



Invest *in* Tuscany



"Il Palchetto" Hotel 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

"Il Palchetto" Hotel

Certaldo

Florence



Overview

This Hotel is located in the town of Certaldo (near Florence) in the Valdelsa, one of the most scenic areas of Tuscany thanks to its gentle hills with cypresses, castles and medieval towers. The Valdelsa is one of the best-known areas of Tuscany not just for the beauty of its landscape but also for its strategic position right between Florence and Siena, two famous cities of art. Certaldo, which is the southernmost municipality in the province of Florence, is practically equidistant from Siena and Florence (40 km approx.). To the east, Certaldo looks onto the Chianti hills and to the west to the relief between San Gimignano and Volterra.

Certaldo Alto, the old medieval village, is surrounded by its old city walls, most of which in very good state. It is a rare example of medieval town planning even though there are some renaissance influences.

Many cultural and artistic events are held in this medieval village. The most famous event is "Mercantia", an impressive international festival of street theatre.

Thanks to its favourable location, it is easy to choose among many nearby cities of art or small medieval villages such as Monteriggioni, San Gimignano, Barberino Val d'Elsa and Volterra, where absolute peace reigns. These towns and villages are perfectly suited to the requirements of tourists who want to relax and have a cultural holiday. Given its excellent position, the hotel can intercept the remarkable tourist flows from the provinces of Florence and Siena.

Description of area-structure

The hotel is located 400 metres above sea level, among the green olive groves and vineyards of the Chianti hills. It offers the utmost privacy and peacefulness for relaxation and holidaying. The hotel used to be a villa that has recently undergone extensive renovation in keeping with the original architectural and historic features.

The hotel has twenty spacious bedrooms and a restaurant offering typical Tuscan specialities. The restaurant can accommodate up to 300 people and occupies 1,650 sqm. There are also large halls for meetings, conferences,

Key advantages

- Equidistance from Siena and Florence, two of the most important Italian cities of art.
- Proximity to many medieval villages famous for their beauty and state of conservation.
- Valuable property (19th century convent).
- Going concern with international clientele.
- Large number of tourists visiting the province where the hotel is located. Tourist flows in the province of Florence from January to September 2007 (9 months):
 - Total tourist arrivals = 3,210,000 (Italian and foreign tourists)
 - Total overnight stays = 8,900,000 (Italian and foreign tourists)



receptions, etc. A wide fenced car park, a large garden with trees, a magnificent swimming pool, a solarium and a terrace are located outside the hotel.

Currently, regularisation procedures are being carried out on further 1,240 sqm. These procedures are expected to be completed in 24-30 months at most. It will then be possible to increase the number of rooms to 40.

The property on sale includes a 10,000 sqm yard. The restaurant and the accommodation can be managed separately because there are two separate licences for them.

Summary

Type of investment opportunity: Luxury Hotel.

Conditions: The property was fully renovated in 1995. Both the hotel and the restaurant are operational.

Valuable finishings: Yes

Year built: 1800

Date of latest renovation: 1995

Use provided for by the current Town Planning Regulations: Tourist activity with accommodation.

Location: Central position within the Valdelsa.

Municipality: Certaldo.

Province: Florence.

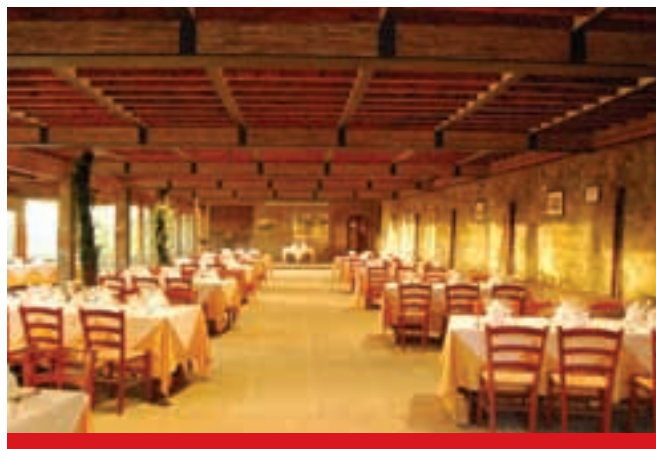
Accessibility - Main roads: State road S.S.429, "Autopalio" Florence-Siena SI-FI Motorway feeder road SI-FI, A1 Motorway.

Distances from main cities: Florence (47km, 1h), Siena (46 km, 50'), Lucca (67km 1h 24'), Pisa (73 Km, 1h 19'), Arezzo (108 Km, 1h25').

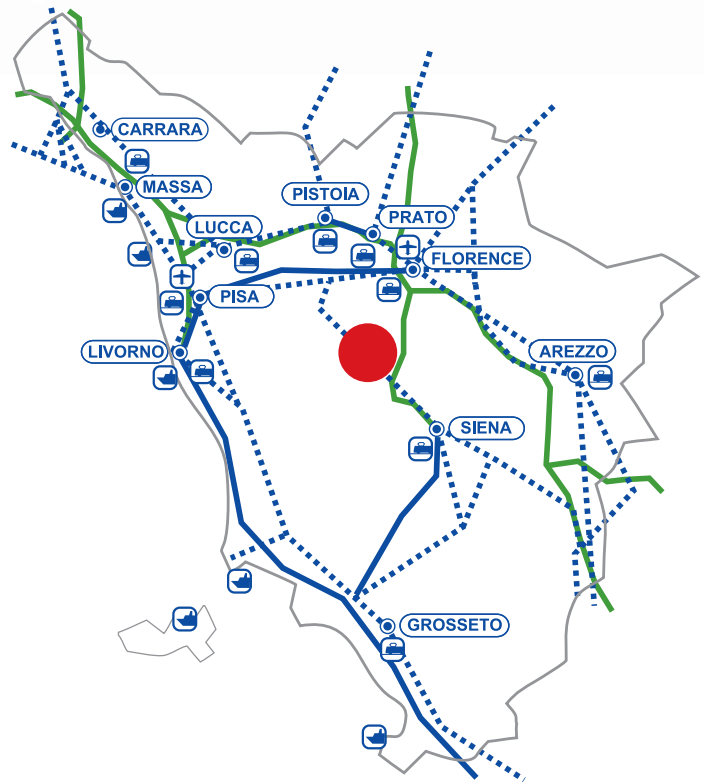
Ownership: Private

Price: 16,000,000.00 Euros

Agent's fees: 3%



Tuscany map



Legenda

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



Area

Total area on sale: 12,890 sqm of which:

- Building: 2,890 sqm
- Outdoor areas: 10.000 sqm

Detail of the building:

- 1 building
- Total gross area: 2,890 sqm; there are concessions for 1,650 sqm; regularisation procedures are under way for 1,240 sqm.
- Total gross volume: 8,670 cubic metres.

Facilities: Large car park.



Info:

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