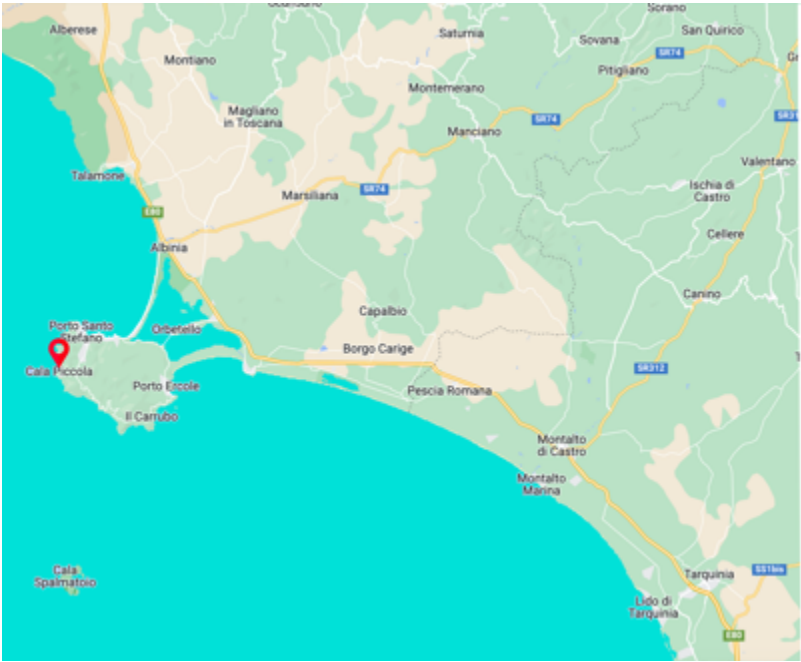


Factsheet



Escape from the world and find shelter in this architectural dream rocked on the front sea hills of Argentario. A wrap-around terraced system will be disclosed based on transparency and sunlight to the interior design. A walk away from the cristal-like water, choosing privacy or indulging in exploring the sea life.

- 800 meters from the sea or the gated community platform and swimming pool) on foot or by estate shuttle
- 15 guests in 9 bedrooms, 7 full bathrooms and 1 half-bathroom
- 1 Cot and 1 high chair are available

- Seafront swimming pool with infinity edge
- Air conditioning in all shared spaces and 6 bedrooms
- Heating system throughout
- Wi-Fi throughout the property
- Pet friendly

Overview

With a contemporary-zen aesthetic, the house is furnished in bold shades of white with wood items, with sliding glass doors that open to the terrace and the infinity-edge swimming pool and solarium. This seafront estate offers nine bedrooms decorated in elegant style, contemporary fabrics and bespoke furnishing. The home design, approached with research in the historical context, results in a design style with teak wood on the terraces, floors in resin, and a Tunisian stone called Delos. The windows play an essential role with sunlight transparency in

most house parts, granting a sunny feel to the interiors and a great design. Elements of classic Italian residential architecture, such as an ornamental fireplace, are combined with contemporary touches, like the translucent staircase climbing up to the mezzanine living room. Modern yet very comfortable, this is an elegant retreat full of light with a welcoming vibe, blending traditional and contemporary Italian architecture. The property's structure is divided into several ambients named suites,

all with individual accesses from the terrace, granting privacy as much as enjoying living together. Perfect for those who appreciate architecture, sea lovers and being immersed in the authentic Italian life, villa guests can enjoy the facilities of the gated park below, featuring a bar, a seawater swimming pool on the rocky shore, with a shared shuttle service for residents.



Main House Amenities

- Smart Screen 50" TV
- Two Bluetooth portable speakers
- Dining Table for 15 guest
- Round shaped table for 8 guest
- Sitting room with ornamental fireplace
- Guest bathroom
- Laundry room accessible for guests
- The kitchen features five gas burners, a fridge, electric oven microwave, ice machine, dishwasher and a Nespresso coffee machine

Suite 1 Amenities

- Living room
- Dining Table for 4 guests
- Kitchenette with four gas burners, an electric oven, a fridge, and a dishwasher
- The two bedrooms are connecting

Suite 2 Amenities

- Living room

Suite 4 Amenities

- Studio and drawing room
- Dining table for 2 guests
- Kitchenette with four gas burners, an electric oven, a fridge, and a dishwasher
- Smart Screen 50" TV

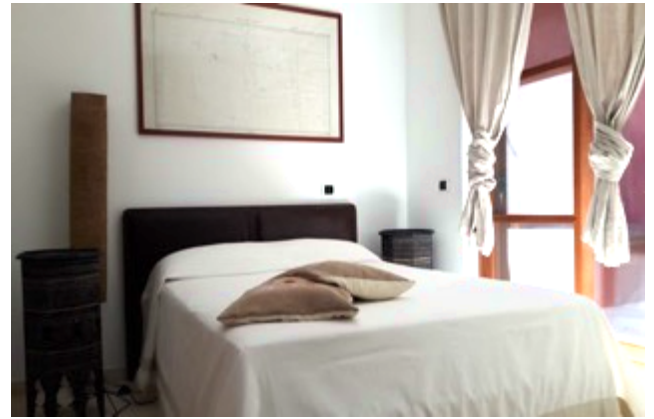
Accommodation

MAIN HOUSE

BEDROOM 1



BEDROOM 2

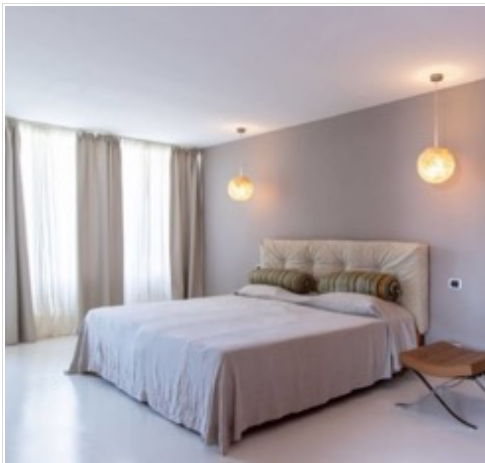


PICTURE MISSING

| | |
|-----------|------------------------------------------------------------------------------------------------|
| BEDROOM | Double |
| SIZE | Queen 140 cm x 200 cm |
| FLOOR | Ground |
| PLACE | Main house |
| SQ.MT | 17 |
| AMENITIES | <ul style="list-style-type: none">Heating System |
| BATHROOM | Ensuite |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none">Private access to small internal sun courtyard |

| | |
|-----------|-------------------------------------------------------------------------------|
| BEDROOM | Double |
| SIZE | Queen 160 cm x 200 cm |
| FLOOR | Ground |
| PLACE | Main house |
| SQ.MT | 17 |
| AMENITIES | <ul style="list-style-type: none">Heating System |
| BATHROOM | Ensuite |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none">Access to the outside terrace |

BEDROOM 3



| | |
|-----------|----------------------------------------------------------------------------------------------------|
| BEDROOM | Double or Twin |
| SIZE | Two regular 100 cm x 200 cm |
| FLOOR | First |
| Place | Main house |
| SQ.MT | 47 |
| AMENITIES | <ul style="list-style-type: none"> ▪ Air Conditioning ▪ Heating System |
| BATHROOM | Ensuite |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none"> ▪ Private living area ▪ Private terrace |



SUITE 1

BEDROOM 4



BEDROOM 5



| | |
|-----------|-----------------------------------------------------------------------------|
| BEDROOM | Single |
| SIZE | Regular 100 cm x 200 cm |
| FLOOR | Ground |
| PLACE | Suite 1 |
| SQ.MT | 12 |
| AMENITIES | <ul style="list-style-type: none"> Heating system |
| BATHROOM | Shared with bedroom 5 |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none"> Connecting with bedroom 5 |

| | |
|-----------|--------------------------------------------------------------------------------------------|
| BEDROOM | Double |
| SIZE | Queen 160 cm x 200 cm |
| FLOOR | Ground |
| PLACE | Suite 1 |
| SQ.MT | 13 |
| AMENITIES | <ul style="list-style-type: none"> Air conditioning Heating system |
| BATHROOM | Shared with bedroom 4 |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none"> Connecting with bedroom 4 |

SUITE 2

BEDROOM 6



| | |
|-----------|--------------------------------------------------------------------------------------------------|
| BEDROOM | Double |
| SIZE | King 180cm x 190 cm |
| FLOOR | Ground |
| PLACE | Suite 2 |
| SQ.MT | 13 |
| AMENITIES | <ul style="list-style-type: none"> Heating system |
| BATHROOM | Shared with bedroom 7 |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none"> Private access to small internal sun courtyard |

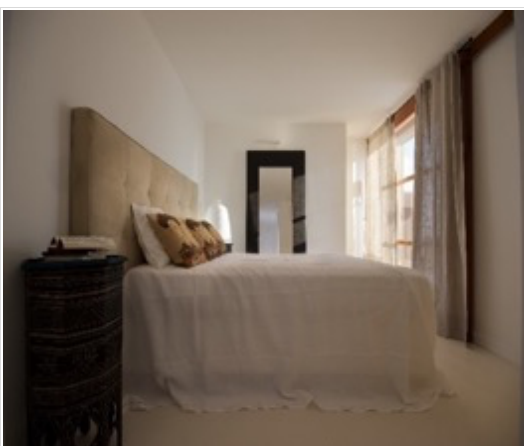
BEDROOM 7



| | |
|-----------|--------------------------------------------------------------------------------------------|
| BEDROOM | Twin |
| SIZE | Two regular 100 cm x 200 cm |
| FLOOR | Ground |
| PLACE | Suite 2 |
| SQ.MT | 13 |
| AMENITIES | <ul style="list-style-type: none"> Air Conditioning Heating system |
| BATHROOM | Shared with bedroom 6 |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none"> Access to the outside terrace |

SUITE 3

BEDROOM 8



| | |
|-----------|------------------------------------------------------------------------------------------------|
| BEDROOM | Double |
| SIZE | Queen 160 cm x 190 cm |
| FLOOR | First |
| PLACE | Suite 3 |
| SQ.MT | 23 |
| AMENITIES | <ul style="list-style-type: none"> Air Conditioning Heating System |
| BATHROOM | Ensuite |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none"> Private, the access is only from the terrace |

SUITE 4

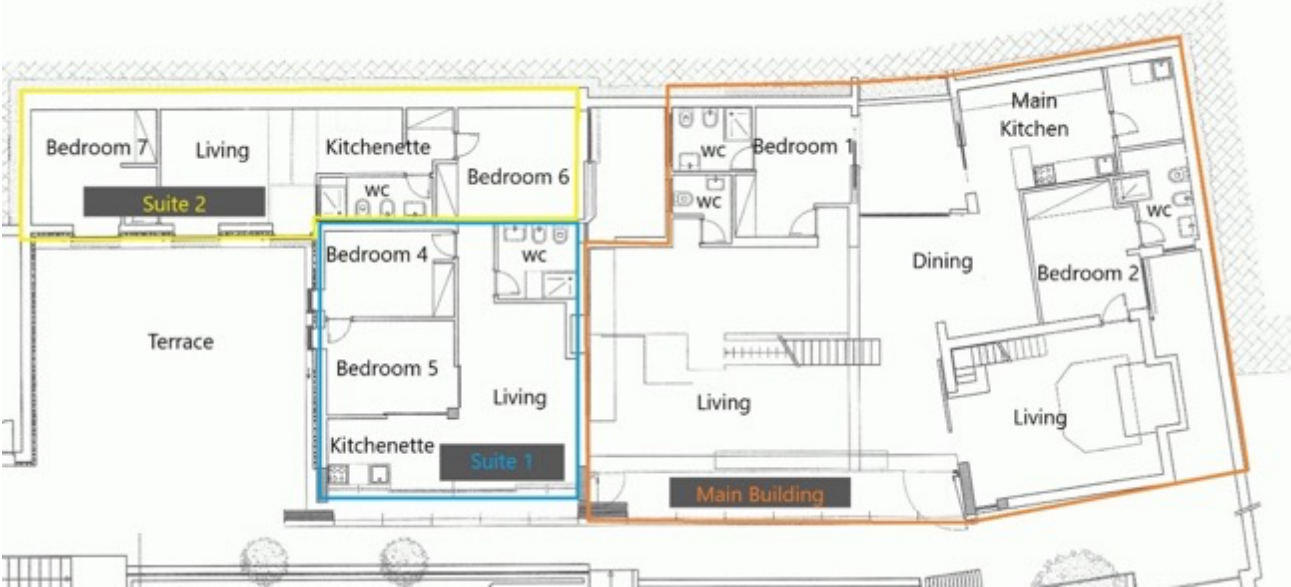
BEDROOM 9



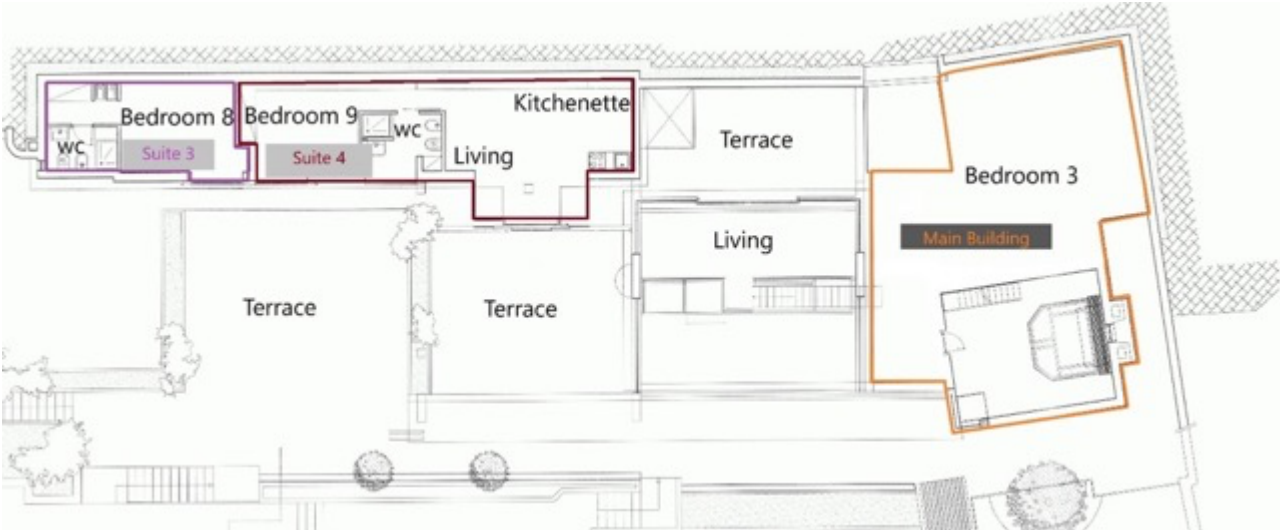
| | |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| BEDROOM | Double |
| SIZE | King 180 cm x 190 cm |
| FLOOR | First |
| Place | Suite 4 |
| SQ.MT | 50 |
| AMENITIES | <ul style="list-style-type: none">▪ Air Conditioning▪ Heating System |
| BATHROOM | Ensuite |
| TYPE | Shower |
| NOTES | <ul style="list-style-type: none">▪ Private kitchenette▪ Private, the access is only from the terrace |

Floor Maps

GROUND FLOOR



FIRST FLOOR



Exteriors

The external area measures 4.000 sqm where to find a seafront view and terraces with several sofa and chairs. The house is built on the side of a rocky hill with a breathtaking sea view and a swimming pool on the lowest level. An elegant patio with lounge chairs and shades feature an alfresco area for 15 guests, which includes:

- Access to the sea is 800 meters by foot or by shuttle service
- 10 sunbeds spread along the terraces
- Outside lounge with sofa for 15 people
- Parking space with an elevator to get to the house

Swimming Pool



The swimming pool measures 18 x 4 metres and 1,5 meters deep. It is an infinity edge with a shallow end for getting in, and the

water uses a salt system. The pool is accessed through 10 stairs.

- Open from May 15 to September 30

Compound Amenities



The property is inside a gated community of villas with a central entrance, a clerk at the gate, and a shared swimming pool with a children's area.

- Internal shuttle service, which regularly goes back and forth from/to property and from/to estate platform and pool
- The sunbathing area next to the pool
- 90 sqm seawater swimming pool
- A shallow side of the pool for children
- Children playground
- A little coffee shop and a toilette are available at the gated community shared amenities area
- Parking area near the pool

Experience

Your Italian experience begins in your villa, with a patio where you can read, listen to music, or enjoy an aperitif in the warm light of the sunset. Your concierge is available to accompany you through the charming villages and cities of the region, offering insider knowledge and access to authentic experiences. The Argentario in southern Tuscany is a stunning coastal region in the province of Grosseto, home to the popular towns of Orbetello, Albinia, Talamone, Fonteblanda, Porto Ercole, and Porto Santo Stefano, as well as the picturesque islands of Giglio and Giannutri. With its mild climate, long sandy beaches, and crystal-clear waters, the area has been a hotspot for elite tourism since the 1960s, boasting miles of pristine coastline and hidden bays waiting to be discovered.

- We recommend visiting the quaint, closest village of Porto S.Stefano (6 Km) with shops, restaurants and bars
- Tramonto beach Club in Giannella (17 km) is a recommended beach club with a restaurant, particularly indicated for a day excursion with children
- Saturnia (68 Km) famous for its natural hot springs and scenic countryside, with opportunities for relaxation and exploration. Make sure to book your daily Club pass at the resort, starting at €80 per person, to access the volcanic,

‘miraculous’ spring in the main higher pool.

- A must-do activity is a daily private boat trip to the islands Giglio and Giannutri that, together with the Argentario archipelago, made up one of the best sea lovers locations in Tuscany
- Sorano, Sovana, and Pitigliano (70 km) are three small medieval villages located in the Maremma hills. Each town is known for its rich history, picturesque architecture, and scenic views. Visitors can explore Etruscan ruins, ancient churches, and medieval fortresses while enjoying the tranquil ambiance of these charming Italian towns.

FOOD EXPERIENCE

- Embark on a culinary journey through Tuscany and experiment the region cuisine and world-renowned wines.
- The most awarded restaurants in the region are the Gourmet Restaurant inside of the famous Pellicano Hotel (one Michelin Star), the Sunset Restaurant in Talamone for an elegant seaside environment and the La Fontanina for an informal evening hillside eating meat
- A speciality seafood restaurant close to the property is Le Chicche di Cala Moresca right at the side of the main gate of the compound
- Ammiraglia by Frescobaldi are recommended for a wine tasting

The Best of Tuscany

Tuscany has great energy that comes from mixing history with so many different people from all over the world. People's perceptions are also mesmerised of what a culturally rich area this is in terms of museums, architecture, and art.



BAGNI DI DOMIZIANO

CULTURAL EXPERIENCE

- Experience the essence of Tuscany through the timeless allure of medieval cities and villages, showcasing an unparalleled blend of history, art, and culture.
- Siena (124 km)
- Val d'Orcia (120 km): Pienza, Montalcino, Radicofani, San Quirico d'Orcia e Castiglione d'Orcia.
- Rome (160 km)
- Florence (195 km)

NATURAL EXPERIENCE

- The Tuscan Archipelago consists of 7 stunning islands - Elba, Lily, Capraia, Montecristo, Pianosa, Giannutri, and Gorgona - easily accessible by boat from Porto Santo Stefano and Porto Ercole. The Cala Galera Marina is a modern port with 700 boats, shops, bars, and restaurants, and a starting point for private cruises to the Tuscan Archipelago, Sardinia, and Corsica. Year-round ferry services to the islands are also available from Porto Santo Stefano.

ISLANDS

There are 7 beautiful islands in the Tuscan archipelago that dot the Monte Argentario: Elba, Lily, Capraia, Montecristo, Pianosa, Giannutri and Gorgona. All the islands are relatively easy to reach by boat from the port of Porto Santo Stefano and Porto Ercole or from the marina of Cala Galera and a year-round ferry service to the islands is active departing from Porto Santo Stefano. The Cala Galera Marina's stands where once there was a natural bay and it's today a modern marina with yachts and sailboats, shops, bars and restaurants. The harbor can host 700 boats and is a strategic point for private cruises to Sardinia, Corsica and the Tuscan Archipelago.

Bays, beaches, and coves

Monte Argentario, in addition to having a beautiful turquoise sea, is dotted with beaches and coves. Wide beaches of fine sand and, small coves with sand and pebble, natural creeks and flat rocks, some of easy access, others can only be reached by foot paths or from the sea.

Feniglia Beach

The Feniglia is a dune of fine sand, 6 km that extends south of Monte Argentario coast, with great natural beauty and easy access. Bars and restaurants are located at the beginning of the stretch. A pine forest reserve extends behind the Feniglia, makes ideal for walking and cycling. Access is about 1 km from Port Ercole.

Giannella Beach

Giannella is north of Monte Argentario and before Porto Santo Stefano, composed by miles of sand and equipped facilities. It's very suitable for sailing lovers.

The Baths of Domitian

The Baths of Domitian, or beach Gerini, is a small sandy beach on the right side of the road to Porto S. Stefano, at the foot of the once the villa of Emperor Nero. During low tide, the remains of the ancient tanks emerge from the sea. The bottom is very suitable for children.

The beach has free access, there is no bar or services.

La Soda Beach

Soda is a continuation of Baths of Domitian in the direction of Porto Santo Stefano, for those familiar with diving.

Cantoniera Beach

A small beach of sand and small pebbles, it can be reached on foot from Porto Santo Stefano, through a tunnel. It is a popular and lively beach, with local teenagers performing dips from the rocks on the left side. Accessible for special needs guests.

Moletto Beach

Moletto is a small beach located right in Porto Santo Stefano, is easy to reach and accessible for special needs guests. The space for the free beach is very small, with a bar and a restaurant.

Cala Grande Beach

The most attended by yachts, it's surrounded by lush vegetation and 3 pebble beaches; the path leading to the first one is over 500 meters walk, not overly challenging, but not suitable for all. Great place for snorkeling and swimming.

Cala del Gesso beach

One of the most beautiful beaches of the Argentario, is situated along the scenic road at km 5.9. At the end of the descent, 200 meters, there's car parking available, access is through a gate with pedestrian crossing, then a paved path of approximately 700 meters (climbing back up is not recommended during the warmest hours of the day) leads down to the pebbles beach, located opposite Argentarola.

Cala del Bove

Just ahead of Cala del Gesso, the path is accessible only on foot and is 700 meters. It is a cliff with no beach, but the rocks are smooth and allow to lie in relatively comfortably. Great area for snorkeling.

Cala Piccola

The road to Cala Piccola is paved and comfortable and belongs to the hotel Cala

Piccola. In front of the beach there's the renowned coral reef, a rock by 45 meters deep back up a few feet from the surface, a favorite destination for divers.

Mar Morto beach

The path leading to the beach is about 500 meters, not too challenging, and the name of this cove is derived from its rocky barrier that prevents the waves reaching the shore, thus forming natural pools. No bar nor natural shelters from the sun. The bottom of this bay is amongst the most beautiful Argentario ones. During the summer, the heat is severe.

Cannelle Beach

Walk through a gate with pedestrian access, following 150 meters of paved road. Good for surfers on windy days and good swimmers, who can access the Mar Morto (Dead sea) area, with its spectacular bottom.