



Invest *in* Tuscany



Area

837 hectares

Possible destination

Tourist academy and hotel

Ownership

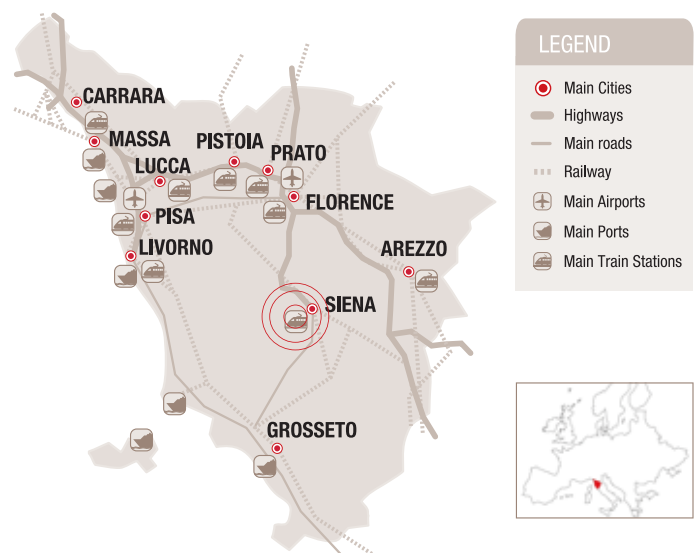
Public

SOVICILLE

PALAZZO AL PIANO

Overview:

This investment opportunity concerns the partial renovation and the management of the breathtaking "Palazzo al Piano" complex, a 837 hectare property featuring 2 main castles and a variety of other buildings, located in the beautiful central Tuscany hills, just 26 km away from Siena. The medieval castles of "Palazzo al Piano" and "Montarrenti" are charming and unique gems, not yet accessible to the public, that lay in a huge and fascinating low hill area of high archeological value and that make this investment opportunity both high potential and internationally appealing. The complex is to be turned by the Provincial Administration, which owns the estate, into a prestigious Tourism Academy, a school of excellence for professionals working in the tourism and eno-gastronomy sectors that, in addition



to the training structures, will also include accommodation facilities such as a 30 room hotel. The investor will be able to manage the training activities of the academy and the hotel, opened to the academy students as well as the public, taking advantage of the appealing location and the closeness to the cities of art of Tuscany. This investment opportunity is the ideal chance for any international chain to establish a hotel academy.



VIEW

Structure description:

The area could be divided into three main lots:

- The first one, including the main Castle where the hotel will be located, restaurant areas and a meeting room, has already been renovated by the Provincial Administration, and just awaits furnishing and management by the investor.
- The second area, includes 4 apartments, a 12 room building, a wine shop and 4 classrooms and is currently under renovation.
- The final lot, is made of two buildings (of 851 and 795 sqm, each) whose destination can be defined by the investor, who will also be in charge of the renovation.

Key advantages:

- The investment will benefit from different income sources ranging from training courses to hotel, restaurant and wine-shop management.
- The chance to combine training with accommodation will provide important cross-selling opportunities, and will make it possible to achieve satisfying occupancy rates in off-season periods too.
- The Province of Siena is in charge of a relevant part of the renovation works.

SUMMARY

Type of investment opportunity:

Upon being granted by the Province with the management of the entire complex (30 years or more), the investor will be in charge of the restructuring project for two building (tot. area of 1.646 sqm) whose destination and use is flexible, and the furnishing of the whole complex. All these works are to be done in accordance with the overall vision of turning this structure into a Tourism Academy. The Provincial Administration, owner of the property, is in charge of the restructuring of the other buildings.

Conditions:

To be partially renovated

Date of last renovation:

Under renovation

Use provided for by the current Town Planning:

Tourism academy and hotel (the area is believed to be of high historical and natural value and, therefore, is subject to restraining regulations).

Location:

In the beautiful central Tuscany hills, just 26 km away from the well known city of art of Siena.

Municipality:

Sovicille (Siena)

Accessibility:

Florence and Pisa International Airports are 85 and 100 km away. Distances from main cities: Siena 26 km, Firenze 76 km



TOWER

Ownership:

Public

Area:

On this 837 hectare property featuring 2 main castles and 9 other buildings, the project aims at creating a Tourist Academy with an accommodation complex (featuring a hotel with 30 rooms and 2 suites, a building providing 12 more rooms and 4 apartments) and a training structure (made of 3 classrooms and 1 conference room). Part of the 837 hectare land surrounding the academy can be left out of the investor's management duties.

Facilities:

A restaurant and a wine-shop enhance the complex; the Academy web-site introducing the project is already online.

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