



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

Via Toscana s.n.c. – Loc. Valle Cannucce
58043 – Castiglione della Pescaia GR
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THE LOCATION In one of the most appealing areas of Tuscany, in Castiglione della Pescaia, between Punta Ala and Argentario, the residence is located inside a private park of 25,000sq.m. with green areas and a splendid Mediterranean garden, eight hundred meters away from the sea and easily reached on foot. The historic city centre of Castiglione della Pescaia is little more than 2km away, Grosseto railway station is 25km away and Pisa airport 136km away. This is an exclusive tourist destination in 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 to the park or towards the panorama where from the top 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 on ground floor or first floor.

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

Classic Apartments 3* category- simply and functionally furnished (*not renovated*)

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

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

Comfort Apartments 4* category

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

Comfort Studio: (22sqm + small terrace) living/sleeping area with double bed, kitchenette, bathroom and double entrance. (*Ground floor only*)

One-bedroom Comfort Apartment 2+2 places Typ C: 30sqm + 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 + two terraces - 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.

Superior Apartments (New 2022)

Recently renovated, with sea view, they enjoy even greater livability and offer services that fully satisfying the requirements of even the most demanding guests.

One-bedroom Comfort Superior Apartment 3+2 places type E: (40 sqm + terrace) on 2 levels , downstairs living room with kitchenette, sofa-bed, upstairs bedroom with double bed, loft with single bed , double 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 washing machines and dryers, a small playground, 2 tennis courts and multipurpose field, unattended inner parking.



ENTERTAINMENT planned from 24/06 to 08/09 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, C,D, E)

Restaurant Pizzeria with possibility of take away

Bar Swimming pool;

Minimarket;

Laundry area;

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

WEEKLY RATES - 2023

Periods	CLASSIC			COMFORT		
	Bilocale 2 Places Type A1	Bilocale 2+2 Places Type A	Trilocale 4+2 Places Type B	Bilocale 2 Places Type C1	Bilocale 2+2 Places Type C	Trilocale 4+2 Places Type D
A 20/05 - 26/05	567	637	931	749	833	1.176
B 27/05 - 16/06	714	784	1.113	903	987	1.372
C 17/06 - 23/06	854	924	1.288	1.057	1.141	1.533
D 24/06 - 07/07	1.092	1.162	1.554	1.421	1.505	2.065
E 08/07 - 28/07	1.302	1.372	1.785	1.673	1.757	2.303
F 29/07 - 04/08	1.386	1.456	1.960	1.827	1.911	2.485
G 05/08 - 11/08	1.575	1.645	2.240	2.044	2.128	2.765
H 12/08 - 18/08	1.743	1.813	2.660	2.289	2.373	3.213
F 19/08 - 25/08	1.386	1.456	1.960	1.827	1.911	2.485
D 26/08 - 01/09	1.092	1.162	1.554	1.421	1.505	2.065
C 02/09 - 08/09	854	924	1.288	1.057	1.141	1.533
B 09/09 - 15/09	714	784	1.113	903	987	1.372
A 16/09 - 14/10	567	637	931	749	833	1.176

^(Rates in Euro)





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Beginning / End of the stay: Minimum stay 3 nights , possible until 23/06 and as from 09/09(prices in pro rata)
Weekly stays with arrivals and departures Friday, Saturday, Sunday and Monday ; in all periods, on request,
stays of 10 or 11 nights with beginning/end on saturday and/or on Tuesday

Check in from 5.00 pm, check-out by 10.00 am.

Rates includes: rent of the apartment for a maximum number of people indicated, VAT, electricity and water,
bed and bathroom linen changed weekly (beach towels and kitchen linen are not provided) , final cleaning
(cooking area and dishes are not included, must be left cleaned by the guests), use of the pools, private
parking unattended, outdoor with one parking place for each accommodation unit, technical and tourist
assistance

Please Note: for the **Comfort Studio 2 places Type M** the price applied is of the One-bedroom Classic
apartment 2 places Type A1.

The price of **Comfort Superior Apartment 3+2 places Type E** is calculated with a supplement of 20% on the
price of **One-bedroom Comfort Apartment 2+2 places Typ C**

Baby cot : 0/3 years **€ 5,00 per Day**,(including sheets for the cot), to be booked when making the reservation
(available until sold out).

Pets not allowed.

Visitors' tax: to be paid up on arrival, from from 16 years € 2,40 per person , per night, (maximum 14 nights)

OUR PLUS:

**“prices without added costs”
“Special Free Entertainment (from 24/06 to 08/09)”**

SPECIAL OFFERS:

Advance Booking 30/04/23: With a minimum stay of 3 nights, 10% reduction (the offer follow disponibility);

