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Transport / Commute

Taxi services are poorly digitalized and often inefficient. The area is not suitable for cyclists. As for public transport, buses are a convenient way to get around. This area offers convenient access to major points of interest and daily necessities. veduta

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Public transport

Local residents often report disruptions or cancellations of food deliveries through apps during the summer.

Bus	Taxi	Car Rent	Kicksharing	Subway	Bicycles
~7 min wait Intercity and city routes available	**~17 min wait** Apps are unreliable. Phone calls are more dependable	Daily rates only. No monthly options (D, E class only)	**~5 min walk + wait** Dense coverage with new scooters	N/A	Implementation of bike lanes is planned for 2026

Taxi services

If you need a taxi urgently, it's best to call by phone or catch one at the nearest stand.

Uber	FREENOW	itTaxi	TaxiClick	Noleggio con Conducente.it	WETAXI
N/A	15 min wait	18 min wait	21 min wait	1 hour wait	2 hours wait

Taxi characteristics

~24 euro
average fare for a 5 km ride in business class

~40%
of all taxis are equipped with child seats

~10%
of the entire taxi fleet consists of business-class vehicles and higher

~200
total number of cars in the city's taxi fleet

Carsharing

€10
average fare for a 5 km ride

9 min
average walk to the nearest car

68 / 100
Carsharing is still limited, with only about 50 cars available throughout the city. Only Class D vehicles are offered.

Bicycle

10 min
by car to the nearest bike repair shop

7 km
to the nearest bike rental

52 / 100
The city lacks bike lanes, making it less accommodating for cycling, except in certain areas.

Motorbike

At 90% of rental locations, you'll be asked for an international Class A driver's license. The police frequently conduct road checks for licenses and helmet use.

2

incidents of motorcycle theft in this area over the past year

€750

monthly cost to rent a business-class motorcycle

82 / 100

There are many motorcyclists here, with dedicated lanes and zones just for them. Riding between lanes is allowed, and there are free parking spots for motorcycles.

Transport / Walk

Overall, the area is pedestrian-friendly, and most daily errands can be done on foot. However, people with strollers may encounter some difficulties. Nearby traffic is rare, making it quiet and safe for kids. veduta

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Walk index

Most errands can be accomplished on foot.
Plenty of wide sidewalks and frequent crossroads.

78 / 100

0 – 34	35 – 59	60 – 79	80 – 100
car dependent	walkable	very walkable	perfect

Accessibility for strollers

71 / 100

This area has ramps and some elevators, but navigating steep slopes and hills can be challenging.

Wheelchair accessibility

73 / 100

85% of public transport is equipped with necessary features. However, hilly terrain and cobblestone streets in certain areas may pose difficulties. It's advisable to use electric-powered strollers.

Walking distance

~5 min
to the nearest bus stop or taxi stand

~3 min
to the nearest grocery store

~5 min
to the nearest park

~7 min
to the nearest pharmacy

Transport / Car

Locals prioritize respectful driving. Police rarely stop drivers on the roads. Note: Due to municipal road reconstruction plans, Piazza Av. is expected to be congested from October 2024 to August 2025, leading to a 50% increase in traffic jams. There are often issues with finding parking spaces. It is recommended to lock your car. veduta

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Average speed of car movement

44 km/h
in the area

50 km/h
in the city

~30 minutes
to the int. airport

80% of daily errands
can be reached within

(morning / evening: 30 km/h) (morning / evening: 45 km/h) (morning / evening: +17 min) 10 mins by car

---

Distance by car

~19 min to the local airport	**~7 min** to the nearest gas station	**~5 min** to the nearest car wash	**~2 min** to the nearest parking	**~8 min** to the nearest electric charging station	**~10 min** to the nearest car repair shop

Number of parking spaces around

125

parking spaces within a 500 m radius

Average cost of paid parking

€5

average cost for 1 hour of paid parking

Ratio of free parking around

64 / 100

Slightly more than half of the parking spaces in this area are free, though during peak hours, these spots are usually occupied.

Parking availability at peak hours (8-9:30am, 5-7pm)

11 min

average time to find an available parking space

150 m

average distance to a free parking spot from home

Parking availability during normal hours around

5 min

average time to find an available parking space

50 m

average distance to a free parking spot from home

Road congestion (traffic jams) during peak hours

61 / 100

Roads are heavily congested during peak hours, with no alternative routes or similarly blocked detours. At critical times, traffic flow can drop to 20 km/h. Once outside the area, the situation improves.

50%

reduction in traffic speed during peak hours

20 min

time spent in traffic to exit the area

Road congestion (traffic jams) during normal hours

80 / 100

During normal hours, roads in this area are mostly clear, enabling smooth driving at the permitted speed of 50 km/h (30 km/h in residential zones). The exception is occasional spontaneous traffic jams due to accidents, etc.

~3

times a week spontaneous traffic jams occur

35%

increase in travel time within the area

Car services around

☆	Officina Artigiana dell'Auto Via Cortonese, 149	E, F, S classes	1.2 km
☆	Autofficina Bastianelli	All classes	3.5 km

Via della Barca, 6		
Ciaccio Automotive Via Settevalli, 97	D, E classes	4.3 km
Autofficina Azemi Via Cesare Pascarella, 10	S classes only	1.7 km
Autocarrozzeria Grifo Via della Madonna Alta, 134	All classes	2.8 km

Availability of electric car chargers around

7

electric charging stations
within 1 km

Cost of owning a car per year

€4,500

per year (tax, parking, fuel, repairs and maintenance, insurance)

Driving culture on the roads

85
/ 100

Cutting off and other rule violations are rare in the city overall, partly due to police enforcement. In this area, it’s even better – many families contribute to a more responsible driving culture.

Quality of the road surface in the city

72
/ 100

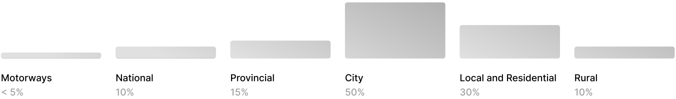
Road quality varies across the city, particularly in the historical center, which features a lot of cobblestone. The southern districts have older roads that are seldom repaired.

Quality of road surface in the area

93
/ 100

In this area, the road conditions are close to ideal. Rare imperfections are promptly addressed.

Proportion of road categories



Traffic flow intensity

200
vehicles per hour on average

2
road closures per month

70 / 100

During normal hours, there are few cars near the specified location, and they are hardly noticeable. However, during peak hours, traffic intensifies significantly within 100 meters, increasing noise and air pollution.

Road availability by day of the week

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday / Sunday
72 / 100	70 / 100	65 / 100	70 / 100	72 / 100	83 / 100

Plans to repair roads

2
roads are scheduled for repairs next year

2
weeks on average are required for repairs

There are no repairs planned in this area for the current year. Next year, Via della Barca and Via Cesare Pascarella will undergo repairs. They are 3 km away from you, so noise shouldn't be an issue. However, traffic density on these roads is expected to double.

Road construction plans

1
new interchange is planned for next year

4
months is the estimated work duration

A new interchange will be built at the intersection of Via della Madonna Alta and Via Cortonese, which is 4 km from the specified location. The load on adjacent streets is expected to increase by approximately 45%, but upon completion of the work, the projected average flow speed is expected to increase by 30%.

Frequency of minor repairs to roads leading to house

3

Minor repairs per year, lasting no more than one week

Frequency of minor road repairs in the area

12

repairs per year, lasting no more than 1.5 weeks

Weather / Eco / Nature

Overall, this is a green and eco-friendly area. However, it is not advisable to drink unfiltered water due to elevated fluoride and nitrate levels. The air is clean, but in the summer months, CO2 levels may rise, so it's recommended that children and individuals with respiratory conditions wear masks. veduta

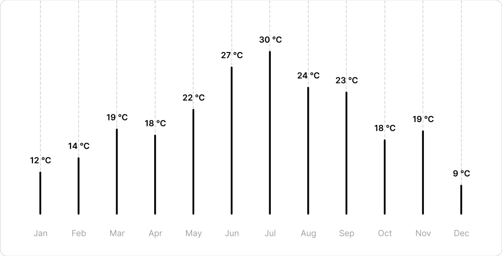
UV index

Walking outside during daytime in Jul/Aug without sunscreen can lead to skin health issues. Not recommended for kids under 3 y.o.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5.5	6.0	6.2	6.3	6.7	7.2	8.0	8.1	7.5	7.0	6.5	5.5

Feeling of temperature

In December and January, increased humidity makes the temperature feel 3–5 degrees higher than it actually is.



Water quality index

61
/ 100

Drinking unfiltered water is strongly discouraged, as **it may lead to stomach disorders and dental problems.**

Fluorine	Normal: ~1.5	3.2
Nitrates	Normal: ~ 45	65

Air quality index

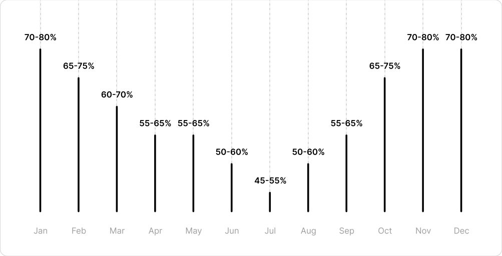
82
/ 100

During the summer months, CO2 levels rise, so it's **recommended that children and individuals with respiratory conditions wear a mask.**

CO2	Normal: < 800	970

Humidity

In December and January, increased humidity may cause **discomfort for the elderly and those with respiratory conditions.**



Density of green areas and distance to them

This area is very green – wherever you go, you'll be surrounded by trees and parks

75%

~ 5 min on foot
to the nearest park

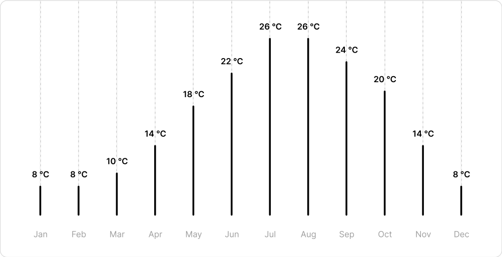
~15 min on foot
to the nearest forest

Allergens

Especially strong plant allergens in this area: olive and ragweed.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Normal	**Alder, hazel**	**Alder, hazel**	**Birch, olive**	**Birch, olive**	**Grasses, wormwood**	**Grasses, wormwood**	**Ragweed, wormwood**	**Ragweed, wormwood**	**Poplar, lilac**	**Normal**	**Normal**

Average water temperature in the nearest lake



Locals typically swim from mid-May to early October.

Swimming safety

	Trasimeno Lake 30 km	Chiascio River 45 km	Costa d'Argento (sea) 150 km
Equipped places for swimming	yes	N/A	yes
Water purity	7/10	6/10	8/10
Beaches	3	1	9
Rescue stations	5	N/A	12
Incidents per year	5-10	1-2	10-15

Alpine skiing

	Monti Sibillini 110 km	Gran Sasso d'Italia 150 km	Amatrice-Bolognese 190 km
Visitors per season	25,000	80,000	15,000
Trails of different difficulty levels	6	10	8
Incidents per year	10-15	30-50	20-40

Mountain hiking trails around

12

hiking trails

40 min

by car to the nearest trail

The routes are generally well-equipped with water, restrooms, and other amenities. Options are available for both beginners and experienced hikers. The average trail length is 8 km.

Parks around

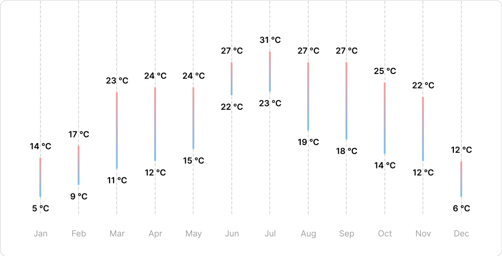
Square	Park	Amusement park	Garden	Forest	National park
4 squares within 10	**3 parks** within 10	**2 parks** within 15	**3 gardens** within 15	**1 forest area,**	**2 nat'l parks,**

min of walking	min walking	min by car	min by car	20 min by car	1–1.5 hours by car

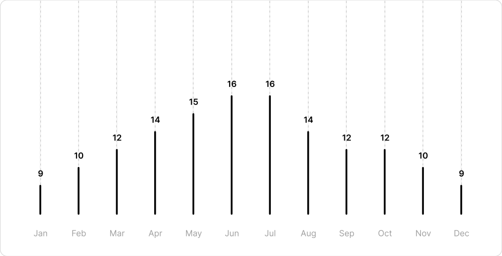
Climate type

Moderate continental climate: summers are warm to hot, reaching up to 30°C, with light precipitation in spring and autumn and plenty of sunny days. Winters can bring snow, but temperatures remain mild, ranging from 0 to 10°C.

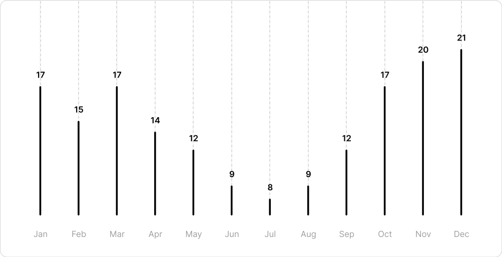
High and low temperatures



Average length of daylight hours

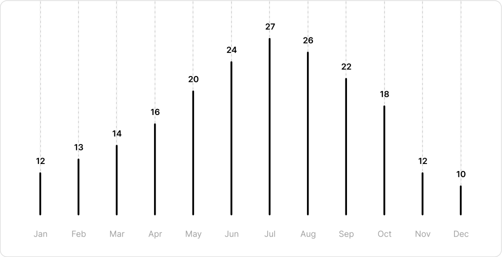


Number of days with precipitation



Frost and snow are rare in December and January.

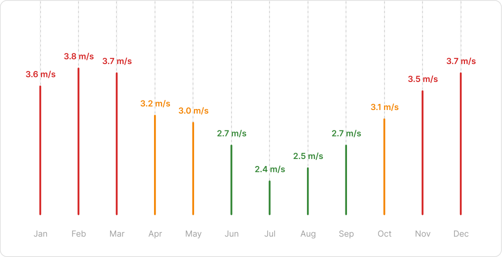
Number of sunny days



Windiness

Winds typically blow from the north and northeast, especially in winter.

Five minutes' walk north from the location, breezes are common even in summer.



Public Security / Crime

Children can safely play outside during the day. However, the past year has seen a rise in illegal immigration and reports of inappropriate behavior towards women at night. In the evening, it’s best to hold your bags securely – there have been incidents of theft by motorbike riders. veduta

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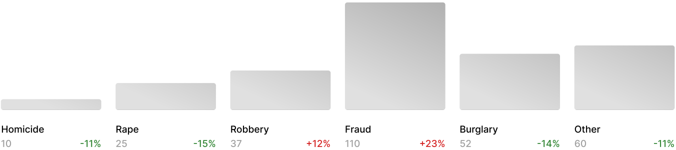
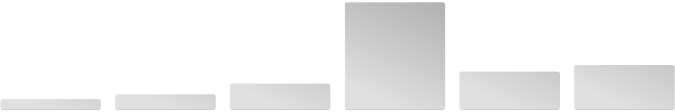
District crime statistics

Number of crimes per 10,000 people in this district, compared to the previous year.



Town crime statistics

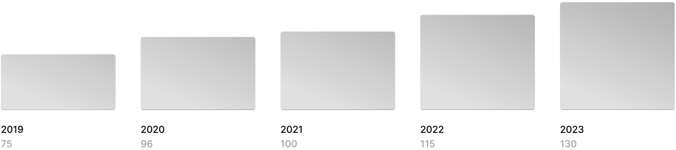
- The overall crime rate in the town is ~20% higher than in the selected area, with a notable increase in online fraud.



Homicide	Rape	Robbery	Fraud	Burglary	Other
20	29	48	198	70	83
-9%	-11%	+18%	+27%	-10%	-11%

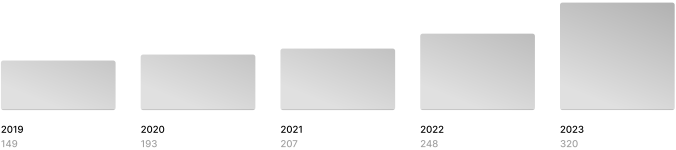
Statistics on drug-related incidents (in the city)

In the area, the level of such crimes is 70% lower than in the city, primarily related to marijuana.



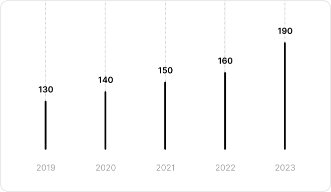
Statistics on homeless incidents (in the city)

In the selected area, such incidents are 50% lower than in the city.



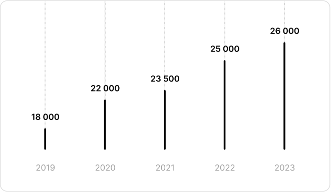
Organized crime level (gang population in the city)

In the specified area, gang members are rarely seen, as it is more effectively patrolled by the police.



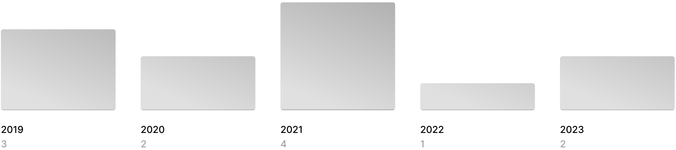
Statistics on illegal migration in the city

The increase is linked to migrants from North Africa and the protection program for Ukrainians.



Statistics on incidents involving weapons trafficking

Weapons are rarely used, due to strict local firearm laws.



Attitude toward firearms

The number of firearm licenses issued has increased by approximately 1.5 times in recent years (mainly due to

7

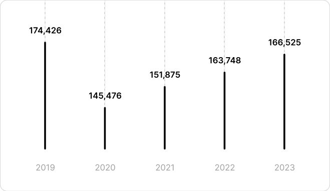
units of firearms
per 1,000 people

40%

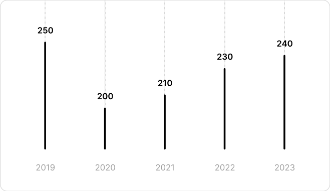
approve of simplifying
gun ownership laws

firearms for sport shooting, which are also purchased for self-defense purposes). About 75% of applicants for sport shooting licenses receive approval, and the process takes 60 to 90 days.

Statistics on traffic accidents (in the city)
In the area, the number of traffic accidents is 80% lower, as it is a quiet neighborhood with families and low traffic speeds.

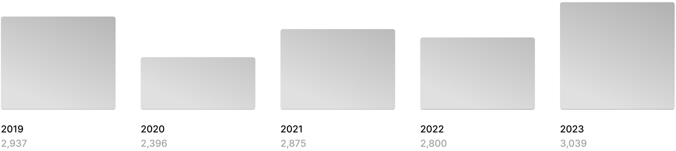


Traffic accidents involving children (in the city)
Only 2-5% of these incidents occur in this area, typically resulting in minor injuries.



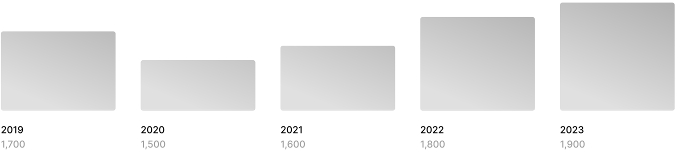
Statistics on fatal traffic accidents

These figures are 20% lower than the national average in Italy.



Statistics on vehicle theft (in the city)

In this area, thefts occur 15% more frequently due to the high number of expensive cars.



Police and the quality of their work

5

police officers
per 1,000 people

5

cases of abuse
of power each year

82 / 100

The police generally treat foreigners with respect, although minor violations are unlikely to be investigated. Corruption within the police is a significant issue, with 65% of residents believing it is increasing (including bribery and abuse of power, etc.).

Environment

This is a clean, quiet, and peaceful neighborhood most of the year. However, in August, it can become noisy due to short-term rentals in nearby villas. Around 40% of locals smoke, including in many cafes. veduta

Noise index

70
/ 100

Most of the time, the area remains quiet. However, in August, two neighboring villas are rented out daily, occasionally leading to noise complaints.

Pollution index

79
/ 100

The streets are generally clean. That said, during waste collection strikes (~1-2 times a year), trash may accumulate.

Density of people around

1,200
people per square kilometer

900
tourists on average per month in the area

Tourist traffic is generally low, typically consisting of individual travelers or those renting villas. Local residents are largely unaffected, as there are no large crowds or noise, and organized tours are generally absent. During June and July, tourist numbers can increase to 2.5 times the average.

The closest tourist attractions are the Basilica di San Lorenzo and Fontana Maggiore, located approximately 4.5 km to the south of the specified address.

2
major historical landmarks in the vicinity

12,000
tourists visit these landmarks each month

District regulations

Architectural harmony requirements stipulate that buildings must resemble Tuscan or Umbrian villas with terracotta roofs. Preference is given to natural stone and wood materials. Additionally, dense construction and buildings taller than two stories are not permitted.

Quality of urban development

95 / 100

This neighborhood is one of the best in the city and even the region. It offers a clean, comfortable Italian-style environment surrounded by greenery. A total of about 70 people are responsible for maintaining cleanliness and order in the area.

2
times a week, maintenance work is conducted

3
times a year, renovation and improvement projects are carried out

Surrounding development

15%
of the buildings in the area are historical

2
abandoned or derelict buildings

81 / 100

This neighborhood has few historical or abandoned buildings, with the exception of a group of structures in the southern part of the area. The development is not dense (no more than 1,500 people per square kilometer), and the homes typically have large plots of land.

Construction plans

School: Liceo Classico Statale Via Cesare Battisti, 9	planned reconstruction	Q2-Q3, 2025
Infant Clinic Via Papa Paolo VI	municipal construction	Q2 2025 - Q4 2026
New Villa Via Assisana, 40	construction on private land	Q1 2025 - Q1 2026

Status

This neighborhood is upscale, primarily occupied by wealthy residents and a notable number of expatriates. Approximately 15% of the properties are occasionally rented out to affluent tourists. veduta

Reputation of the area

In the past, some residents had ties to organized crime, but that is now behind it. Today, the neighborhood is known as a calm and respectable place with a welcoming community. Mentions on social media are often related to celebrities who own property here.

ESG strategy

The focus is on using energy-efficient technologies and sustainable materials in construction, preserving green spaces and landscapes, supporting local cultural initiatives, and engaging residents in the decision-making process through transparent governance.

Rental listings

21

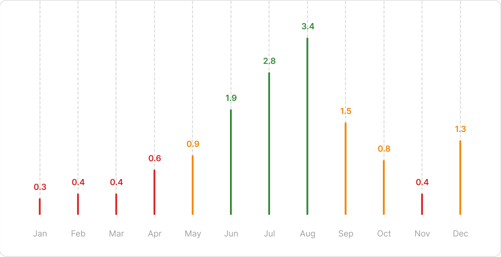
properties are available for rent. During the summer months, some homes and villas are offered for long-term rentals to affluent tourists. About 10 homes are regularly rented out on a short-term basis.

Properties for sale

5

properties are listed for sale. It is quite challenging to purchase real estate in this neighborhood, as listings become available infrequently.

Demand for rentals throughout the year



The average number of people interested in renting a house in this area is consistent with the available rental listings.

Social Environment

This is a prestigious area, home to affluent residents such as entrepreneurs, celebrities, and C-level executives, with a large expat community. Notable figures like Giorgia Meloni, Javier Bardem, and Amancio Ortega have residences here. Instances of intolerance or discrimination are rare. While there have been conflicts in the city related to Israel and Palestine, this location remains calm and respectful. veduta

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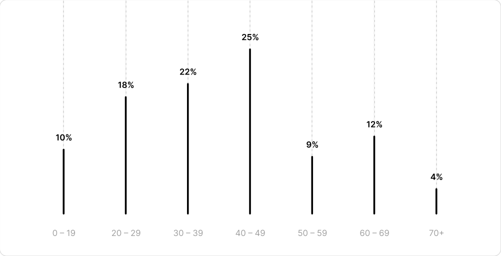
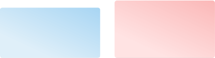
Age



Demographic reports indicate that the share of children and elderly residents is gradually decreasing.

Sex



Male
47%

Female
53%

Marital status

Fewer locals have been getting married over past 5 years.

Married
55% -12%

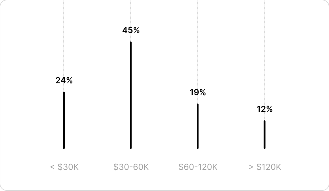
Divorced
12% -2%

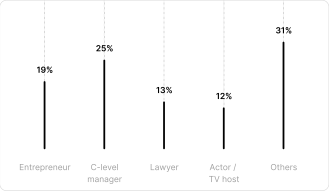
Single
25% +9%

Single parents
8% -5%

Household income

Popular professions





Attitude towards newcomers

~3

cases of intolerance towards newcomers each year

92%

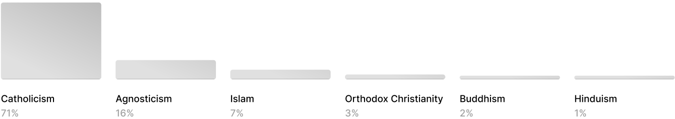
of expats report never facing discrimination or unfriendly behavior in this area

74 / 100

While attitudes towards expats can vary citywide, this area has a stable expat population of about 20-35% throughout the year, creating a generally friendly and comfortable atmosphere.

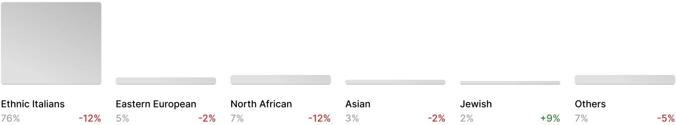
Confessions

Locals are generally tolerant of various religious beliefs, and the number of atheists has gradually increased in recent years.

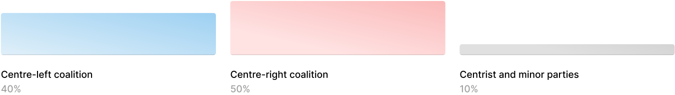


Race & ethnicity

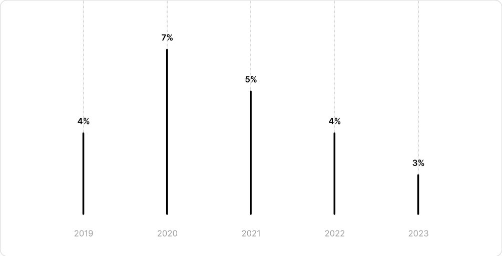
Mobile providers reports indicate that the number of illegal North African immigrants has been growing over 5 years, which has not been well received by the locals.



Political party affiliations



Unemployment rate



In this area, the unemployment rate is 70% lower than the city average. The peaks in 2020 and 2021 were related to the pandemic.

English proficiency

55%

Speak English in the city

92%

Speak English in this area

Percentage of migrant residents

16%

legal immigrants

5%

illegal immigrants

Illegal immigration from North Africa has increased in the city over the past year and has a minimal impact on this area. The police are tightening measures, but so far, this has not had a significant effect.

Level of tolerance

12

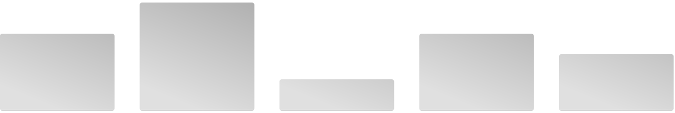
documented cases of intolerance towards the LGBTQ+ community in a year

14

documented cases of intolerance based on race/nationality in a year

While there are instances of intolerance, recent trends show a decrease. However, local attitudes towards migrants from North Africa remain an exception, as municipal policies in this area have faced disapproval.

Commuter migration throughout the year



Jan - Feb
~400 000
Activity after New Year holidays - workers and students return

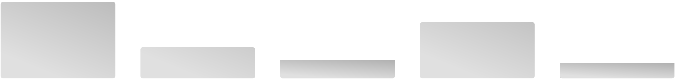
Mar - Jun
~550 000
Work activity rises in manufacturing and services as students return for exams

Jul – Aug
~200 000
Many people are still on vacation, and some production facilities remain closed

Sep – Oct
~400 000
Return after holidays

Nov – Dec
~300 000
Activity resumes after the Christmas holidays as workers and students gradually return

Daily commuting patterns



7:00 – 9:30	45%	Suburban commuters travel for work and study around 8-9 AM
10:00 – 12:00	15%	
12:00 – 15:00	10%	Long lunch breaks
16:30 – 19:00	35%	Return home after the workday
19:00 – 22:00	10%	Evening gatherings

Neighborhood chat

Residents have a WhatsApp chat and a Facebook group to discuss neighborhood news, propose initiatives, and conduct votes on current issues.

Communities

Diasporas

The largest communities are Romanian, Albanian, and Moroccan, each with places for socializing and support centers.

Business

There are branches and regular meetings of the Confindustria industrial community, as well as a branch of Italian Angels for Growth (IAG) focused on startups and investments.

Hobby communities

More than 20 clubs and organizations are dedicated to various sports, culinary arts, culture, the arts, history, and more.

Cost of living

€5,500
average monthly expenses for a family with children

€1,200
average spent on groceries and dining out

Among the less obvious taxes and fees are the following (per year): waste disposal tax (TARI) ranging from €300 to €500, property tax (IMU) at 0.4% to 0.76% of the cadastral value, a TV tax of €90, a car tax of €150 to €300, and a rental contract tax (Imposta di Registro) of 2% of the annual rent.

Kids

In the area, there are many playgrounds, regular events with entertainers, sports sections, high-quality schools, and plenty of local children to play with. Public beaches are equipped with children's zones and lifeguards. The only potential concern is the occasional presence of stray dogs. However, incidents involving children are extremely rare. veduta

Kids index

83 / 100

The area is safe, engaging, and comfortable for children. Locals are very fond of kids and always willing to assist. There are no complex traffic intersections, traffic is slow,

25%
share of children among all residents

5 min
on foot to the nearest playground

and sidewalks are stroller-friendly with ramps.

High rated schools & kindergartens

☆	**Liceo Europeo** Via Lombardia, 27	Lyceum	2 km
☆	**American School** Via A. Manzoni, 1	High school	7 km
	Liceo Scientifico Albert Einstein Via G. Galilei, 7	Tech-focused school	15 km
	Asilo Nido Il Delfino Via Guido Reni, 6	Kindergarten	0.7 km
☆	**Asilo Nido Coccinella** Via dei Laghi, 9	Kindergarten	1.5 km

Diversity of children's infrastructure in the area

Playgrounds	Sports sections	Swimming pool	Children's cafes	Entert. centers	Cultural centers
5 places, from 5 min on foot	**6 places**, from 10 min by car	**4 places**, from 15 min on foot	**7 places**, from 5 min on foot	**2 big kids centers**, 10 min by car	**3 centers**, from 15 min by car

Nanny services

21

average job postings for nanny services available

20%

of nannies speak English

76 / 100

Nannies can be found on websites like ProntoPro, Subito.it, and Habitissimo. Be sure to sign a contract and verify their credentials. They generally get along well with children, know local children's spots, and can assist with communication with local kids.

Children's health

5

pediatricians in the area

2 hrs

average wait time for a pediatrician without an appointment

66 / 100

While there are well-qualified specialists, it’s advisable to visit highly-rated private clinics or consult a family doctor for better service.

Children's clinics

☆	**Ospedale Santa Maria** Piazzale Menghini, 1	Universal hospital	2 km
☆	**Pediatria & Neonatologia Clinica** Via del Giochetto	Pediatric Clinic	6.8 km
	Centro Medico Giano	Multidisciplinary	10 km

	Via G. Galilei, 7	center	
	Poliambulatorio Specialistico Via Mario Angeloni, 43	Universal hospital	7 km
☆	**Studio Pediatrico Dott.ssa Anna Ruggiero** Via Settevalli, 61	Private children's clinic	15 km

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Dietary considerations

In addition to sugar, it's advisable to limit cheese consumption (such as Parmesan, which is high in salt) and reduce intake of fatty and salty cured meats. Olive oil is a healthy fat source. It's better to choose bread and pasta made from durum wheat or whole grains.

Extracurricular education

Music school	Art school	Foreign languages	Dance school	W/ special needs	Science clubs
14 min by car	12 min by car	15 min on foot	5 min on foot	Educational centre, 17 min by car	15 min by car

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Distance to the nearest kindergartens

2 km
up to 3 y.o.

Public kindergartens have long waiting lists and require registration.

0.6 km
3 – 6 y.o.

Montessori and Waldorf systems are also available, focusing on independent child development.

Plans for constructing kindergartens within the radius in the next three years

There are no plans for new public kindergartens within walking distance. A private Montessori kindergarten will be built 5 km south on Via della Repubblica in 2025.

Distance to nearest schools

3 km
6 – 11 y.o.

Basic subjects.

1.7 km
11 – 14 y.o.

Advanced knowledge in subjects, including foreign languages and technology.

4.2 km
14 – 19 y.o.

High schools, technical schools, or vocational institutions.

Bullying statistics

19%
encounter bullying regularly

34%
have experienced it at least once

61 / 100

Bullying remains a significant issue in local schools, with cyberbullying on the rise. Laws have even been enacted to combat cyberbullying. While it is less common in private schools, it still occurs.

Plans for school construction in the area over the next three years

A large school focused on technical and scientific disciplines is planned to be built in 2026 at Via P. Mascagni, 1, for children aged 6 to 14 years.

Universities

	Università degli Stud Via dell'Università, 1	A wide range of programs	13 km
☆	Università per Stranieri di Perugia Piazza Fortebraccio, 4	Humanities and languages	7 km
	Istituto di Istruzione Superiore "A. Volta" Via G. Galilei, 7	Technical education	15 km
☆	Università di Medicina e Chirurgia Via P. Giacomo, 9	Medical university	0.7 km
	Istituto Nazionale di Fisica Nucleare (INFN) Via dei Laghi, 9	Physics and nuclear research	1.5 km

Note: Local universities rank average or low in the national rankings.

Infrastructure — Leisure

This area offers more than just typical urban leisure spots. It's renowned for its wineries, truffle hunting, and equestrian sports, all within a half-hour drive. Collectors will appreciate the excellent antique shops in town. Additionally, local bands perform concerts almost every week, and regional-level football matches are a regular attraction. veduta

Types of leisure

Agriturismo	Wine culture	Equestrian sport	Truffle hunting	Antique shops	Music shows
35 farm houses, with 7 rated 5 stars	19 wineries, incl. the renowned **Antinori**	12 stables available	**White truffle** can be found from October to November	Featuring items dating back to the **12th century**	Local bands perform every week

Places

☆	Società Ippica Italiana Strada Stupinigi, 109	Elite class stable	3.2 km
☆	Tenuta Montenisa Via Papa Paolo VI	Winery	4.9 km
☆	Antichità Santa Maria Novella Via dei Fossi, 31/R	Antique shop	1.5 km
	Caffè Letterario Piazza delle Murate	Stand-up	1 km
	Luca & Paolo Via dei Macci, 113r	Local music shows	1.5 km

Usual leisure activities

Cinema	Gallery	Concert hall	Bars & cafes	Dance club	Stand-up club
3 cinemas within a 15-minute drive	**5 galleries** within a 15-minute drive	**1 concert hall,** 15 minutes on foot	**21 places** within a 15-minute walk	**5 clubs** within a 15-minute drive	**2 clubs** within a 20-minute drive

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Outdoor leisure activities

Fishing is popular at Lake Trasimeno (carp, pike, and perch). Hunting is permitted from September to January (small game, wild boar), requiring a license and membership in a hunting association.

☆	Monte Tezio Park Monte Tezio	Hiking, mountain landscapes	14 km
☆	Monte Subasio Natural Park Monte Subasio	Mountain views	28 km
	Marmore Waterfalls Marmore	One of the highest waterfalls in Europe	45 km
☆	Ponte Pattoli Park Via Guido Reni, 6	Walking, cycling	15 km
	Oasi di Alviano Nature Reserve Strada di Alviano	Nature reserve with diverse birds	1.5 km

Household Care

You can find services like gardeners, pool maintenance, and chefs through local platforms such as ProntoPro, Subito.it, and Habitissimo. Be sure to sign a contract and verify their credentials. A significant portion of home burglaries occur with inside help from staff, so exercise caution.

If you need a nanny, local caregivers are familiar with the children's infrastructure, but they typically only speak Italian. veduta

Culture

This area boasts a rich historical heritage and numerous architectural monuments. In September, the annual Jazz Autumn festival attracts tourists, increasing traffic by about 40% for a week. Known for its art galleries, this city is also the birthplace of Renaissance artist Raphael Santi and was home to actress Monica Bellucci. veduta

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Events

Regular art exhibitions and local classical music performances take place, along with events of national significance.

☆	Sagra del Pomodoro	Tomato sauce festival	August
☆	Artissima Biennale	Contemporary art	Jun 22-29, 2025
	Beaujolais Nouveau	Festival of young wine	Nov 14, 2025

Cultural events per month

Classic concerts	Theater	Music shows	Exhibitions	Museum exhibits	Festival
5-7 local, 1 national	8 local, 2 national	12 local, 3 national, 2 international	**3-5 local + national**	1-3 exhibitions	1-3 cultural festivals / celebrations

Cultural attractions nearby

	Galleria Nazionale dell'Umbria Corso Vannucci, 19	Gallery, the Renaissance era	5.1 km
	Orto Botanico Via Borgo XX Giugno, 74	Botanical garden	4 km
	Museo della Perugina Viale San Sisto	Chocolate museum	3.5 km
☆	**Cattedrale di San Lorenzo** Piazza IV Novembre	Gothic cathedral	4.5 km
☆	**Fontana Maggiore** Piazza IV Novembre	Local music shows	4.5 km

Hidden gems

☆	**La Taverna del Gusto** Via Ruggero D'Andreotto	Amazing traditional resto	3.2 km
	Biblioteca San Matteo degli Armeni Via Monteripido, 8	Historic library	4.9 km
☆	**Via Appolloni** Via Appollon	Quiet medieval-style street	1.5 km
☆	**Santa Giuliana Gardens** Via Baldassarre Orsini	Cozy park	1 km
	Church of Sant'Ercolano Via Sant'Ercolano	14th-century church	1.5 km

Interesting places loved by locals but little known to tourists

Sport

Within a 15-minute drive, you can access fitness centers and sports facilities, mainly indoors. The area features two excellent golf courses (advance booking required). A marina with boat and yacht rentals, along with parking, is a 30-minute drive away. veduta

Sports nearby

Finding sports partners is easy through Facebook groups, with tennis, soccer, and golf being particularly popular.

Golf	Fitness	Tennis / Padel	Equestrian sport	Yoga / Pilates	Football
~30 min by car, slope rating 140	**5 min** on foot, premium class	**9 min** on foot, indoor courts	**15 min** by car, elite class stables	**7 min** by car	**5 min** on foot, natural grass

Stadiums

Stadio Renato Curi Pian di Massiano	Soccer, Serie C	1 game in 2 weeks	3 km
PalaEvangelisti Via Papa Paolo VI	Volleyball, basketball	1-2 games a month	9 km
Stadio Santa Giuliana Via Baldassarre Orsini	Soccer, local teams	2-3 games a week	5.5 km

Circolo Tennis Via Bonfigli, 11	Tennis	1-2 games a month	12 km
PalaBarton Via Alessio Lorenzini	Volleyball	1 game every 2-3 weeks	7 km

Available sports in the city / area

Cycling races	5-10 tracks	19 km
Basketball	5 large halls	from 1.5 km
Volleyball	12 halls	from 3 km
Martial arts	10-15 clubs	from 5.5 km
Swimming	5 indoor pools	from 0.6 km
Ice arena	N/A	
Shooting club	3 clubs	from 8.5 km

Infrastructure — Social

This area offers the most essential facilities. Local bank branches are available, but there are no international ones. Beauty services are of good quality, and Catholic churches are within walking distance. For other religious institutions, driving is required. There are also coworking spaces and offices for rent in the vicinity. veduta

Popular cuisines

- Haute cuisine
- Italian
- Mediterranean
- Vegan
- Halal
- Japanese

Gastro index

91 / 100

A wide variety of cuisines, both traditional and fusion. Seven restaurants have been awarded Michelin stars, and there are many family cafes offering homemade recipes.

Products & food delivery

Local residents often report disruptions or cancellations of food deliveries through apps during the summer.

JUST EAT	15 min delivery
Uber Eats	18 min delivery
deliveroo	19 min delivery
EATALY	next day delivery
coop	5 hrs delivery
ESSELUNGA	next day delivery

5

min on foot to the nearest grocery store.

12

min by car to the farmers' market (weekends only).

89 / 100

Food in local stores is mostly organic, but locals prefer to buy fresh fruits and vegetables at farmers' markets.

Beauty, banks, religion

☆	**ATM (BNL Bank)** Piazza Salimbeni, 3	Secured ATM	0.3 km

- In most places, you can pay by card. There are 24-hour ATMs within walking distance. However, there have been reports of skimmers at some ATMs, so it's safer to use those with security cameras or located inside stores.

☆	**Intesa Office** Piazza San Carlo, 156	Bank branch	3.5 km
	Basilica Santa Croce Piazza Santa Croce, 16	Catholic Church	1.9 km
	Città Moschea Corso Vittorio Emanuele II	Mosque	9 km
☆	**Cavalieri Grand Spa** Via Alberto Cadlolo, 101	Deluxe Spa and beauty salon	4 km

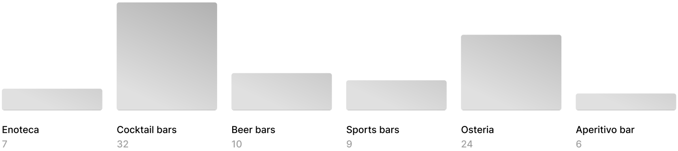
Restaurant analysis

Most restaurants prioritize seasonal and local ingredients, featuring truffles prominently.

15%	25%	€110	7
nearby cafes and restaurants that are open 24/7	have **valet parking**	**average bill** in nearby restaurants for a family	**years on average** cafes and restaurants exist in the area

Types of drinking venues

Within a 15-minute drive, there's a good selection, but approximately 80% of places close at 12 pm.



Beauty

The area doesn't have the richest selection of beauty services, although they are of good/premium quality.

1	4	3	2
cosmetology clinic, from 10 min by car	**hair salons and barbershops** within 15 minutes walking distance	**nail salons** within 15 minutes walking distance	**beauty salons** within 15 min by car

Banks

Local residents often report disruptions or cancellations of food deliveries through apps during the summer.

7	2	4	3
local bank branches within 30 min by car	**international bank branches,** up to 30 min by car (UniCredit and Deutsche Bank)	**24-hour ATMs,** up to 10 min by car	**lawyer/notary offices,** up to 15 min by car

Religious places and churches

1.9 km	9 km	15 km
Catholic	Mosque	Synagogue
From 7 am to 7 pm, 2-3 services per week	Morning, noon, evening and night prayers. Juma prayers - Friday 12am	**Morning services from 10 to 12 am on Shabbat**

Shopping centers

7 km

to the nearest shopping center

3

large shopping centers within 1 hour drive, one of them is an outlet for fashion brands

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Remote work + Digitalization

9

coworking spaces within 15 min by car

2

of them are open 24/7

70 / 100

Digitalization lags behind the level of developed cities, but the situation has been changing recently. The following can be done online: some government services, printing, translations, some notary services, accounting, event booking.

Medicine

Local clinics can assist only with basic cases. In more serious situations, there is a high risk of misdiagnosis and inadequate treatment, as evidenced by complaints from residents and frequent lawsuits against medical institutions. Additionally, there is a shortage of experienced surgeons. For qualified care, it is advisable to travel to a regional center. veduta

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Medicine services index

15%

of misdiagnosed cases

21 min

average ambulance response time

61 / 100

Local clinics are poorly equipped and there is a lack of highly qualified doctors. There are only three emergency rooms within a 10 km radius, and you may have to wait around one hour for assistance.

Cost of annual medical insurance for a family

Without insurance: Medical consultation ~$100, Diagnostic tests ~$200, 1 day of outpatient care: ~$400

$ 5,200

Hospitals & emergency rooms

	Hospital	Type	Distance
☆	Ospedale Pediatrico Meyer Viale Gaetano Pieraccini, 24	Children's clinic	24 km
	Ospedale Niguarda Ca' Granda Piazza Ospedale Maggiore, 3	Emergency room	7 km
	Ospedale Meyer Viale Gaetano Pieraccini, 24	Perinatal center	32 km
☆	Ospedale San Raffaele Via Olgettina, 60	Universal hospital	17 km
☆	Ospedale Santo Spirito in Sassia Piazza Santo Spirito, 1	Universal hospital	22 km

● For serious cases, star-marked clinics will provide treatment with a 125% greater likelihood of successful outcomes.

Prohibited medications / prescription only

Prohibited: thalidomide + medications not approved by AIFA. Prescription only: anabolic steroids, antibiotics, antidepressants, sedatives, opioid-based painkillers.

Family doctors

150

private family doctors work in the city

$500

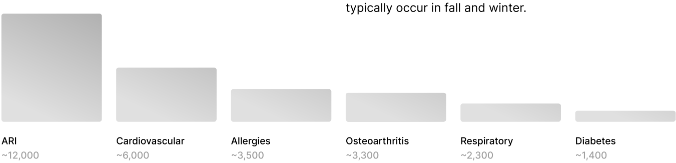
average cost for a family per month

82 / 100

The area is safe, engaging, and comfortable for children. Locals are very fond of kids and always willing to assist. There are no complex traffic intersections, traffic is slow, and sidewalks are stroller-friendly with ramps.

Statistics on diseases in the city

The disease distribution in this area is similar to the overall pattern, but with a lower rate of respiratory illnesses. Major outbreaks of acute respiratory infections typically occur in fall and winter.



Emergency service guidelines

Call 112 for emergencies or when you can't get to the hospital. There's no penalty for non-critical calls, but it's better to contact Guardia Medica (24/7 on-call medical service) in less urgent situations.

Emergency room

3 km

to the nearest ER

1 hour

average wait time in the ER

67 / 100

Only 2 emergency rooms within 10 km open 24/7. In 30% of cases, care isn't provided and patients are redirected to a regular hospital. It's recommended to arrange care with a private clinic in advance for emergencies.

Pediatric care

66 / 100

Local doctors' approach: if it's not critical, it doesn't need intervention. Better to use highly-rated private clinics or a family doctor.

5
pediatricians
in the area

2 hours
average wait time
for an appointment

Elderly care

7
nursing homes
within 1 hour drive

$2,000
average monthly
cost of care

85 / 100

Overall, the level of care is positive. The vast majority report that their elderly relatives receive proper care and feel comfortable. Still, it's worth checking the facility's rating, for example on the Pagine Gialle website.

Pets

Locals love dogs, but there are strict laws about walking them in unauthorized places and without muzzles, with heavy fines for violations. Neighbors in this area regularly report such cases to the police. After the panleukopenia outbreak 9 years ago, the import of cats has been banned. veduta

Pets index

76 / 100

Dog care services, including sitters and hotels, are well-developed, with numerous dog parks, groomers, and an active community of dog lovers. However, ownership regulations are strict, and bringing cats into the area is prohibited.

7 min
on foot to the
nearest dog park

3
dogs per
10 residents

Grooming & veterinarians

☆	**Bauhaus Dog Grooming** Via V. Veneto, 11	Grooming salon	0.6 km
	Puppy Spa Via della Moscova, 10	Grooming salon	1.2 km
☆	**Centro Cinofilo Il Canile** Via di Prato Fiorito, 5	Dog training center	5 km
☆	**Ospedale Veterinario**	Veterinary clinic	6.1 km

Via Saint Bon, 21

Ambulatorio Veterinario di Maggio Via Ippodromo, 9	Veterinary clinic	1 km

Local regulations

Off-leash walks are only allowed in designated areas. Cleaning up after your pet is mandatory or you'll face a €150 fine. You must register your pets with local authorities. Dogs need to be microchipped and have required vaccinations.

Availability of veterinary services

7
vet clinics within
1 hour drive

1 hour
average wait time
for an appointment

84 / 100

Mostly experienced veterinarians work here, and visitor reviews are positive. About 2% of operations have negative outcomes, which is twice as good as the country average.

Availability of training services

A wide range of services from experienced dog trainers is available, including group and individual training sessions, visits to training facilities, or home visits. You can find highly-rated specialists in Facebook groups or on resources like Pagine Gialle.

Public Utility infrastructure

Water and electricity services are reliable and stable. Basic Wi-Fi may not support video calls or streaming but could be upgraded based on demand. Garbage collection is inconsistent, with a high risk of service interruptions lasting several days due to strikes by waste collection services. veduta

Online services

Most services can be paid online, with exceptions: local taxes, utilities, parking fees, and fines.

75 / 100

Water supply

Occasional water outages may occur during particularly dry months, but they are rare and typically last no more than a few hours. Homes in this area are generally equipped with gas boilers, so interruptions to hot water are uncommon.

79 / 100

Garbage collection

~2
days delays in
garbage collection

8
days delays
during strikes

63 / 100

Delays of 1-2 days in garbage collection occur approximately once a month. Strikes by the waste management service happen 1-2 times a year, with the most recent strike resulting in an 8-day collection delay.

Quality of property management company

€210
per month
average payment
to management
company

5 min
on foot to
the nearest
playground

72 / 100

Residents note that amenities are of high quality, but issues are often resolved with delays, and the communication app with the property management is unstable. As a downside, it's worth noting that municipal services, not the property management, handle communications in the building.

Other characteristics

Sewage system
centralized

Communications
wear level: 20%

Heating
individual gas boiler

Solar panels
installation available upon request

Mobile coverage

3
mobile operators
available

96%
of the area covered
by mobile service

77 / 100

Overall, the quality of connection is high, allowing internet sharing on computers and unrestricted video streaming. However, during heavy rains, the connection quality noticeably drops. In the southernmost part of the area, the signal strength is 50% weaker.

Home Internet

71 / 100

There is only one Wi-Fi provider, Tim, and the internet quality is insufficient for streaming movies or video calls. To achieve better performance, consider installing fiber optic or using mobile internet from Vodafone or Fastweb.

1
outage per
month

2
hours on average
internet is unavailable

Ability to pay utilities remotely/online

Transportation strikes occur several times a month in the region, potentially causing flight cancellations, delays, and disruptions to public transport services. Transportation strikes occur several times a month in the region, potentially causing flight cancellations, delays, and disruptions to public transport services.

Electricity

1
outage every
6 months

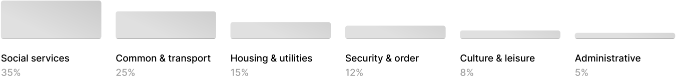
3
hours on average
per outage

83 / 100

The electricity supply system is reliable, with a low probability of failures. Solar battery systems are also widespread.

Structure of municipal expenses for the next 5 years

Total budget is around €130 million/year. Despite some cases of corruption and misuse of funds, overall progress in improving amenities and developing social services has been noticeable over the past 5 years.



Local residents' assessment of the local administration's work

69 / 100

Residents believe a more transparent system for budget allocation is needed. They also note parking space issues in some areas and a systemic problem with waste disposal.

25%
of officials are re-elected

12
investigated cases of embezzlement per year

Anomalies / Risks

If you don't have a car and are considering whether to buy one, there are several factors to weigh. The average new car costs around $30,000, while a used car is typically about half that price. In terms of ongoing ownership costs, fuel will be your largest expense, with the national average for gas currently at $2.58 per gallon. veduta

Natural disasters, diseases, insects

Earthquakes

This region experiences earthquakes measuring 4-6 on the Richter scale several times a year, which can cause minor damage to older buildings.

Wildfires

In July and August, wildfires are common.
In 2023, several towns 100 kilometers away were evacuated due to fires, leading to beach closures for a week and noticeable smoke in the air.

Ticks

From April to October, ticks that carry encephalitis are active in the forests and mountains, so it's advisable to take protective measures.

Political and public security

Transportation strikes occur several times a month in the region, potentially causing flight cancellations, delays, and disruptions to public transport services.

Specific dangerous diseases in the area

Brucellosis (Malta fever) - may be associated with consumption of unpasteurized milk and cheeses. Cause: transmitted from animals to humans, mainly through infected dairy products.

Protection from real estate risks

2

cases of squatting
in 3 years

3

cases of real
estate fraud

84 / 100

Squatting cases are related to long-vacant houses (1 year or more) without supervision. Real estate fraud is typical for remote rental transactions without signing documents.

Political stability
There are no serious threats to the current government, and there's consensus among political forces on basic principles. Risks are minimal.

91 / 100

Risk of economic crisis
The risk exists but can't be called high. The economy is recovering after COVID, albeit not at a dynamic pace. Main factors: high government debt and reduction in spending support.

75 / 100

Local public order

67 / 100

The main cause of public disorder is regular strikes and protests. They don't pose security threats, but they create delays in transport, public services, traffic jams, etc.

1-3

demonstrations
per month

1-2

road blockages
per quarter