Press release

B&B HOTELS ANNOUNCES THE OPENING OF B&B HOTEL VENEZIA LAGUNA

A new hotel with 406 rooms at the gates of the lagoon city to experience one of the most iconic destinations in the world with the comfort and quality signed B&B HOTELS, developed in partnership with Batipart Europe and its co-investors, through the Lagune Pasithea Fund managed by Blue SGR

Milan, September 18, 2026 – B&B HOTELS, international chain with over 950 hotels worldwide and more than 90 in Italy, announces the inauguration of **B&B HOTEL Venezia Laguna**, the Group's new address at the gates of one of the world's most iconic tourist destinations. With **406 rooms across two buildings, the new hotel is the chain's largest in Italy and the second-largest Group-wide**.

Developed in partnership with Batipart Europe and its co-investors, owners of the property, through the Lagune Pasithea Fund managed by Blue SGR, this project highlights the long-standing collaboration between Batipart Europe and B&B HOTELS in Italy. The transaction allows Batipart Europe to diversify its Italian leisure fund and establish a strategic presence in a world-class tourist destination, while reinforcing its exposure to prime hospitality assets across key European gateways

The property represents a project of particular significance for B&B HOTELS, not only due to its size—with a **total surface area of 15,576 sq. m**—but also for the architectural, technological, and sustainability-driven solutions adopted.
The two buildings were constructed in just two and a half years as part of the project promoted by the Municipality of Venice for the **urban regeneration of the island of Tronchetto**, thanks to the use of cutting-edge technologies. These included the **XLAM** (Cross-Laminated Timber) construction system—a technology based on cross-laminated solid wood panels—and the integration of high-efficiency prefabricated bathrooms, which optimized construction timelines and processes. On the energy front, the complex is equipped with a **223.50 kWp photovoltaic system** distributed across the two buildings, whose production will be allocated almost entirely to self-consumption, helping meet the property's energy needs.
The project also marks a new chapter in the evolution of the Group's design, where functional essentiality, comfort, and aesthetic research meet in a contemporary concept strongly inspired by the identity of the destination.

Thanks to its strategic location on the island of Tronchetto, the hotel represents the ideal starting point for easily reaching the historic center of Venice and discovering the city's artistic, cultural, and architectural heritage. At the same time, it offers a stay characterized by the high standards of quality and comfort that define the brand**. Designed to meet the needs of both leisure and**

business clients, the hotel combines accessibility, functionality, and services in a strategic position at the gates of the lagoon city.
Venice continues to represent one of the main destinations for international tourism thanks to its unique heritage, cultural richness, world-renowned events, and ability to attract visitors year-round. The opening of B&B HOTEL Venezia Laguna confirms the Group's commitment to establishing a presence in high-attraction destinations capable of capturing both leisure and business tourism.

An innovative architectural project combining technology and Venetian identity
For the Group, B&B HOTEL Venezia Laguna also represents an important evolution in interpreting hotel design. The interior concept pays **tribute to local identity** through a color palette, textile textures, and geometric shapes that recall the history, craftsmanship, and reflections of Venetian tradition, reinterpreted through a contemporary aesthetic language.
The materials and interior hues draw inspiration from the city's most characteristic elements: the shades of the water, the warm tones of terracotta and historic palaces, and the colors of the Lagoon at sunset are expressed through modern finishes and surfaces with a strong tactile component, creating a contemporary atmosphere that is deeply rooted in the local area.

Special attention was dedicated to the rooms, which are designed to create a warm, welcoming, and cozy atmosphere. **Most rooms also enjoy a view of the Lagoon**, offering guests an additional element of connection with the Venetian landscape. Upon arrival, evocative lighting creates an original interplay of shadows on the walls, transforming the room into an intimate and refined space.

The focus on ergonomics and practicality is also reflected in the **custom-made furniture**, such as spacious open wardrobes and modern integrated desks, designed to optimize space utilization without sacrificing elegance and to meet the needs of both business and leisure travelers. The same philosophy characterizes the common areas, which are conceived as spacious, fluid, and bright environments that foster social interaction while offering gathering and relaxation spaces with an international flair. Here, modern furnishings combine with visual references to the lagoon city, accompanying guests on a perceptual journey where contemporary design and local identity engage in a natural dialogue. B&B HOTEL Venezia Laguna thus stands not only as a project of great importance in terms of scale, timelines, and construction techniques, but also as a new aesthetic manifesto for the brand—capable of combining innovation, functionality, comfort, and a strong connection to the local territory.

A complete dining experience: three concepts for every occasion
To complete the experience at B&B HOTEL Venezia Laguna, a **food & beverage offering is structured across three distinct spaces**, designed to accompany guests throughout the day, from informal lunches to dinners. All three venues feature outdoor areas and views of the Lagoon, allowing guests to enjoy the culinary experience in direct dialogue with the Venetian landscape:

- **Al Piron Restaurant**: Offers authentic local cuisine featuring seafood and meat specialties, alongside curated vegetarian options. Available with half-board formula or an à la carte menu (6:00 PM – 10:30 PM).
- **Al Bistrò**: The perfect setting for a quick, informal lunch, serving iconic Italian classics, delicious Roman pinse, fresh salads, and satisfying burgers. Ideal for those seeking a lunch break without compromising on quality (11:30 AM – 3:00 PM).
- **Nova Sunset Bar & Restaurant**: The highlight of the culinary offering, this exclusive rooftop with a panoramic terrace overlooking the Lagoon combines a dining experience with a privileged view of the Venetian landscape. The menu offers raw seafood, signature Mediterranean-flavored pasta dishes, fine wines, and crafted cocktails. Open from 6:00 PM for dinner, it also hosts a schedule of special events.

Modern comfort and tailored services

B&B HOTEL Venezia Laguna was designed to offer a modern and functional stay experience, featuring **comfortable rooms, free high-speed Wi-Fi, Smart TVs, adjustable air conditioning**, and all the core amenities that characterize the Group's offering.
The property also includes a **meeting room with a theater-style capacity of up to 70 people**, designed to cater to business clients and host meetings, briefings, and events.

To complete the offering, the hotel provides **226 parking spaces** and a **dedicated locker room** where guests can safely store their luggage before check-in or after check-out, giving them the freedom to start exploring the destination unencumbered.

Located just a few steps from the **People Mover** and only one stop from the Venezia Santa Lucia railway station, B&B HOTEL Venezia Laguna allows guests to quickly reach the historic center, the cruise terminal, and key connections to the mainland, making it an ideal solution for any type of stay.

"The inauguration of B&B HOTEL Venezia Laguna, the Group's largest hotel in Italy, marks an important milestone in the strategic journey of B&B HOTELS in Italy and Europe," states **Liliana Comitini, President and CEO of B&B HOTELS Italy, Slovenia, and Hungary**. "With 406 rooms, this property embodies our vision of modern, accessible hospitality that contemporaneously interprets the identity of the regions where we operate. Venice is not only a symbol of Italian cultural heritage, but also an extraordinary platform for reaching the international tourism market. The Venezia Laguna project further demonstrates our commitment to innovating how we design and build our hotels using construction and design solutions that unite efficiency, comfort, and quality. With this opening, we consolidate our presence in one of Europe's most strategic destinations and renew our commitment to hospitality that is increasingly conscious, inclusive, and attentive to the local area."

Charline Bertheau, Managing Director - Real Estate at Batipart Europe, stated:
"The opening of B&B HOTEL Venezia Laguna marks a milestone in our hospitality investment strategy and reinforces our long-term strategic partnership with B&B HOTELS. Delivering one of the few new-build hotel developments in Venice, combining exceptional multimodal accessibility with sustainable timber engineering, perfectly embodies our approach: investing alongside leading operators in high-conviction European destinations with an industrial, value-creating mindset."

Paolo Rella, CEO of Blue SGR commented: "We are very pleased with the successful completion of B&B HOTEL Venezia Laguna, which represents an important achievement for the Lagune Pasithea Fund and a concrete reflection of Blue SGR's commitment to creating long-term value through strong and collaborative partnerships."

For information and bookings: https://www.hotel-bb.com/it/hotel/venezia-laguna

About Batipart Europe

Batipart Europe is the European real estate investment arm of the family-owned Batipart Group. Wholly owned by Batipart, Batipart Europe operates across 5 European countries (France, Portugal, Italy, Luxembourg, Spain) and manages nearly €4.5 billion in assets under management (as of December 31, 2025), diversified across offices, retail, hospitality, leisure, and housing. Batipart Europe employs over 70 professionals who cover every step of the real estate value chain (acquisition, development, property management, operational management, disposal)

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