

LUXURY RESORT WITH 62 APARTMENTS FOR SALE ON THE TUSCAN COAST, SCARLINO

Scarlinto – Grosseto – Tuscany



Interiors
4,200 m²

Bedrooms
71

Bathrooms
53

Total land
5.4 ha

Swimming pool
25 × 14 m

In the heart of the most authentic Tuscan Maremma, immersed in a landscape of extraordinary beauty, between Mediterranean scrub hills and a short distance from the Gulf of Follonica and the renowned Cala Violina, is this charming resort. The property features 62 independent apartments (a total of 71 bedrooms) of various sizes, each equipped with a patio and private garden, designed to guarantee guests privacy, comfort, and an authentic contact with the surrounding landscape. The complex extends over approximately 5.4 hectares of private land, enriched with olive trees, cork oaks, and majestic centuries-old oaks, offering an oasis of tranquility perfectly integrated into the surrounding landscape.

SUMMARY OF THE PROPERTY

REFERENCE #: 3029 – RESORT POSIDONIA

TYPE: resort

CONDITIONS: restored

LOCATION: hilly, panoramic

ACCESS: excellent, paved road

INTERIORS: 4,200 square meters (45,192 square feet)

TOTAL ROOMS: 177

BEDROOMS: 71

BATHROOMS: 53

ANNEXES: several residential buildings

MAIN FEATURES: restaurant, guest apartments, wooden beams, parquet flooring, photovoltaic system, porches, tree-dotted park, swimming pool, tennis court, covered parking spaces

EXTERIOR: 5.4 hectares (13.3 acres)

GARDEN: yes, well maintained

SWIMMING POOL: 25 × 14 m

ELECTRICITY: already connected + photovoltaic system

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: no, all electric

ENERGY CERTIFICATE: **A1** (EP_{gl, nren} = 95.12 kWh/m²year)

HEATING SYSTEM: fan coils + radiators

CLOSEST CITIES AND TOWNS

Scarlino (3km; 5'), Follonica (8km; 10'), Punta Ala (20km; 20'), Vetulonia (20km; 25'), Castiglione della Pescaia (22km; 25'), Piombino (40km; 35'), Grosseto (40km; 35'), Bolgheri (60km; 40'), Montalcino (90km; 1h 10'), Saturnia (95km; 1h 30'), San Gimignano (95km; 1h 45'), Volterra (102km; 1h 20'), Siena (110km; 1h 20'), Florence (175km; 2h 10')

CLOSEST AIRPORTS

Grosseto C. Baccarini (45km; 35'), Pisa G. Galilei (120km; 1h 10'), Firenze A. Vespucci (175km; 2h 5'), Roma Fiumicino (215km; 2h 20'), Roma Ciampino (235km; 2h 40'), Bologna G. Marconi (265km; 3h)

RESORT POSIDONIA

In the heart of the most authentic **Tuscan Maremma**, immersed in a landscape of extraordinary beauty, between Mediterranean scrub hills and a short distance from the **Gulf of Follonica** and the renowned **Cala Violina**, is this charming **resort**.

The property enjoys a strategic position that allows easy access to some of the most famous destinations in **Tuscany**, including Siena, Florence, Pisa, and San Gimignano, as well as suggestive medieval villages, natural reserves, and unspoiled beaches that characterize this unique territory.

The complex extends over approximately **5.4 hectares of private land**, enriched with olive trees, cork oaks, and majestic centuries-old oaks, offering an oasis of tranquility perfectly integrated into the surrounding landscape. The accommodation structures are harmoniously distributed along the hillside profile and include a characteristic stone villa intended for management and welcoming activities, a large building dedicated to catering with a restaurant, bar, and market, as well as technical and service areas functional to the management of the facility.

The resort features **62 independent apartments** (a total of 71 bedrooms) of various sizes, each equipped with a patio and private garden, designed to guarantee guests privacy, comfort, and an authentic contact with the surrounding landscape.

Characterized by an elegant Tuscan-style architecture, with traditional materials and carefully studied details, the resort naturally fits into the environmental context, enhancing the authentic charm of the Maremma countryside.

Completing the property is a splendid **panoramic 25 × 14 m swimming pool** with a hydro-massage area and solarium, an arena, a **tennis court**, and several carports each equipped with photovoltaic panels. In the evening hours, the subdued lighting and reserved atmosphere make this place particularly suggestive, providing guests with a truly relaxing and charming experience.

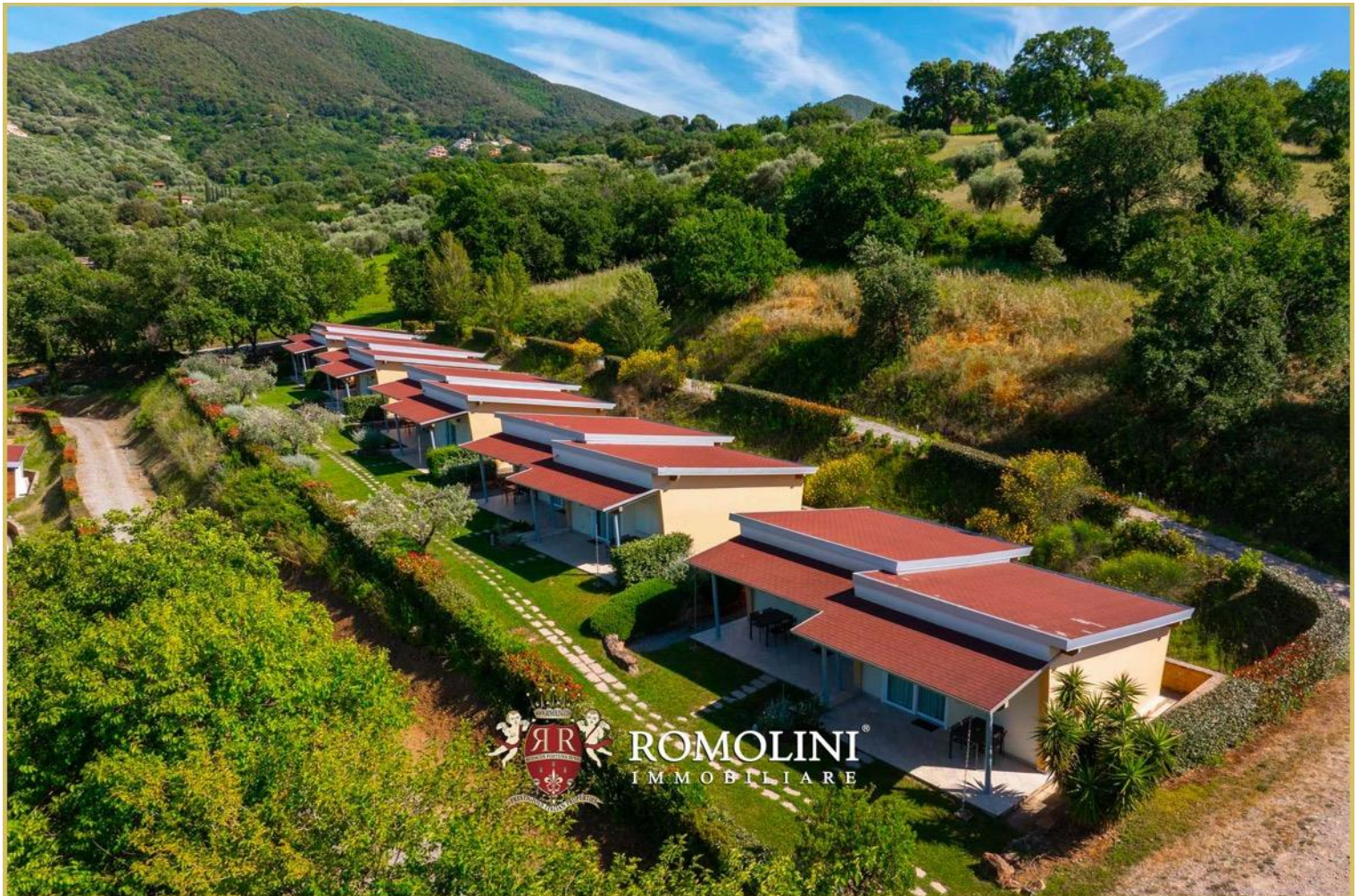
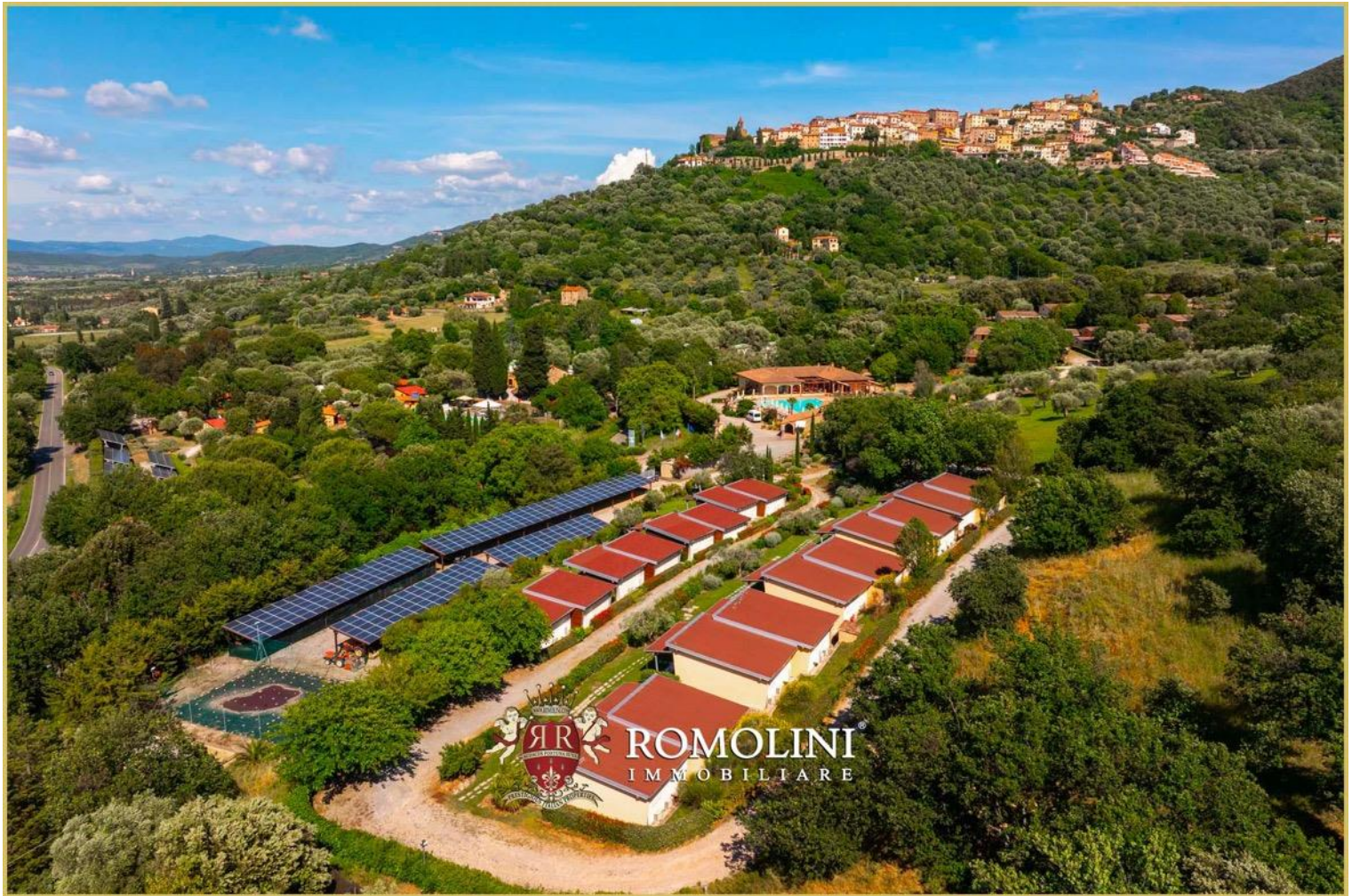
Of particular interest is the already **approved project** that covers about 25,000 m² of the property and foresees the realization of an **additional 90-100 housing units** of different sizes and types, offering an important opportunity for enhancement and development for investors and operators in the tourist-hospitality sector.





































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