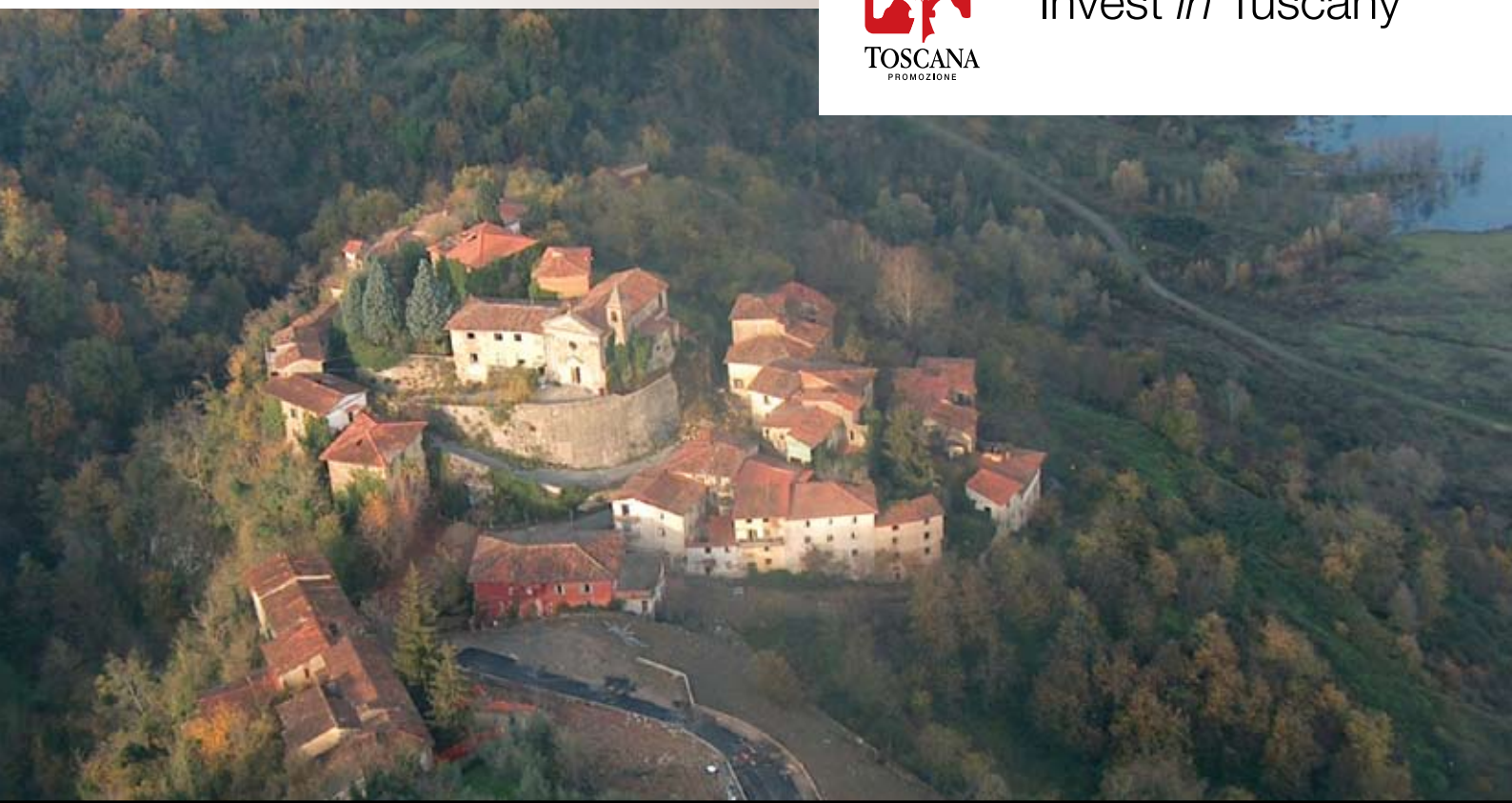




Invest *in* Tuscany



Investment concept

Medieval old town resort

Covered area

6,800 sqm

Possible uses

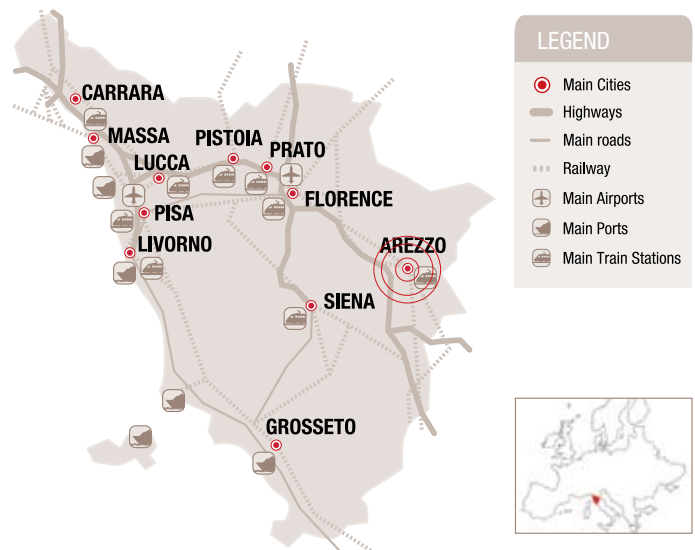
Tourist, Commercial, Leisure

AREZZO

CASTELNUOVO DEI SABBIONI VILLAGE

Overview:

Castelnuovo dei Sabbioni is a charming old town located on a little hill in the municipality of Cavriglia and surrounded by the peaceful Tuscan countryside. It is located just 40 km away from the cities of art of Florence, Siena and Arezzo. The investment opportunity regards the purchase of the old town of Castelnuovo dei Sabbioni (27 buildings which amount to a total covered area of about 6,800 sqm), together with the surrounding plot of land called Pian di Colle (over 17 hectares). In accordance with the municipality's town plan, focused on promoting the redevelopment of the area, it is now possible to



develop tourist, leisure and commercial activities (resorts, hotels, restaurants and facilities) in this unique part of Tuscany. The sale is managed by means of a public tender (on project qualifications of bidders) and through the evaluation and negotiation of the proposed investment projects and economic offers.



EXISTING BUILDINGS

Structure description:

The property on sale is made of two areas whose joint redevelopment would involve synergies: the old town of Castelnuovo dei Sabbioni (7,800 sqm as a whole) and the Pian di Colle area (17 hectares). The old town includes 27 buildings which can be renovated to reach a total covered area of 6,800 sqm. The investment on the old town concerns the refurbishment of buildings for tourist accommodation, commercial, cultural and social purposes. The Pian di Colle area can be exploited through the creation of leisure facilities and tourist structures. The municipality of Cavriglia has already developed a rescue plan for the construction of a new road network and started the partial recovery of the old town. The town is provided with a sewerage system and a power distribution network, and the connection to water and gas supply is easy to get.

SUMMARY

Type of investment opportunity:

The investment opportunity regards the purchase of the old town of Castelnuovo dei Sabbioni and the Pian di Colle area, for tourist and commercial purposes. The acquisition will be carried out through a public tender, after the presentation of an investment project.

Conditions:

To be renewed and (if necessary) expanded

Use provided for by the current Town Planning Regulations:

Tourist accommodation, commercial, cultural and social activities. The Castelnuovo dei Sabbioni project has been already approved and the Pian di Colle rescue plan will be agreed upon in accordance with investors' projects.

Location:

Castelnuovo dei Sabbioni is a charming old town located in the municipality of Cavriglia in the beautiful Tuscan countryside of the Valdarno area, just 40 km away from the cities of art of Florence, Arezzo and Siena.

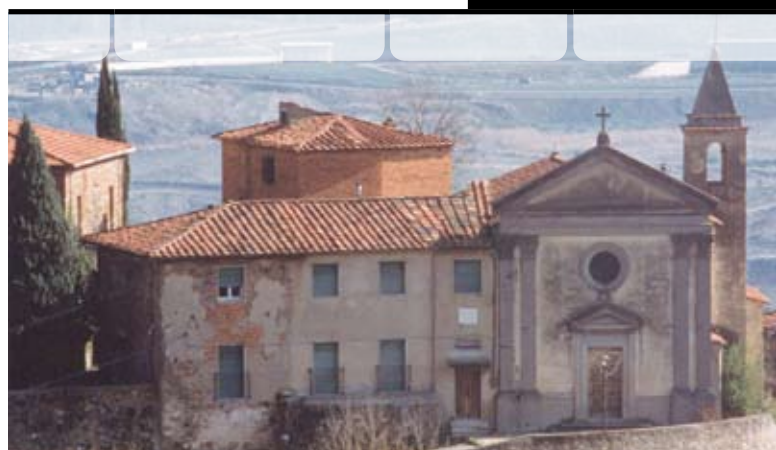
Municipality:

Cavriglia (Arezzo)

Key advantages:

- The different uses provided for by the town planning regulations, the size of the estate for sale and the good accessibility make this property a valuable investment opportunity for tourist, leisure and commercial activities in the heart of Tuscany.
- Given that the redevelopment of the area is one of the priorities of the municipality of Cavriglia, the selected investor will benefit from the support of local authorities.
- A rescue plan for the construction of a new road network has already been approved by the Cavriglia Council and some recovery works in the old town are already in progress.
- The province of Arezzo registered a significant increase in the stays, with a raise of about 23% in the period 2003-2007.

CHURCH



Accessibility:

20 km away from the A1 motorway (Incisa exit) and 50 km away from the Florence international Airport. Distances from main cities: Florence, Siena and Arezzo 40 km

Ownership:

Public

Price:

Starting price for the public tender: Castelnuovo dei Sabbioni € 3 mln (whole); Pian di Colle € 5.00 per sqm.

Area:

- **Total area for sale:** 18.28 hectares
 - **Castelnuovo dei Sabbioni:**
 - Land: 7,800 sqm
 - Building area: 3,800 sqm
 - Usable building area: 6,800 sqm
 - Park: 4,000 sqm
 - **Pian di Colle:** 17.5 hectares

Facilities to develop:

It will be possible to enhance the value of the resort created inside the old town by building facilities in the area surrounding Pian di Colle (day spa, golf course, tennis courts, etc...).

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REAL ESTATE