



Invest in Tuscany



Podere Mezzastrada

Certaldo
Florence

Tuscany:

the natural choice
for your investment
in Real Estate

MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

Podere Mezzastrada

Certaldo

Florence



Overview

Il Podere Mezzastrada is located in Certaldo the heart of the olive groves and vineyards of the Chianti area, on the slopes of gentle hills 400 m above sea level. The location has a unique panoramic view of the Val d'Elsa and of the towers of S. Gimignano and it is the ideal starting point for daily excursions to renowned tourist attractions such as San Gimignano, Volterra, Lucca, Florence and Siena. In the surroundings it is possible to play tennis or five-a-side football, to go biking, hiking or horse-riding along the paths of the wonderful Tuscan countryside.

Description of area-structure

The complex is formed by 22 apartments, 4 cottages, 4 swimming pools and a big park. The buildings, which date back to the 18th century and which once belonged to the S. Maria Novella castle, have been completely restored in such a way to respect all the original historical and architectural characteristics.

Each apartment is fully furnished (with kitchen, heating, TV and phone). Some apartments include a fireplace, while others have a private garden with barbecue.

There are four swimming pools: the main one is located on a terrace with a panoramic view; another one is in the garden and next to it there is a smaller pool for children; the last one is an indoor swimming pool which has been built below the main one and which can be closed with glass walls in winter.

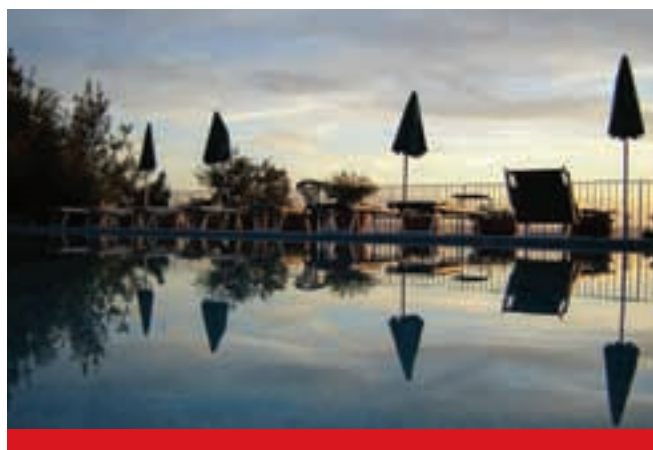
Next to the main swimming pool there is a club house, having a wood-burning oven, a fully equipped kitchen, a bar and a dining hall that can host up to 50 people.

Other information:

<http://www.mezzastrada.com/eng/index.htm>

Key advantages

- The complex is located in the heart of the Chianti area.
- The apartments are located in beautiful cottages dating back to the 18th century and they are fully renovated.
- The structure is already open and thriving.



Summary

Type of investment opportunity: Apartment hotel.

Prestigious property: Yes.

Conditions: The buildings have been fully renovated according to historical preservation and landscape regulations and the structure is already open.

Valuable finishings: Yes.

Year built: 18th century.

Date of latest renovation: 2003.

Use provided for by the current Town Planning Regulations: Residential used as touristic accommodation ("casa vacanze").

Location: Hilly with panoramic views.

Municipality: Certaldo.

Province: Florence.

Accessibility - Main roads: Florence-Pisa-Livorno freeway; SS249.

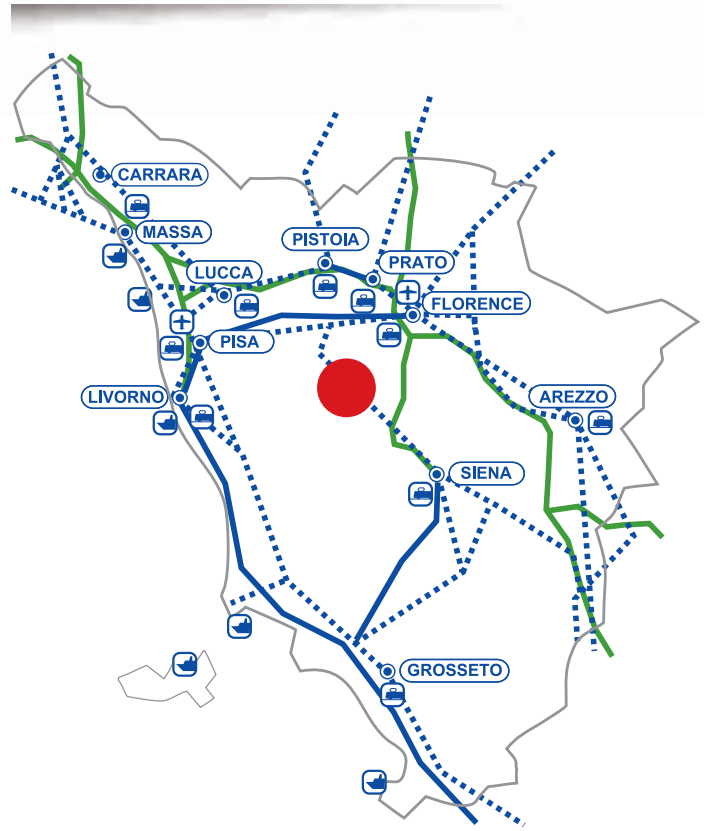
Distances from main cities: Siena (46 km, 48'), Florence (47km, 1h), Lucca (67,6 Km, 1h24'), Arezzo (108Km, 1h25').

Ownership: Private

Price: 16,000,000.00 Euros

Agent's fees: 3%

Tuscany map



Legenda

- Main Cities
- Highways
- Main roads
- Railway
- Main Airports
- Main Ports
- Main Train Stations



Area

Total area on sale: 22,406.31 sqm, of which:

- Building: 2,406.31 sqm
- Park and garden: 20,000.00 sqm

Details on the area with buildings (including appurtenances):

- 6 stone hamlets (containing 22 apartments and 4 chalets)
- Total gross area: 2,406.31 sqm

Buildings: Apartment hotel

Number of floors: 1/2

Number of apartments: 26

(min. apt. surface. 34 sqm; max. apt. surface 168 sqm)

Facilities: Outside the apartment hotel there are 4 swimming pools and a playground.



Info:

Toscana Promozione

Invest in Tuscany

Via Vittorio Emanuele II, 62/64

50134 Florence - Italy

Ph. +39 055 462801

Fax +39 055 4628082

info@investintuscany.com

www.investintuscany.com

Real Estate Agent

Meattini Real Estate

