

MIA CASA, TUA CASA

NEW OPENED
IN 2026



DUE PULCINI
LA NOSTRA CASA SUL MARE



FINAL AL MENTE

After more than three years of ups and downs, we finally made it. Due Pulcini, our dream of a house by the sea, has become reality. Admittedly, we thought it would be easier - but in the end everything turned out just as we had imagined. And it feels even better than we ever hoped.

Many people supported us along the way, some quietly in spirit, and others very directly - with expert advice, bridging finances, or simply by encouraging us whenever we were close to admitting that the project might be a little too ambitious. For all of this we are endlessly grateful. Truly!

IT'S A FAMILY BUSINESS

Over the past weeks and months, we worked together with our son Yannick on the interior: building beds and shelves, sawing, screwing, painting - and finally packing everything piece by piece, loading it into a van, and driving it down to Monopoli ourselves. There we set everything up together with our two sons, Konstantin and Yannick. A mix of family event and road movie that we will remember fondly for a long time.

NOW A NEW CHAPTER BEGINS FOR DUE PULCINI

Now it has to find its feet (because not everything will work perfectly right from the start). For that, it needs the experience with real guests - and that's exactly why there will be an exclusive Soft Opening from early November '25 until the end of March '26 for Friends & Fans: with 40% off the regular prices, plus final cleaning, bookable from four nights onward.

In return, you'll not only get to enjoy Due Pulcini with space for up to six people (in three separate bedrooms), but also the attentive service of our host Fabrizio, who will take care of our guests throughout their stay. For questions or bookings, simply contact us directly: ciao@casaduepulcini.com

We can't wait to welcome you as our very first guests

Anette & Matthias

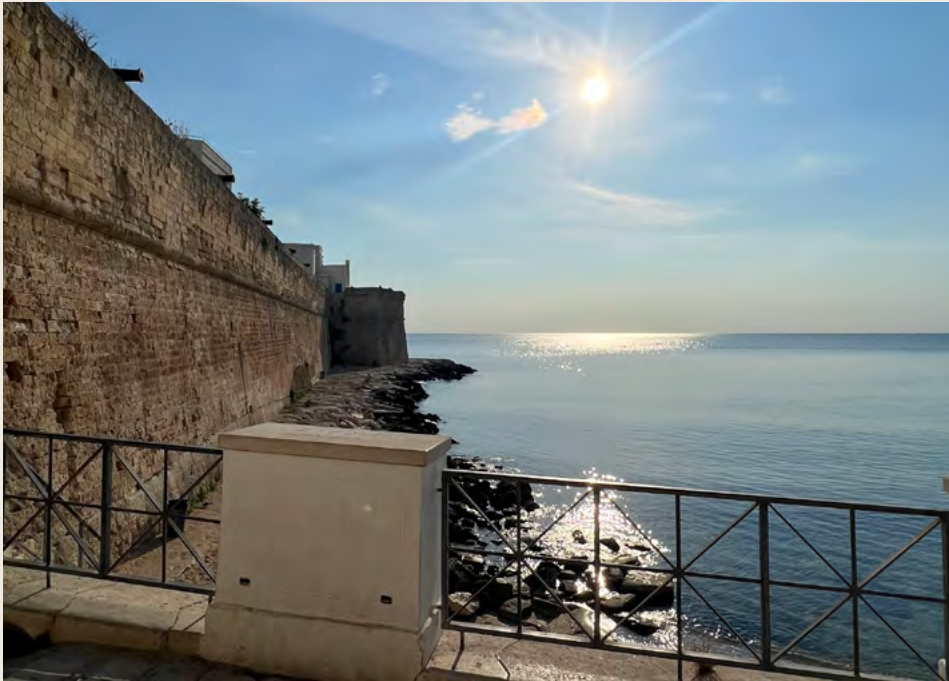
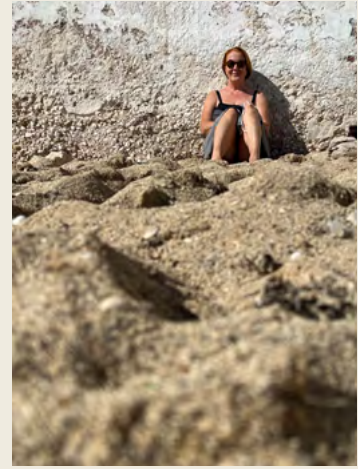


MO NO POLI

Monopoli means "the only city", as it was once the only safe harbor and settlement in this region. But it can also be understood as "unique city" – a description that perfectly captures what Monopoli means to us and to our dream of a house by the sea.



LA DOLCE VITA



Cala Porta Vecchia - the town beach was also one of the reasons we fell in love with Monopoli (just a 3-minute walk from Due Pulcini).

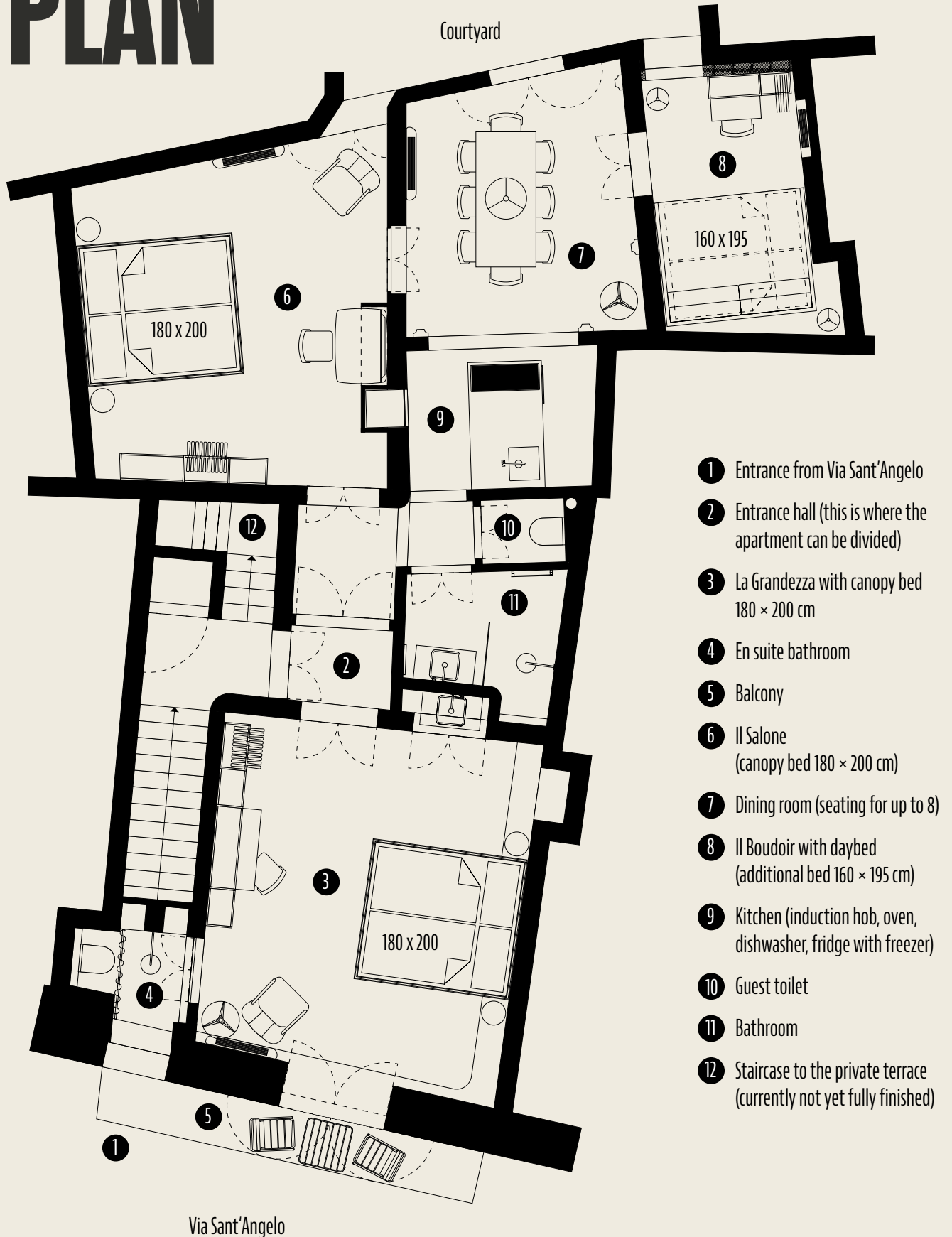


Fresh fish. The boats in the Porto Antico are not decoration but the fishermen's working tools - and you can even buy their catch directly from them.



Blue skies above, whitewashed houses below. It feels almost unreal, like stepping into a postcard - yet here in Monopoli, it's all true.

FLOOR PLAN



- 1 Entrance from Via Sant'Angelo
- 2 Entrance hall (this is where the apartment can be divided)
- 3 La Grandezza with canopy bed 180 × 200 cm
- 4 En suite bathroom
- 5 Balcony
- 6 Il Salone (canopy bed 180 × 200 cm)
- 7 Dining room (seating for up to 8)
- 8 Il Boudoir with daybed (additional bed 160 × 195 cm)
- 9 Kitchen (induction hob, oven, dishwasher, fridge with freezer)
- 10 Guest toilet
- 11 Bathroom
- 12 Staircase to the private terrace (currently not yet fully finished)



DUE PULCINI AT A GLANCE

LOCATION & BUILDING

- » **Spacious apartment** on the piano nobile of a historic townhouse
- » **Approx. 95 m²** on one level
- » **Can be divided** into 2 sound-insulated units:
 - Unit 1: La Grandezza with en suite bathroom and balcony (1/3 or approx. 35 m^{2*})
 - Unit 2: Il Salone and Il Boudoir with bathroom, toilet, kitchen, and dining room (2/3 or approx. 60 m^{2*})*incl. circulation area
- » **For up to 6 guests** (in three separate bedrooms)
- » **Located in the heart of Monopoli's old town**, in a side street of Via Garibaldi, just a few steps from Piazza Garibaldi and the Porto Antico
- » **Only a 5-minute walk to the city beach** Cala Porta Vecchia
- » **Private entrance** from Via Sant'Angelo
- » **Extensively renovated** from 2023 to 2025
- » **Ceilings up to 5 m high** with original tuff-stone vaults
- » **Historic cementine floors** (cement tiles)

LIVING & SLEEPING

- » **3 separate bedrooms** with custom-made carpentry beds
 - 2 four-poster beds (180 × 200 cm)
 - 1 alcove bed (160 × 195 cm)
- » **Plenty of storage** in open shelving with **integrated desks** (approx. 100 × 60 cm and 75 × 60 cm)

- » **High-quality branded mattresses** with 2 firmness levels (made in Germany)
- » **Comfort toppers** for a touch of extra 5-star comfort
- » **Premium hotel-quality cotton sateen bed linen**
- » **Hypoallergenic duvets and pillows**
- » **Smart TVs in all bedrooms** (with access to streaming services)
- » **Sound-insulated floor-to-ceiling** French doors with shutters
- » **100% blackout** with interior shutters

BATHROOMS & LAUNDRY

- » **2 bathrooms**
- » **Separate guest WC**
- » **Rain showers**, towel warmers, hairdryers, etc.
- » **High-quality waffle piqué hand and bath towels** in hotel quality
- » **Extra-large hammam beach towels**
- » **Washing machine**
- » **Iron/ironing board, garment steamer**

COOKING & DINING

- » **Open kitchen** with extra-wide induction hob, oven, dishwasher, and spacious fridge/freezer
- » **Dining room** with classic marble-top kitchen table for 6–8 persons
- » **Cookware, pots, pans**, and everything passionate hobby chefs need (the owners are avid cooks themselves)

- » **Original Italian gastronomy porcelain**, cutlery, and glassware/wine glasses for 8–12 persons
- » **2 espresso machines** (Nespresso)
- » **2 milk frothers**
- » **Electric kettle**

BALCONY & TERRACE

- » **Balcony with table and chairs** (a wonderful spot to watch life on Via Sant'Angelo and Via Garibaldi)
- » **Terrace** (approx. 50 m²) with:
 - Dining table with 2 cushioned benches and 2 armchairs for 8–10 people
 - 2 premium sun loungers
 - 2 large straw parasols
 - Views over the old town including the cathedral
- » **Terrace is wind-protected** and can be enjoyed even in winter
- » **From 2026/2027**: Outdoor kitchen with masonry grill, sun deck, outdoor shower, Moorish-inspired water feature, and reed-covered pergola (subject to permit approval)

COMFORT & AMENITIES

- » **Latest-generation heating and air conditioning system**
- » **Modern wiring** with Schuko and USB sockets
- » **Video intercom system**
- » **High-speed fibre-optic Wi-Fi**



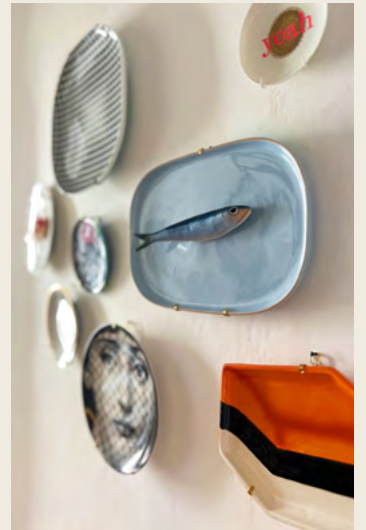
IL CUORE DELLA CASA

What's on the menu today? Due Pulcini not only has a soul, but also a fully equipped kitchen – a place where the heart of Cucina Italiana beats especially vividly.



COOK & CHILL

From the first chop to the last wash-up - the kitchen has it all: perfectly sharpened knives, pans wide enough for pasta for a crowd, an induction hob that cooks with the soul of gas, an oven made for focaccia barese, and a sink as deep as the



Linguine alle vongole, made easy. The clams come from our favorite fishmonger just steps away - fresh, local, and of the very best quality.





LA GRAN DEZZA

Design meets history. A minimalist canopy bed on the original cement tiles – as if they had been laid for this very purpose back then.

En suite bathroom. Showering in gold feels a little like stepping into a James Bond movie.



ROOM WITH A VIEW



Room Service. Wake up to cappuccino in bed, creamy and rich - and close the day with a crisp white wine, perfectly chilled in your private mini fridge.

IL SALONE

History reloaded. Unfortunately, Il Salone only had a linoleum floor from the 1960s. All the better that someone in Conversano preferred to replace their old cement tiles with laminate flooring.



A change of scene. In Il Salone, delicate, sand-coloured structures and light oak set the tone – while in the bathroom with its rainforest shower, it's pure anthracite.



LA FINESTRA SUL CORTILE

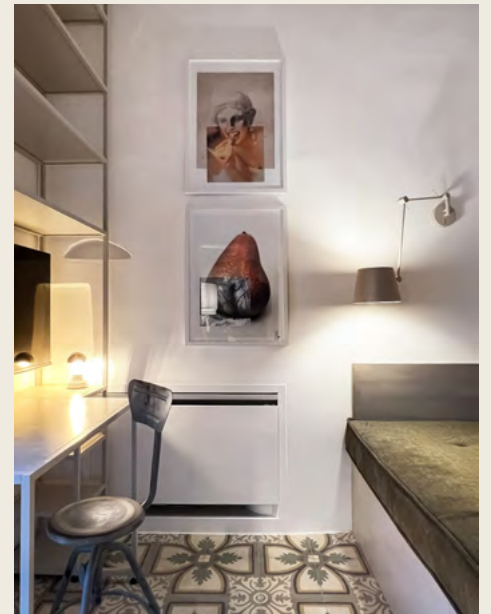


Il Salone is quietly located at the back with a "window to the courtyard", where – unlike in Hitchcock's classic – no dramas are unfolding. So far ...



IL BOUDOIR

Cocooning. The daybed, with just under two metres in width and a depth of 160 cm, is perfect for long movie nights or quiet hours of relaxation with a good book. And with an extra topper, it turns into a comfortable third bed – even wider than a standard queen-size bed.



LA TERRA ZZA



By summer 2026, the terrace design will also be completed. Until then, the basic equipment is already available on the approx. 50 sqm terrace: a table for up to ten people, two sun loungers, and two large straw umbrellas. Later on, an outdoor kitchen and a shower will be added.





- 1 Due Pulcini
- 2 Piazza Garibaldi
- 3 Porto Antico
- 4 Castello Carlo V
- 5 Lungomare
- 6 Piazza Palmieri
- 7 City beach Porta Vecchia
- 8 Cattedrale Maria Santissima della Madia

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