

IL PELAGONE

HOTEL & GOLF RESORT

TOSCANA

www.ilpelagone.com

Luxury apartments for own use and
as an investment in Tuscany





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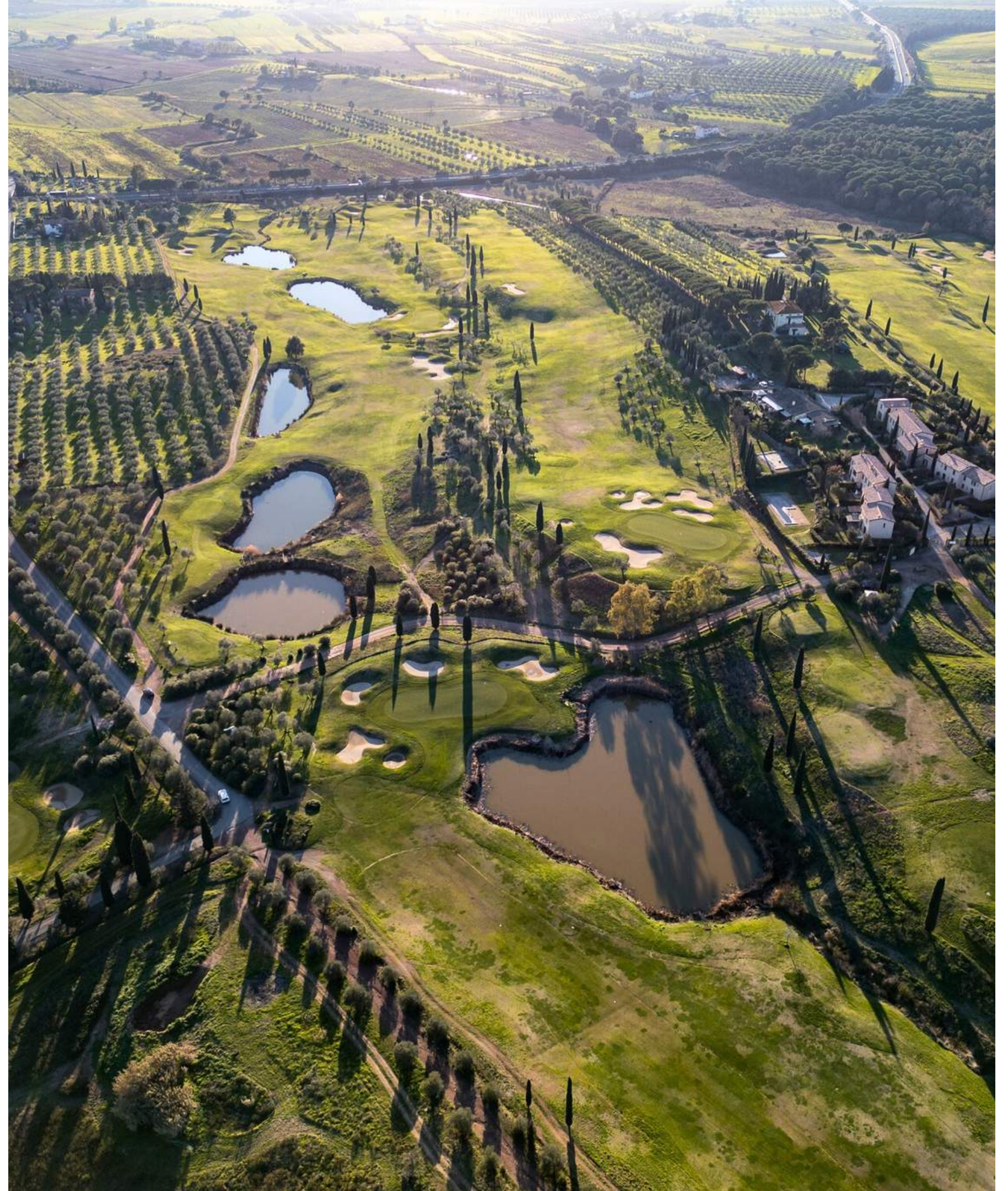
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02 Overview

In one of the most sought-after locations in Italy, the exclusive Il Pelagone Hotel and Golf Resort is an enchanting retreat in Tuscany. Offering guests a luxurious home away from home, the apartments are nestled in the beauty of a picturesque resort surrounded by the Tuscany Golf Club. Sales for these first-class first 10 of 48 apartments have already started. In the second construction phase, the remaining 38 apartments will be renovated and a further 32 apartments will be built. In the final construction phase, 8 beautiful Tuscan villas with their own pool and garden will be built.




03 Highlights

Enjoy the amenities of a premium hotel and experience your vacation from the very first moment. Our offer provides you with an all-round feel-good concept that allows you to enjoy a carefree time in Tuscany, even when you are not there. An attractive rental model gives you a return on your investment and the security of knowing that your property is being maintained - so that you get the most out of your time.

Because time is the most precious commodity.

- Private beach
- 18-hole golf course
- Sports facilities
- Children's facilities
- Culinary delights





04 Surroundings

Nestled in the beautiful Tuscan countryside, Il Pelagone Golf Resort extends over a hill about 10 km off the coast of Italy. Tuscany is known for its many vineyards, the Mediterranean climate and the beautiful pastures and expanses of land. In addition to Tuscan food and good wine, Il Pelagone offers a wide range of activities and variety. In addition to the nearby towns and the proximity to the sea, the Pelagone is ideal for golfers and sports enthusiasts. Whether in summer or winter.

- approx. 30 km to Grosseto
- approx. 120 km to Pisa
- approx. 170 km to Florenz
- approx. 210 km to Rom



05 Gavorrano



Historical ambience, authentic village life combined with nature experience and relaxation

MEDIEVAL CHARM

Gavorrano impresses with its well-preserved medieval architecture, including historic buildings such as the Teatro delle Rocce and the San Rocco chapel, narrow alleyways and ancient squares that offer a charming glimpse into the past.

NATURE EXPERIENCE AND LANDSCAPE

The town is surrounded by the breathtaking Tuscan countryside, which is ideal for outdoor activities such as hiking and cycling. Picturesque viewpoints provide fascinating insights into the natural beauty of the region.

CULINARY DISCOVERIES

Gavorrano is a true gourmet paradise with local markets where you can buy fresh produce. Traditional festivals, such as the Salto della Contessa or the Sagra della Polenta, offer the opportunity to taste delicious Tuscan specialties and experience the region's gastronomic heritage.

COMMUNITY SPIRIT AND LOCAL EVENTS

The charming village life of Gavorrano is characterized by a strong sense of community. Local events and traditional festivals not only offer insights into the culture, but also the opportunity to get to know the hospitable locals.



06 Resort Highlights

GOLFCLUB - TOSCANA

The Golf Club Toscana extends around the Il Pelagone Resort with its 18-hole golf course and driving range.

PRIVATE BEACH

There is a 2,400 m² private beach approx. 10 minutes' drive away in Follonica. Here, hotel guests and owners can enjoy exclusive use of the sun loungers and service.

TENNIS COURTS

Next to the pool there are two tennis courts which are open all year round and offer the perfect balance to the fitness center and golf club.

FITNESS-/WELLNESSCENTER

The fitness center has high-quality equipment and can be visited with a personal trainer. The Il Pelagone Spa is the ideal place for relaxation.

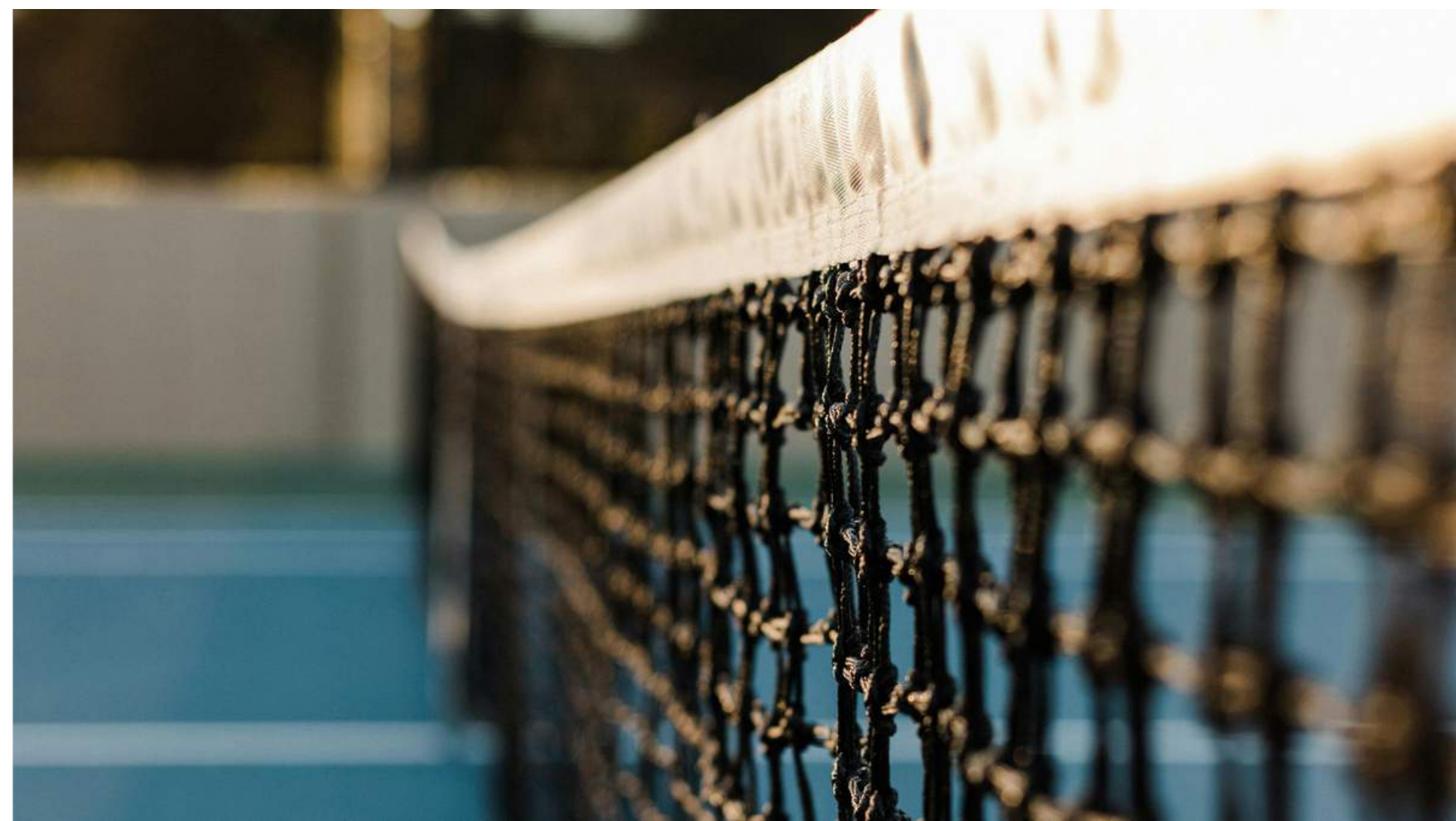
TWO RESTAURANTS

Le Cerretelle and the Pool Bar Pizzeria offer something for everyone.

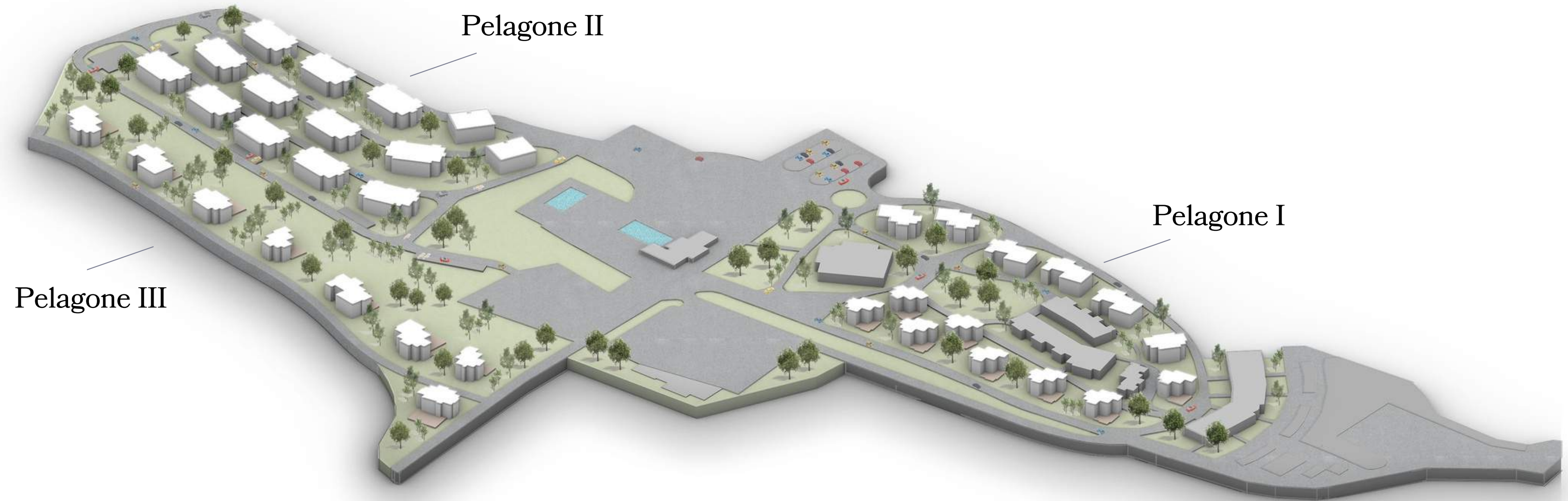
E-CHARGING STATION

There are charging stations in our parking facilities so that electric cars can also be parked and used.



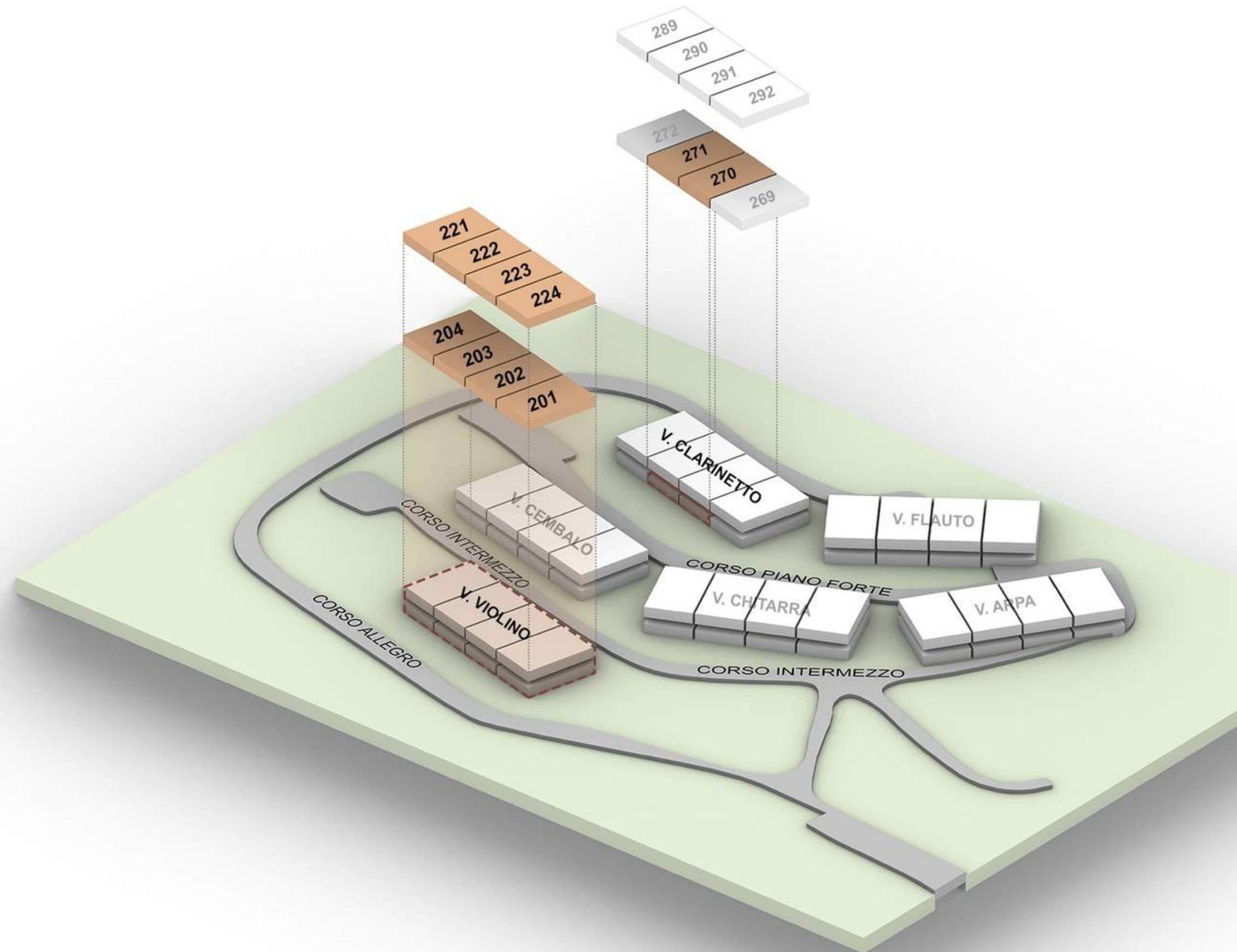


07 Resort Plan



08 Pelagone II

- 35 - 63 m²
- 1 - 2 bedrooms
- 1 - 3 room apartments
- With balcony/terrace and garden
- High-quality furnishings
- **from € 300.000,-**

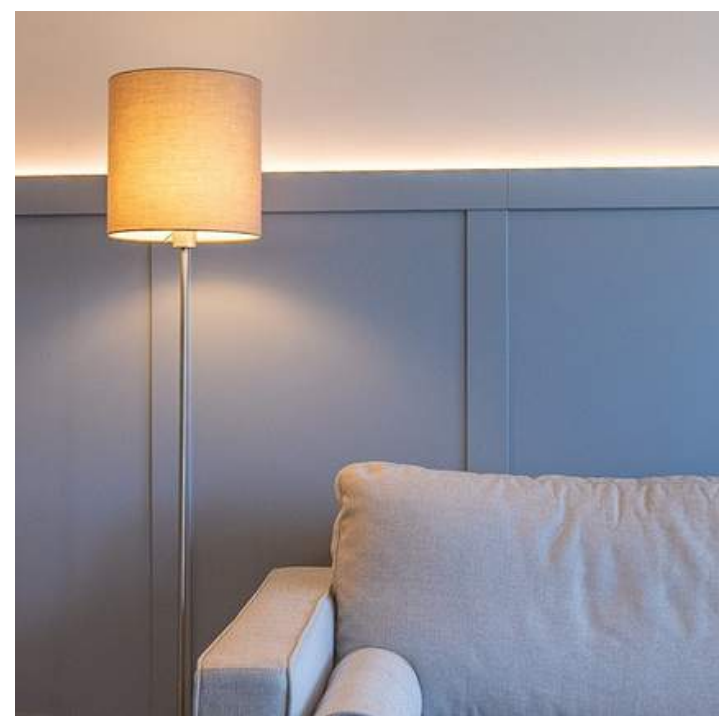


05 Available Units

	Apartment number	Living/usable area in m2	Terrace/ Balcony in m2	Garden in m2	Bedroom/ Bathroom	Outdoor parking space
V. Violino ground floor	201	50	15	10	1/1	1
	202	40	15	10	1/1	1
	203	40	15	10	1/1	1
	204	50	15	10	1/1	1
V. Violino upper floor	221	63	14		2/2	1
	222	36	14		1/1	1
	223	36	14		1/1	1
	224	63	14		2/2	1
V. Clarinetto ground floor	270	39	14	10	1/1	1
	271	39	14	10	1/1	1
	272	50	14	10	1/1	1

10 Room Typ I

V. Clarinetto – Apartments 270 - 272



Bedroom



Living Room



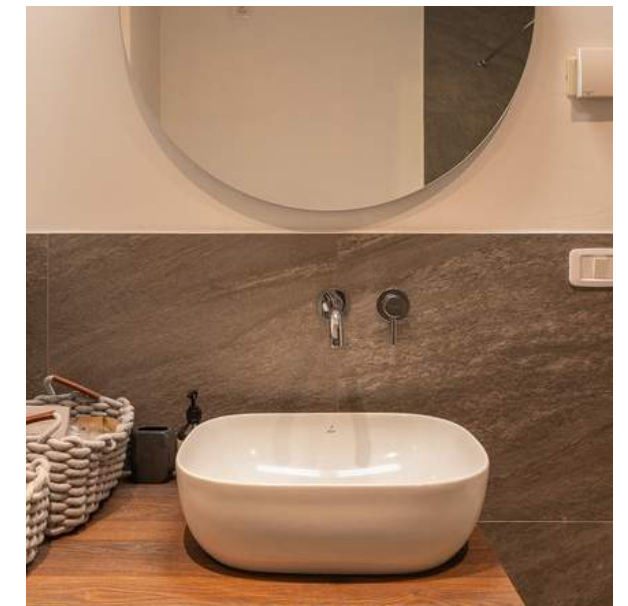
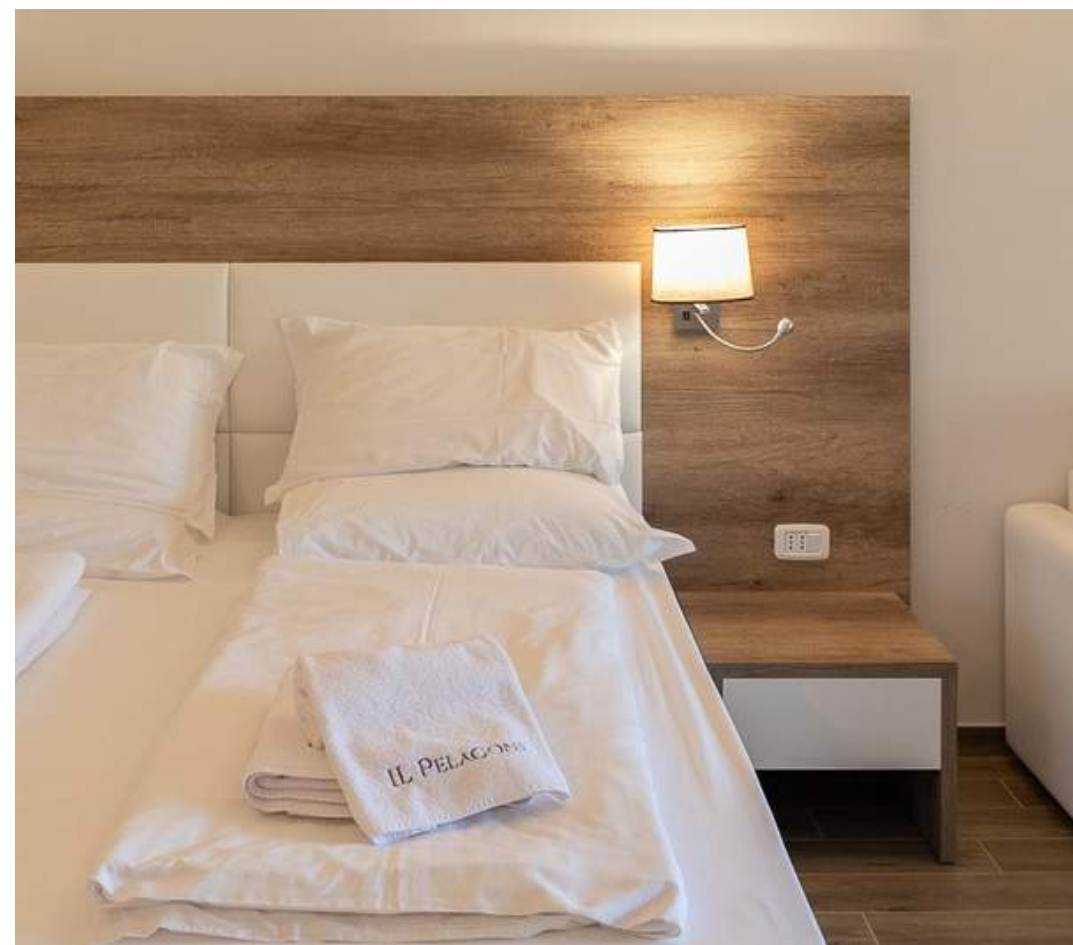
Bathroom





¹¹ Room type 2

V. Violino – Apartments 201 - 204 and 221 - 224



Bedroom



Living room



Bathroom



12 Floor plans



1 room Apartment
203, 202,
222, 223,
270, 271



2 room Apartment
201, 204,
272



3 room Apartment
221, 224

13 Project development

Pelagone II

- Refurbishment of 10/48 apartments - completed Q1 2024
- Refurbishment of 38 further apartments - completed Q4 2024
- New construction of a further 5 buildings with 8 apartments each - completed Q4 2025



Pelagone III

- New construction of 8 luxury villas with private pool and garden
- Customizable floor plans and furnishings
- Start end of 2025



13 Cost overview

Incidental purchase costs

Notary fees	1.5 - 3 % of the purchase price
Registration and other fees	approx. € 3.000

Ongoing costs

Operating costs	3.50 €/m2 usable area/ month
Municipal taxes (IMU)	approx. 800 €/ year
Waste disposal fee (TARI)	approx. 400 €/ year
Consumption-dependent costs such as water/electricity for own use*	approx. 1,50€/m2 usable area/ month*



*just for the classic rental model during the time of use

14 Rental models

	Classic	Premium
Own use	Flexible	3 weeks in the low season
Yield	50/50 split of income	Forecast return of approx. 4 - 6 % p.a. or more



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15 Contact

For further information, please do not hesitate to contact us personally.



YOUR PERSONAL CONTACT

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