



## LA DOLCE VITA

An Opportunity to Own a Golf Course, Hotel, Spa and Equestrian Center in Italy.

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**F**ar from the tourists, the noise and the frenetic hustle that's nearly synonymous with Rome, Umbria – the tranquil 'green heart' of Italy is waiting to welcome you.

A beautiful region positioned centrally within that famous boot; Umbria is steeped in the warmth, history and tradition so indicative of Italy. The area offers a delightful mix of both country and convenience, a plethora of natural beauty set amidst thriving towns, cities and villages. Rippling lakes, regal hills and sun soaked valleys crossed by the Appenines Mountains and the Tiber River serve as the heady landscape to iconic destinations including Assisi, Montefalco and Orvieto. Umbria is, without a doubt, a romantic wonderland begging for exploration and discovery.

It is here in this storybook world that an opportunity exists. An opportunity as heady and alluring as the unique and idyllic setting itself.

Offered by Sotheby's International Realty as a rare and exciting investment property; the exquisite 'fattoria' and resort known as Caldese sprawls across more than seventy four acres in the unspoiled outskirts of Citta di Castello, just 35 miles from Perugia and nestled in the outstretched palm of a stunning, Umbrian countryside. A rich illustration of the regions impressive architectural style is visible in the resorts main building. Built in the later half of the 17th century, the formidable hand-laid stone walls of the structure provide elegant contrast against the tree-lined mountains beyond. Within this main, 16,000+ square foot building one will find ten ensuite guest bedrooms served by a well-appointed kitchen, an elegant and traditionally designed dining room with crystal chandeliers twinkling above russet hued walls, an intimate bar, meeting space, stately wine cellars - even a billiard room to help wile away those sultry Italian

evenings. Authentic and engaging; throughout the resorts interiors you will find the wrought iron, roughly hewn beams and gleaming, artisan woodwork that serves to remind you of your location deep within the foothills of Italy.

Enticing to those guests craving luxurious creature comforts, the spa at Caldese offers a sauna, aroma therapy showers, an indoor pool adjacent to a Jacuzzi and elaborate grotto and a message room – modern conveniences and indulgences that belie the age and handsome patina of the building in which they are housed. Terraced patios, expanses of lawn and a breathtaking landscape unfold into a labyrinth of outdoor living spaces featuring walking paths, a crystalline pool and spacious decks for the outdoor adventurer or vacationing sun worshipper. The spa is available to day clients as well as to guests of the resort.

For the avid equestrian, the resorts riding center – arguably the most well respected in Italy - is replete with barns, rings and well-equipped stables for more than 200 horses. The stable currently serves as home to the on-site riding schools bevy of Arabian beauties, affording guests the delight of watching these magnificent creatures being worked and trained. The equestrian center also offers two smaller riding stables, a sheltered paddock and a host of professional instructors to help guests perfect their jump, trot and gait. A meticulously groomed and challenging nine-hole golf course has its own clubhouse, restaurant and bar- all overlooking the private lake and boasting night lighting designed to allow guests a few extra strokes beyond that first wave of twilight.

With amenities such as these, investing in Caldese seems more indulgent privilege than industrial pursuit. For the investor as dedicated to la dolce vita as to the bottom line, Caldese may prove to be simply... perfetto. ✈