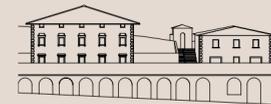


VILLA LE FONTI

Tuscany, Florence

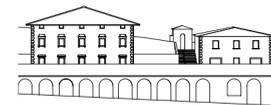


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architettura - design

DANTE ALIGHIERI
Golf & Country club s.r.l.

VILLA LE FONTI

Tuscany, Florence



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Villa Le Fonti invites the guest
to take a break...
It's hiding something "unique"
ready to be told.

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p. 11 The Tuscany of Villa Le Fonti

- The location
- Neighbourhood
- Activities

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- The Villa and the Farm

p. 33 Boutique Hotel Project

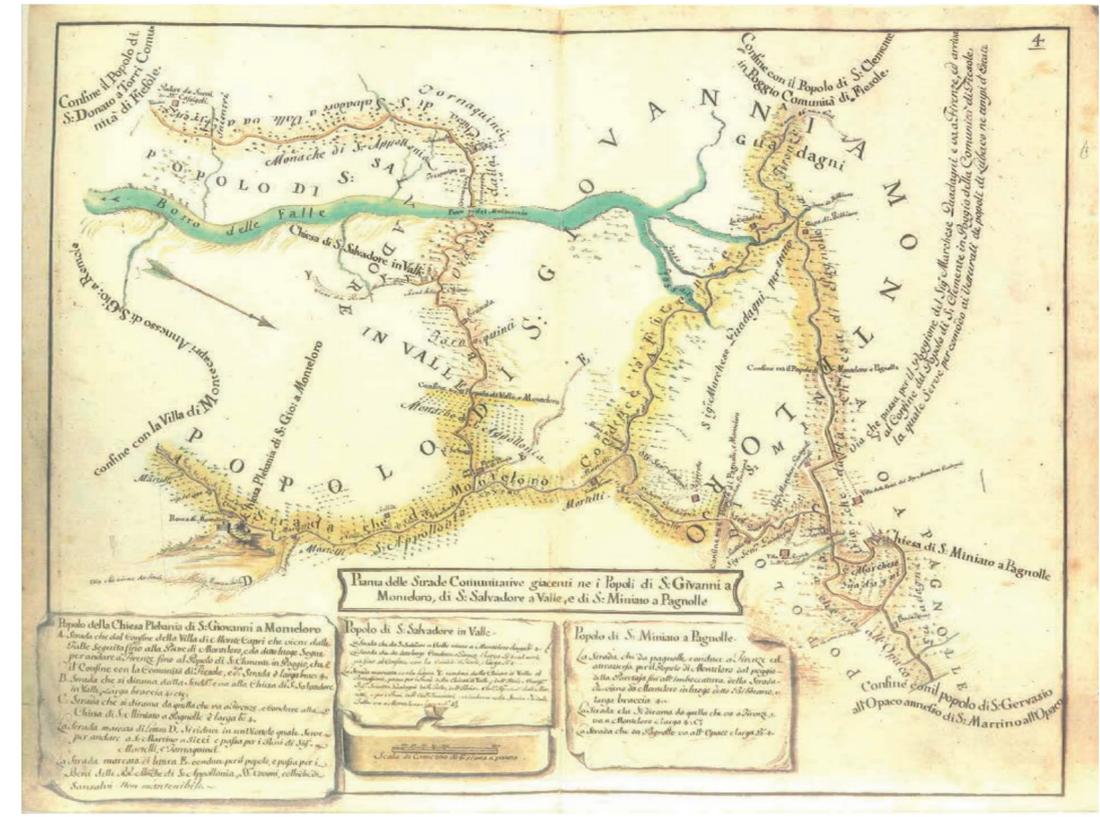
- Current property and Boutique Hotel numbers
- Summary

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Introduction



“Sovra candido vel cinta d’uliva
 donna m’apparve, sotto verde manto
 vestita di color di fiamma viva”.

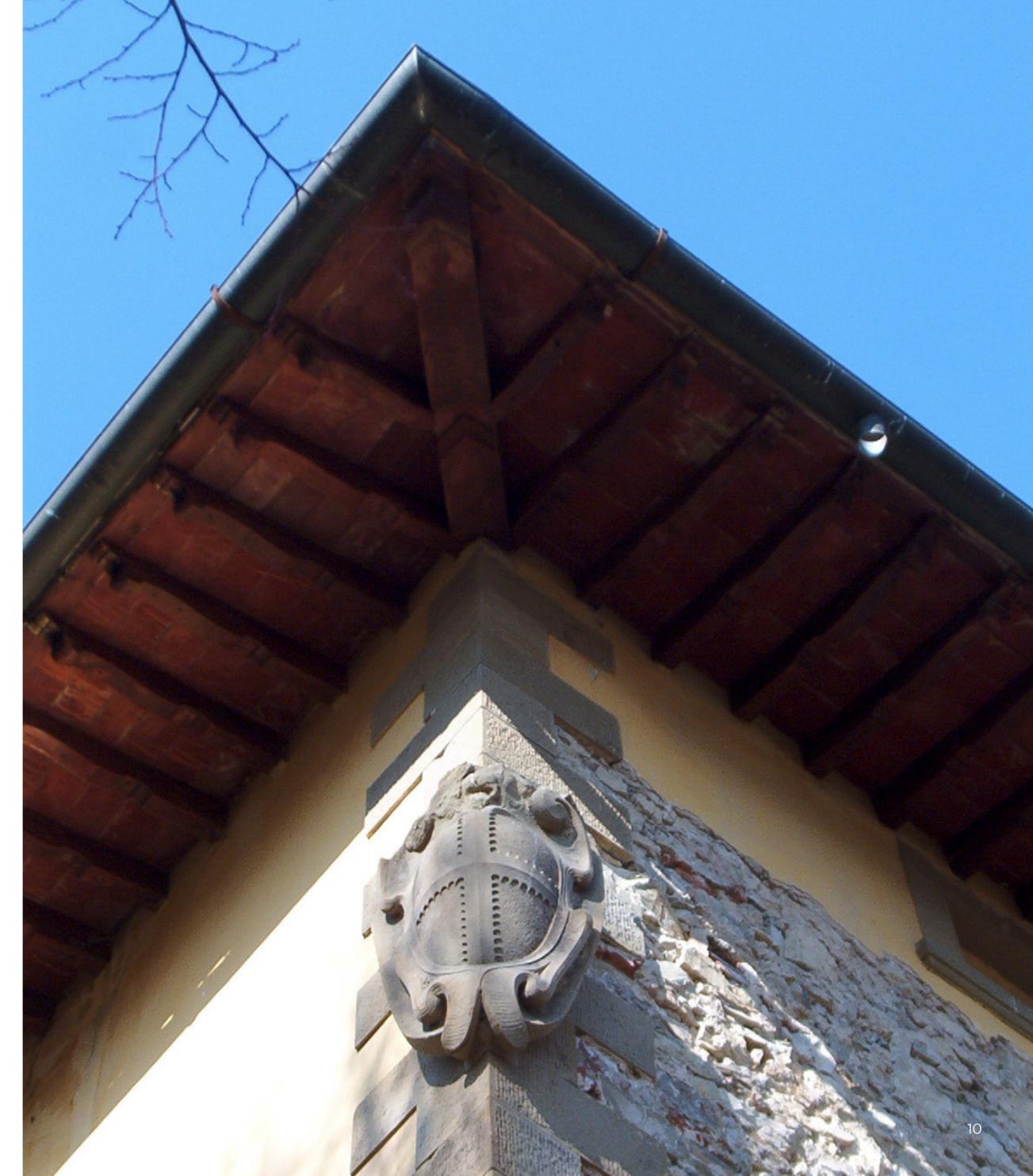
Divine Comedy, Purgatorio, Canto XX of Beatrice clothing description of its appearance



Villa Le Fonti is an historical residence set in a sunny location with a private park, which is closely linked to the territory in the exclusive setting of the Florentine hills.

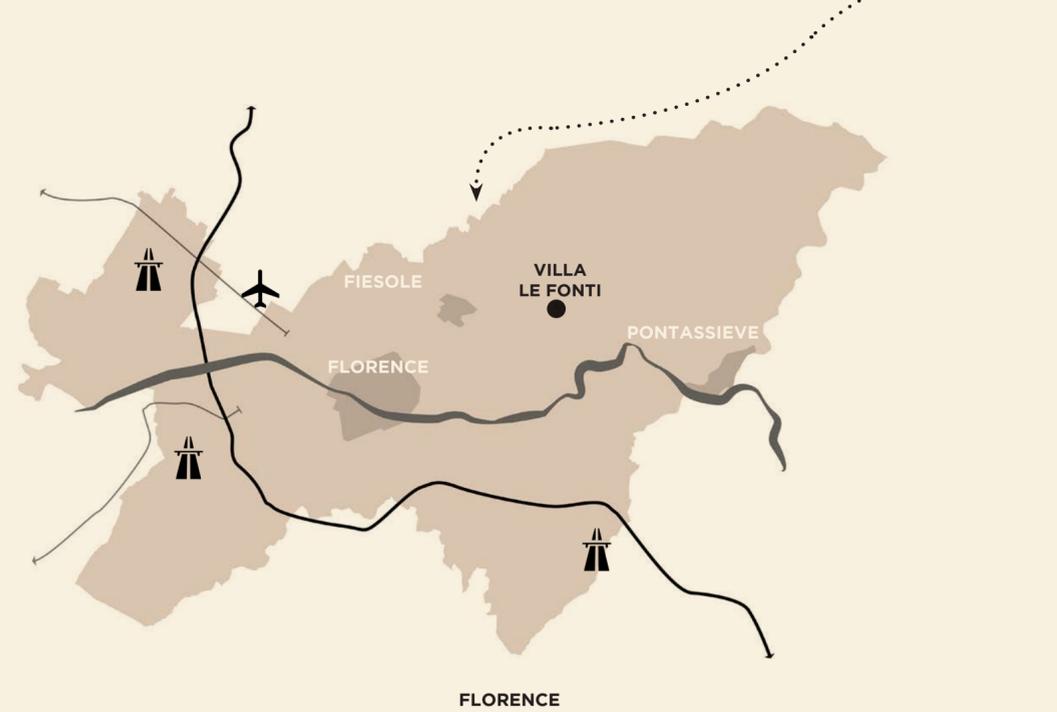
It is a very romantic place that was the scenery tales of the secret love story between Dante Alighieri and Beatrice Portinari.

Here the guest receives an explicit invitation to “chill out”, breathing the pure country air and admiring the natural amphitheater of hills with precious vineyards and olive groves, surrounded by the ancient woodland.



The Tuscany of Villa Le Fonti





VILLA LE FONTI **FLORENCE**
20 Km > 40 min



VILLA LE FONTI **SIENA**
92 Km > 1h 30 min



VILLA LE FONTI **PIOMBINO**
185 Km > 2h 30 min
LIVORNO
115 Km > 1h 40 min
LUCCA
105 Km > 1h 30 min

The Location

The position of the Villa is very close to Florence city. This choice privileges the peace, the silence, the perfumes, the colors of an intact Tuscan countryside.

Many different routes are available from Florence historical center and from airport or railway stations:

- Historical Center: Wider, 25 minutes
- Airport: Wider 30 minutes
- Central Railway Station S. M. Novella: Wider 26 minutes

The territory's city par excellence is Florence, the splendid city of art that is recognized by UNESCO as a World Heritage Site for the wealth and beauty of its monuments.

The city's enchanting historic center never ceases to arouse interest with its countless masterpieces: the architecture and colorful marble of the churches remind one of Florence's splendid past and the part it played in the development of Renaissance culture and art. The heart of the city and the religious and historical center is the Piazza del Duomo, the site of a monumental complex of extreme value: the Duomo of Santa Maria del Fiore, rich in works of art and topped by Brunelleschi's majestic dome. The Battistero di San Giovanni (St. John's Baptistry), a magnificent example of Florentine Romanesque architecture, lies in front of the Duomo, facing Giotto's Bell Tower, a masterpiece of Florentine Gothic architecture. The magnificent Loggia del Bigallo completes the Piazza's grandeur. Behind the Duomo is the magnificent Museo dell'Opera di Santa Maria del Fiore, exhibiting a precious collection of artwork that was originally inside the Cathedral, Baptistry and Bell Tower.

Surrounded by olive groves and the vineyards of Chianti, Siena is one of the most beautiful cities of Tuscany. Set on three hills, the city is drawn together by winding alleyways and steep steps, whilst the Piazza del Campo stands at its heart, and the Duomo and St Maria della Scala serve as additional cultural landmarks. Famed for the "Palio", the annual historic horse-races that take place on 2 July and 16 August, it is also home to one of the oldest Universities in Europe, which ensures a vibrant Italian student atmosphere throughout the academic year. In addition to the bustling daily life of the streets and squares of the city, Siena offers many cultural events, concerts, cinema, theatre and a wide range of sporting activities.

Few geographical areas in the world can boast of the variety of environment that surrounds Siena. To the north, we have the richness of the Chianti landscape, woven with vines and olive-trees throughout the hills. Here also are beautiful towns like San Gimignano and Monteriggioni with old walls, winding streets and incredible views. South of Siena, the Arbia valley leads to the hill-top town of Montalcino, home to the famous Brunello wine. And the area La Crete stretches out, amazing visitors with its harsh rock formations and unique landscape. Westwards we head towards the coast, to captivating coastline towns like Castiglione della Pescaia, and nature reserves like the area called Maremma. With such natural beauty within easy reach by car or public transport, Siena is a good place to base yourself for a Tuscan experience. The Chianti area, between Florence and Siena, is one of the most beautiful countrysides in Italy and a famous wine production area.

Piombino has a strategic position to get to the nearest islands; the bounding communes of Piombino are Campiglia Marittima, Follonica, San Vincenzo and Suvereto. The town has 6 civil parishes (frazioni): Baratti, Fiorentina, Gagno, Populonia, Populonia Stazione and Vignale Riotorto.

The Province of Livorno runs along the coast of central Tuscany, from Piombino to Livorno, and extends for a brief stretch inland, an area alternating between plains and hills. It also includes some islands of the Tuscan Archipelago, the best known of which is Elba, a very popular tourist destination, with varied attractions and enchanting landscapes. The other islands that are part of the province of Livorno are Capraia, Gorgona, Pianosa and the wild Montecristo, determined by the State as Integral Natural Reserve.

Near the town of Lucca, always in the province, do not miss the Versilia and its beaches, the Apuan Alps and the splendid Garfagnana with its small characteristic villages as Barga. There's a lot to do and see also in the surroundings of Lucca.



Neighbourhood

Villa Le Fonti is a magnificent place in the Tuscan countryside near Florence. It offers unique views and a wonderful panorama.

The Villa is located close to the city of Fiesole, well known as the Etruscan mother of Florence. Fiesole was founded in the 7th century B.C. and currently shows, as in an history book, all the relics starting from Etruscan, to Romans, to Romanesque culture and so on.



VILLA LE FONTI

VINEYARD

OLIVE GROVE



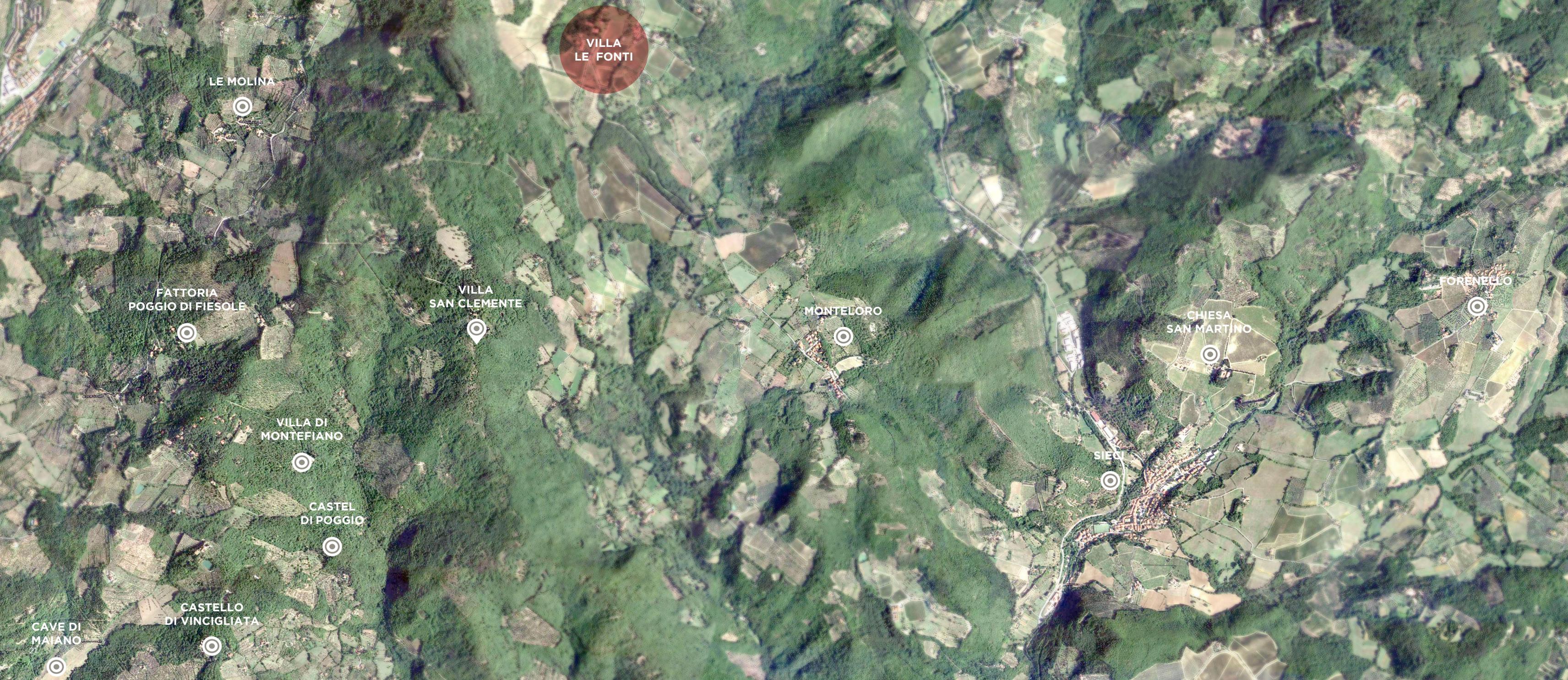
Activities

Discovering the area, its people, the history, the art, the food and wine culture, for a memorable time in Tuscany.

Every season, for the guests, is a great opportunity to horse-riding, cycling and walking in the wood and through the vineyards and olive groves. There are many places closed to the Villa, which are dedicated to wine and olive testing and there are also several restaurants with delicious Tuscan dishes. Some of these offer the opportunity to take a course of Italian cuisine.

Close to the property, the traveler can play golf, go hunting and searching for mushrooms and truffles. The little towns in the area celebrate music festivals, gastronomic fairs and especially for Christmas time, all the Church and squares are decorated and crowded with Christmas markets with handmade and live Christmas-cribs.





During the summer, in Fiesole there is "L'Estate Fiesolana", which is the oldest open-air Italian festival that takes place in the charming Roman Theatre. The program offers performances ranging from jazz to theater, from dance to music trekking. In a century, since its stage, it has passed some of the most important artistic names. The Cinema is contributing with the screening of the film for everyone. For the more lively guests, the area offers, discotheques, plans bars, pubs, wine bars and nightclubs.

If the intent of the travelers is to visit the most beautiful historic towns in Tuscany, Villa Le Fonti is located in a prime position, which enables a daily plan excursions to: Florence, Siena and Val d'Orcia, Volterra, San Gimignano, Pisa, Lucca, Certaldo etc.

Villa Le Fonti, with stately architecture and the lovely green spaces, is a unique private location of great charm and appeal, which is the ideal romantic place to make unforgettable any types of event. (Weddings, Anniversaries, Weddings, Graduations, etc.).



PLANIMETRIA
CATASTALE "VILLA
DELLA FONTE"
CATASTO DEL
GRANDUCATO DI
TOSCANA - 1820



Church of San Miniato in Pagnolle

Close to the Villa we have the ancient church dedicated to the holy martyr Miniato. The church was built until 12th century B.C., instead the posthumous churchyard was built during the Renaissance.

Pagnolle is a small town near the summer house of the famous Italian poet Dante Alighieri. It is said that Dante and Beatrice met each other just in Pagnolle's Church; maybe they started to fall in love exactly in the Church's courtyard.



The Villa

The villa is located on an impressive embankment supported by a sequence of 16 large stone arches that run along the road. Above, a garden - terrace where you can enjoy a wonderful view.

The villa, attributed to an architect of the second half of the sixteenth century near Bernardo Buontalenti, has a cubic system emphasized by angular stone galley files on which stand the gray stone coats of arms of the noble Guadagni family for centuries lived.

On the main facade, the one that looks the way from Florence, through an elegant wrought iron gate, it opens a broad double portico with three arches supported by stone columns of Tuscan order.

The Villa (total surface 2'300 sqm) in a perfect Renaissance Style (15th century) will have great suites with antiquities, with an underground used in the past as thermarium with thermal spring that could be revamped for a fantastic SPA. Near to the Villa, will be realized an outdoor large swimming-pool in a Renaissance style.

The Farm

Close to the Villa we have the "Farm" building with a total surface of 1'400 sqm. The "Farm" (a 17th century building) will have a different characterization in order to underline the "Tuscan taste" and due to the fact that will hold the primary Hotel Restaurant, the "Farm" will be focused on a "wine-gastronomic" tourism.



The villa, which is experiencing a state of neglect for many years, has distinct and extensive structural problems of conservation. It is necessary an organic intervention of restoration and preservation of the whole complex.



PARADIESGÄRTLEINS
MEISTER DES
FRANKFURTER - 1410



Out of the chaotic life of "Urbs", on soft and sunny hills of Valdarno, noble families retreated

Proposals of marriage, business, politics: major moments of life were conducted at the table; on the background was always present the geometrized nature of man

The garden has a key role in the social life of noble families in the Renaissance also called "hortus conclusus" was a place for happiness and light mood

LAST SUPPER
DOMENICO
GHIRLANDAIO - 1480



The central villa was always integrated in a system of gardens and fountains that conduct the role of filter between the architecture and uncontaminated nature

The annexes near the villa were essential to have the right rooms for processing and storage of work materials

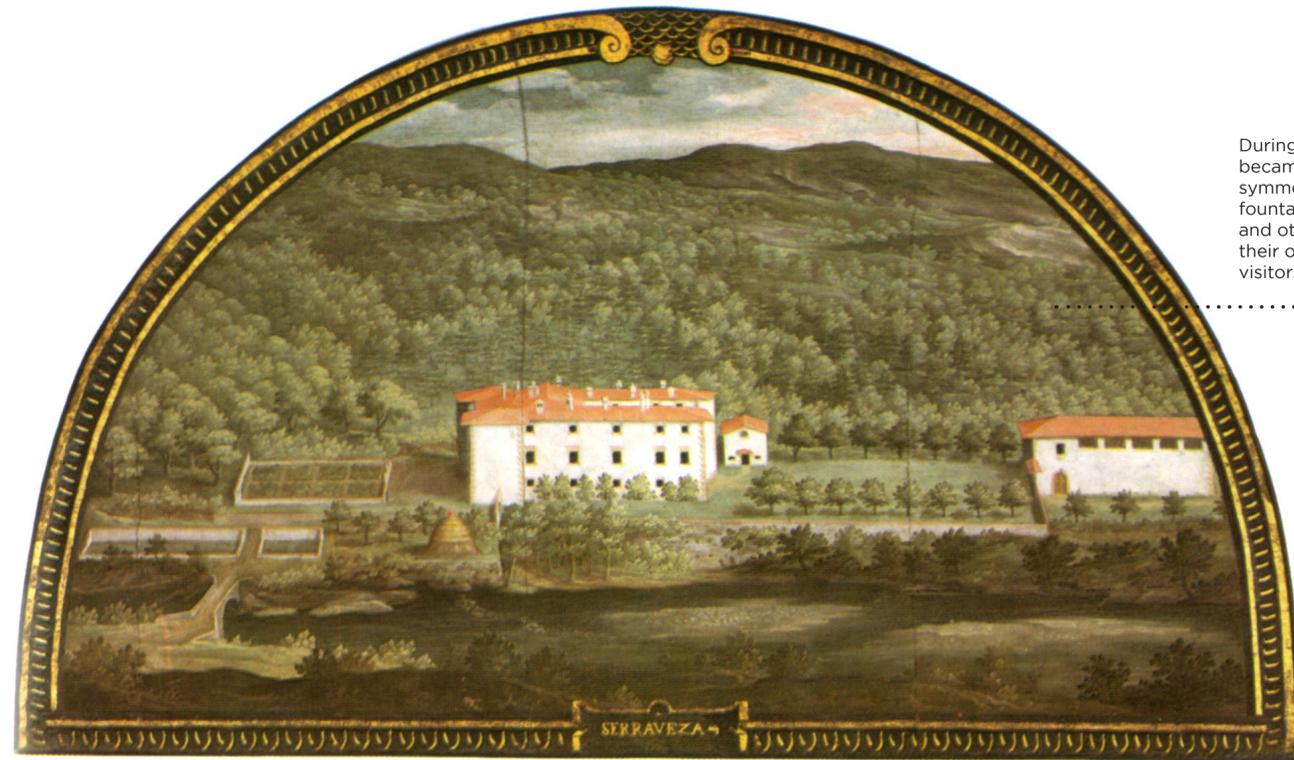
Curiosity:
Just around the corner there is Pagnolle, a small town near the summer house of the famous Italian poet Dante Alighieri. It is said that Dante and Beatrice met each other just in Pagnolle's Church; maybe they started to fall in love exactly in the Church's courtyard.

VILLA LAPPEGGI
GIUSTO UTENS - 1599



Intorn'ad una fonte, in un pratello
 di verdi erbette pieno e di bei fiori,
 edean tre angiolette, i loro amori
 forse narrando, ed a ciascuna 'l bello
 viso adombrava un verde ramicello
 ch'i capei d'or cingea, al qual di fuori
 e dentro insieme i dua vaghi colori
 avvolgeva un suave venticello.

Rime, Boccaccio - 1335



VILLA DI
 SERRAVEZZA
 GIUSTO UTENS - 1599

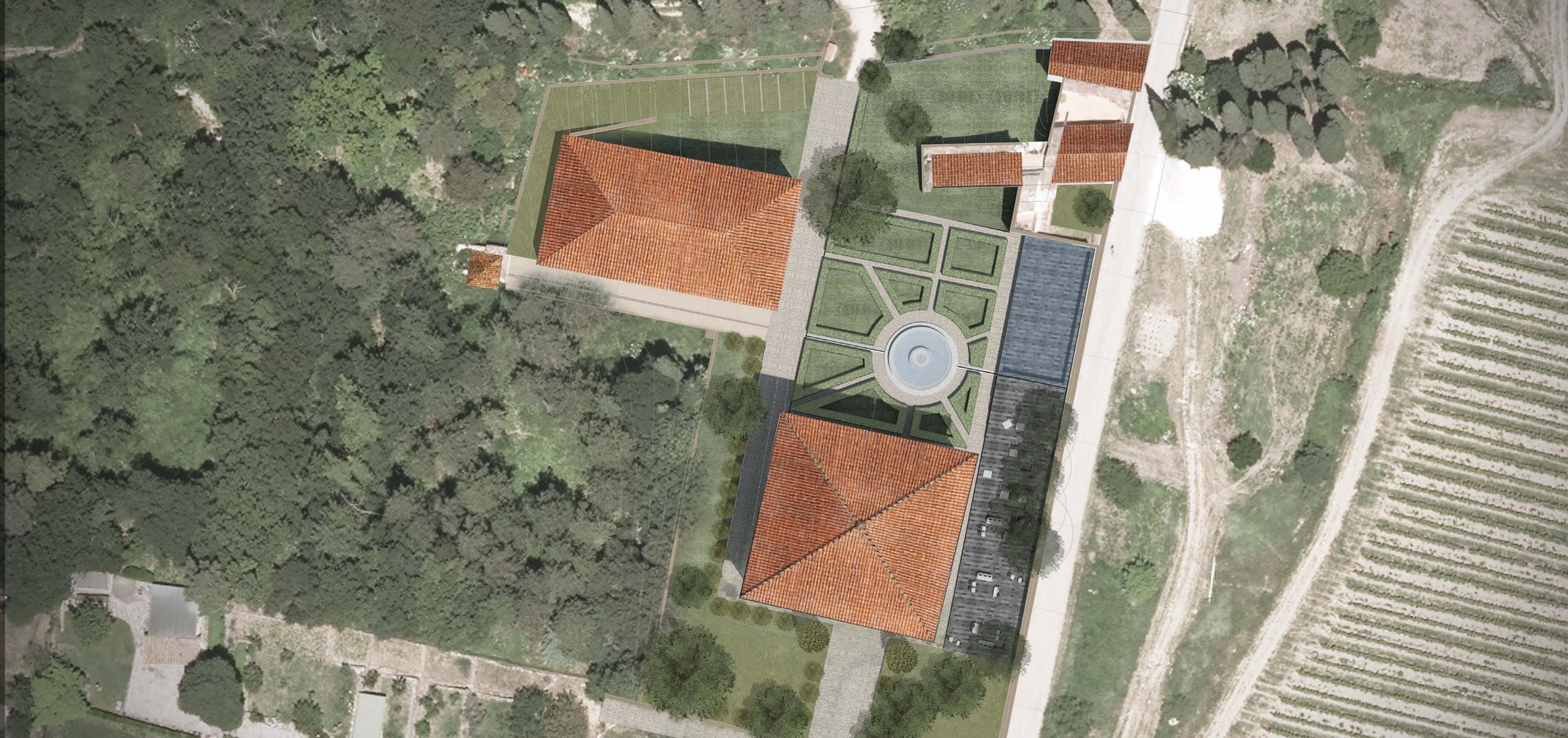
During the late Renaissance, gardens
 became larger and even more
 symmetrical, and were filled with
 fountains, statues, grottoes, water organs
 and other features designed to delight
 their owners and amuse and impress
 visitors

ANNUNCIATION
 LEONARDO DA
 VINCI - 1475



The Italian Renaissance garden emerged
 in the late fifteenth century at villas in
 Rome and Florence, inspired by classical
 ideals of order and beauty, and intended
 for the pleasure of the view of the
 garden and the landscape beyond, for
 contemplation, and for the enjoyment
 of the sights, sounds and smells of the
 garden itself

Boutique Hotel Project



The Boutique Hotel Project is made by three blocks: Villa, Farm and Annexes which already exist.

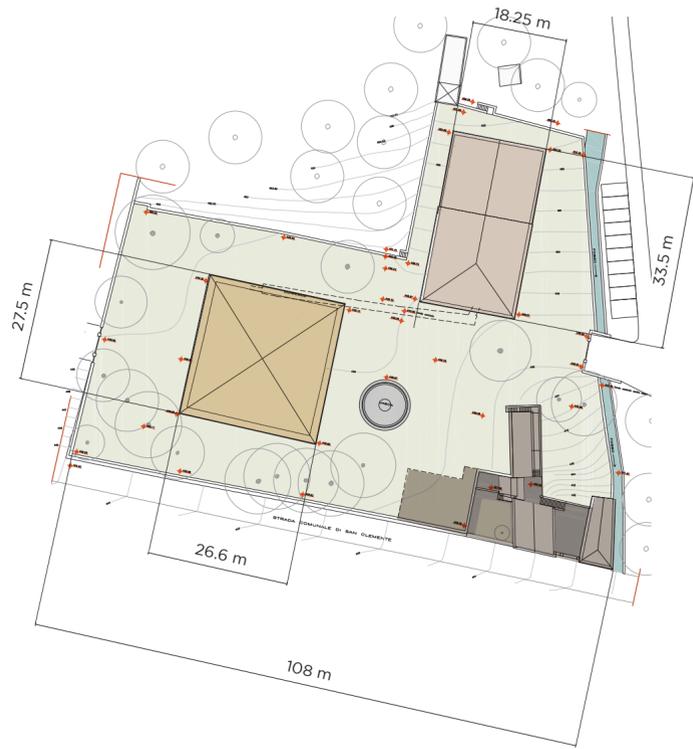
These three units are linked at the underground level. The underground pathway is also equipped with small shops and with a conference room and it will be used every time, even if the surface road will be surely more pleasant and rewarding.

The Boutique Hotel complex will have two restaurants that will set new standards; there will be many different locations for bar, breakfast, room services.

Both Restaurants planned could be opened also for external guests. While the Primary in the Farm is the Restaurant of the Hotel guest, the Secondary with the entry directly from the street, is more devoted to the externals.







SURVEY
ROOF FLOOR



- VILLA _ EXISTING BUILDING
- FARM _ EXISTING BUILDING
- ANNEXES _ EXISTING BUILDING

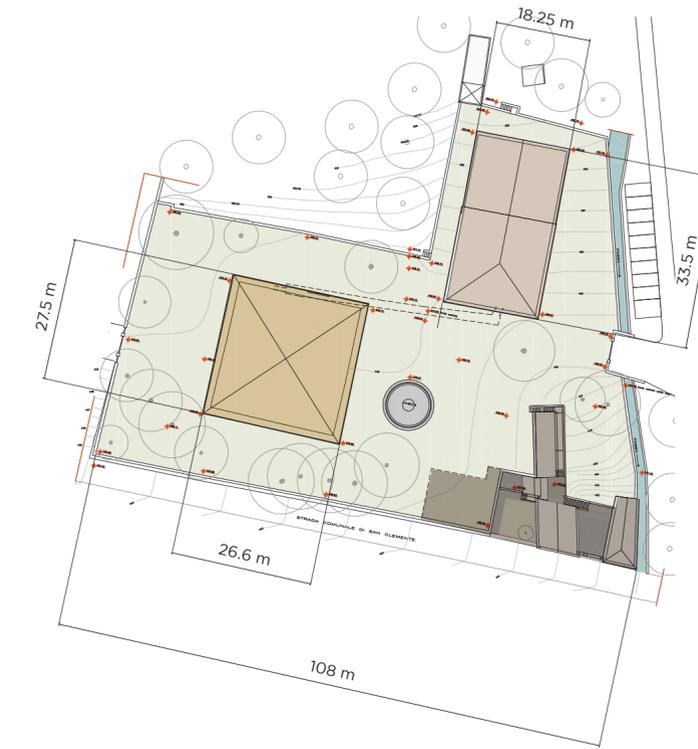
Current property numbers

● VILLA _Total gross area	2'415 sqm
level -1: thermarium	615 sqm
level 0	600 sqm
level 1	600 sqm
level 2	600 sqm
connections	ca. 240 sqm
● FARM _Total gross area	1'580 sqm
level-1: connections	110 sqm
level 0	560 sqm
level 1	550 sqm
level 2	360 sqm
● ANNEXEX _Total gross area	810 sqm
level 0	510 sqm
level 1	300 sqm
Total gross area	ca. 4'800 sqm
Ground of relevance	8.00 Ha

It should be noted that in addition to the villa complex it will be also possible to acquire the neighboring land of vineyards, olive groves and woods.

Property numbers

● VILLA _Total gross area		2'415 sqm
level -1: thermarium		
changing rooms		
level 0: relax rooms	no. 4	
library		
tea room		
reception		
level 1: rooms type A	no. 4	
level 2: rooms type A	no. 6	
● FARM _Total gross area		1'580 sqm
level -1: connections		
level 0: restaurant		
restrooms		
bar		
kitchen		
level 1: rooms type B	no. 11	
level 2: roof		
● ANNEXEX _Total gross area		810 sqm
level 0: offices	no. 2	
kitchen		
wine bar		
square		
level 1: administraton offices	no. 2	



BOUTIQUE HOTEL PROJECT
ROOF FLOOR



- VILLA _ EXISTING BUILDING
- FARM _ EXISTING BUILDING
- ANNEXES _ EXISTING BUILDING



TYPOLOGICAL ROOMS

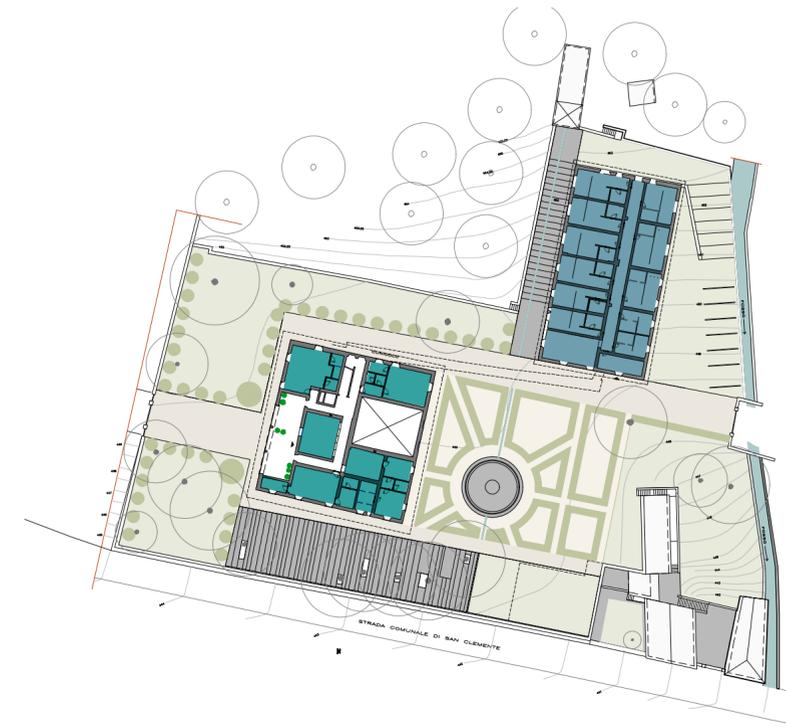
- ROOMS_TYPE A
50-60 sqm room
1 bed + 1 wardrobe + 1 living room/
meeting area + 1 large bathroom
- ROOMS_TYPE B
50-60 sqm room
1 bed + 1 wardrobe + kitchenette +
1 bathroom



LEVEL 0



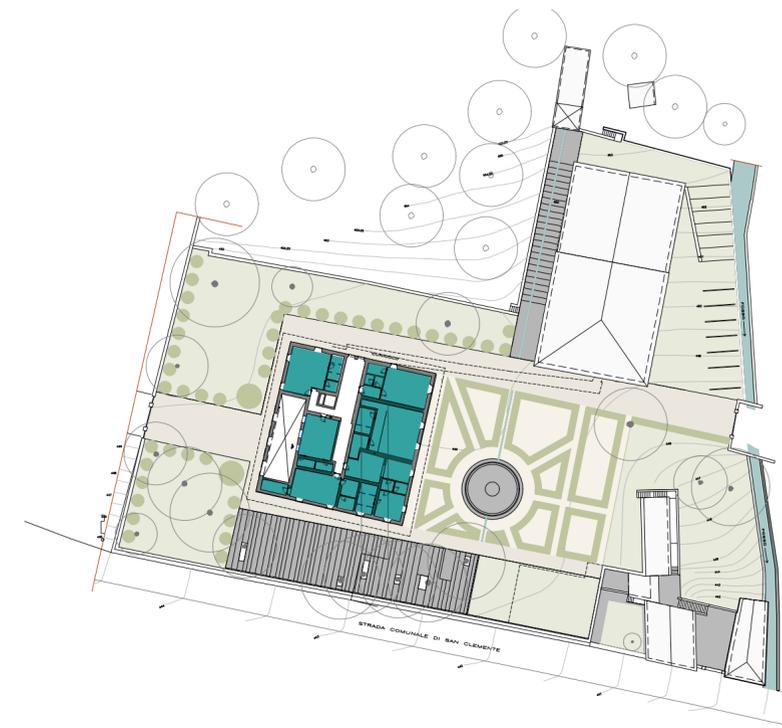
- RECEPTION 275 sqm
- BAR 150 sqm
- KITCHEN 80 sqm
- RESTROOMS 60 sqm
- RESTAURANT 190 sqm
- TEA ROOM 25 sqm
- LIBRARY 30 sqm
- RELAX ROOMS no. 4 300 sqm
- POOL
- VERTICAL CONNECTIONS



LEVEL 1



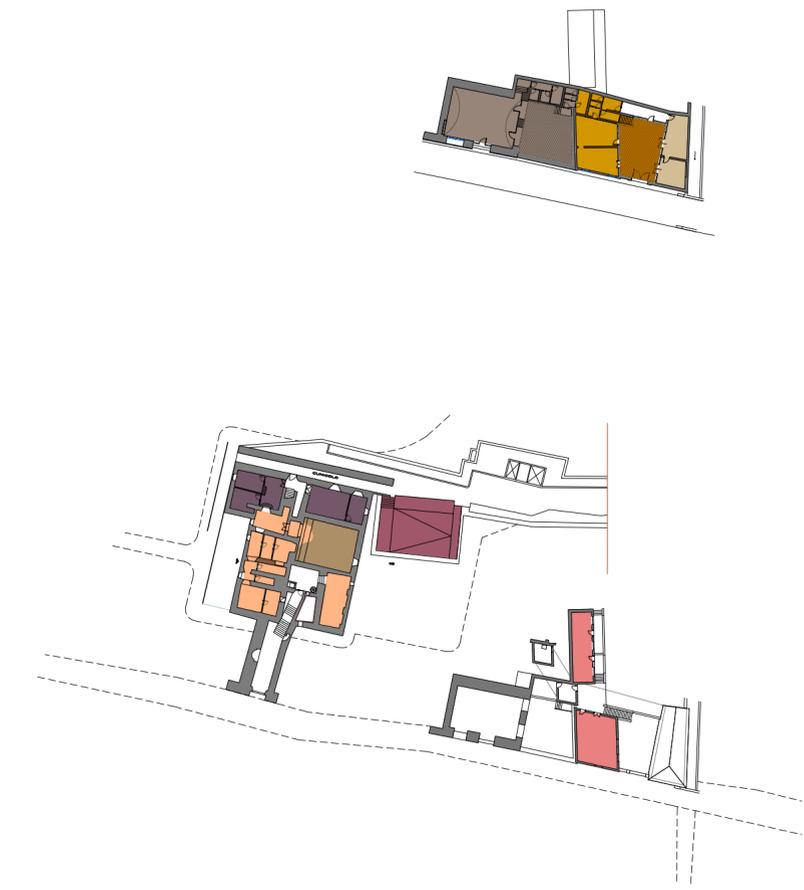
- ROOMS_TYPE A no. 4 each 50-60 sqm
- ROOMS_TYPE B no. 11 each 50-60 sqm



LEVEL 2



ROOMS_TYPE A no. 6 each 45-70 sqm



LEVEL -2

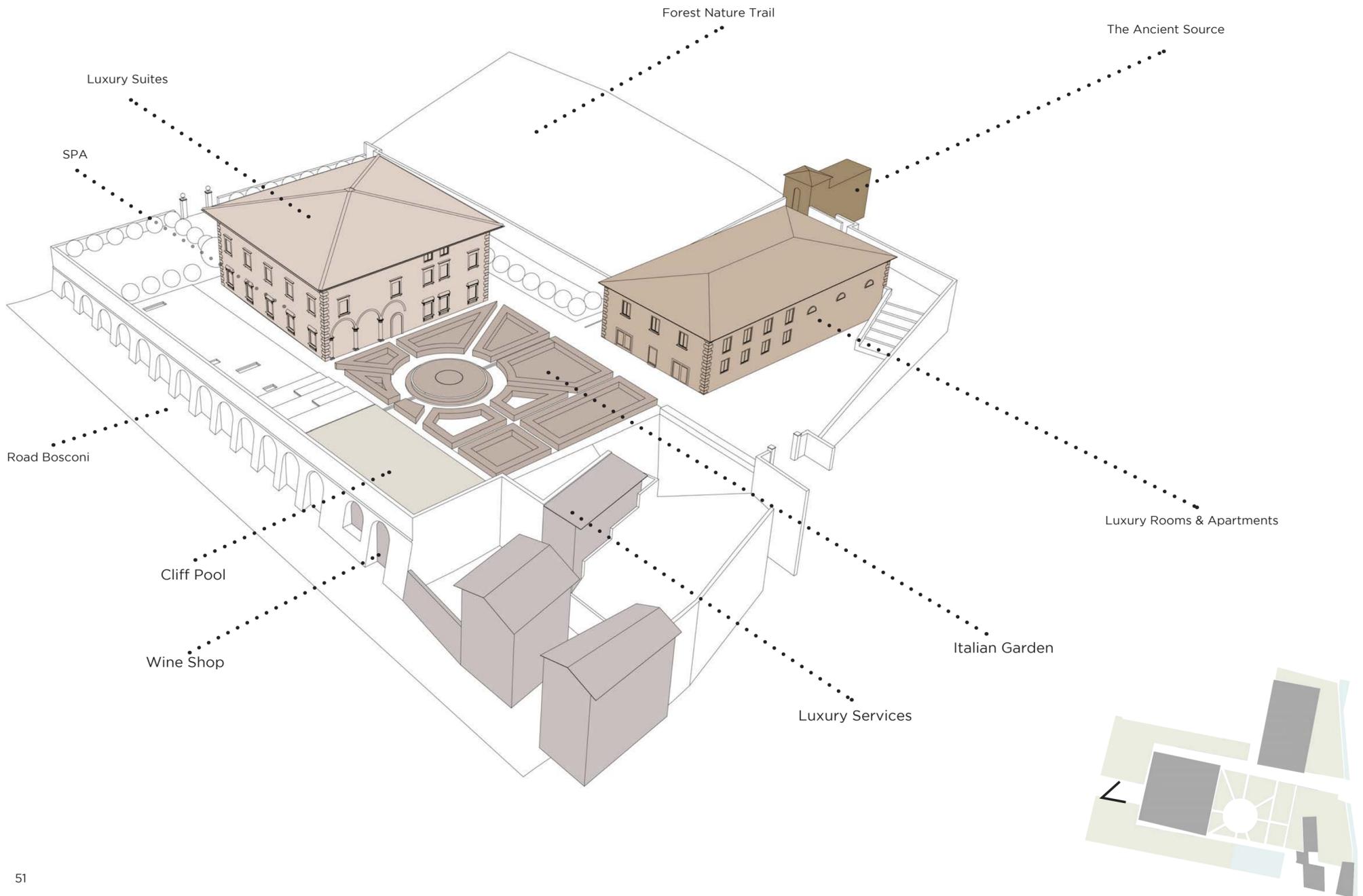


● OFFICES	no. 2	45 sqm
● SQUARE		60 sqm
● KITCHEN		55 sqm
● WINE BAR		200 sqm

LEVEL -1



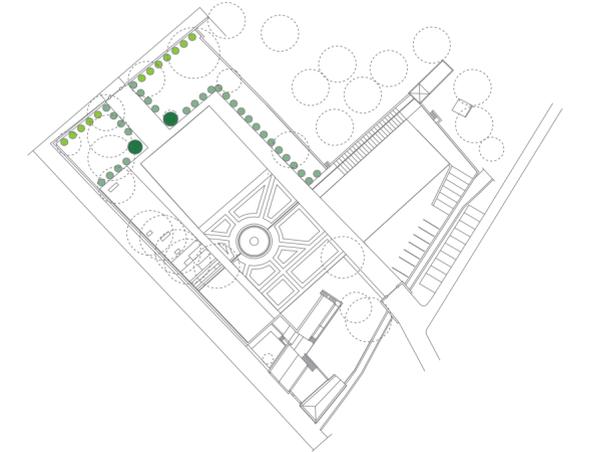
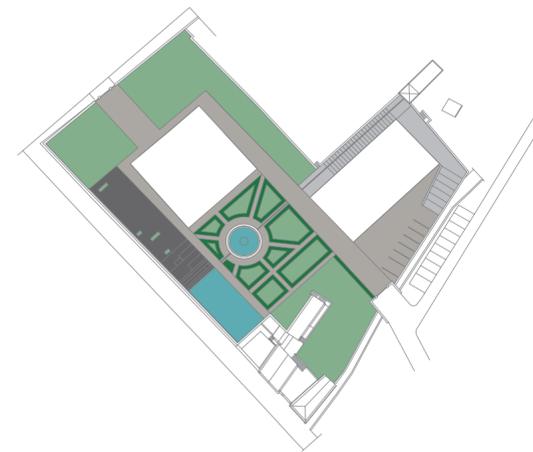
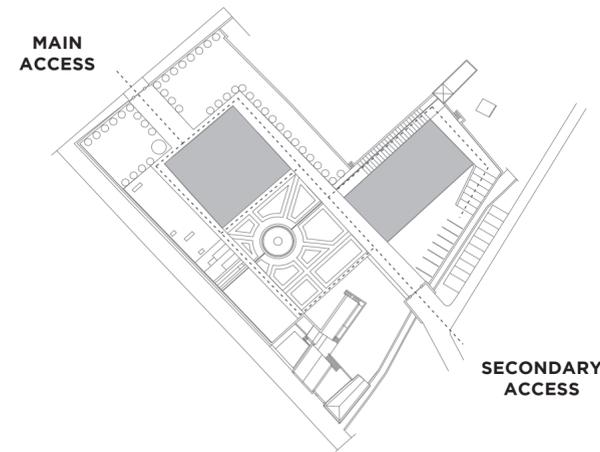
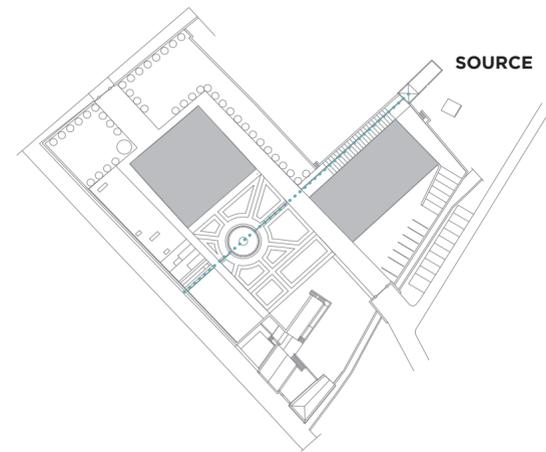
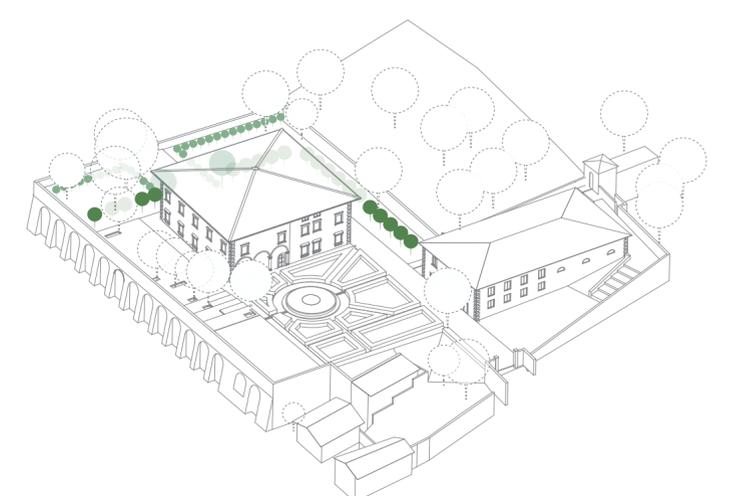
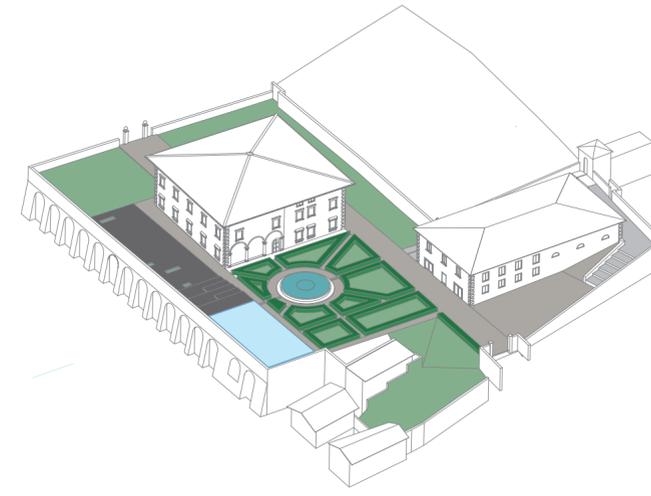
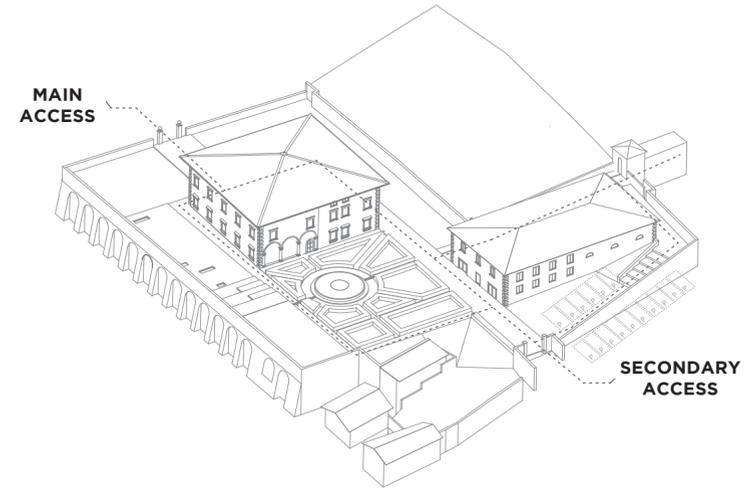
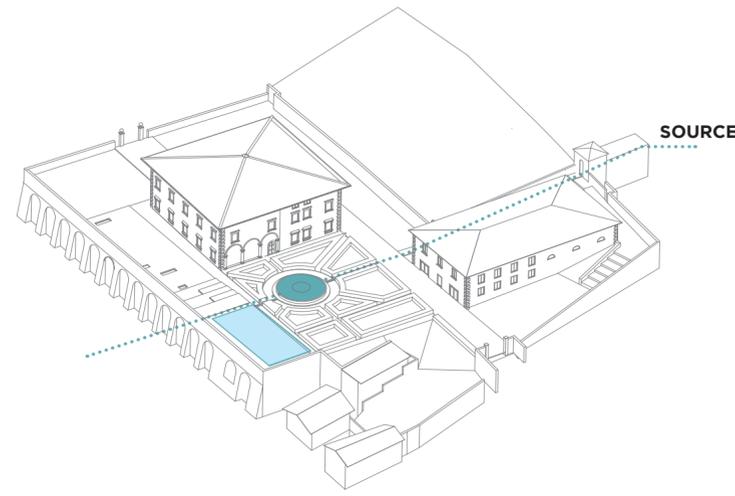
● ADMINISTRATION OFFICES	no. 2	100 sqm
● AUDITORIUM		130 sqm
● THERMARIUM		240 sqm
● CHANGING ROOMS		100 sqm
● VERTICAL CONNECTIONS		



The underground of the Villa was designed as an ancient “thermarium”, due to the fact that a thermal spring was available. This large area could be revamped in order to be used as a **modern SPA**, enriched from the uniqueness of a thermal water.

Full-service facilities will feature massage therapies, body treatments, facials and salon services inspired by local natural treasures. Elegant treatment rooms, saunas, steam rooms, whirlpools and relaxation lounges will ensure the ultimate Spa experience.

The area devoted to the spa is quite large (about 600 square meters).



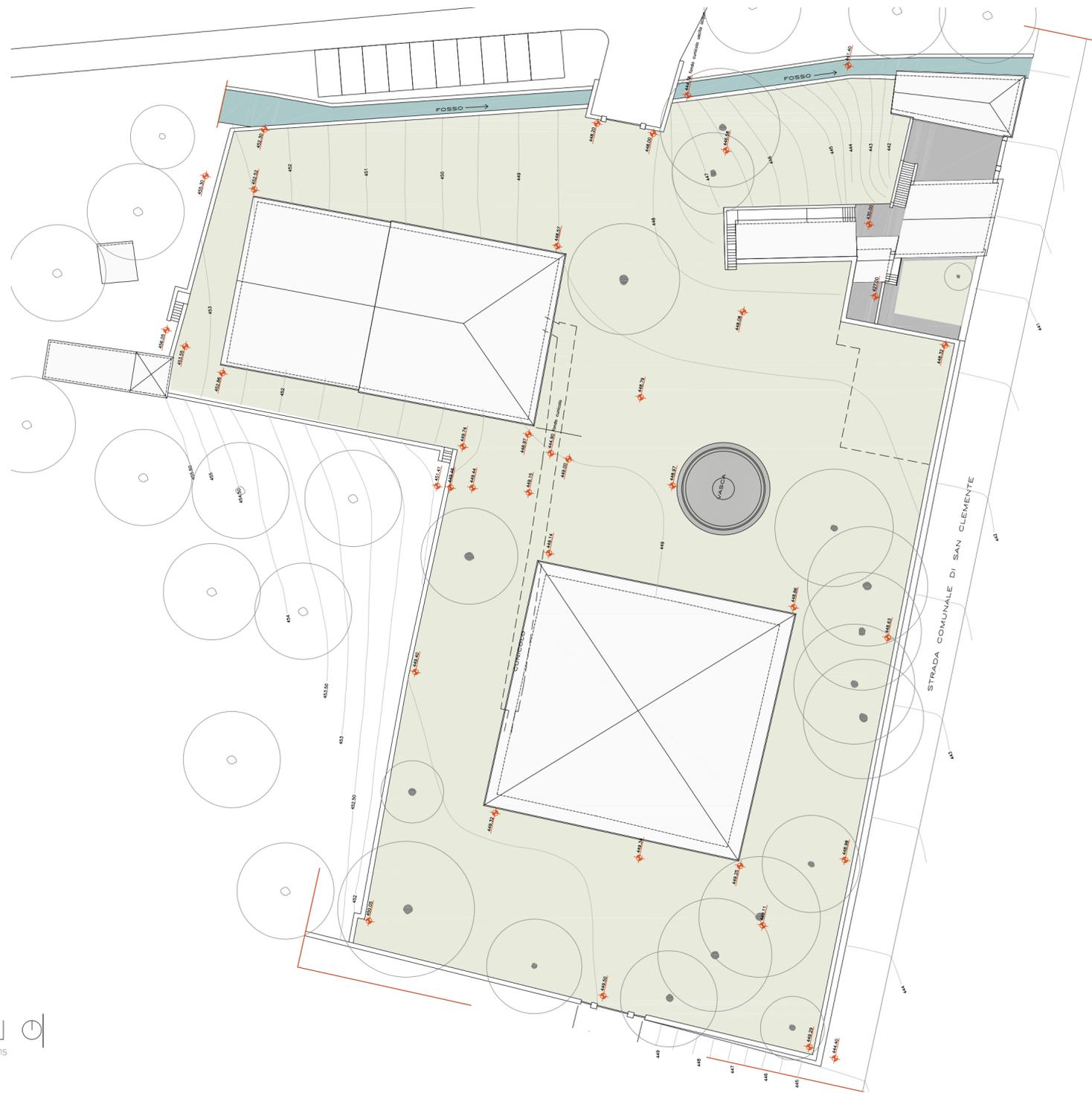
..... SOURCE

----- ROUTE
 PARKING

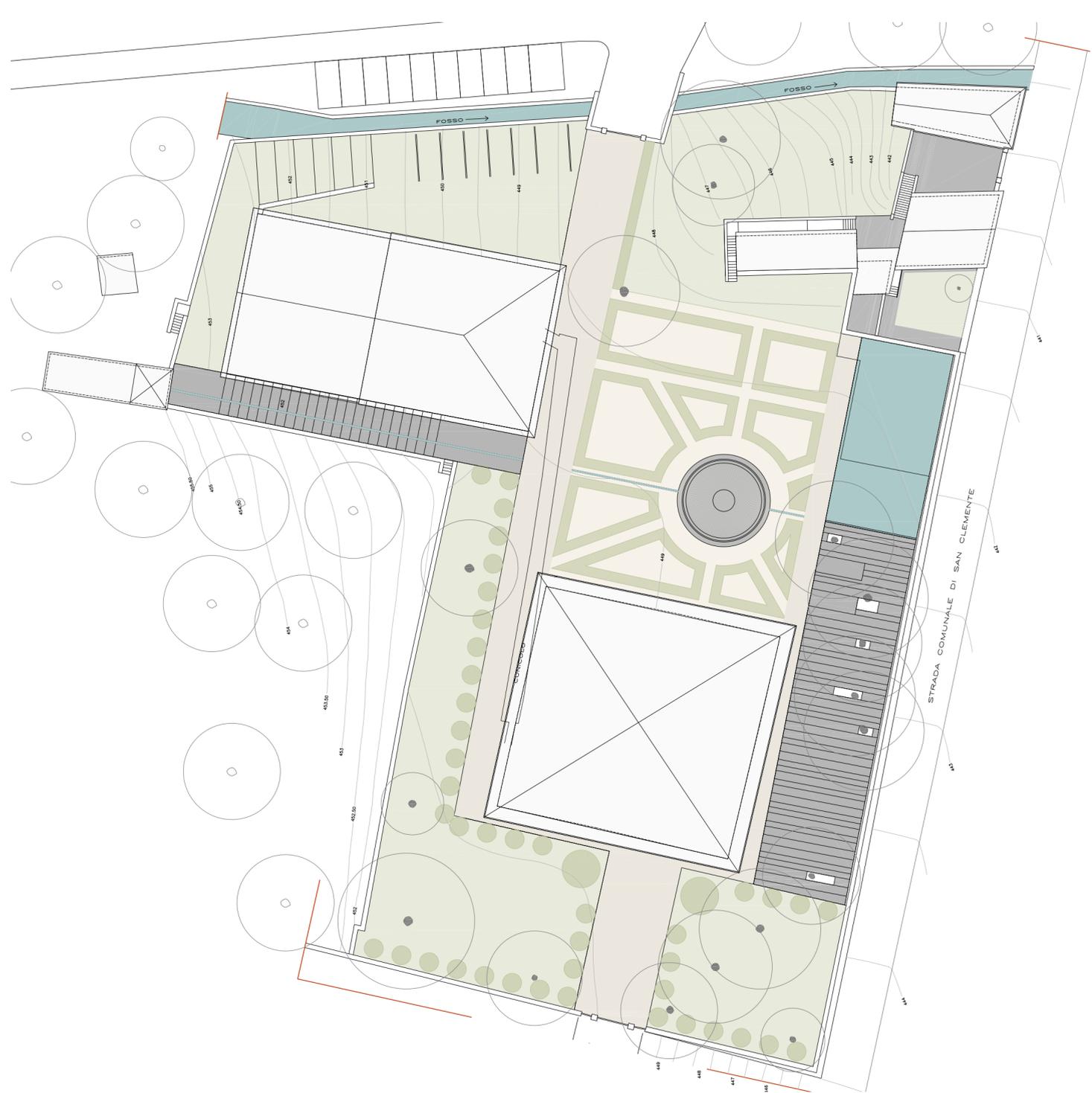
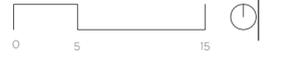
█ GARDEN
 █ HEDGE
 █ STONE
 █ CEMENT
 █ GRAVEL

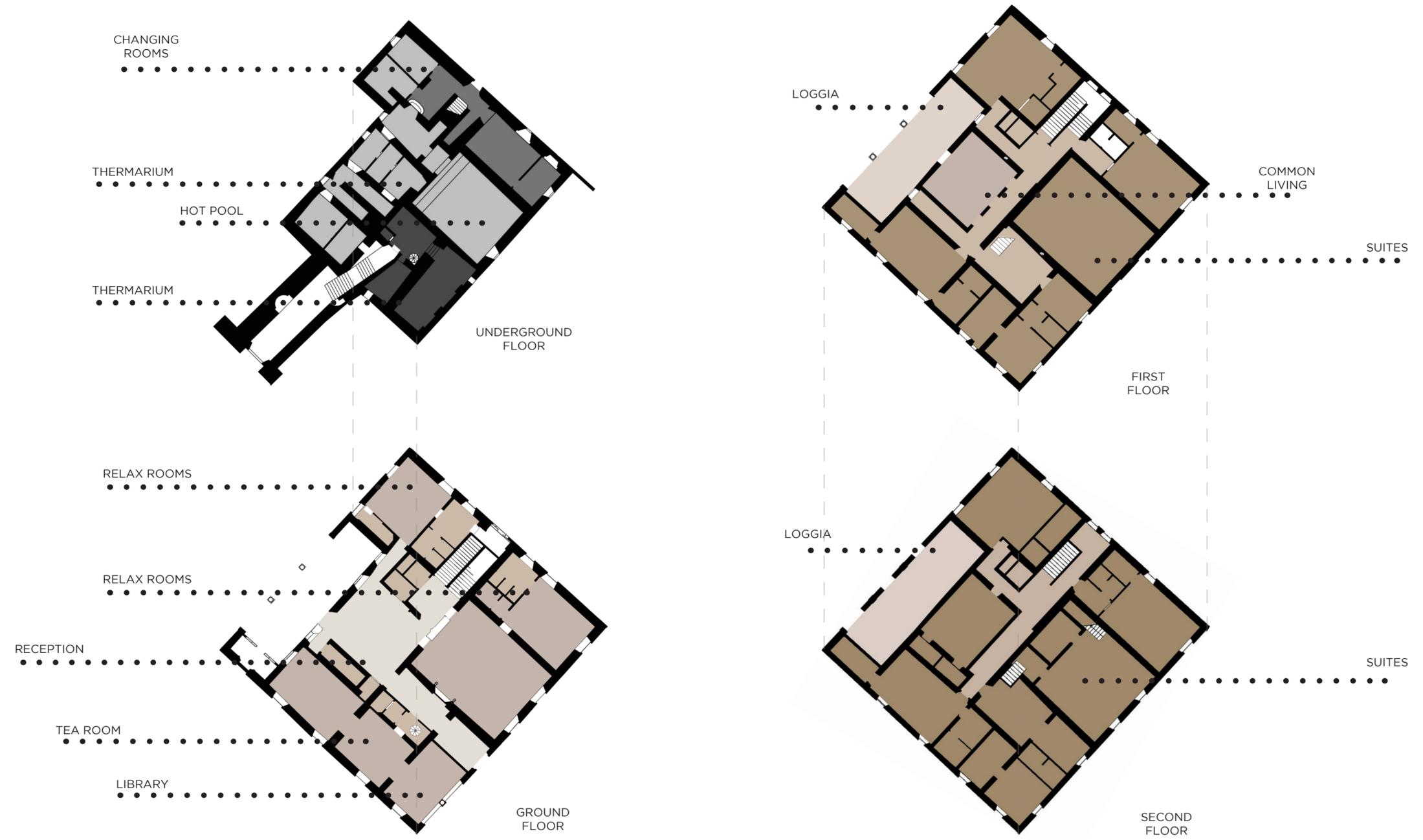
○ MASTS EXISTING
 ● MASTS 8M
 ● MASTS 4M
 ● MASTS 1.5 M

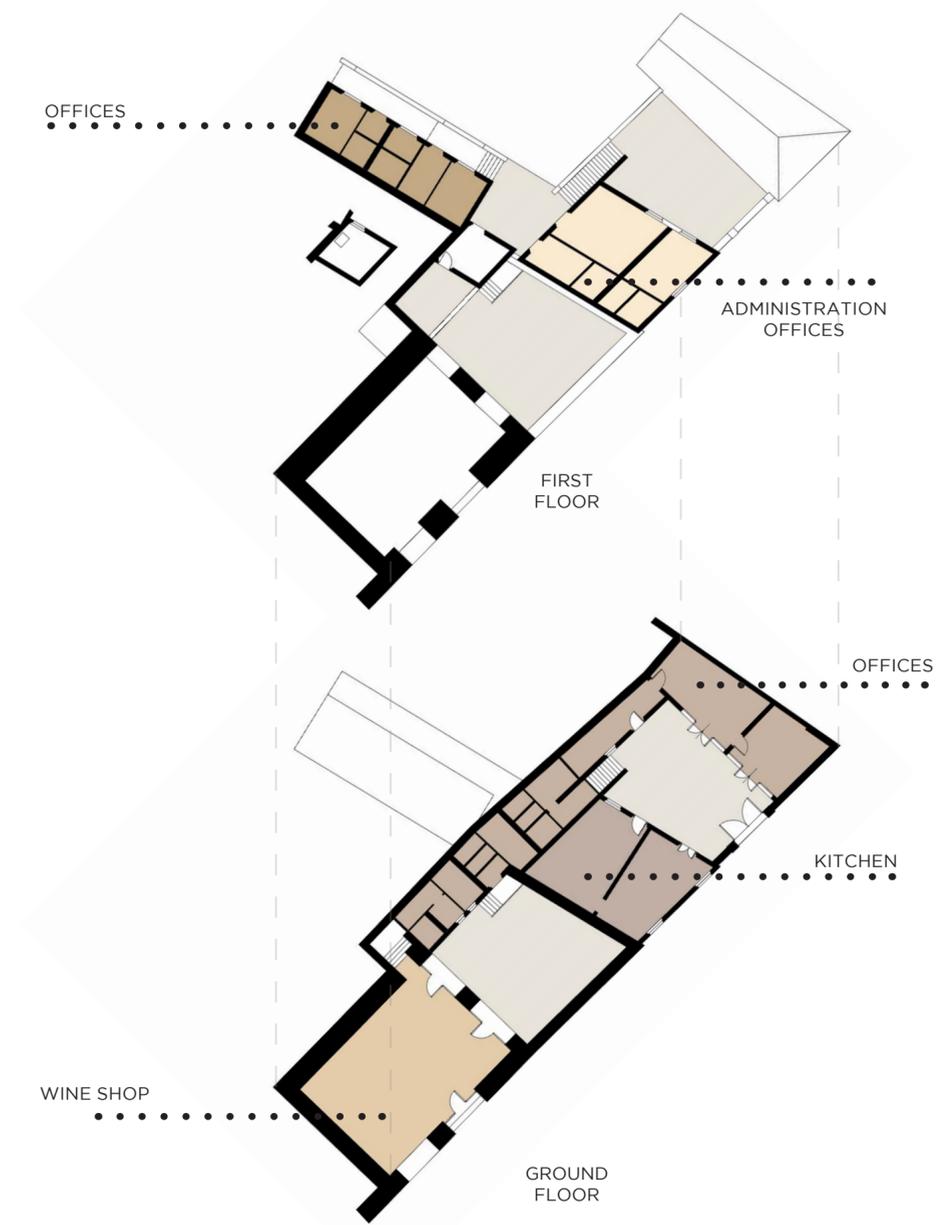
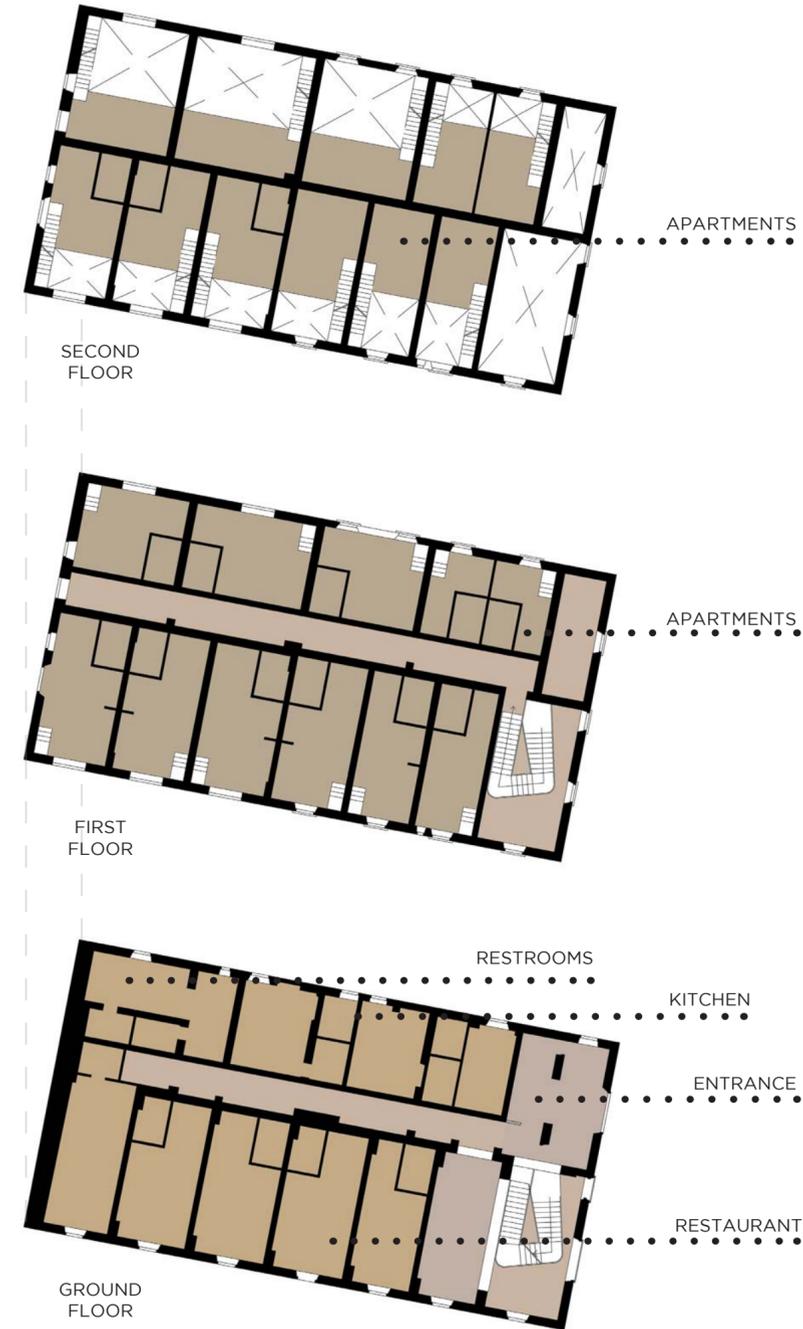
SURVEY
MASTERPLAN
ROOF FLOOR



BOUTIQUE HOTEL PROJECT
MASTERPLAN
ROOF FLOOR









Summary

Three blocks assemble the Boutique Hotel Project: Villa, Farm and Annexes. The underground level links the three units of the project.

PROJECT FUNCTIONS:

VILLA_Total gross area 2'415 sqm

level -1: thermarium
changing rooms
level 0: relax rooms no. 4
library
tea room
reception

level 1: rooms type A no. 4 each 50-60 sqm
level 2: rooms type A no. 6 each 50-60 sqm

FARM_Total gross area 1'580 sqm

level -1: connections
level 0: restaurant
restrooms
bar
kitchen

level 1: rooms type B no. 11 each 50-60 sqm
level 2: roof

ANNEXEX_Total gross area 810 sqm

level 0: offices no. 2
kitchen
wine bar
square

level 1: administraton offices no. 2

Company Profile

In 1988 the architects Laura Andreini (Florence, June 17, 1964), Marco Casamonti (Florence, April 13, 1965) and Giovanni Polazzi (Florence, December 19, 1959), graduated from the Florence Faculty of Architecture, founded Studio Archea in Florence. In 1999 they were joined by Silvia Fabi. Studio Archea has participated in some of the most important national and international architectural competitions and consultations, winning numerous recognitions and awards and have also been selected for important architectural exhibitions.

Laura Andreini



Founding member of the studio Archea, he graduated with top votes in 1990 from the University of Florence; since 1999, she has been Research Fellow at the University of Florence in the Department of Architecture Design, History and Planning. She is currently Associated Professor of the Degree Course: Architectural Design III, part of the Environment and Architecture Lab; and Architectural Design III, part of the Architecture and Environment Lab. Over the years, her teaching work has been combined with research and professional work in architectural design, since 1988, when she and the architects Marco Casamonti and Giovanni Polazzi founded Studio Archea. She has been actively and continuously involved in the editorial committee for "Area - Architecture and Design Arts magazine" published by Tecniche Nuove for which she has been deputy editor since 2003. Since 2012, she has been technical editor of Forma Edizioni publishing house. Also for Forma publishing house, since 2014, she has organized cultural initiatives and events at Spazio A - Florence.

Marco Casamonti



Founding member of the studio Archea, he graduated with top votes in 1990 from the University of Florence; in 1994 he completed his Ph.D. at the architecture faculty of Genoa, with a thesis titled "History and Architectural Design, a central issue in the architectural debate of the postwar years". After teaching experiences at the faculties of Florence and Parma, he was appointed Full Professor in architectural design and town planning at the architecture faculty of Genoa in 2001. He is visiting professor and critic at the most important foreign university institutions as those of Barcelona, Graz Mendrisio and Zurich. He conducts an intense work of in-depth research and critical reflection on the subject of architecture by publishing treatises and writings and holding conferences and lectures. In 1997 he became chief editor and scientific director of the architecture sector of Motta Architettura. In the same year he was appointed chief editor of "Area - Architecture and Design Arts magazine" published now by Tecniche Nuove.

Giovanni Polazzi



Founding member of the studio, he graduated with top votes from the architecture faculty of the University of Florence in 1987. From 1978 until 1987 he collaborated with Professor Pierluigi Spadolini, his thesis advisor, both with his teaching and his design activities. In 2001 he completed his Ph.D. in Architectural Design and Town Planning at the University of Florence. He has combined his activities as an architect with an intense teaching activity, with various Italian universities including those of Genoa and Parma, where he has taught as professor under contract. Editor of the Area magazine, he has over the years conducted an intense work of in-depth research and critical reflection on the issues of architecture, publishing treatises and writings in books and magazines, in Italy and abroad. He holds the professorship of Architecture Workshop III at the architecture faculty of the University of Florence. He conducts research and critical reflection on the subject of architecture by publishing articles and holding lectures.

Silvia Fabi



Associated to Archea in 1999, she graduated with top votes from the University of Florence in 1997. In 2004 she completed her Ph.D. at the University of Genoa with a dissertation titled "The paradigm of non-linear architecture in the contemporary architectural production", with thesis advisor Aldo De Poli. After a series of experiences with national and international competitions, collaborating with the firms of Professor Loris Macchi and Professor Aurelio Cortesi, she began collaborating with Studio Archea in Florence in 1995; in 1999 she became a partner. She combines her research on architecture with studies within the context of criticism and theory, collaborating with the editing of the magazines Area and Materia, for which she writes articles. She also has numerous commitments as a teacher with the architecture faculties of the Universities of Florence, Genoa and Parma; in the academic year 2003-2004 she was appointed professor under contract at the latter, teaching architectural techniques within the context of the course in architectural design.

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CLEMENTE, FLORENCE**

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