**Coldwell Banker Forte dei Marmi**
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# Land for Sell in Santa Luce

via monteforti, Pisa, 56040 (PI)

2.950.000€

## Contact info

Coldwell Banker Forte dei Marmi

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# Description

DEVELOPMENT PROJECT hotel tourist accommodation settlement on the Tuscan coast of 4,500 square meters of gross surface area and 100 beds, with recovery of the existing village and additional volumes with naturalistic environmental characteristics and historical context, located on a property of about 190,000 square meters. (19 hectares). Optimal and strategic position for the distance from the Tyrrhenian sea coast 30km, from the international airport of the city of Pisa 30 km and 50 km from the international airport of the city of Florence. Castagneto Carducci and the Bolgheri Wine Route 50 Km.

In detail, the project proposes to allocate the entire area to this function, envisaging the complete restoration of the village (of about 1300 square meters of total computable SUL) in the forms and materials most faithful to its history and the creation of new cubic spaces in a distinctly separate area up to to be able to reach a minimum of urban planning and accommodation standards that provide for 4,500 square meters of GALL and 100 beds.
This will make it possible to create a high-level structure that hosts non-modular but rather characteristic accommodations with a prevalent typology of two or triple bedrooms and services. It is foreseeable the presence of a swimming pool, gym, reception, relaxation areas, restaurant and bar and all the necessary service areas.
The viability and the historical path will remain intact and indeed wellness paths characterized by medicinal plants will be added that will also surround a new bio-pool in the north-west area in direct visual and sensorial contact with the natural environment and the surrounding landscape.

The assets are located in the province of Pisa in the municipality of Santa Luce, Monteforte locality.
Currently the Borgo di Monteforti consists of several ruined buildings, which are divided into several levels in relation to the level of the foundation layer: basement, ground floor, first floor and in isolated cases second floor, for a total area of about 1300 square meters. also calculating entities almost completely lost but philologically reconstructable from the examination of historical, cadastral and cartographic documentation.

Total sizing predictions:
– ON 4.500 sqm
– Sleeps 100 units

Detailed sizing forecasts:
– for accommodations on 3,500 square meters
– for service and administration rooms on 400 square meters
-for Catering Bar SUL. 300 square meters
-for Gym Relaxation Areas ON 200 sqm

Land owned: about 190,000 square meters.

List of plots of land in the Municipality of Santa Luce in the locality of Monteforte and in the locality of Pietra or Sassi Bianchi:
– square plot of land with various crops with a total cadastral area of 19,730 square meters
– plot of land with various crops of irregular shape with a total cadastral area of 24,150 square meters
– trapezoidal vineyard plot of land with a total cadastral area of 2,200 square meters
– plot of land with various crops of irregular shape with a total cadastral area of 24,780 square meters
– plot of land with various crops of irregular shape with a total cadastral area of 88,680 square meters
– Plots of land, adjacent to the Historic Village, with a total cadastral area of approximately 34,000 square meters.

* For privacy reasons, the address in the card is indicative and the property is located nearby – Coldwell Banker Exclusive Sale *

# Details

Property ID: CBI082-1110-129642

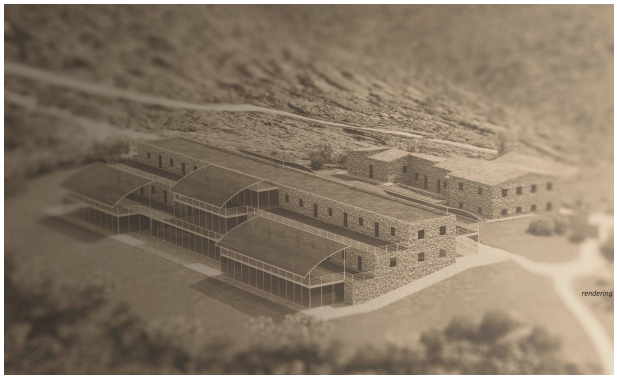
Surface: 194500.00 m²

# Nearby

- Gyms
- Wellness Centers
- Soccer Fields
- Sports Complexes
- Tennis Courts
- Bike Paths
- Playgrounds
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- High Schools
- Cafes / Bars
- Post Offices
- Shopping Centers
- Municipal Offices / Town Halls

# Images

mappa stradale con individuazione comune di santa luce
distanza da
livorno km 35
pisa km 40
firenze km 96
siena km 118
roma km 310
milano km 325


rendering

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