



Invest *in* Tuscany



**Area**

200 hectares

**Golf course design**

Greg Norman

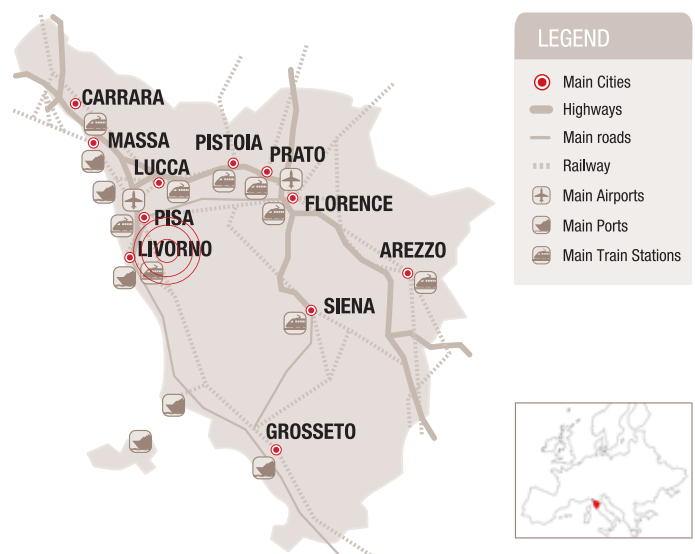
**Conditions**

Project

# COLLESALVETTI GOLF RESORT PROJECT

## Overview:

This investment opportunity concerns the purchase of a 200 hectare land located in the beautiful and easily accessible countryside of Pisa and Livorno. There is also the possibility of the creation of a 18-hole golf course (designed by Greg Norman) together with a luxury resort, including a hotel, a spa, a club house and a residence. The excellent hilly location, surrounded by vineyards, woodland and olive groves, and the ease of access provided by the A11 highway, that connects it to the most famous Tuscany's cities of art, and the Pisa International Airport, cast great potential and high international appeal upon this property.



## Structure description:

Through the implementation of an approved project that is on sale along with the land, a 18-hole Golf course, a luxury hotel (about 100 rooms), a Spa, a Club House, as well as a Residence (about 70 residential units), can be created. While the Residence will provide for a variety of purchase options (full-ownership, fractional, time-sharing), the hotel will meet the highest quality standards and will allow the Golf Resort to reach international visibility and appeal.

## Key advantages:

- Golf course designed by Greg Norman.
- The excellent buildings' dimension (31.300 sqm) and the huge surrounding land (more than 200 hectares) allow the Golf Resort to reach the highest standards.
- Extreme proximity to the A11 highway (10 km), Pisa International Airport (20 km) and the most famous Tuscany's cities of art (e.g. Pisa and Florence), provide ease of access and international appeal.

### SUMMARY

#### Type of investment opportunity:

The investor purchasing the stocks of the company owning the 200 hectare area will also acquire the planning permission and the building permits that allow the works to start immediately. Through the implementation of the project, a luxury hotel (about 100 rooms), a Spa, and a Club House, as well as a Residence (about 70 residential units), can be created along with the 18-hole Golf course designed by Greg Norman.

#### Conditions:

Project

#### Use provided for by the current Town Planning Regulations:

The Golf Resort project is already approved and works can start immediately (environmental planning permission received on 25-11-2007)

#### Location:

The property for sale stretches for over 200 hectares on a hill in the beautiful countryside of Pisa and Livorno, within close distance from the seaside and the cities of art of Tuscany.

#### Municipality:

Collesalveti (Livorno)

#### Accessibility:

Pisa International Airport is 20 km far away and the A11 highway only 10 km far away. Moreover the Livorno port is about 15 km away. Distances from main cities: Livorno 12km, Pisa 25km, Lucca 57 km, Florence 93 km

#### Ownership:

Private

#### Area:

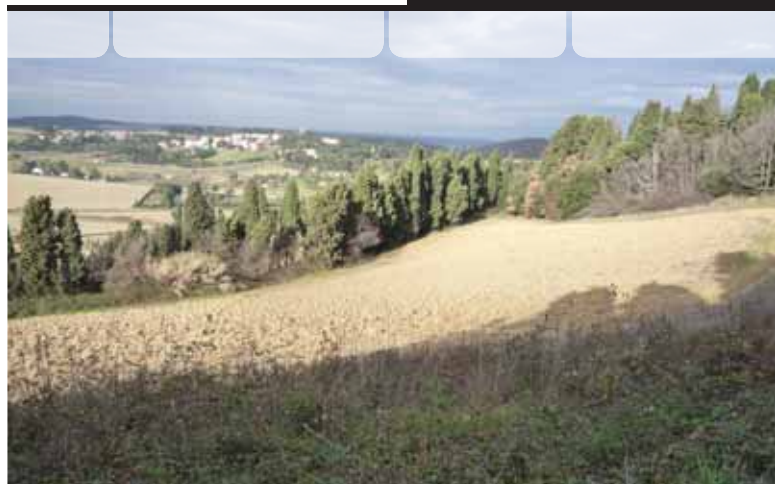
Through the restoring of existing building and the creation of new ones, a total covered area of approximately 31.300 sqm will be available in the 200 hectares property. The existing project aims at creating:

- Luxury hotel: 13.400 sqm
- Spa: 2.150 sqm
- Club House: 2.150 sqm
- Residence: 13.600 sqm
- 18-hole golf course (designed by Greg Norman)

#### Facilities:

Spa, club house, 18-hole golf course (designed by Greg Norman)

### AREA AND EXISTING BUILDINGS



*This investment overview contains basic information, figures and pictures provided to Toscana Promozione and its Consultants by either the property owner or the real estate agency. Toscana Promozione on behalf of itself and all other partners, staff and agents of the Consultants that have supported Toscana Promozione in the preparation of these investment overviews, does not accept responsibility for any information contained herein and disclaims all liability to any person or entity arising out of or in connection with such information.*

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