



Cortona (AR), Toscana

Historical exclusivity in a "Bio-Green" environment

The property, is located in Tuscany (ITALY), partly in the Municipality of Cortona (AREZZO) and partly in the municipality of Montepulciano (SIENA), between the Val d'Orcia (classified by UNESCO World Heritage Sites) and the Val di Chiana and is just a few minutes from the Trasimeno lake. The property is also about 15 minutes from Cortona and/or from Montepulciano; about 20 minutes from the Trasimeno lake, about 30 minutes from Arezzo, Siena and Perugia, about 60 minutes from Florence and about 90 minutes from Rome. The property covers more than four hectares (40.000 sqm.) of which three hectares divided: for about two and a half hectares used for cultivation and the remaining part for green areas (gardens) park and forest. The area features seven buildings in addition to a swimming pool with solarium, for a total of 1,766 square meters, all renovated a few years respecting, whenever possible, the protocols provided by green building. The buildings are in an excellent state of maintenance. Of the seven buildings, the main building is a splendid 1880 villa, currently used as the only manor house. One of the many peculiarities of the main residence is that it has already been divided into six independent apartments, all of them adjoining, if necessary. This makes it possible to either use it partially or to use all six apartments individually at any time, when you do not want to use the villa as a single housing unit (this of course also applies in case of split sale or split rent). The second property is a minor villa in terms of size, but not quality, of the same period of the main house, currently used as guest quarters and partly as private offices of the manor. Furthermore, this villa has already been divided into two independent apartments which, if necessary, can be adjoining. The other buildings are all at the service of the main residence (custodian house, warehouses, changing rooms, service rooms, workshops, garages, etc.). A helicopter landing pad can also be created on the property. Access to the property is gained via two access roads and four private entrances. The property enjoys a priceless panoramic view that overlooks the historic centre of Cortona and Montepulciano and is nestled by wheat fields and vineyards of the surrounding countryside and raises in the background the view towards the Trasimeno Lake. The AdT exclusively offers its residents different amenities for sport and leisure time as well as the opportunity to take advantage of the extensive gardens and superlative park. In fact, the internal road network has been designed to minimize environmental impact and encourage outdoor activities (trim, jogging, cycling, and walking trails, children's games, etc.). Love and care put into renovation with conservative renovation of the buildings, completed in 2011, has provided all apartments with heating and air conditioning, ethernet and wifi, home automation, external video door entry system and for communication with interiors, satellite television system, perimeter and volumetric alarm system. Special attention was reserved for the finishes, both internal and external; in fact all the apartments feature antique oak parquet floors, English-style porcelain sanitary fittings, solid brass fittings, solid oak doors and chestnut windows with antique brass handles, landings and internal stairs covered in antique wood parquet with columns and newel posts of inlaid hardwood, the painting is in veil, the coatings in plaster boiserie, outside the floorings bordering the buildings and the walkways are all in stone with slabs measuring 60 x 90 cm each, the driveway areas with cement flooring covered in white breccia stone, the external lighting is made up of led lights and is managed by remote home automation. An area of over one hectare belongs to the building and is fully fenced with wrought iron walls and railings, where large gardens with lawn and automatic irrigation have been created, areas equipped with beach umbrellas, deckchairs and wrought iron tables for the enjoyment of outdoor spaces, a 15.50 x 7.50 meter salt-filtered pool with adjacent heated showers and relative dressing room, an antique fountain equipped with automatic filtration system and lighting that provides special light effects. The area beyond the fence, of about three hectares, has fields cultivated in rotation with wheat, sunflowers or fodder, a large area dedicated to organic fruit-growing with numerous fruit

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trees also worked in compliance with the biological dictates, a wooded area and a park with walkways that allow its full use, a large parking for service personnel and guests, a paved area with water and electricity that hosts a wooden shelter to house pets. Access to the property is gained though different paths via private roads lined by centuries-old cypresses; large double gates fashioned from finely decorated wrought iron are positioned at the ends of the path, accessible only by proximity reader and through custom codes. The exclusive features of the property have made it possible to create an environment that promotes a healthy lifestyle, which enhances the well-being, safety and privacy of its residents. The property and the subsistent land of about 40,000 sqm. contains seven buildings, for a total of 1,766 square meters, plus a swimming pool with solarium divided as follows: - BUILDING A: MANOR HOUSE of 1,317 sqm. It is the main building divided into two parts. The first part above ground: This is a villa of the late 1800s of four floors above ground with two entrances that, although used as a manor house, has been designed for division into 6 independent housing units, which can also be adjoined if necessary. The units are equipped with an internal lift connected directly to the garages. The building of approx. 670 sqm., used as a residential building, already subject to complete renovation in compliance with earthquake standards, is divided into 6 apartments of different sizes (from 80 to 165 square meters of gross surface area); all apartments are equipped with independent heating and air conditioning system, home automation, solid wood windows, internal parquet and in the common areas, full brass faucets, whirlpools and alarm system. Excellence can be seen in the materials used and level of renovation. The second portion is underground: These are the garages and service rooms of approx. 647 sqm., which have been newly constructed, following anti-seismic guidelines, and consist of: (i) eight garages sized 6 x 3 3 m. individually equipped with automated gate valve; (ii) a room used as an armored caveau; (iii) a room used as a control center for security and video surveillance systems; (iv) a room used for technical lift installations; (v) a room used as a warehouse and storage facility; (vi) a room used for technical installations for irrigation and storage of wells and stocked water. - BUILDING B: VILLA USED AS RESIDENCE FOR GUESTS AND FOR OFFICES of 410 sqm. It is the second largest building. This is a two-storey villa above ground with two units having separate entrances that are connected to each other. The building of approx. 410 sqm., used as a residential building, already subject to complete renovation in compliance with earthquake standards, is divided into 2 apartments of identical size; all apartments are equipped with independent heating and air conditioning system, home automation, solid wood windows, internal parquet, full brass faucets, whirlpool tubs and alarm system. Excellence can be seen in the materials used and level of renovation. Both units each have a covered annex room used as a storage and laundry room. - BUILDING C: CUSTODIAN'S BUILDING of 28 sqm. It consists of one floor above ground where there is a large room as well as separate kitchen and bathroom. - BUILDING D: HOUSE CURRENTLY USED AS RESTAURANT of 33 sqm. It consists of a single floor above ground that features a large studio apartment with three large braziers made of Sienese terracotta, a wood-burning oven of 2 x 2 meters, a kitchen complete with hob, sink and dishwasher. The property is arranged for modification into a large room as well as a separate kitchen and bathrooms. Page6of 8 SOPRIM S.r.l. a socio unico Via Francesco Sforza n. 1 – 20123 Milano (I) Tel. +39.(0)2.55180943 – Fax +39.(0)2.5518.0918 - E-mail: soprimsr@legalmail.it Capitale sociale Euro 100.000,00 - Codice fiscale e Partita Iva 01919960540 – Registro Imprese di Milano n. 2093186 fE?v|xa?E? cU?|a?ta?t A?A?E?u|A?tU?x Single?Member Limited Liability Company - BUILDING E: WAREHOUSE of 40 sqm. It is composed of a single room above ground with a frontal courtyard for storage of machines and equipment used to maintain the property. - BUILDING F: WAREHOUSE of 40 sqm. It consists of a single room above ground with a frontal courtyard to shelter installations. - BUILDING G: SWIMMING POOL CHANGING ROOM of 25 sqm. It consists of a single room above ground with a courtyard in front with a sink and external showers for the pool. - POOL BUILDING WITH SOLARIUM of 270 sqm. The swimming pool is 15.50 x 7.50 meters, is heated and contains salt water. The pool is surrounded by stone paving. - WAREHOUSE UNDERPOOL of 45 sqm. It consists of a single underground room used as a shelter for the swimming pool facilities and a maintenance workshop of the property. Furthermore, the AdT also has: - A PET AREA of 100 sqm. It is composed of a heated prefab wooden structure that is 2.30m (h) x 2m (l) x 2m (w) with veranda and drinking trough and fenced area of 20x5 m. - 3 WATER WELLS The first well is about 15 meters deep, while the second is about 45 and the third 120. - 3 WATER STORAGE TANKS. Two tanks are buried, the first is about 70 m. (10 x 7 x 3 high), the second is about 35 m. (5 x 7 x 2 high) and the third is above ground and about 9 m. (3 x 3 x 2 high). - GARDEN AND ORCHARD AREA of 500 sqm. The first for the vegetable garden is divided into two irrigated areas and the second one is reserved for fruit cultivation that hosts apples, pears, cherries, persimmons, plums, etc. - ORGANIC GROWING AREA of 25,000 sqm. The first one dedicated to the cultivation of sunflowers or maize is divided into two irrigated areas, while the second one destined for yearly rotating crops. INSTALLATIONS The water used by the property is supplied by a connection to the municipal waterworks and by the construction of three wells (with depths ranging from 15 to 120 meters), which channel the water into underground collection tanks that are not all connected to irrigation, purification and drinking water treatment systems. Heating and domestic gas are provided by liquid propan gas (Lpg) and are guaranteed by the presence of a 5,000 liter underground tank equipped with remote sensing meters that allow constant connection and monitoring of consumption with a local supplier.



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