



THE ESTATES
at SAN MARTINO

LUXUS DEVELOPMENTS



LUXURY ISN'T A DESTINATION

— IT IS A DEPARTURE

*WHERE ONE'S
STANDARD OF
SUCCESS IS
NO LONGER A
MEASURE OF
PROSPERITY—*

*BUT ONE OF
PURPOSE*



*BECAUSE THE
G R E A T E S T
M O M E N T S I N
L I F E A R E N O T
T H E O N E S W E
D I S P L A Y —*

*T H E Y A R E
T H O S E T H A T W E
D I S C O V E R*





IT IS LESS ABOUT TRAVELING FAR —

AND MORE ABOUT TRAVELING HOME

*WHERE THE
ESCAPE
FROM THE
MUNDANE*

*IS
IN THE
EVERYDAY*





TENDING A GARDEN



TO GROW A LEGACY



PREPARING A MEAL



TO FEED THEIR CURIOSITY



EXPLORING THE TERRAIN



TO FIND ONESELF



AND

WHERE

SETTLING

INTO

THE

QUOTIDIAN

MEANS

YOU'VE

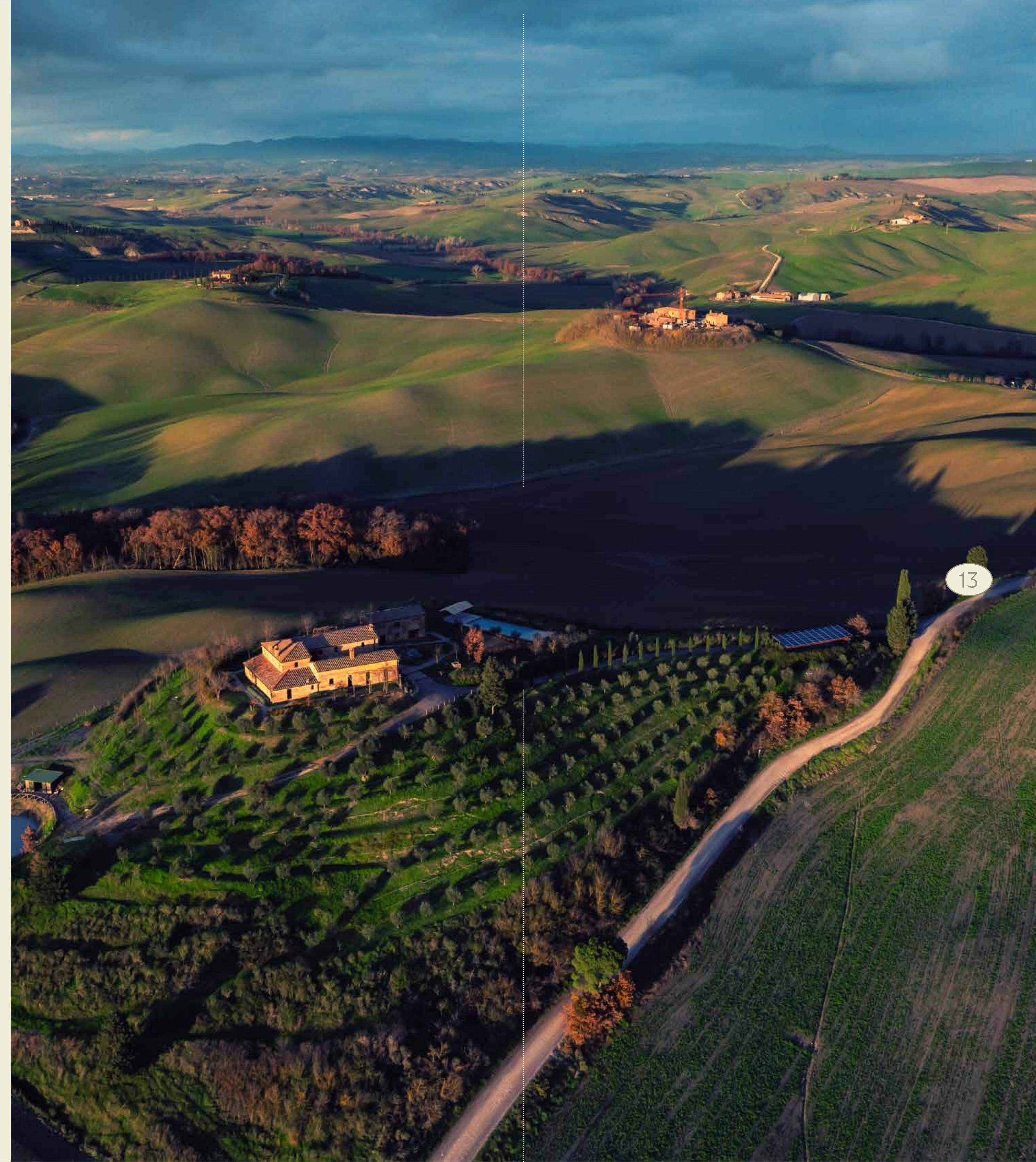
ARRIVED



An aerial photograph of a Tuscan estate during the golden hour of sunset. The scene features rolling hills, a large stone building complex, a swimming pool, and a long driveway lined with cypress trees. The word "TUSCANY" is written in a white, elegant serif font across the center of the image. The sky is filled with soft, wispy clouds, and the overall atmosphere is serene and picturesque.

TUSCANY

Luxus Developments has identified a unique opportunity to acquire a series of contiguous residential parcels and develop an exclusive branded residence club in the heart of Tuscany. We will offer a select number of buyers the unique opportunity to fulfill their dream of restoring their own home in Tuscany. Buyers will be treated to the charm and history of an authentic farmhouse in Tuscany, but one that has been upgraded to the most modern, first-class standards. These lucky few will enjoy the privacy and exclusivity of a Tuscany lifestyle, while having access to a curated services and amenities.





THE GROUNDS

Centering around a historic castle, residents will benefit from amenities and services provided by a trusted, 5-star hotel and residence brand. The development will offer an extensive range of amenities, and the community will be anchored by a working, organic farm that will provide owners with a world-class farm-to-table food and beverage experience.

THE HOMES

Each home will be a freestanding, organic farm, complete with olives, grapes, cereals, fruit, vegetables and herbs, which is exactly how these estates were managed for the centuries they were occupied. The development will reconnect owners and guests with the land, and restore the community to its more natural state.





*A
DISTINGUISHED
WELCOME
HOME*

The arrival begins through a residential gated drive graced by a unique crest designed for each original owner family – a physical mark of legacy and the creation of a new Tuscan tradition.





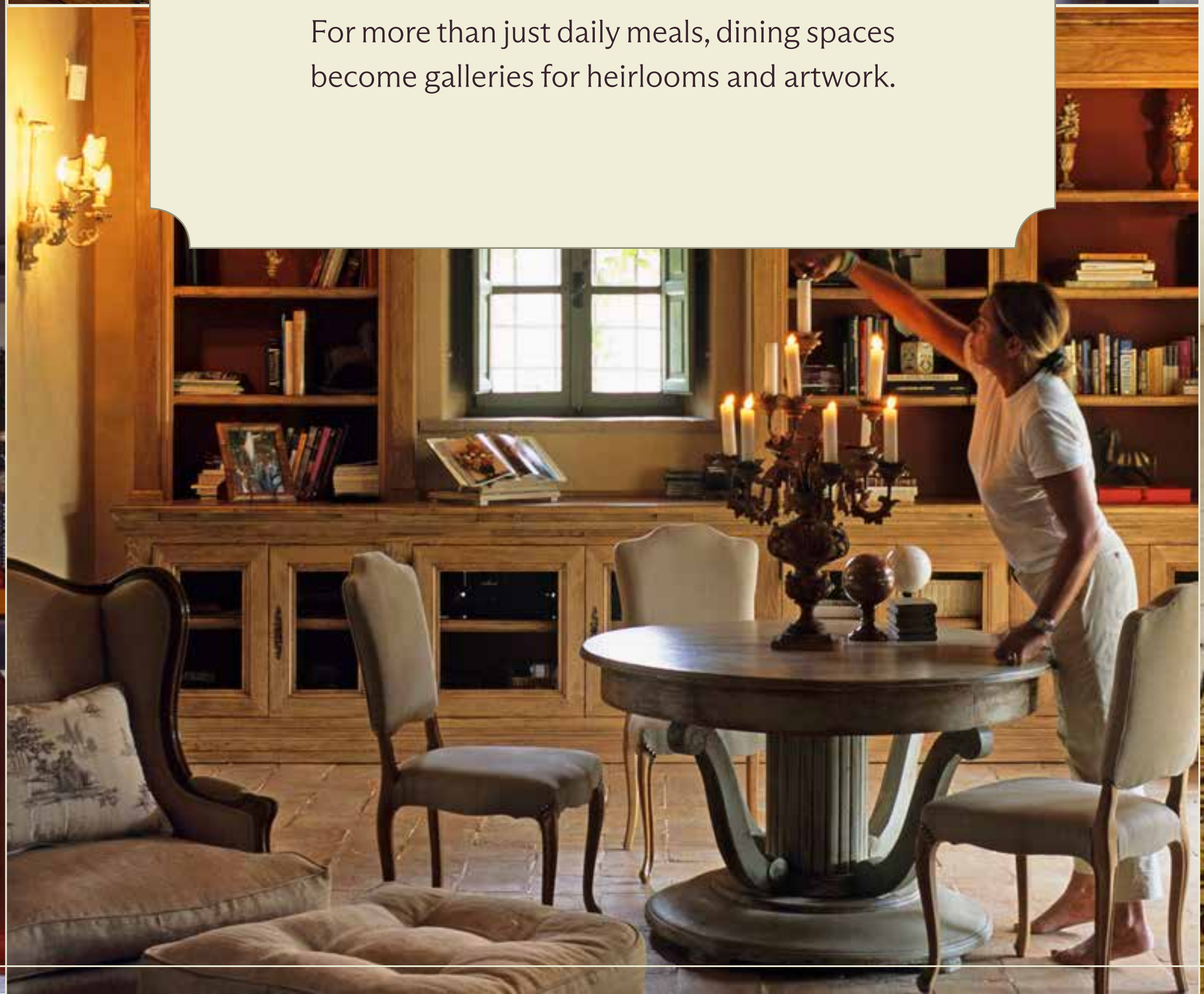
*A PLACE TO GATHER & COOK, to TASTE &
LEARN, and TO IMMERSE IN LOCAL, SEASONAL
FLAVORS & HOME-GROWN PRODUCE.*

Well-appointed Chef's Kitchens feature modern appliances and a traditional Forno oven. Each is designed as the heart of the home — perfect for family meals, cooking lessons, and to invite a chef to create a personal dining experience.





DINING ROOMS
For more than just daily meals, dining spaces become galleries for heirlooms and artwork.





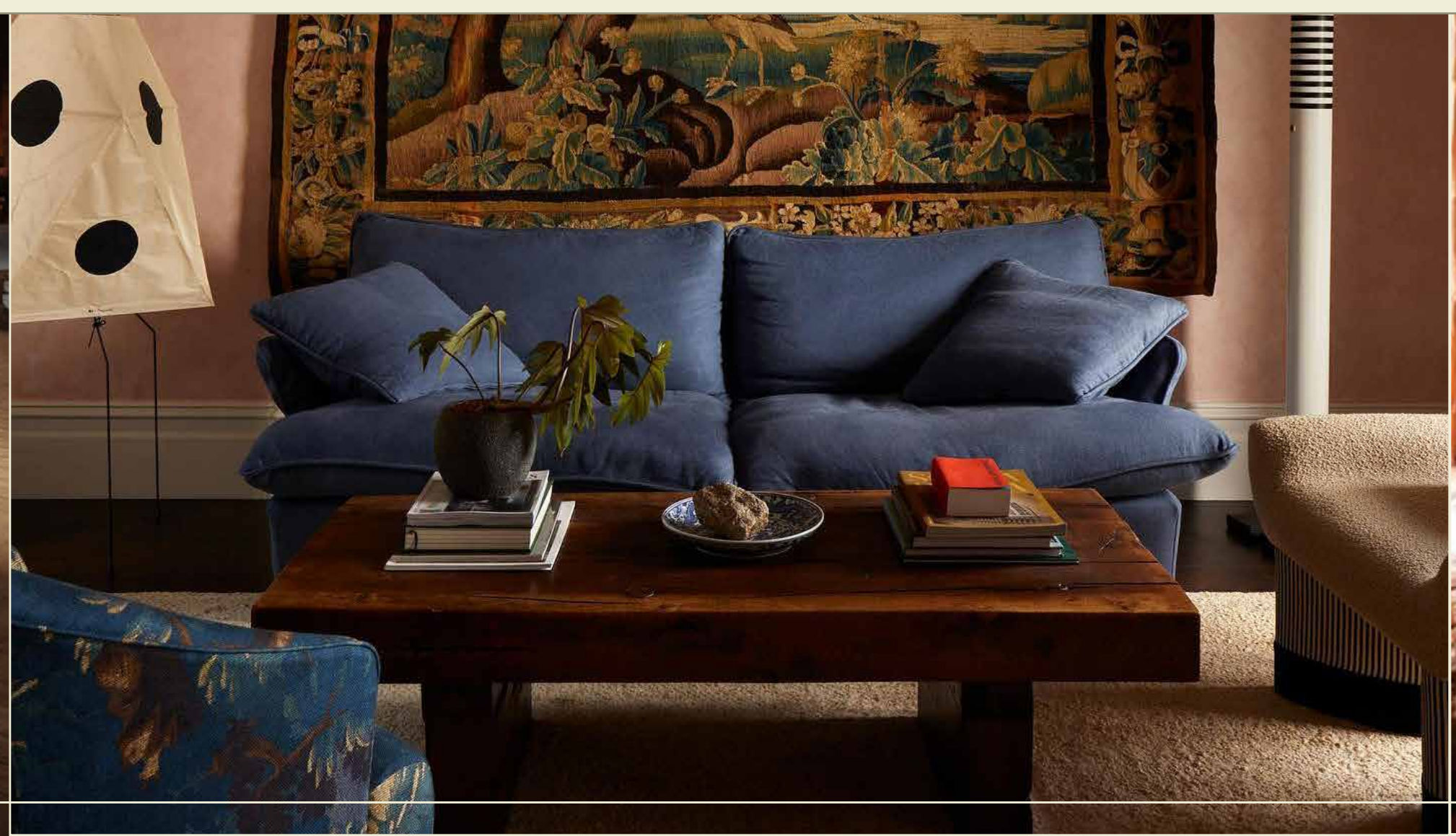
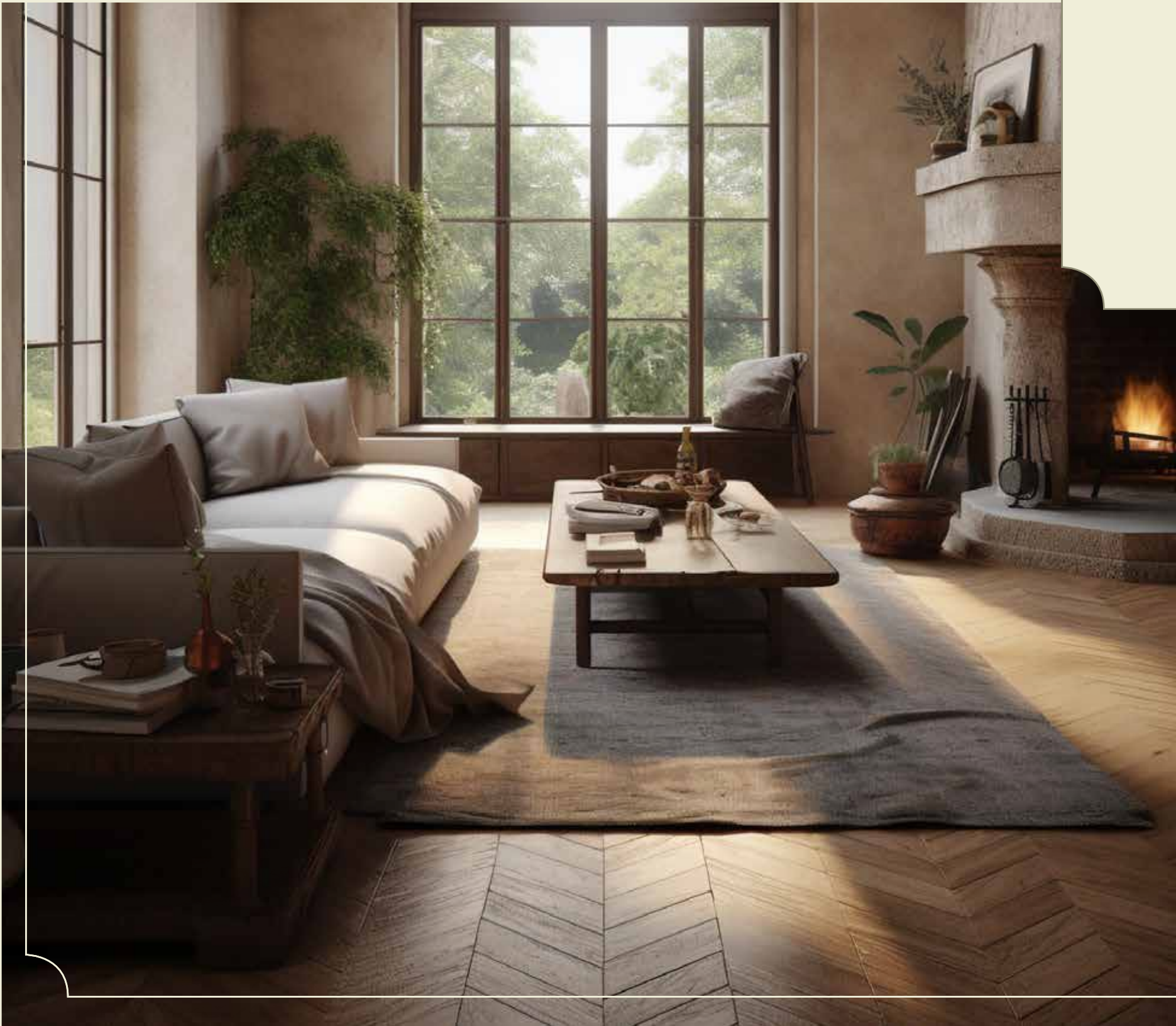
*PRIVATE WINE CELLARS and HOME BARS
are EQUIPPED WITH TEMPERATURE and
HUMIDITY CONTROLS*





*THE HEART of the HOME CENTERS at
ITS HEARTH — A PLACE TO DISPLAY LIFE'S
ARTIFACTS and to CURATE A SENSE OF HOME.*

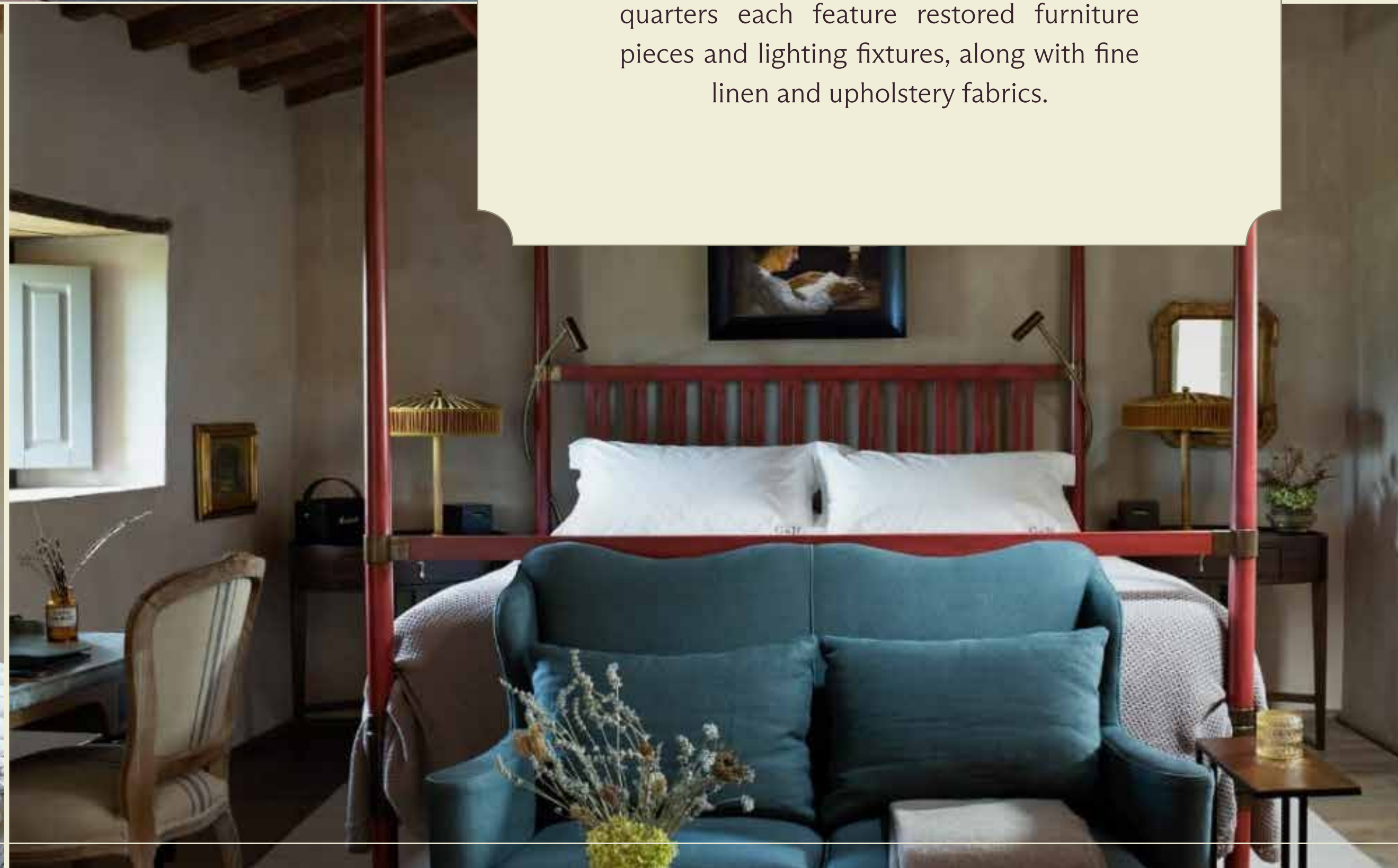
Spacious indoor living areas create warm spaces to gather, with restored traditional fireplaces and walls and curios for personal collections and family mementos.

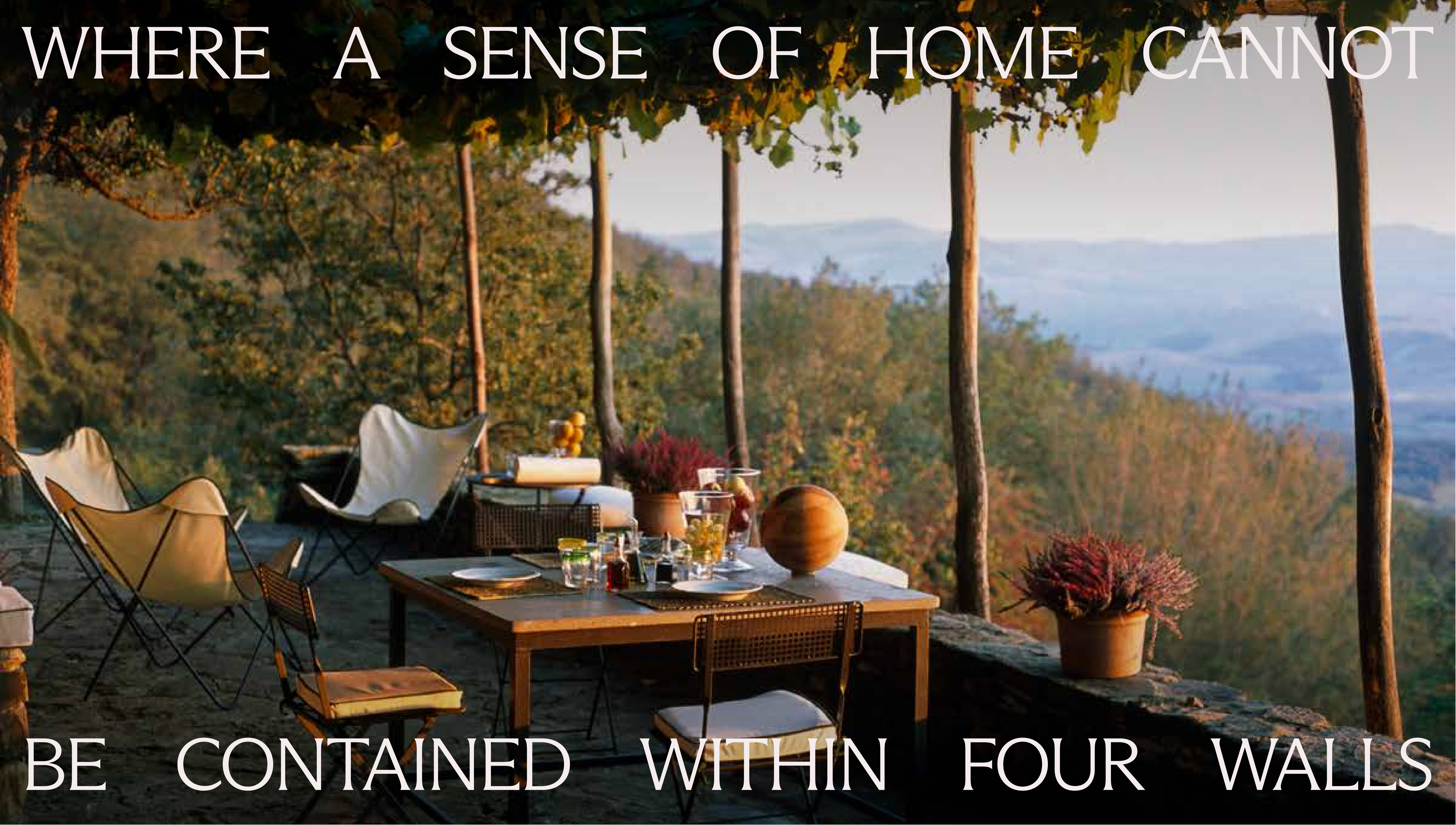




THE BEDROOMS

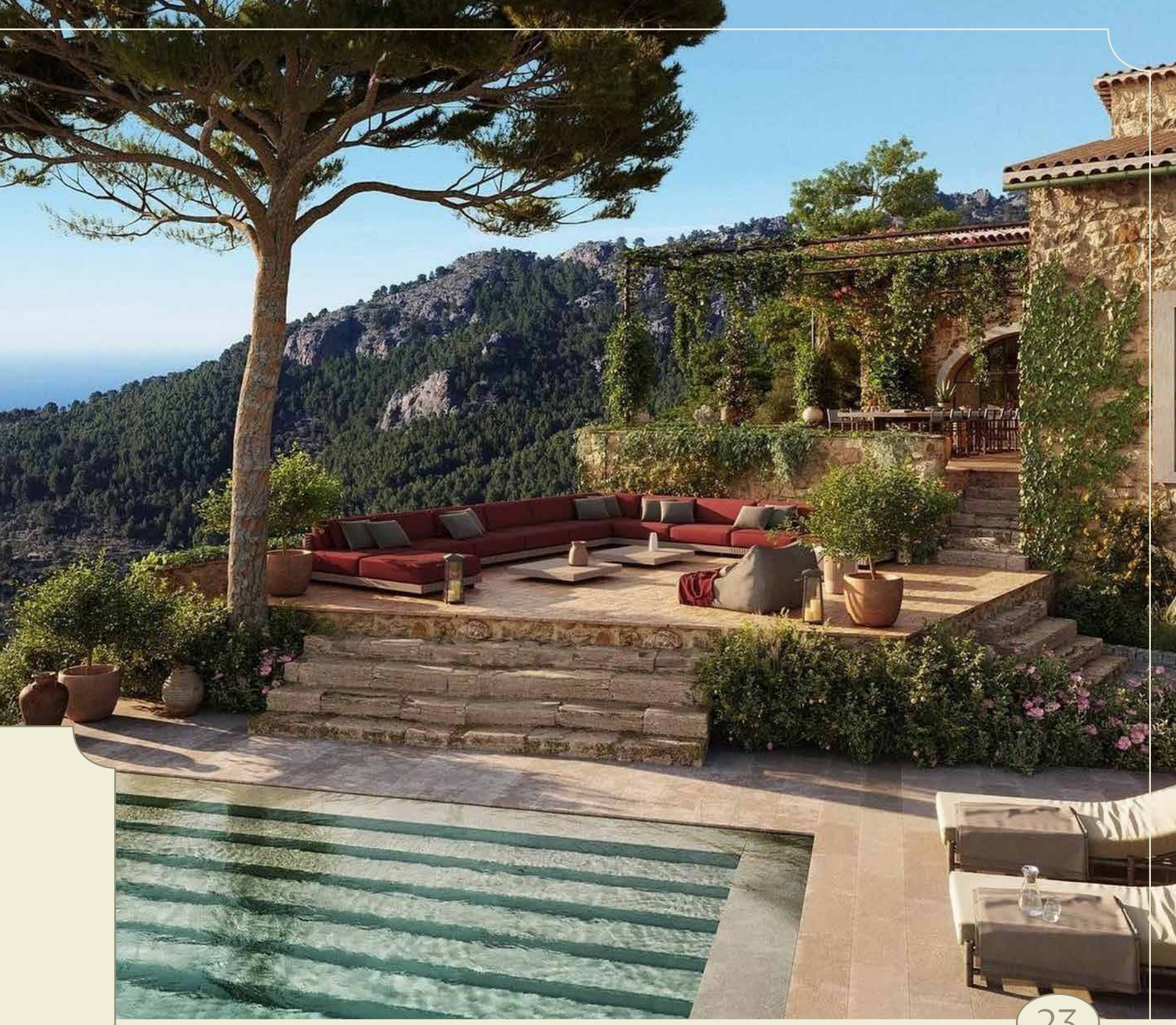
Preserving classical context, sleeping quarters each feature restored furniture pieces and lighting fixtures, along with fine linen and upholstery fabrics.





WHERE A SENSE OF HOME CANNOT

BE CONTAINED WITHIN FOUR WALLS



*EXPANSIVE OUTDOOR LIVING
INVITES PICTURESQUE AL FRESCO DINING
and LOUNGING OVERLOOKING the
TUSCAN COUNTRYSIDE.*







*...AND SITS ON FIVE-TO-TEN ACRES of
TRADITIONAL TUSCAN LANDSCAPING, with
OLIVE, CYPRESS, AND FRUIT TREES.*

Every home has a recognized Agroturismo designation, offering owners a wealth of fresh, local produce and preserving the unique Tuscan landscape and way of life.



THE GROUNDS

The historic surrounding village will be meticulously restored to preserve their heritage and architectural beauty while offering a rich collection of amenity spaces to serve as the heart's center of our residential community.





THE HEART OF SAN MARTINO

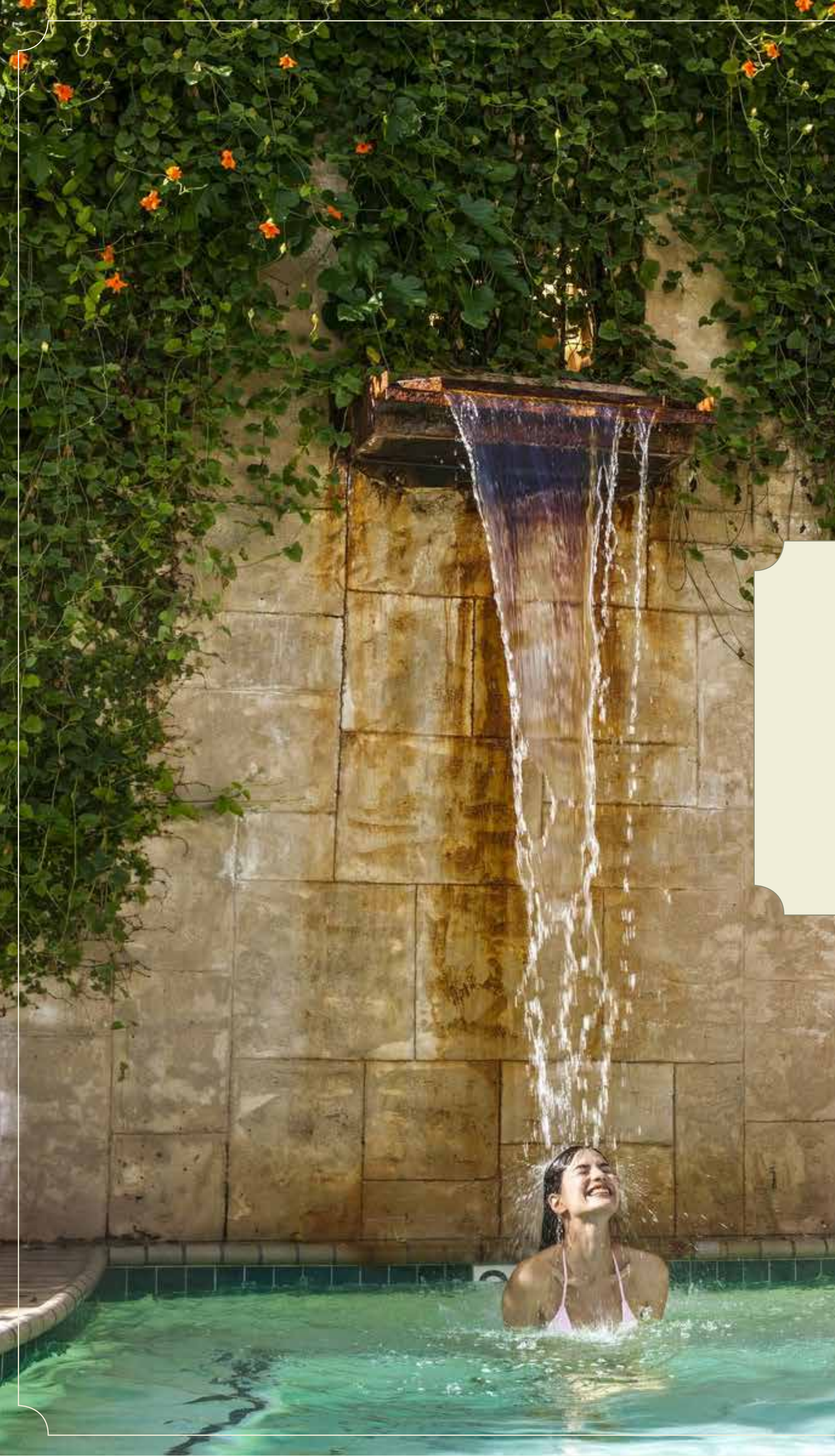
IS IN THE COMPANY WE KEEP





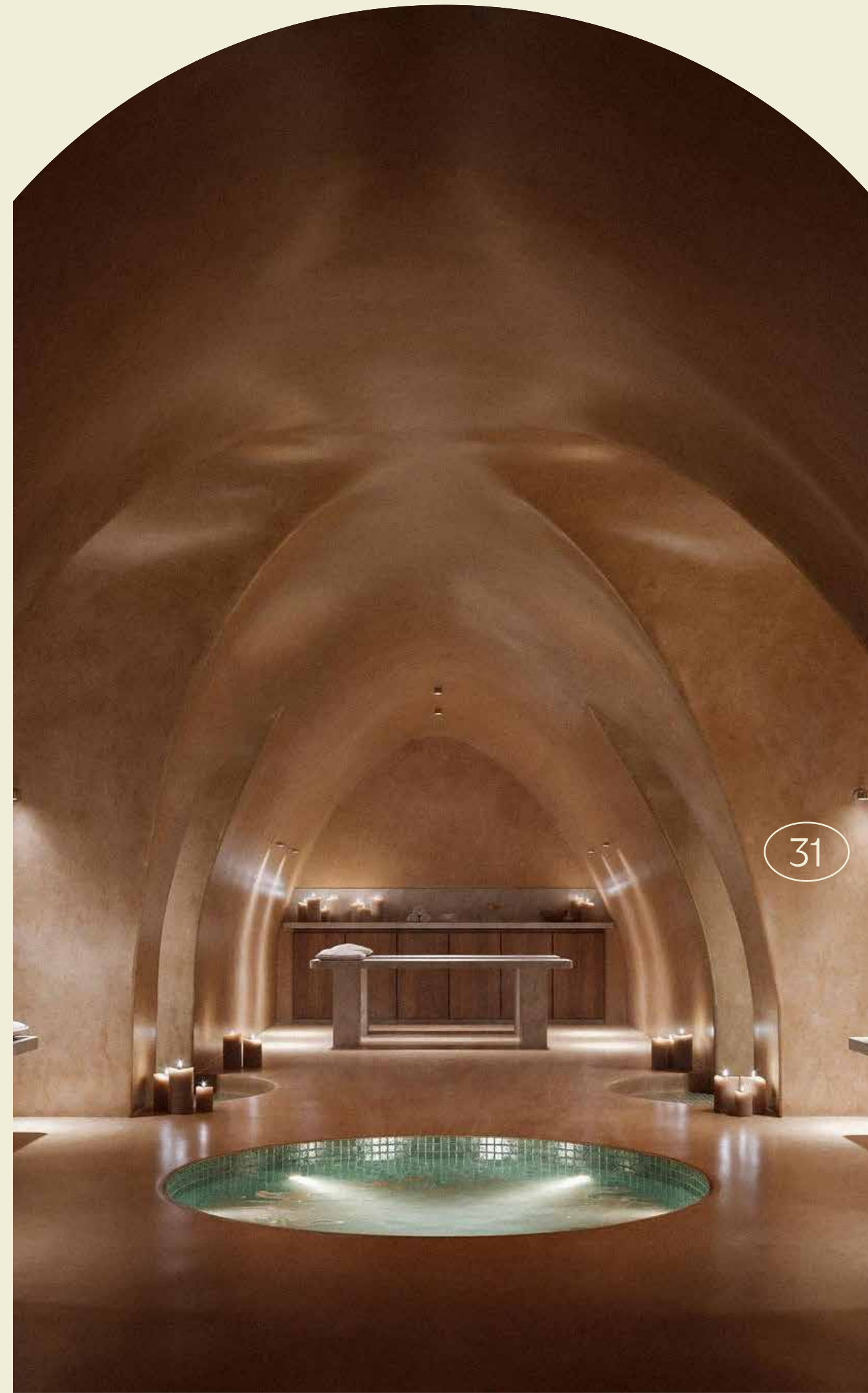
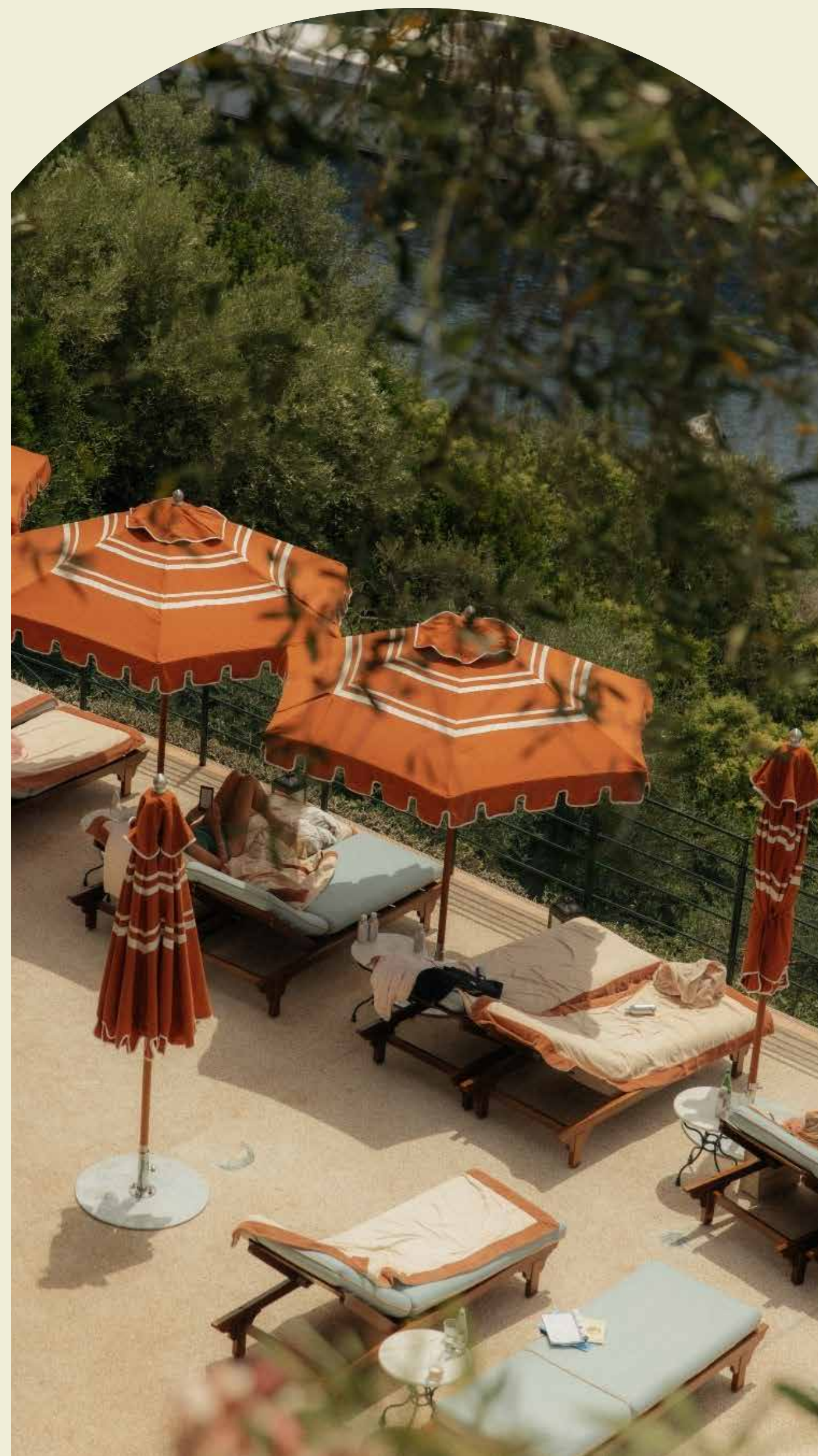
A BACKDROP for a GOOD TIME

Spectacular indoor and outdoor event spaces include romantic architectural ruins, panoramic vistas and private spaces within the Castle at San Martino. With expansive amenities, grounds and culinary experiences, every event becomes a momentous occasion.



A SPA-INSPIRED SALTWATER INFINITY-EDGED POOL is set AMONGST BEAUTIFULLY LANDSCAPED GARDENS





*THE BATHS balance LEISURE WITH WELLNESS,
with a SPRAWLING IN-TO-OUTDOOR POOL,
HYDROTHERAPY SUITE and SERVICED SPA.*



THE FITNESS CENTER



THE TENNIS COURTS



EQUESTRIAN



VINTAGE CAR GARAGE



PRIVATE TRUFFLE RESERVE



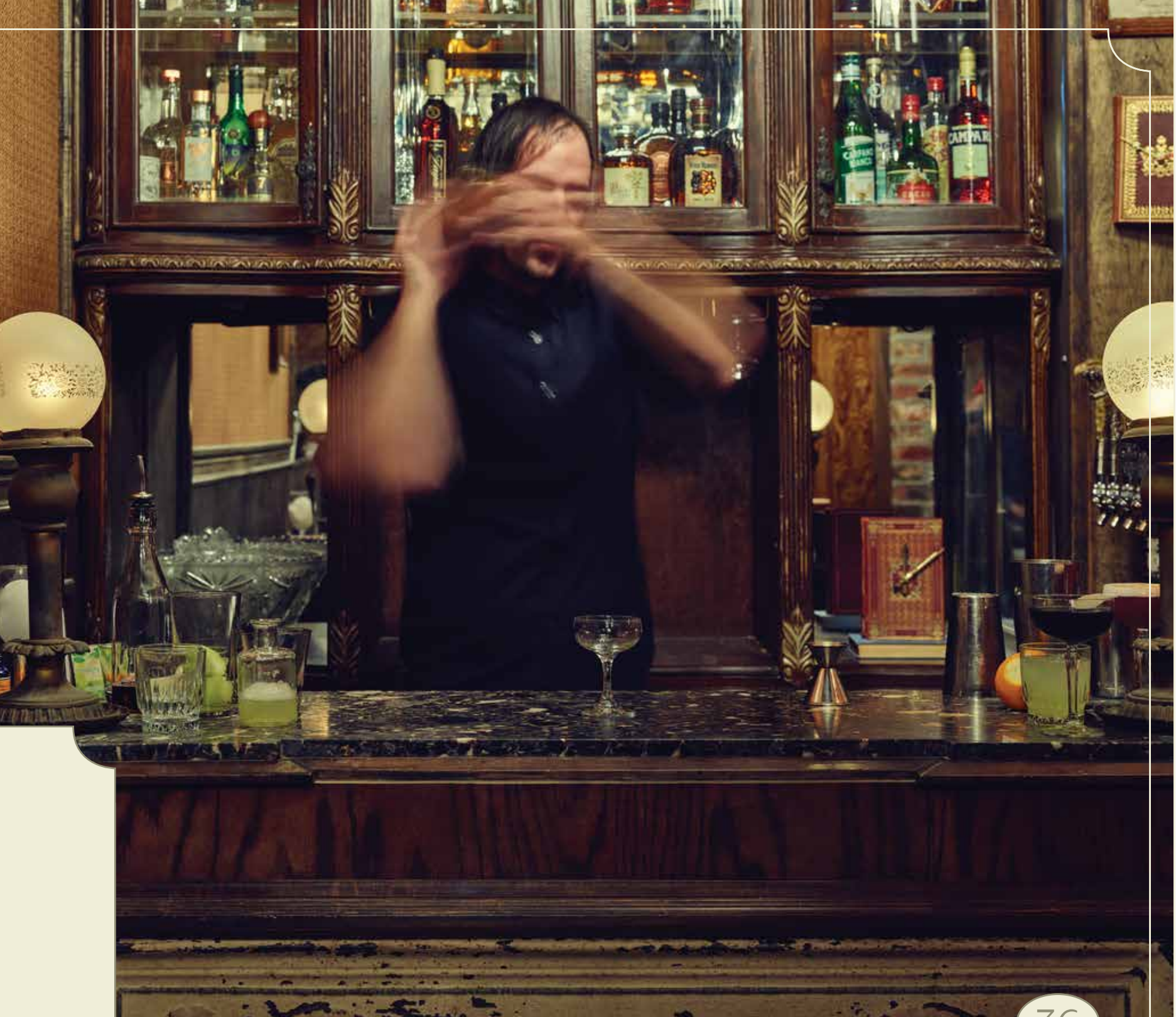
PRIVATE HUNTING RESERVE



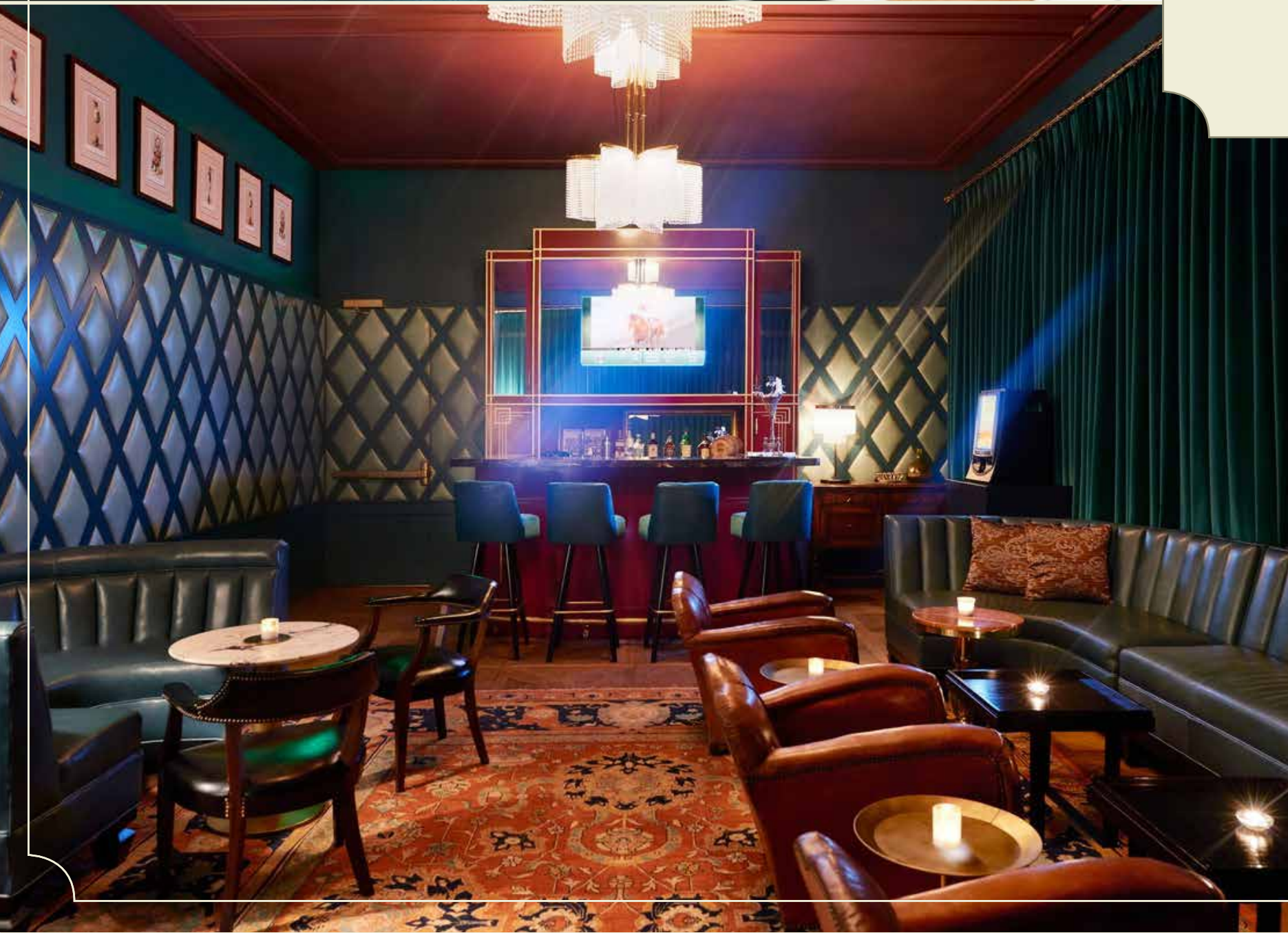
THE ARTISAN'S WORKSHOP



THE CULINARY SCHOOL



AN EXPANSIVE WINE CELLAR and TASTING ROOM EXTENDS OWNERS' OWN COLLECTIONS and a proper LIBRARY BAR offers the PERFECT BACKDROP FOR AFTER-DINNER AMUSEMENT.

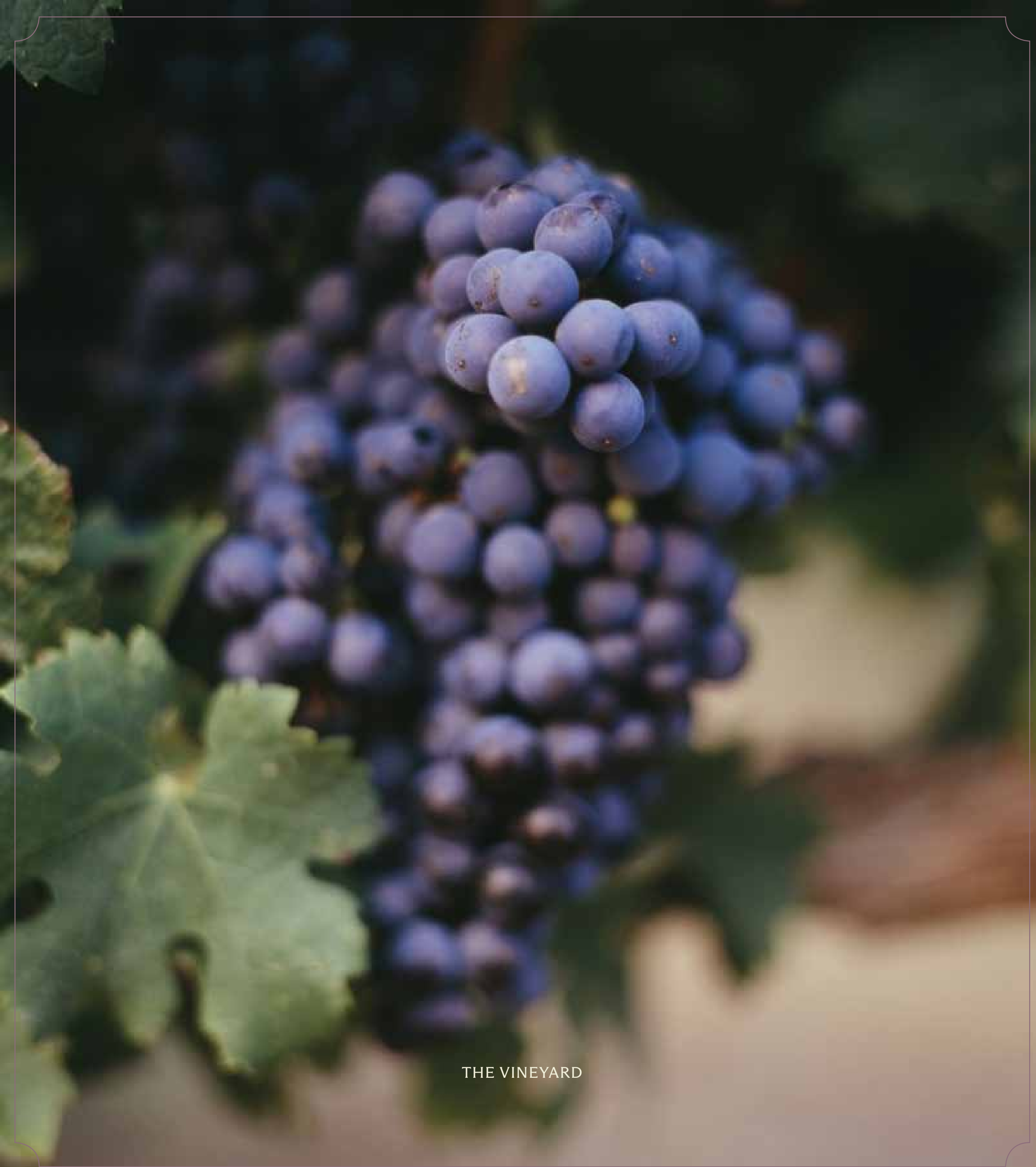




THE LIBRARY BAR



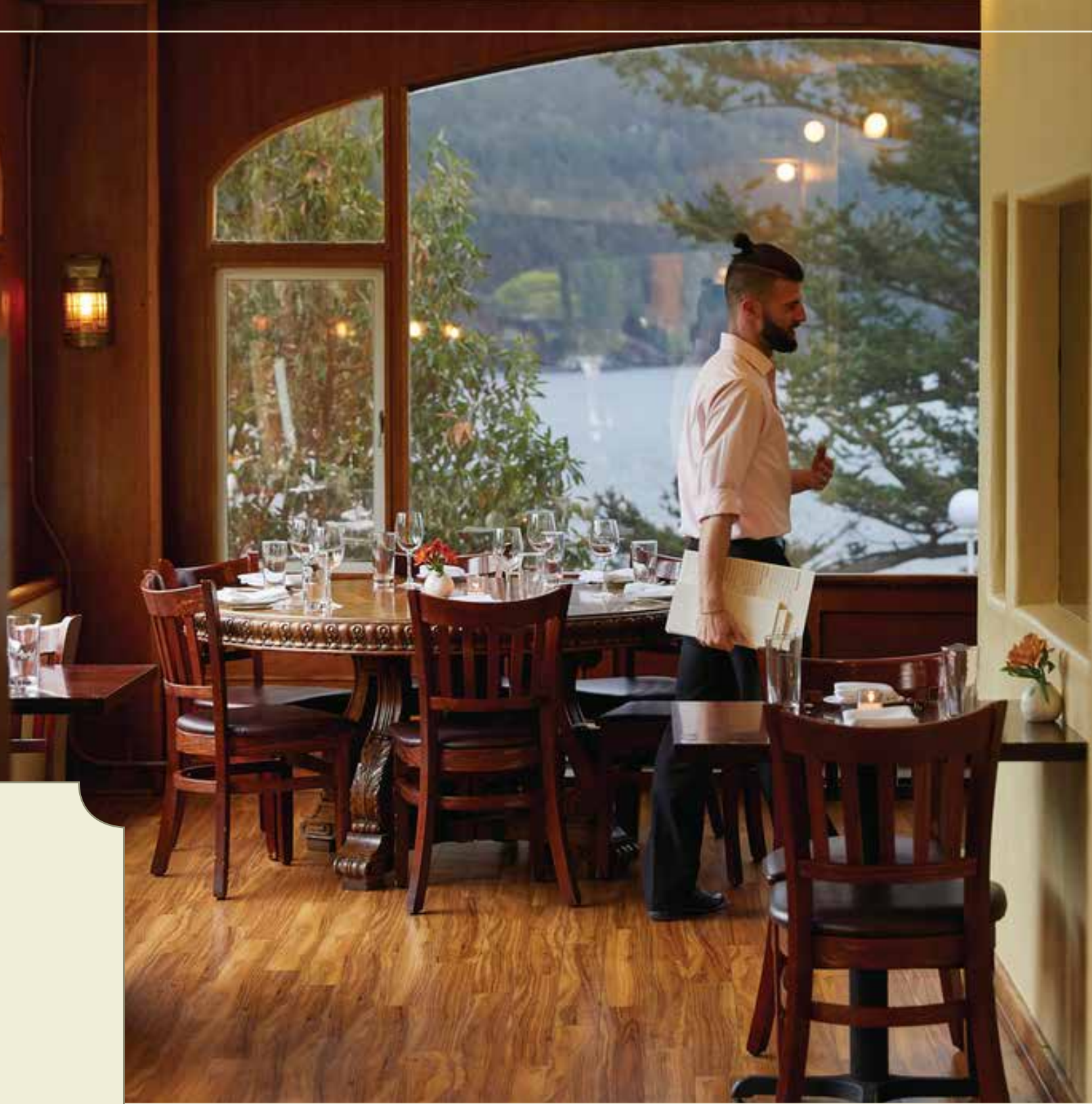
SOCIAL HOURS



THE VINEYARD



THE WINE CELLAR



FINE DINING or CASUAL TRATTORIA, OUR RESTAURANTS SERVE an AUTHENTIC FARM-TO-TABLE EXPERIENCE with INGREDIENTS SOURCED FROM THE PROPERTY





OVER 1,000 ACRES of FORESTS and WORKING FARMLANDS BRING THE COMMUNITY TOGETHER and CONTINUE REGIONAL TRADITIONS.

Vineyards, olive groves and fruit trees provide our residents and restaurants the highest quality local produce, with a communal olive press and marketplace that connects each estate farm together.



SO IN RETURNING THE LAND TO

ITS ROOTS — WE PLANT OUR OWN