

INTERNATIONAL ACQUISITION OPPORTUNITY



COMINIUM

Complete Organic Wine Estate & Operating Winery Valle di Comino · Lazio · Italy



€3,000,000 | COMPLETE ACQUISITION

Vineyards · Winery · Brand · Commercial Relationships · Wine Inventory · Equipment · Two Residential Properties

One integrated wine estate. One acquisition.

Cominium is an operating wine estate in Alvito, in the Comino Valley of southern Lazio. The estate is offered as a single €3 million acquisition, preserving the coherence of its vineyards, production infrastructure, commercial platform and residential assets.

**20.06 ha agricultural holding · 16.76 ha productive vineyard · Atina DOC and Lazio IGT
· 120,000 bottles/year stated capacity**



The intended transaction includes vineyard and agricultural land, equipped winery, Cominium brand, existing commercial relationships and contracts, wine inventory at completion, cellar and vineyard machinery, and two substantial residential properties.

* According to 2024 AGEA agricultural data reproduced in the valuation documentation.

Productive vineyards under continuous organic management



The 2024 AGEA data contained in the valuation material records approximately 20.06 hectares in total, including 16.76 hectares of productive vineyard under continuous organic management. The balance comprises approximately 2.27 hectares of truffle woodland, 0.88 hectares of olive grove and 0.15 hectares of uncultivated land.

Red varieties: Cabernet Sauvignon, Cabernet Franc, Merlot, Syrah, Cesanese di Affile.

White varieties: Passerina del Frusinate, Maturano.

Denominations: Atina DOC · Lazio IGT.

A functioning cellar with integrated production equipment



The winery building is approximately 190 m² on two levels, combining production with tasting/display functions. The source valuation states vinification capacity of approximately 1,000–1,200 quintals per year and production capacity of up to approximately 120,000 bottles annually.

Selected cellar equipment

Temperature-controlled stainless-steel tanks; two 50 hl refrigerated autoclaves; Borelli 8-spout bottling and labelling line rated at 2,700 bottles/hour; pneumatic press, destemmer/crusher, pumps and micro-oxygenation equipment; barriques, 500 L tonneaux and Garbellotto oak vats; refrigeration, compressor, dryer, bottle-handling equipment and Toyota forklift.

Cellar and vineyard equipment support an operating business



The detailed machinery inventory supports Cominium as an operating agricultural and wine-production platform rather than a vineyard requiring development from the ground up.

Selected vineyard machinery

Lamborghini Agile 90 CV tractor and 30-quintal trailer; vineyard trimmer, shoot remover and defoliator; shredders, Maschio tiller and Faza ripper/fertiliser; pyro-weeder and Ideal DVA 600 L sprayer; Colombardo post planter and Rinieri inter-row equipment; CF 520 quad and chainsaws.

Wine inventory is included in the complete acquisition. Current quantity and composition will be confirmed during the transaction process.

Two substantial residences add flexibility and hospitality potential



Residence I: Approx. 289 m² cadastral area; 4 bedrooms and 6 bathrooms; panoramic terraces and portico; garden and direct road access.

Residence II: Approx. 515 m² total area; 9 rooms with 9 bathrooms; outdoor swimming pool approximately 7 × 20 m; direct road access.

Subject to authorisations and the buyer's strategy, the residential component may support owner or management accommodation, guest stays, wine tourism, tastings, private events or other hospitality concepts.

More than land and buildings

The €3 million proposition is intended to include the Cominium brand, existing commercial relationships and contracts, and wine inventory at completion, together with the agricultural, production and residential assets.

Organic vineyard management · Atina DOC · Lazio IGT · Complete going-concern proposition

Experience with kosher wine production

Cominium has previous experience producing kosher wine under rabbinical supervision. For kosher production, rabbinical supervision is arranged for the relevant production process in accordance with applicable requirements.

This describes production experience and capability, not a claim that the winery holds a permanent general kosher certification.



Complete acquisition at €3,000,000

Asking price: €3,000,000

Structure: Complete acquisition

Location: Alvito, Valle di Comino, Lazio, Italy

Agricultural holding: Approx. 20.06 ha (2024 AGEA data)

Productive vineyard: 16.76 ha

Wine positioning: Atina DOC · Lazio IGT

Stated winery capacity: Up to approx. 120,000 bottles/year

Residential component: Two substantial properties, one with swimming pool

Information reserved for qualified parties following NDA

Detailed financial information, owner and corporate information, customer and contract details, cadastral documentation, current inventory breakdown and other commercially sensitive materials are intentionally excluded from this dossier.

Further information and viewing arrangements available on request.

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Prepared from the current valuation documentation, the 2024 AGEA data reproduced therein, and the detailed cellar/agricultural equipment inventory. All figures indicative and subject to due diligence.