



SOURCE: FLICKR.COM/YOUSUKOH

Covered area

about 3,000 sqm

Possible use

Day Spa

Estimated investment

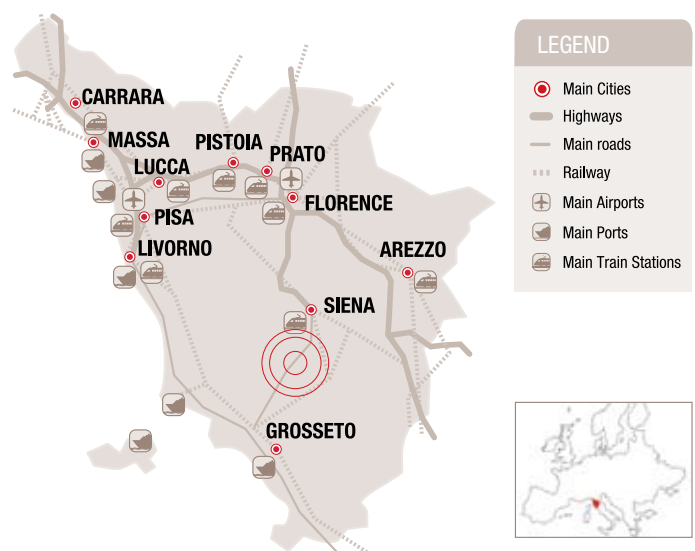
1.5 Mln €

SIENA

PETRIOLO THERMAL BATHS

Overview:

The Petriolo thermal baths are a historical site whose fame, due both to the beautiful surroundings and to the precious thermal water, dates back to the ancient Roman period. Located along the Farma river, in the beautiful Tuscan countryside, close to both Siena and Grosseto, the Petriolo thermal baths feature a 43°C thermal spring which has always attracted a lot of tourists. This investment opportunity concerns



the possibility to upgrade the existing and operating structure and to create a modern Day Spa to exploit both the unique natural features of the area and the latent demand for services.



RENDERING



RENDERING

Structure description:

The existing structure in the Petriolo Thermal Baths' site comprises four floors and it is surrounded by more than 4,000 sqm of land. The ground floor is 1,137 sqm, the first floor 1,042 sqm, the second floor 814 sqm, and the top floor has 208 covered sqm and terraces for more than 500 sqm. This investment opportunity is highly flexible, as the investor interested in the property can decide to renovate the entire structure or just some floors (at least two).

SUMMARY

Type of investment opportunity:

The company currently managing the site is looking for a new majority shareholder to take charge of the upgrade of two (or more) of the four floors comprising the existing structure, as well as to create and manage a new Day Spa, which may also include commercial and restaurant areas.

Conditions:

To be upgraded

Date of last renovation:

2005

Use provided for by the current Town Planning Regulations:

Tourist

Location:

The Petriolo thermal baths are excellently located in the famous countryside of central Tuscany, not far from prestigious locations like Montalcino or the city of art of Siena.

Municipality:

Monticiano (SI)

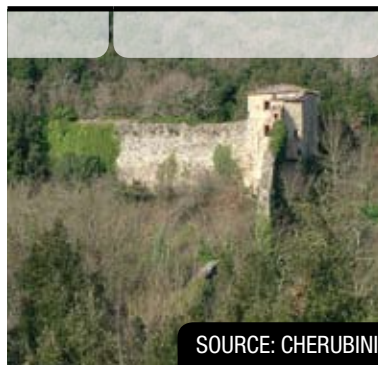
Accessibility:

The excellent location on the road connecting Siena and Grosseto provides ease of access. Distances from main cities: Siena 30 km, Grosseto 45 km, Florence 100 km

Key advantages:

- Historical site in an area of great unexploited potential.
- Appealing location between Siena and Grosseto and close to the Chianti hills which provides good accessibility and makes it possible to attract visitors from a large tourist area.
- Flexible investment opportunity.

ANCIENT THERMAL SITE



SOURCE: CHERUBINI ROLANDO (LAMIATERRADISIENA.IT)

Ownership:

Public

Investment:

1.5 Mln € to be converted into shares of equivalent value (estimated amount)

Area:

The Petriolo Thermal baths are located in a fascinating area of natural and historical beauty, along the Farma river, in the beautiful Tuscan countryside, close to the city of art of Siena. Thanks to the exceptional properties of its thermal waters and the charming surroundings, which include a Roman wall and other archeological ruins, the site benefits from a constant and established tourist demand.

Facilities to develop:

Through the renovation of the existing thermal structures it will be possible to create a Day Spa with commercial and restaurant areas.

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