



Invest *in* Tuscany



Area

6 hectares

Number of rooms

about 100

Conditions

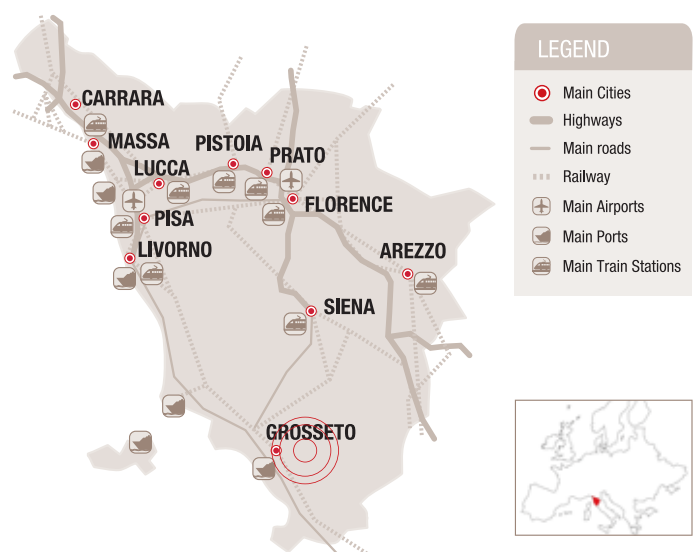
Project

CELLENA

# WELLNESS RESORT

The investment project concerns the realization of a high level Wellness Resort in the charming Tuscany's small town of Cellena, about 200 km south of Florence, 50 km east of Grosseto and only 12 km from Saturnia's thermal baths, where ancient traditions and typical Tuscan culture are still preserved and part of everyday life.

The building area lies in the heart of Maremma, and is set in the most beautiful scenery of the Tuscan countryside, surrounded by gentle hills, valleys, vineyards, woods and olive groves. Because of



its singular beauty, significant natural and environmental resources and soft climate, this area is set to become an highly attractive tourist destination.



## SUMMARY

### Type of investment opportunity:

The project regards the creation of a Wellness Resort on the building plot on sale.

### Conditions:

Project

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

The area can be converted into a Hotel and Health & Therapeutic Center with operating rooms (Area "C")

### Location:

The building plot is located in the charming Tuscany's small town of Cellena, and is surrounded by gentle hills, valleys, vineyards, woods and olive groves.

### Municipality:

Semproniano (Grosseto)

### Accessibility:

70 km away from A1 highway (Chiusi exit)  
Distances from main cities: Grosseto 55 km, Rome 185 km, Florence 200 km, Pisa 210 km

### Ownership:

Private

### Price:

6 million - 8 million € (in case of the land being rich in thermal water)

### Agent:

Cellena Srl, (2% + VAT)

### Area:

- Total area on sale: about 60.000 smq
- Cubic content: about 30.000 m<sup>3</sup> + about 6.000 m<sup>3</sup> underground

### Facilities:

Fitness center, Wellness center (Finish sauna, Turkish bath, Relax Lounge, etc.), beauty area, indoor and outdoor swimming pool (possibly with thermal water), park, tennis court etc.

## Structure description:

The innovative Resort, stretching on a 6 hectare area, will include a hotel complex with about 100 rooms and more than 200 beds and a Wellness Center enriched by an Aesthetic Cosmetic Center, also provided with operating rooms. The building area is located in an oasis of tranquility and peace, near the town centre of Cellena.

## Key advantages:

- Interesting plot of land with potential presence of thermal springs, located near established tourist destinations, that allows different high yield investment opportunities.
- The realization of an innovative and high quality Wellness Resort will have a positive environmental and architectural impact on local development.
- The Resort will respond to the latest market trends of Wellness and Health demand.
- The good range of facilities included in the project will effectively contribute to the appeal of the structure and will make it stand out in the region.

## RENDERING



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Last update: March 2009

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