



# Toscana Resort Castelfalfi

HOTELS • VILLAS • GOLF

## Toscana Resort Castelfalfi Fact Sheet

### OVERVIEW:

Situated in the heart of Tuscany, Toscana Resort Castelfalfi sits amidst 2,700 acres of protected terrain replete with vineyards, olive groves, lakes, and a wildlife reserve. An ancient medieval village with over 1,000 years of history, the settlement of Castelfalfi, *Il Borgo*, has been carefully restored on an ongoing basis since 2007 to become what it is today – Toscana Resort Castelfalfi. As part of the restoration project, each original building, starting from the 48 apartments in Il Borgo to several farmhouses scattered throughout the estate, have been thoughtfully refurbished using green building principles and traditional materials, a concept that was maintained for the design and construction of the resort's flagship five-star hotel, Il Castelfalfi. With a castle, 15<sup>th</sup> century church, and a welcoming local community, Castelfalfi is a destination within itself, comprised of an upscale collection of apartments and villas to rent and buy; farmhouses available to purchase and restore as desired; Il Castelfalfi and the boutique hotel La Tabaccaia; a 27-hole golf course; an expansive wellness spa; and three restaurants specializing in authentic Tuscan and Italian cuisine. Toscana Resort Castelfalfi is located in close proximity to the cosmopolitan charms of Florence, Pisa, and Siena.

### CONTACT DETAILS:

Località Castelfalfi, 50050 Montaione, Firenze, Italia  
Tel. +39 0571 892000  
[www.castelfalfi.com](http://www.castelfalfi.com) | [info@castelfalfi.it](mailto:info@castelfalfi.it)

### GETTING THERE:

Nearest international airports: Pisa- 50 km (60 minute drive) and  
Florence – 60 km (90 minute drive)

### STAFF:

Chief Executive Officer: Gerardo Solaro del Borgo  
General Manager: Isidoro Di Franco  
Estate Executive Chef: Francesco Ferretti  
Director of Real Estate Sales: Marina Palmerio  
Director of Sales: Dario Iaquinto

### ON-SITE AMENITIES:

Two hotels, villa rentals, three dining outlets, Golf Club Castelfalfi, La Spa, wildlife reserve, vineyard and wine production, and independently owned boutique shops

### LODGING OPTIONS:

#### IL CASTELFALFI

Part of the TUI BLUE SELECTION and a member of the Preferred Hotels & Resorts L.V.X. Collection, the 5-star Il Castelfalfi, which opened its doors in 2017, is an iconic emblem of Tuscany offering 120 elegant and chic

guestrooms and suites. Designed with sustainability in mind, and using traditional Tuscan materials such as wood and stone, Il Castelfalfi seamlessly blends into the vineyards, forests, and fairways surrounding it. Additional highlights include the fine-dining restaurant La Via del Sale, and La Spa with indoor and outdoor swimming pools.

*Rates start from US\$358 per night, based on double occupancy, on a room only basis*

#### LA TABACCAIA

Housed in a restored historic tobacco warehouse, La Tabaccaia comprises 31 rooms and suites. Many of the building's original features have been retained including exposed beam ceilings, wood flooring, and warm earth tones, creating an elegant yet cosy atmosphere in each guestroom. The property also offers guests a bar and lounge area.

*Rates start from US\$200 per night, based on double occupancy, on a room only basis*

### **REAL ESTATE OFFERINGS:**

Toscana Resort Castelfalfi offers buyers a stunning collection of new eco-sustainable villas and apartments for purchase, pre-restored farmhouses to refurbish as desired, and ancient farmhouse ruins available for complete restoration, based on the green building. Castelfalfi supports its clients from A to Z in all the purchasing process and manages all the maintenance aspects of their home. Being part of Castelfalfi is a guarantee for buyers that would like to invest and enter the Luxury Rentals program with their homes: the Estate team takes care of all the rent aspects while the Owner has nothing to worry about. Buyers will enjoy knowing they are investing in a lifestyle that promotes eco-sustainability and supports the local community and environment.

#### I CASALI – THE FARMHOUSE COLLECTION

Ancient Farmhouse Ruins Available for Complete Restoration – starting at US\$2,421,000

- Ranging from 2,370 to 19,000 sq. ft., the estate's farmhouse ruins are scattered among 2,700 acres, offering complete seclusion and privacy. Buyers can choose to renovate the structures into single or multi-family residences. Castelfalfi employs eco-architects and designers who work closely with new owners from initial planning to full completion, a process that takes approximately 22-24 months.

Pre-Restored Farmhouses Available for Purchase – starting at US\$1,288,000

- Home buyers can choose to invest in fully renovated farmhouses that have been meticulously restored using materials and colours typical of the region. Ranging from 1,540 to 5,920 sq. ft., each farmhouse features amenities ranging from swimming pools to private gardens, all with breathtaking views. Properties range from two to five bedrooms and can be remodelled and designed as desired. Buyers can also choose to invest in independent apartments within some of the bigger plots and complexes. Full

restoration, from purchase to move-in, takes approximately 12 months.

#### LA COLLINA – LUXURY CONDOMINIUM COMPLEX

- La Collina comprises a group of brand-new luxury apartments located in three separate subdivisions. Ranging in scope, from new builds to restored units, and size, from 1,913 to 2,427 sq. ft., each unit is equipped with two to five bedrooms. The varied real estate offers all boast a unique set of attractive attributes such as terracotta flooring, travertine bathrooms, and private gardens – while sharing access to La Collina’s large outdoor pool. Units start at US\$463,000.

#### CASTELFALFI VILLAS – NEW CONSTRUCTION VILLAS BUILT TO PRECISE PROVISIONS

- Starting at 2,600 sq. ft., buyers can purchase a plot of land overlooking the championship golf course where they can completely customise the creation and development of their new residence. Starting at US\$1,871,000 buyers can utilise the land to design a custom home based on their unique set of lodging needs and desires, based on the green-building codes.

#### **F&B VENUES:**

Toscana Resort Castelfalfi is committed to maintaining a sustainable philosophy in all areas of the estate, including organic fruit and vegetable production. Within each dining establishment at Castelfalfi, the food and beverage team seeks out and sources ethical local suppliers to offer guests the most environmentally-friendly products. Executive Chef Francesco Ferretti oversees all dining venues.

#### LA VIA DEL SALE

Housed in Il Castelfalfi with breathtaking panoramic views and elegant alfresco dining, La Via del Sale is one of the region’s finest culinary experiences, where farm-to-table menus are varied and feature a wide selection of regional, national, and internationally inspired dishes. The restaurant, overseen by Chef Davide Rialti, also offers a dedicated vegetarian and vegan menu with organic produce handpicked from the estate’s garden.

#### LA ROCCA DI CASTELFALFI (currently closed – re-opening TBC)

Located in the village’s restored medieval castle, La Rocca di Castelfalfi provides guests with the perfect setting for an aperitif on the terrace while watching the sun set over the valley, followed by a fine-dining experience within its ancient walls. Head Chef Michele Rinaldi creates dynamic tasting menus with a modern twist on Italy’s traditional fare accompanied by an extensive wine list from the resort’s own organic vineyards and surrounding region.

#### IL ROSMARINO

With the rustic ambience of a traditional Trattoria restaurant, bar, and pizzeria, Il Rosmarino showcases the best of Tuscany’s cuisine heritage using fresh, seasonal ingredients. The thin crust pizzas expertly cooked in

the wood-fire oven topped with shaved truffles sourced from the estate are unparalleled.

#### ECRÙ

Ultra-chic Ecrù is the perfect spot to sit back, relax, and soak up the views. Guests can stop by for a coffee or pastry, a light meal or gourmet snack throughout the day or relax with a cocktail in the evening.

#### GIGLIO BLU

There is no need to venture far from the sun loungers at Giglio Blu. The seasonal pool bar is a peaceful, shaded spot where guests can opt for light lunches, including vegetarian, vegan, and low-carb meals, along with cocktails and nutritious smoothies.

**LEISURE ACTIVITIES:** The estate strongly advocates that mental and physical wellbeing needs to be personalized in order to ensure long-lasting effects. Guests can experience a wide range of individually tailored activities on the estate, including:

Hiking

Yoga and Pilates

Biking

Truffle Hunting

Animal spotting

Electric Vespa Rental

Wine and olive oil tasting

Golf

BLUEF!T wellness activities including personal training sessions

Tennis

Horse riding

Cooking school

Vegetable garden farm-to-fork experience

Le Piscine di Castelfalfi Swimming Pool (currently only open to hotel guests/closed to general public to comply with safety restrictions)

Guests can enjoy an individually tailored programme of activities

**LA SPA & WELLNESS:** Housed in Il Castelfalfi, the resort's superior spa extends a range of soothing treatments made from local, organic ingredients and provides an idyllic place to find calm. An 11,000 square-foot rejuvenating wellness center, La Spa invigorates guests through an array of curated spiritual treatments and nature-inspired beauty rituals, indoor and outdoor pools, Finnish and bio saunas, sensory showers and relaxation areas. Guests can take advantage of the new open-air cabin overlooking the rolling Tuscan hills along with outdoor wellness activities including yoga, Pilates, and BLUEf!t fitness programming, which comprise tailor-made plans devised with a personal trainer. Guests interested in a more relaxed approach can enjoy a schedule of breathing, nutrition, and stretching sessions led by local experts each week in peaceful locations across the resort grounds.

*\*Due to COVID-19 safety restrictions, the wet area is closed and wellness sauna rituals suspended until further notice.*

**GOLF:** Designed by renowned golf architects Preissmann and Moroder, Golf Club Castelfalfi is Tuscany's finest and largest championship golf course, extending a scenic 27-hole layout split into two modern courses, and a

putting green and pitching green. The courses span over 29,000 ft. of green hillside created to follow the natural morphology of the landscape. The club carefully manages the development of renewable energy by recycling its water resources and carries the internationally recognised golf eco-label GEO Certified™. The 18-hole Mountain Course is a more challenging option for experienced golfers while the 9-hole Lake Course is suitable for improvers and beginners who can take advantage of daily personalised lessons and training using the Trackman technology, which calculates the performance of the golfer.

In July 2020, the resort opened its new luxury golf country clubhouse, the jewel in the crown of the Golf Club Castelfalfi. Housed in an ancient farmhouse, the design will uphold the resort's commitment to sustainability and immersive experiences, and will include luxury changing rooms, state-of-the-art meeting, and a fine-dining restaurant. The Country Clubhouse is home to the most furnished pro-shop in Tuscany with brands like Chervò and Callaway. Following the launch, a calendar of events will be introduced, including talks from experts, golf workshops, culinary events, and wine pairing to complement the wider resort offering.

#### **MEETINGS & EVENTS FACILITIES:**

The estate offers distinct and varied spaces suitable for a wide range of meetings and events requirements, including 10 meeting rooms (4 in Il Castelfalfi and an additional 6 across the resort), from 270 to 1,076 sq. ft. with air-conditioning, state-of-the-art audio-visual equipment, and high-speed Wi-Fi. Bespoke activity programmes for teambuilding and incentives can be arranged including group wellness experiences, cookery classes, biking excursions, to name a few. The estate also welcomes weddings of all sizes and the events team can accommodate anything from an intimate gathering in the castle to an event on a grand that takes over the entire village.

#### **AWARDS:**

Toscana Resort Castelfalfi has received the following recent distinctions:

- Condé Nast Johansens 2020 Awards for Excellence – Best Immersive Experience
- World Luxury Hotel Awards 2019 – Best Luxury Golf Resort
- The Prime Traveler Award 2019 – Best Wedding Hotel

#### **SUSTAINABILITY: IN CASTELFALFI:**

Toscana Resort Castelfalfi is committed to being a leader of Italy's green movement within the hospitality industry through a variety of sustainable practices at every level. Highlights of the estate's efforts include:

##### Biomass Power Plant and Water Usage:

At the heart of Toscana Resort Castelfalfi's sustainable endeavours is a special central biomass plant installed to provide certain parts of the estate with heating and cooling energy using agricultural waste and wood chips collected from nearby forests. One of the estate's greatest water sources is natural rain water, which is collected via artificial lakes throughout the year for the irrigation of the golf courses, vineyards, and olive groves. Separately, drinking water is provided by traditional wells connected to purification machines via a network of underground pipes. The drinking water is

delivered to most of the estate's buildings, including both hotels, the castle, and each of the 48 apartments in the village - Il Borgo.

Sustainable and Authentic Architecture:

All of the new buildings and restored ruins on property are constructed or reconstructed in keeping with green building principles. This concept was also followed during the design and construction of Il Castelfalfi, which was built in compliance with the latest regulations on sustainable architecture in line with its ethos to promote a philosophy of holistic wellbeing. The construction of the property allows for a healthy microclimate without collecting dust. The five-star hotel architectural project paid detailed attention to energy efficiency and waste management through the installation of a water filtration system to recycle waste water, a bio-filter that allows for the complete recovery of food waste, and the selection of low emission LED lighting with low CO2 emissions. In addition, a low heat exchange between interior and exterior is achieved using materials providing a high degree of thermal insulation. Thanks to an innovative online software called the Environmental Management System, the team at Castelfalfi is constantly monitoring the hotel's environmental footprint and identifying any critical points that may be encountered.

**ORGANIC  
AGRICULTURE:**

Toscana Resort Castelfalfi maintains an organic production process that ensures a high quality product and unique taste for the estate's five red wine labels, one white label, the Vinsanto and the rosé wine, along with the two local beers and nearly 3,500 liters of extra-virgin olive oil produced each year. As an immersive experience, guests can enjoy vineyard tours followed by wine tastings in the cellars to learn more about how the wine and olive oil are produced. In 2019, Castelfalfi made it possible for guests to adopt a vineyard or ten olive trees to contribute to the production process. The project, called BE A FARMER, aims to promote the agricultural history of the area. The project has many benefits such as discounts on all agricultural products, along with personalized bottles of wine and olive oil comprising the name of the farmer, wine tour and tasting. The project is sponsored by Tuscan artist Andrea Roggi who creates special sculptures of olive trees to give as a present to all individuals who participate in the program.

**PETS:**

Dogs up to 10kg welcome. A charge of US\$11 per dog per night applies.