decorated portals, and unique architectural details.

The property is divided into two spacious independent apartments. On the first floor, we find a 250 sqm home with a central hallway, a study with decorated floors, a formal living room with restored frescoes, two bedrooms, a bathroom, a kitchen, and a second living area with direct access to the panoramic terrace. From the terrace, a staircase leads to a

HISTORIC BUILDINGS



300 sqm garden, shared with the ground-floor unit. The latter also spans about 250 sqm and offers seven spacious rooms with star vaults, ready to be transformed according to the new owner's needs. A perfect structure for a luxury residence or an international-level hospitality project.

Palmariggi: where myth and business meet

A few kilometers from Otranto lies Palmariggi, a small village with an evocative name that originates from a popular legend: the Madonna appeared holding a palm to save the town from a Turkish invasion, thus giving the community its name — “You who hold the palm.”

In this setting full of spirituality and history, Temiño Premium Properties presents for sale a completely independent late 19th-century palace, ideal for anyone wishing to start a business in the hospitality sector. The property spans two levels, with a total area of about 1000 sqm.

The ground floor, about 525 sqm, is already prepared to host a high-end restaurant: it includes a reception area, piano bar, fully equipped kitchen, two dining rooms (one for smokers), three bathrooms, a pantry, a wine storage room, and a 25 sqm external veranda.

The first floor, about 475 sqm, is designed to become a hospitality facility with nine bedrooms, each with a private bathroom, spacious common areas, and a bright breakfast room.



HISTORIC BUILDINGS



The property also features a large solarium area and a solid architectural structure built to last over time. A valuable opportunity, thanks to regional incentives currently available for those investing in tourism in Puglia.

Investing in the past to build the future

Historic homes are not just properties: they are custodians of memories, treasure chests of beauty, and portals to a time when every stone spoke.

Today, they can become places of life, hospitality, and shared beauty. Whether you're looking for a dream residence, a refuge for the soul, or a business project that combines aesthetics, value, and profitability, Temiño Premium Properties is the ideal partner to guide you on this extraordinary journey.

Salento awaits you, with its golden lights, poetic silences, and homes ready to be reborn into new life.

Contact us to discover how to transform a piece of history into a future choice.





Masserie

MASSERIE

Masserie Salentine

When authenticity meets the future of hospitality



Salento is a place of the soul, where time seems to slow down and every stone tells a story. Among centuries-old olive groves, dry-stone walls, and the scent of Mediterranean scrub, stand the masserie: ancient rural dwellings that, now more than ever, are experiencing a new life. Transformed into elegant retreats, charming farm stays, or exclusive resorts, the masserie of Salento represent the perfect fusion of authenticity and innovation.

Punta Prosciutto: the paradise of slow tourism

On Salento's Ionian coast, Punta Prosciutto is one of the most sought-after destinations for travelers looking for crystal-clear sea and unspoiled landscapes.

White beaches, wild dunes, and lush nature make this corner of Puglia a true paradise. And it is in this setting that Temiño Premium Properties presents an extraordinary opportunity for those wishing to invest in a high-end and



MASSERIE

sustainable hospitality project. Less than 5 kilometers from the sea, nestled between the beauty of nature and the convenience of main roads, stands a masseria ready to be completely renovated.

The property, with a gross surface area of around 1100 sqm, is set within a 15-hectare park, and already has an approved project that unlocks its full potential. The plan includes the creation of 24 independent housing units, a restaurant hall with 80 seats (also usable as a conference room), a professional kitchen, a wellness area with sauna, and a 140 sqm infinity pool.

The project also features a scenic bio-lake, designed to promote biodiversity and offer guests a unique natural spectacle.



This masseria is not just a property, but a real opportunity to build a wellness oasis that meets the growing national and international tourism demand. In a region increasingly in demand, where the beauty of nature meets the sophistication of hospitality, investing today means looking to the future with foresight.





Villas in Salento

VILLAS IN SALENTO

Discreet luxury between olive trees, sea and authenticity

Not only ancient stone and villages imbued with history



In Salento, the concept of "villa" takes on a unique meaning. Here, luxury is never ostentatious but reveals itself in harmony with the landscape, in the peace of the countryside, and in the light that floods through wide windows and rests upon dry-stone walls, lush gardens, and centuries-old stones.

In this postcard-like setting, between the Salento hills and just minutes from the stunning beaches of Gallipoli, lies

Neviano, an authentic village preserving the most genuine soul of Puglia. It is here that Temiño Premium Properties offers an exclusive villa, a perfect blend of modern comfort and Mediterranean charm.

The property spans about 400 gross square meters across two levels, surrounded by a beautifully maintained



VILLAS IN SALENTO



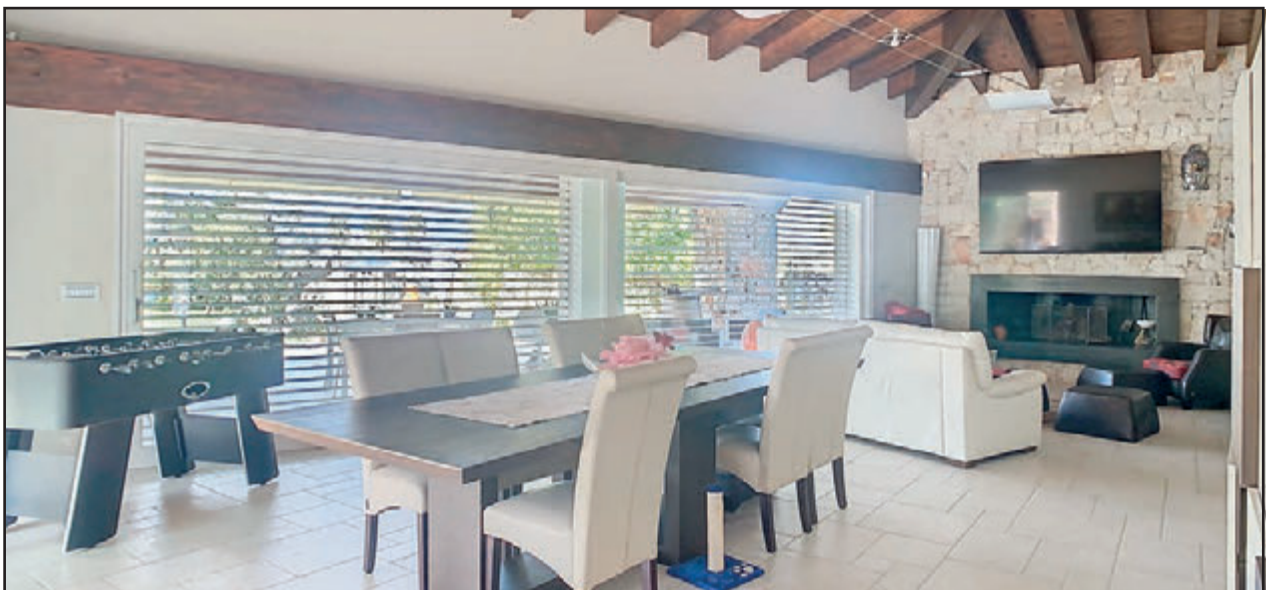
1200 sqm garden, where an ancient centenary stone paving traces a charming path between greenery and stone. Inside, the home captivates with its brightness, artisanal finishes, and a layout that merges elegance and functionality: a large open space with a fireplace, a masonry kitchen, a private sleeping area,

and bedrooms with terraces and small balconies.

Equipped with a photovoltaic system and a covered parking space for three vehicles, this villa is the perfect retreat for those wishing to live immersed in nature without giving up proximity to major services and the sea. Additionally, the option to entrust maintenance to the current construction company ensures a practical and customized property management.

Only 12 km from the Ionian Sea, 15 km from the Adriatic, and 30 km from the baroque city of Lecce, this residence offers a perfect balance of beauty, comfort, and strategic location.

A villa to enjoy all year round or to use as a summer residence, also ideal as an investment in one of Puglia's most sought-after areas.



EVENTS IN PUGLIA

Easter events and Easter Monday in Puglia



EASTER 2025 IN SALENTO

It is the perfect opportunity for a spring holiday between historic villages, crystal clear sea, authentic traditions and food and wine experiences.

- Pasquetta Nature Fest (March 30 - April 1) - Trekking and bike between the paths of the Torre Guaceto Nature Reserve.
- The forgiveness of Taranto (17-18 April)-an ancient tradition with hooded confraternities in prayer.
- Holy Friday procession in Ostuni (April 18) - a religious procession that crosses the white streets of the white city.
- The desolate in Canosa di Puglia (April 19) - an exciting rite with hundreds of women dressed in mourning accompanied by poignant songs.
- Easter Monday Festival 2025 (April 21) in Parco Gondar of Gallipoli - one of the most anticipated and appreciated appointments of the year in Salento.

EVENTS IN PUGLIA



SPRING EVENTS AND FESTIVALS IN PUGLIA

The next fairs and festivals with gastronomic and craft specialties at the end of winter-Primavera 2025 in Salento.

- **Palm festival in Monopoli (13-21 April)-Markets and sale of typical Apulian products.**
- **Fair of the Madonna della Grottella in Copertino (April 22) - in front of the homonymous sanctuary**
- **Feast of the Madonna de la Stiddhra (April 23) to Dragoni (Lequile) - Occasion to eat lu purecinu or the boiled egg**
- **Festival of Ricotta in Ceglie Messapica (24-28 April)-tastings and workshops dedicated to local cheeses.**
- **Fair of San Marco 2025 in Caprarica di Lecce (April 25) - a historical event that celebrates tradition, culture and local products**
- **Festival della Valle d'Itria (April 26 - May 1) - Concerts and shows between Ostuni, Cisternino and Locorotondo.**

Testimonies

Who trusted Temiño

Dario Discanno (Brindisi)

I had the pleasure of working with Pedro Ruiz from Temiño Premium Properties for the sale of a prestigious property in the countryside of Carovigno.

The experience was absolutely positive. From the beginning, a relationship of trust and professionalism was established, with a shared goal: to ensure the best possible experience for the client. Thanks to clear communication and flawless teamwork, we successfully closed the sale with full satisfaction for both the seller and the buyer. This collaboration proves that when you work with seriousness and transparency, results will always come. We look forward to repeating the experience on new projects!

Jim Deville (Hawaii - USA)

Pedro was very professional and helped us understand where we wanted to be in Salento, especially in Galatina. We live 12 time zones away and, while that might seem overwhelming to most people, we managed just fine with Pedro's help during the escrow period. Pedro is well connected and gave us great recommendations for other service providers.

Herbert Neutgens (Holland)

The first thing we experienced was the beautiful selection of properties and how well they were presented. Pedro and his team have a kind and professional attitude and are always available to answer our questions. Pedro personally created a great relationship between us and the property's seller. We find this very special, having such a smooth transition while moving to Italy. We love our new home. So if these written words can help you make the right choice, we dare to say: you are in great hands. Good luck finding your dream home.

Vincenzo Spedicato (Lecce)

What can I say... a true professional. He uses a method that, in my opinion, doesn't exist in other agencies I've unfortunately dealt with. Thanks to Pedro, the agency owner, I was able to sell my home after only 3 viewings (all with non-Italian, genuinely interested buyers), and—most importantly—at full market price! Lastly, he assisted me all the way through the final deed, always responding to all my needs.

Cosimo de Benedittis (Lecce)

Excellent agency Mr. Pedro very professional and distinct, leaves nothing to chance and does not neglect any detail

Annarita shipped (Lecce)

If during the course of your life you are lucky enough to meet the right people your dreams will come true, you just have to grasp the 'signals' and trust in the passion that these people have for their work.

Thanks to Pedro and the Temiño Premium Properties agency I bought my little paradise in Salento Campi.

Thank you very much!

Alessandro Muccio (Milan)

've been in real estate for 25 years in Milan, and to sell my property in Puglia I appointed Pedro Temino Ruiz. I was immediately impressed by his expertise, his creative commercial approach and, above all, the passion he puts into his work.

I truly want to thank Pedro for the care and dedication he showed in selling this not-so-easy property, a process that ended with full satisfaction on the buyer's side as well.

Thank you, Pedro!

Roberto Marchese (Lecce)

The Premium Properties theme is an absolute point of reference in the management of the sale of prestigious properties: very high professionalism of the whole team, cutting -edge sales tools and at the same time refined, maximum visibility on international portals and also thanks to the open collaboration to other agencies to achieve the result in the shortest possible time, transparency and guarantee for both sellers and buyers.

Maria Elisa Bianco (Rome)

I entrusted my historic country villa located in Trepuzzi in June 2021 to the Temino agency, as it had been recommended to me by friends.

Thanks to Pedro's professionalism and expertise, who understood the potential of the property, the house was sold within a few months at the agreed contract price. I also highlight his knowledge of real estate legislation.

I highly recommend him.

To consult loyal testimonies, visit the site
www.premiumproperties.it



SERVICES

THOSE WHO RELY ON TEMIÑO PREMIUM PROPERTIES ACCESS TO A WIDE RANGE OF EXCLUSIVE SERVICES TAILORED TO ACHIEVE CONCRETE RESULTS. WE ACCOMPANY OUR CUSTOMERS DURING THE ENTIRE PROCESS OF SALE OR PURCHASE OF A PROPERTY. WE ARE ALSO AT THE SIDE OF CUSTOMERS EVEN AFTER HAVING CLOSED A NEGOTIATION.

Value to properties through communication that generates emotion

Social and web communication

Photography

video production

Multilingual communication

Open house





Ordinary and extraordinary management

Bureaucratic practices

Market analysis

After-sales assistance

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Contract management

Home staging

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