



Toscana Resort Castelfalfi

REAL ESTATE DIVISION

THE CASTELFALFI VILLAS

THE VILLA COLLECTION

NEW CONSTRUCTION VILLAS, TO BE BUILT TO THE OWNER'S SPECIFICATION,
IN THE PRIVATE ESTATE OF CASTELFALFI, TUSCANY.



WELCOME TO CASTELFALFI,
A LAND WHERE TIME
STANDS STILL.





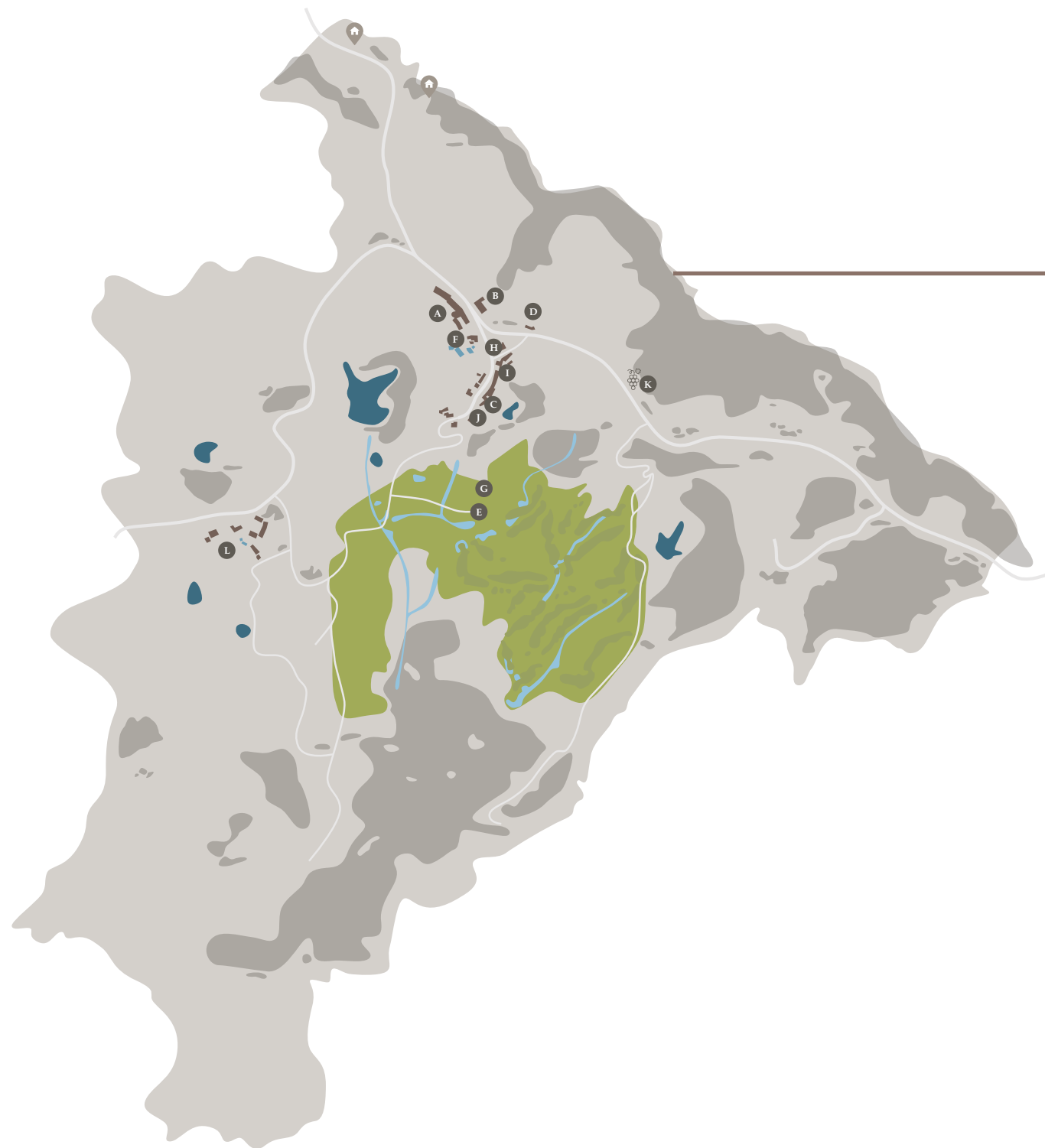
Tuscany, birthplace of the Renaissance and a land of outstanding natural beauty, art and architecture, culture and culinary tradition. At its heart, yet in easy reach of the delights of Florence, Pisa and Siena, stands Castelfalfi. A private estate of some 3000 acres/1100 hectares of rolling countryside, olive groves, vineyards, small farms and at its centre the Borgo, a stunning medieval hilltop village. Home to a vibrant international community, within its boundaries can be found boutique hotels and restaurants, as well as a spa and selection of sport, leisure and equestrian facilities.

Offering the rare opportunity to build, to your design and specification, a bespoke modern villa set in the classic landscape of rural Tuscany. With a choice of plots offering panoramic countryside or golf course views, the Castelfalfi Villas will provide owners an unmatched quality of life. It is an idyllic location where designs, modern or traditional, will draw on traditional materials and finishes including Tuscan brickwork, roofing and plasterwork.

It is a place to call home for those who value privacy, who cherish time together and appreciate time well spent. What we call slow time.

Welcome to Castelfalfi, welcome to a place where time stands still.





PERFECTLY SITUATED

Castelfalfi is one of the most significant private country estates to be found in Tuscany offering complete seclusion and yet in easy reach of the cosmopolitan charms of Florence, Pisa and Siena and their national and international transport links.

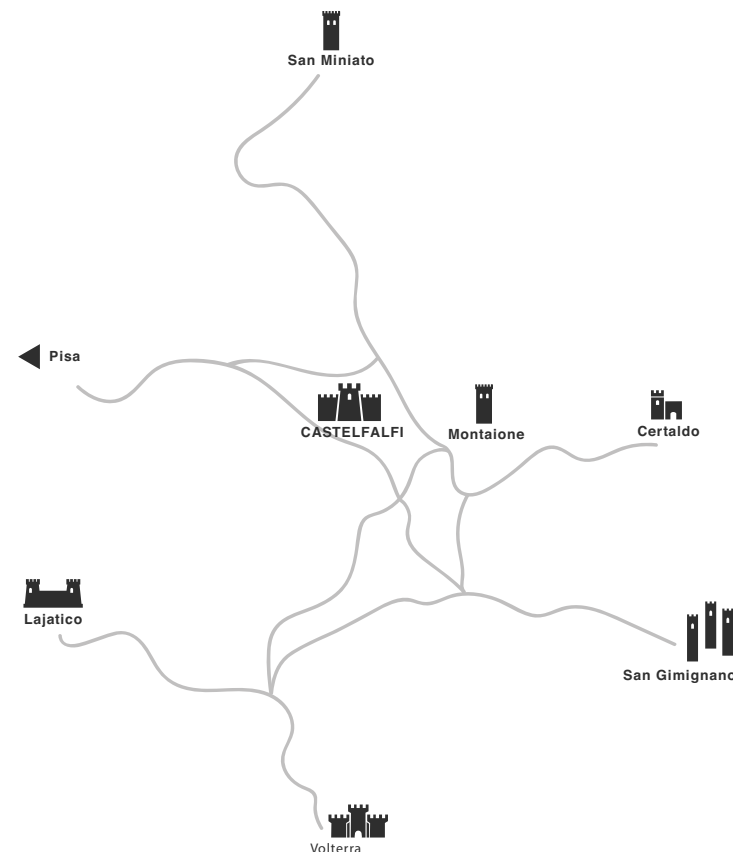
Within the estate boundaries can be found ancient woodlands and lakes, organic arable lands, vineyards and olive groves as well as the prominent hills that play host to the medieval town and the Mountain Course, a challenging Championship golf course. It also provides a home to two hotels, a selection of restaurants, boutiques and stores as well as a variety of outstanding leisure facilities.

Features

- A** Il Castelfalfi Hotel
- B** Hotel La Tabaccaia
- C** La Rocca: gourmet restaurant
- D** Il Rosmarino: trattoria and pizzeria
- E** Golf Club Castelfalfi: two courses, 27 holes
- F** Le Piscine: four outdoor pools
- G** Tennis: two red clay courts
- H** Borgo: Church of San Floriano and Medicean Park
- I** Retail: shops & boutiques in the Borgo
- J** The Castle: including Rosso Toscano Cooking School
- K** Winery & Olive Mill
- L** La Collina

Transport

- Pisa Airport, 50km
- Florence Airport, 60km
- Castelfiorentino Train Station, 20km
- Pontedera Train Station, 30km





HOME TO THE MEDICIS
MEDIEVAL BIRTHPLACE
OF CASTELFALFI



The village or 'Borgo' di Castelfalfi is a treasure trove spanning centuries.

With roots stretching back to the middle ages it was established in around 700AD, seven centuries before the Renaissance, by the Lombard King Faolfi. The Castle or 'Castrum', combined with the Faolfi's name, is believed to have led to 'Castelfalfi' which first appeared on a map in 754.

Some four hundred years later Castelfalfi was acquired by the Bishop of Volterra prior to becoming a residence of the Medici's in the 15th Century. As the centuries past and industrialisation took its hold, the Borgo castle and hunting villa experienced a slow decay as people drifted to the cities. It was only this century that the commitment was made to revive and restore a village that had been long considered a lost jewel of the Valdelsa area.





Today the Borgo is a beautiful village of winding streets, of unexpected vistas and hidden squares, of retailers and restaurants, boutiques, galleries, annual festivals and fiestas. A place to explore, a place to enjoy, a place to cherish. Standing proud in the landscape, the Borgo is the beating heart of the Castelfalfi estate.







A WORKING ESTATE, UNCHANGED
FOR THOUSANDS OF YEARS.
AND A FEAST FOR THE EYES.



Castelfalfi is an estate at one with nature.

Straddling the border of Pisa and Florence it incorporates lakes, olive groves, vineyards, arable and recreational lands, ancient farmhouses and our discreet collection of Castelfalfi Villas.

There are almost 60 acres/25 hectares of vineyards, 30 of which have been planted in the last decade with the estate proud to deliver outstanding wines from Chianti Riserva DOCG to a stunning Sangiovese IGT.

Nearly 2,000 olive trees, including Frantioio and Pendolino varieties, have been added to the 8,000 plus trees that cover the hillsides whilst Castelfalfi's Olive Mill is part of the rural fabric, processing estate oils and those of hundreds of local landowners. The reminder of the arable land is given over to grains, fodder and legumes and the occasional truffle hunt.

Produce from across the estate is entirely organic and can be enjoyed by residents with wines and olive oil available from the estate's winery.







INTRODUCING THE CASTELFALFI
VILLA COLLECTION

The Castelfalfi Villas present the rare opportunity to enjoy the convenience and comfort of a bespoke, newly built home in the enchanting Tuscan countryside. With the support of Castelfalfi's expert team of architects and designers, owners will enjoy homes built to their specifications whilst in keeping with the rich tradition of the region. With a choice of traditional Tuscan or modernist styling, the Castelfalfi Villas present the rare opportunity to watch a Tuscan dream come to life.

The collection of plots offers a range of residential options with owners defining size and layout whilst the estates management service ensures that the journey from dream to home is both seamless and rewarding.

From initial architectural drawings to the final finish delivered by our local craftsmen, homes will boast a mix of stunning traditional features including characteristic terracotta flooring, sophisticated brick-and-stone fireplaces with the latest in modern fixtures and fittings, and panoramic views of the dreamy Tuscan countryside.

Castelfalfi Villas will offer elegance and modern luxury alongside rich tradition.





Each plot comes with planning permission for a private pool and a range of exterior living options, providing the perfect outdoor spaces to relax and unwind and to enjoy the broad horizons and that sense of tranquillity that is so rare in today's world.

Nothing short of perfection is accepted as the Castelfalci Villas will be finished with an eye for detail and an emphasis on sophistication.





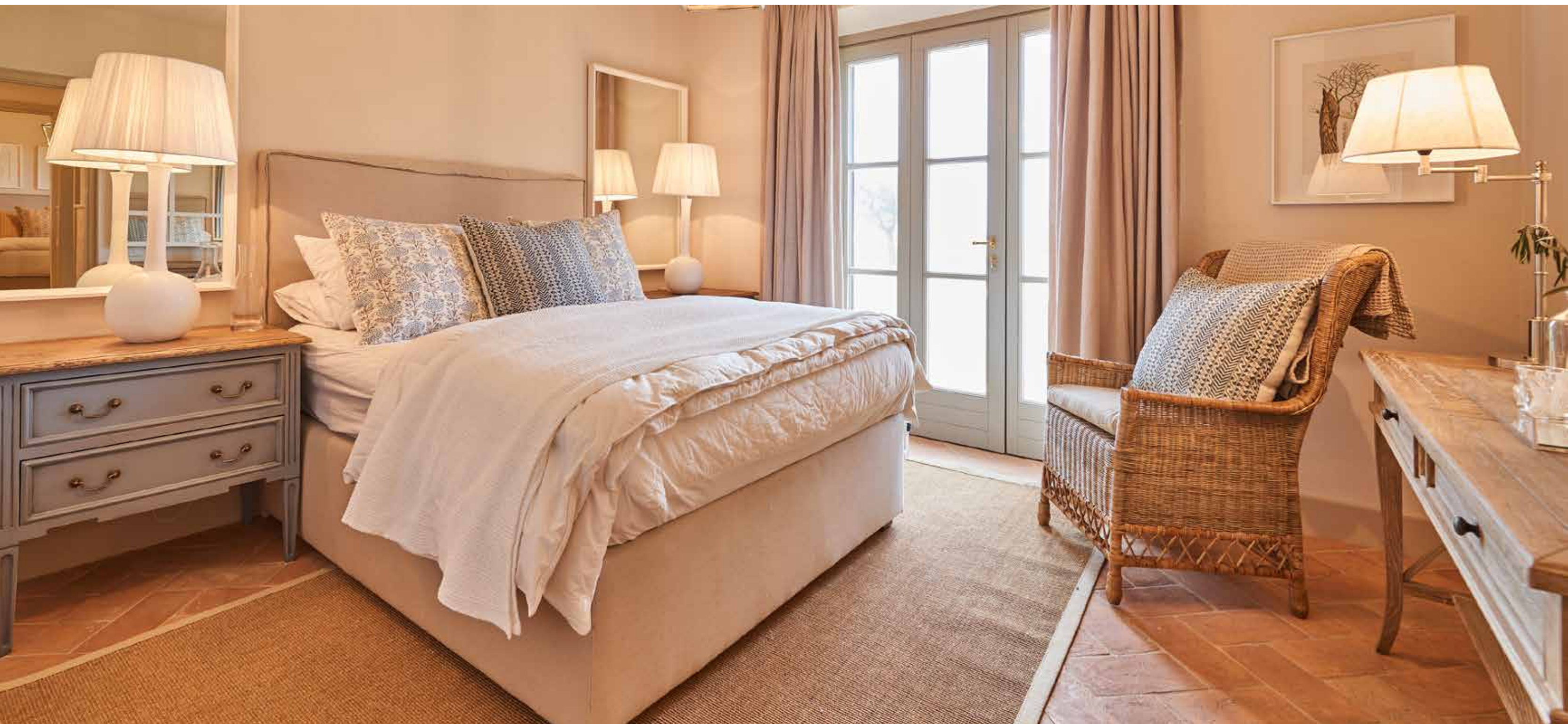


Whether drawing inspiration from the cascading rolling Tuscan hills or contemporary Italian design, a Castelfalfi Villa is a home that is uniquely you, in a setting without compare.

All Castelfalfi residences benefit from full management services as required. Designed by master craftsmen, they offer the perfect solution for bespoke Tuscan living.

At Castelfalfi every residence is individual, all are without compare.







LIVE THE COUNTRY LIFE
AT YOUR OWN PACE

The estate of Castelfalfi is an extension of your home, to enjoy as you will. The sheer variety of landscapes, from woodlands and lakes to olive groves and open pastures, is reflected in the pastimes enjoyed by those who call Castelfalfi home.

Some choose to discover a new perspective from horseback - Castelfalfi is there to cater for your needs. Others take on the challenge of the hills by bicycle whilst more simply take time to walk, to experience and to enjoy the incredible diversity of flora and fauna on show.

Hunting on the estate's 1450 acre/600-hectare reserve ranges from mallard and pheasant to deer and boar whilst those with an interest in foraging can join local experts on a truffle hunt. Others look to immerse themselves in the local produce enjoying wine tasting classes, exploring olive oil production or learning to appreciate the tastes and smells of Tuscany at the Rosso Toscano Cooking School, before dining in the medieval castle.

At Castelfalfi time on your hands is always time well spent.





OUT AND ABOUT
SERVICE AND SANCTUARY



Castelfalfi is a home away from home for those in the know, a place where every facility is readily available.

The Hotel Il Castelfalfi and Hotel La Tabaccia provide additional guest accommodation. Charmingly understated with comfort and style in mind, natural local materials meet clean and modern design, providing the perfect backdrop to the region's breath-taking views. For a lunch or an evening out, there is a choice of dining places and bars including the acclaimed La Rocca and the refined cooking of La Via del Sale. The common theme is quality, local produce and speciality dishes, accompanied by an extensive collection of fine wines.





La Spa is a sanctuary for body, mind and spirit, unforgettable experience with its selection of sensory experiences, holistic treatments and nature-inspired beauty rituals. Visitors can enjoy indoor and outdoor pools as well as a hydrotherapy pool, Finnish sauna, bio sauna, Turkish bath, sensory showers and relaxation areas. Free services include toning, yoga, pilates and guided exercise sessions.

With Tuscany as a backdrop the 9400 metre 18-hole Mountain Course is renowned the world over, whilst guests can also enjoy the 9-hole Lake Course and driving range. From hiking to biking, horse-riding to hunting, every moment at Castelfalfi is time well spent.







FROM FARMHOUSE TO MEDIEVAL
TOWNHOUSE, THE TRUE VARIETY
OF CASTELFALFI





LA COLLINA

THE APARTMENT COLLECTION

A collection of new and restored luxury homes with traditional Tuscan flare. Each comes equipped with every modern convenience. The buildings are set around a communal pool with spectacular views of the open countryside. A perfect holiday home that benefits from maintained communal gardens and pool and allocated parking spaces.



I CASALI

THE FARMHOUSE COLLECTION

Our exclusive collection of homes for restoration. Each unique, this limited selection will never be added to, with each home proudly tracing its history back more than a hundred years. All enjoy panoramic views, privacy and that absolute sense of space.



IL BORGO

THE MEDIEVAL COLLECTION

A very different Tuscan lifestyle is offered by the Borgo. Our collection of immaculately restored apartments, that line the streets and squares of the medieval village, stands at the heart of the estate. Enjoy the high life in a thriving community and village that rises majestically above the tranquil landscape.



CASTELFALFI VILLAS

PURPOSE BUILT TO YOUR SPECIFICATIONS

We have a limited number of plots of various sizes, many near to the championship golf course. Each is set in a significant plot with planning permissions to include private pools. Buyers can commission a modernist design or opt to develop a countryside home in keeping with the Tuscan idiom, complete with customised layouts and interior designs.



EXCEPTIONAL SERVICE EVERY STEP OF THE WAY, EVERY DAY

Every one of our properties offers a unique lifestyle in a stunning landscape and with unmatched service, from the first day, every day.

Sold on a freehold basis, you are not only purchasing a home but also the full support of the Castelfalfi estate. From initial planning and architect selection to final delivery, we offer professional property management and concierge services. The focus is on being here to manage your every need, to ensure an unparalleled way of living.

PROPERTY PURCHASE

- Legal support
- Architectural services
- Full build management
- Interior design and furnishing
- Utilities selection and set-up

PROPERTY MAINTENANCE

- Home watch and maintenance
- Remote control of heating, air conditioning and water systems
- Cleaning services
- Garden and pool maintenance

RESIDENT SERVICES

- Concierge service
- Linen and towel rental and delivery
- Grocery shopping and delivery
- At-home entertainment including chefs and cookery classes
- Discounted use of resort facilities

We also provide a full service for those wishing to rent out their property.





Toscana Resort Castelfalfi

REAL ESTATE DIVISION

FOR DETAILS OF AVAILABLE PROPERTIES, PLEASE:

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