

**THE LOCATION** In one of the most appealing areas of Tuscany in Castiglione della Pescaia between Punta Ala and the Argentario, the residence is located inside a private park of 25,000sq.m. with green areas and a splendid Mediterranean garden, eight hundred meters from the sea and easily reached on foot. The historic city centre of Castiglione della Pescaia is little more than 2km away, the Grosseto railway station is 25km away and Pisa airport 136km away. This is an exclusive tourist destination of the Maremma which is perfect for those who love a holiday with freedom to look for tranquillity and relaxation in a setting of the sea, beach and nature.

**THE STRUCTURE** The 98 apartments are in a central building and spread over three levels in close proximity to the main services with a view of the part or towards the panorama where from high you can enjoy the enchanting view of the sea. Some apartments are in the small buildings spread around the green areas and these may be ground floor or first floor.

**THE APARTMENTS** All the apartments are functionally furnished and have a small furnished terrace or patio, corner kitchen with dishes and crockery, services with a bath or shower and hairdryer, satellite TV, air conditioning, Wi-Fi (only in Type A, C, D).

#### **Classic Apartments**

are functionally furnished 3\* category (not renovated)

**One-bedroom Classic apartment 2+2 places Type A:** (30sq.m. + small terrace), lounge with corner kitchen and a French style sofa bed, bedroom with double bed, a small terrace with a small table, chairs and awning.

**Two-bedroom Classic apartment 4+2 places Type B:** (60sq.m.+ small terrace), lounge with sofa bed, kitchen, double bedroom, small bedroom with two single beds, a small terrace with a small table, chairs and awning.

#### **Comfort Apartments 4\* category**

Completely renovated, Comfort Apartments offer accommodation in a 4\* category residence formula with modern furniture and furnishings.

**One-bedroom Comfort Apartment 2+2 places Typ C:** 30sqm + small terrace - living room with kitchenette, sofa bed, bedroom with double bed, small terrace equipped with table, chairs and awning.

**Two-bedroom Comfort Apartment 4+2 places Typ D:** 60sqm + small terrace - living room with kitchenette, second living area with sofa bed, two double/twin bedrooms, two bathrooms, double independent entrance, small terrace equipped with table, chairs and awning.

**EQUIPMENT** In the residence's central building there are: the reception, hall with big lounge, reading room and TV, 2 swimming pools, one of which is for children, an equipped solarium, pool bar, minimarket, laundry area with token operated washing machines, a small playground, a tennis court and multipurpose field, unattended inner parking.

**ENTERTAINMENT** planned from 25/6 to 02/9 with the theme of the village, entertainment and sporting tournaments. For the younger guests (from 4 to 12 years of age) there is a "Mini Club" and a baby dance at set times.

For an extra charge: bicycle hire and use of the tennis court.



**IT IS TO BE CONSIDERED THAT** the structure is recommended for families with young children who are looking for a relaxing and quiet holiday.

### THE SERVICES

Reception;

Credit cards accepted: Carta-Si, MasterCard, Visa, ATM;

Safe (at reception at set times);

Programme for the main excursions in the location and mini cruises;

Free Wi-Fi (in the common areas and the Type A double units);

Restaurant Pizzeria with the possibility of buying half board on site;

Bar Swimming pool;

Minimarket;

Laundry area;

Pharmacy and medical service in Castiglione della Pescaia –2 km.

### Weekly Rates – 2022

Periods	CLASSIC			COMFORT		
	Type A1 2 places	Type A 2+2 places	Type B 4+2 places	Type C1 2 places	Type C 2+2 places	Type D 4+2 places
A 21/05 - 27/05	553	623	931	693	763	1.071
B 28/05 - 17/06	693	763	1.113	833	903	1.253
C 18/06 - 24/06	833	903	1.253	973	1.043	1.393
D 25/06 - 08/07	1.043	1.113	1.505	1.260	1.330	1.855
E 09/07 - 29/07	1.246	1.316	1.680	1.505	1.575	2.093
F 30/07 - 05/08	1.316	1.386	1.764	1.673	1.743	2.205
G 06/08 - 12/08	1.498	1.568	1.960	1.869	1.939	2.450
H 13/08 - 19/08	1.645	1.715	2.205	2.086	2.156	2.660
F 20/08 - 26/08	1.316	1.386	1.764	1.673	1.743	2.205
D 27/08 - 02/09	1.043	1.113	1.505	1.260	1.330	1.855
C 03/09 - 09/09	833	903	1.253	973	1.043	1.393
B 10/09 - 16/09	693	763	1.113	833	903	1.253
A 17/09 - 16/10	553	623	931	693	763	1.071

\*(Rates in Euro)

**Rates includes:** the rent of the apartment for a maximum number of people indicated, VAT, electricity and water, bed and bath linen with weekly change (beach towels are not provided) , final cleaning (cooking area not included, must be left clean by the guests), technical and tourist assistance.

**Baby cot and high chairs 0/3 years € 5,00 per Day**, to be booked when making the reservation (available until sold out).





**Residence Park  
SOLEMAREMMA – RTA\*\*\*\***

Via Toscana s.n.c. — Loc. Valle Cannucce  
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**Beginning / End of the stay:** Friday/Friday, Saturday/Saturday or Sunday/Sunday; in all periods, on request, stays of 10 or 11 nights with beginning/end on saturday and/or on tuesday; stays of minimum 3 nights possible until 24/6 and as from 11/9. **Arrival from 5.00 pm, check-out by 10.00 am.**

**Parking details:** included private parking, outdoor with one car park for every accommodation unit. (It is unattended).

**Pets** not allowed.

**Visitors' tax:** to be paid at check-in, from from 16 years.

**OUR PLUS:**

**“prices without added costs”**

**“Special Free Entertainment (from 25/6 to 02/9)”**

**SPECIAL OFFERS:**

**Advance Booking 30/04/21:** With a minimum stay of 3 nights, 10% reduction (the offer follow disponibility);

