

Ref. 2422 – **GOLF RESORT TODI**
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PROJECT FOR THE CREATION OF A GOLF RESORT FOR SALE NOT FAR FROM TODI, UMBRIA

Todi – Perugia – Umbria

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Total building area
 20,835 sqm

Bedrooms
 Up to 274

Total beds
 Up to 548

Bathrooms
 Up to 290

Total land
 78.3 ha

Golf course
 65.2 ha (18 holes)

In the hills of Todi, in the heart of Umbria, golf resort project for sale. The property for sale includes the entire project, which envisages the creation of an 18-hole golf course (about 65 ha in total), a large resort that could accommodate up to 548 guests (consisting of a real hotel and 22 villas located within the golf course) with an art gallery, wellness center, gym, two swimming pools (indoor/outdoor) and a restaurant.



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SUMMARY OF THE PROPERTY

REFERENCE #: 2422 – GOLF RESORT TODI

TYPE: project for a golf resort

CONDITIONS: to be built

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 20,835 square meters (224,185 square feet)

TOTAL ROOMS: up to 350

BEDROOMS: up to 274

TOTAL BEDS: up to 548

BATHROOMS: up to 290

GUEST AMENITIES: wellness center, restaurant, shops, conference hall, art and exhibition gallery, underground parking area, 18-hole golf course

MAIN FEATURES: project in approval phase, very convenient location close to the services, country house to be restored, panoramic view of Todi's historical center

TOTAL LAND: 78.3 hectares (193.5 acres)

GARDEN: to be landscaped

SWIMMING POOL: two (to be built)

ELECTRICITY: to be connected

WATER SUPPLY: to be connected + private lake

TELEPHONE: to be connected

ADSL: possible

GAS: to be connected

HEATING SYSTEM: to be installed

CLOSEST CITIES AND TOWNS

Closest amenities (3km; 5'), Todi (8km; 15'), Deruta (30km; 30'), Orvieto (43km; 1h), Perugia (48km; 45'), Assisi (65km; 55'), Tuoro sul Trasimeno (79km; 1h 5'), Cetona (80km; 1h 20'), Cortona (95km; 1h 20'), Montepulciano (110km; 1h 30'), Saturnia (113km; 1h 20'), Sansepolcro (113km; 1h 20'), Anghiari (119km; 1h 30'), Pienza (126km; 1h 50'), Rome (128km; 1h 45'), Siena (154km; 1h 55'), Florence (196km; 2h 25')

CLOSEST AIRPORTS

Perugia San Francesco (50km; 45'), Roma Ciampino (142km; 1h 40'), Roma Fiumicino (155km; 1h 45'), Ancona R. Sanzio (155km; 2h), Firenze A. Vespucci (214km; 2h 25'), Grosseto C. Baccarini (219km 2h 40'), Pisa G. Galilei (275km; 3h), Bologna G. Marconi (296km; 3h 15')

GOLF RESORT TODI

In the hills of **Todi**, in the heart of **Umbria**, **golf resort project** for sale. The property for sale includes the entire project, which envisages the creation of an **18-hole golf course** (about 65 ha in total), a large **resort** that could accommodate up to **548 guests** (consisting of a real hotel and 22 villas located within the golf course) with an art gallery, **wellness center**, **gym**, two swimming pools (indoor/outdoor) and a **restaurant**.

The **project is in the approval phase** by the municipal administration, however, there is the possibility of immediately building the golf course and renovating the existing farmhouse through a SCIA (*Segnalazione certificata di inizio attività*, a legal document that allows starting construction and/or renovation), in which case the municipal council is willing to bind the building availability of 64,000 cu.m for 5/10 years.

The property is located about 8 km from the historic center of Todi, clearly visible in the distance, and has the basic amenities in the nearby town (3 km; 5'). The location of the property would still be very convenient and close to the major art cities of **Umbria** (Deruta, Orvieto, Perugia, Assisi...) and to **Rome** (128km; 1h 45').

DESCRIPTION OF THE BUILDINGS

The project revolves around the **golf course**, the real heart of it all. The green will have an estimated area of 65.2 ha with a standard **18-hole course** (par 60-73). Portions of woodland will be left at the edge of the course and a small lake is also planned to add character to the property (with the possibility of purchasing a second one). The course will be served by **service areas** with bathrooms, changing rooms and offices (about 900 sqm – 9,684 sqft in total) and **parking spaces** for outside players (about 1,800 sqm – 19,368 sqft).

The actual resort will be located right in the middle of the course, in an elevated, panoramic position with a 360-degree view of the landscape and the historic center of Todi in the distance. The ambitious project includes the construction of a main building that will serve as a *de facto* hotel with **115 bedrooms** and **16 guest suites**. In addition to all this, the resort will have a large convention hall (between 500 and 800 seats), an **art gallery** in which to have exhibitions (both permanent and temporary), a **wellness center** with **gym** and two **swimming pools** (both indoor and outdoor), various **shops and boutiques** and finally a **restaurant**. Underground, therefore invisible and non-invasive, a large **car park** is also planned, which will be built at a ratio of one parking space (25 sqm) for every two potential guests.

A beautiful terraced park with a swimming pool and various shaded re-laxation areas will then be created around the structure, in which to spend summer days and relax after a golf session. Again, the overall surface area of the garden will be determined by the volume of the buildings (4 sqm of garden for every 100 cu.m built).

In addition to this, the golf course will be dotted with **twenty-two villas**, all of 142 sqm with two different layouts (two or three bedrooms).

Finally, also included in the property, is a **rural farmhouse** (650 sqm – 6,994 sqft) in need of renovation that could be used either as an additional guest accommodation or as a potential private residence near the farm.



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MAP OF THE PROPERTY













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