



ARGENTARIO

GOLF VILLAS & RESORT



THE RESORT

LOCATED NEXT TO PORTO ERCOLE, THIS 5-STAR HOTEL IS SURROUNDED BY CORK-OAK WOODS AND CENTURIES-OLD OLIVE TREES IN TUSCANY'S MAREMMA, HOME TO HARES, DEER, SQUIRRELS, WILD BOARS AND A VARIETY OF BIRD SPECIES.

The resort includes design rooms and luxury villas with an incredible view over the golf course, Monte Argentario's landscape, the sea and Orbetello Lagoon. Each design accommodation features a panoramic terrace and the latest technologies, resulting from meticulous research on materials and fittings.



FACILITIES

- Restaurants / Bars
- Pro shop / Wine shop / Boutique
- Golf / Tennis / Padel / Soccer / Bikes / Jogging
- 24-Hour in-room Dining / Laundry
- Dry cleaning / 24-Hour Concierge
- Limousine Service / Valet parking
- Garage / Heliport / Babysitting
- Outdoor and indoor play areas
- Private partner beach



RESORT
EXPERIENCE

A WONDERFUL STAY

The resort’s estate extends across 77 hectares of private property protected by the BioAgriCert environmental certification. It’s a pristine paradise with no cars, just electric golf carts. Simply perfect for relaxing yet thrilling family holidays, with all sorts of services at your fingertips.

YOUR UNIQUE VILLA

CUSTOMISE YOUR TUSCAN HOME TO YOUR OWN TASTE



BESPOKE DESIGN

Argentario Golf Villas is an exclusive collection of bespoke villas perfectly integrated into the Tuscan landscape. They boast ground-breaking design and views of the laguna, golf course and sea in Maremma, an unspoiled corner of Tuscany.

You can customise your own villa, choosing from layouts and design styles curated by Milan-based interior designer Andrea Fogli.

AT A GLANCE

Home automation

Modern and stunning interior design

From 2 to 8 double bedrooms

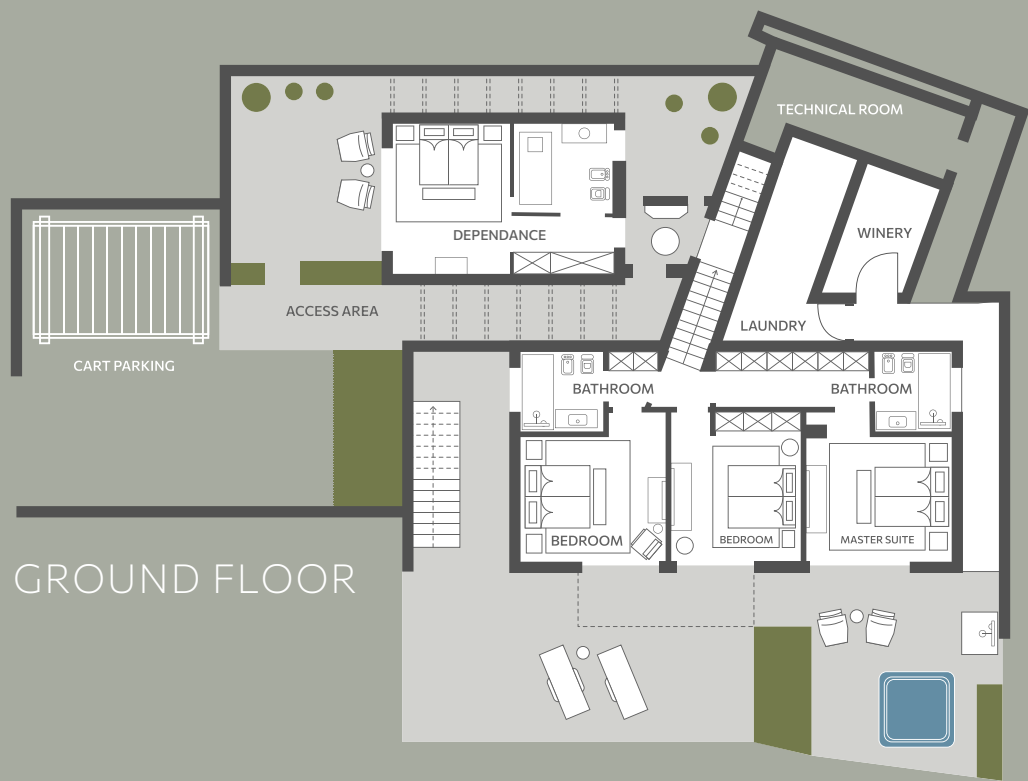
Private panoramic terrace with hot tub

An architectural concept that blends with nature



LAYOUTS

MAREMMA COTTAGE



GROUND FLOOR



FIRST FLOOR

MAREMMA COTTAGE

| LIVING AREA | DEPENDANCE | LIVING AREA + DEPENDANCE | COMMERCIAL AREA | OUTDOOR AREA | MQ | % | MQ | MQ |
|-------------|------------|--------------------------|---|-------------------------|------|------|-------|-------|
| 137 | 31 | 168 | 258 (Living area + dependance + % outdoor area) | Garden roof | 80 | 15 % | 12 | 89,66 |
| | | | | Storage | 13 | 20 % | 26 | |
| | | | | Terrace | 64 | 50 % | 32 | |
| | | | | External relevance area | 131 | 10 % | 13,1 | |
| | | | | Access area | 35 | 10 % | 3,5 | |
| | | | | Cart parking | 15 | 20 % | 3 | |
| | | | | Total land | 1173 | 2 % | 23,46 | |

**Layouts are indicative and can be adjusted to your needs*

LAYOUTS

HILLS LODGE



GROUND FLOOR



FIRST FLOOR

HILLS LODGE

| LIVING AREA | DEPENDANCE | LIVING AREA + DEPENDANCE | COMMERCIAL AREA | OUTDOOR AREA | MQ | % | MQ | MQ |
|-------------|------------|--------------------------|---|---|---------------------------------------|---|---|--------|
| 217 | 31 | 248 | 366 (Living area + dependance + % outdoor area) | Garden roof Storage Terrace External relevance area Access area Cart parking Total land | 106 11 154 159 42,5 16 | 15 % 20 % 50 % 10 % 10 % 20 % 2 % | 15,9 2,2 77 15,9 4,25 3,2 0 | 118,45 |

**Layouts are indicative and can be adjusted to your needs*

LAYOUTS

TUSCANY MANSION



TUSCANY MANSION

| LIVING AREA | DEPENDANCE | LIVING AREA + DEPENDANCE | COMMERCIAL AREA | OUTDOOR AREA | MQ | % | MQ | MQ |
|-------------|------------|--------------------------|-----------------|-------------------------|-----|------|------|-------|
| 475 | 60 | 535 | 629 | Garden roof | 227 | 15 % | 34,5 | 94,25 |
| | | | | Terrace | 26 | 50 % | 13 | |
| | | | | External relevance area | 348 | 10 % | 34,8 | |
| | | | | Access area | 64 | 10 % | 6,4 | |
| | | | | Cart parking | 30 | 20 % | 6 | |
| | | | | Total land | | 2 % | 0 | |

**Layouts are indicative and can be adjusted to your needs*



Modern and marina-style lamps

Ancient maps and white and black pictures

Country chic details with a modern touch

Light wood floors with white or grey panelling

STYLES

LAGOON BAY



STYLES

HORSE TRACK



White and black pictures and contemporary art

Rusty details and desert atmosphere

Modern lights and vintage leather details

Natural wooden floor



White, pale green and natural color palette

Romantic references and classic prints

Floral touch and vintage furnishing

White ceiling and natural materials

STYLES OLIVE TREES



A STRESS-FREE SOLUTION

Stay in your revolutionary Tuscan home whenever you like, whilst the rest of the time, your property can be put in a rental pool to generate income. Argentario Golf Villas offer expertise and personalised management for properties under ownership, creating the conditions for maximum return on investment.

THE MANAGEMENT TAKES CARE OF:

- Promotion and rental of the property
- Cleaning and maintenance of indoor and outdoor areas
- Concierge and a la carte services

There is nothing you need to do when you arrive home for your holiday or at the time of departure!

BE PART OF A COMMUNITY

Benefits of ownership:

24-hour security

Property management

Personal concierge

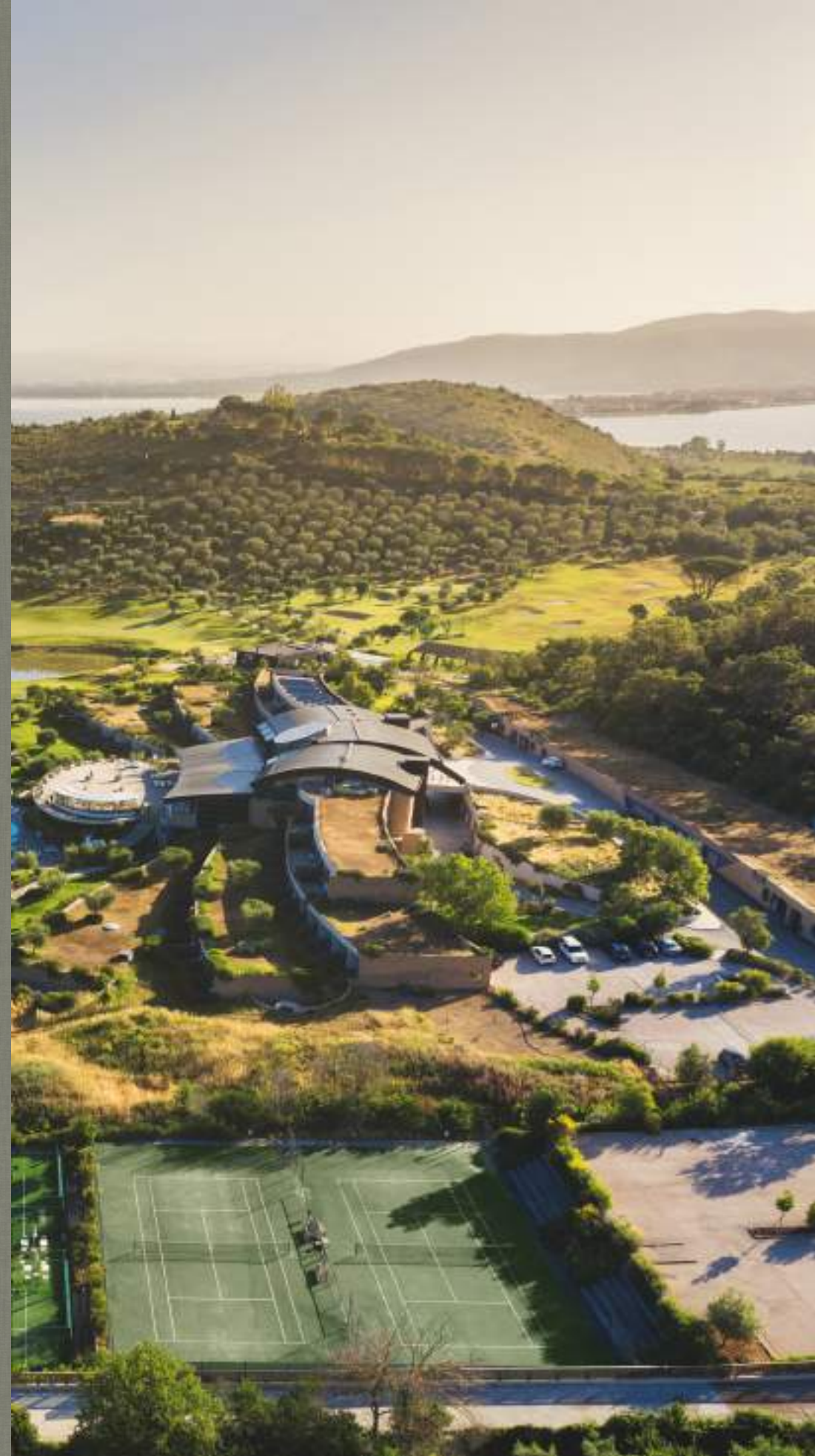
Parking space for golf car and private car

Membership of Argentario Golf Club
and Espace Wellness Center



A RESORT TO CALL HOME

YOUR OWN HOME WITH ALL THE SERVICES AND
FACILITIES OF A 5 STAR RESORT





FOOD & BEVERAGE

The fine-dining cuisine at **Dama Dama Restaurant** blends local flavours and colours with Mediterranean traditions, revisiting the epicurean experience with a pinch of innovation. Elegant and contemporary decor indoor and outdoor, with sweeping views on the golf, the lagoon and the sea.

The Club House Restaurant offers Maremma's typical dishes and light, healthy options for more casual dining. Dine alfresco on the panoramic terrace, or inside in a décor reminiscent of historical Anglo-Saxon golf clubs. All dishes are prepared with genuine products from small, carefully selected local farms and, when possible, from the resort's vegetable garden and orchard.

Classic and original cocktails are on offer at the resort's iconic **Lounge Bar**, located at the base of a grand, white spiral staircase.

GOLF

WELCOME TO THE PGA NATIONAL ITALY, ITALY'S ONLY PGA-LICENSED GOLF FACILITY SINCE 2019.

Argentario Golf Club offers a varied, spectacular and technically challenging course, weaving in and out of natural Mediterranean vegetation and ancient olive groves. The Orbetello Lagoon, the sea and the hillside offer a beautiful panorama and create a microclimate that allows golf to be played at any time of the year.



PAR 71 / 6.218 METRES

**Designed by David Mezzacane & Baldovino Dassù
shaped by Brian Jorgensen**

Bioagricert environmental certification

Club House with restaurant, bar, pro shop and panoramic terraces

Avant-Garde 'PGA National Academy - Italy' with trackman Ille simulator

WELLNESS

THE PHILOSOPHY AT THE ESPACE WELLNESS CENTER IS CENTERED ON WELCOMING AND PAMPERING YOU TO THE FULLEST.

The modern Espace Wellness Center is characterised by areas of white interrupted by shades of black and light woods, creating a new style suspended between retro and contemporary.



Heated indoor pool / Outdoor pool / Humid zone

Gym / Fitness courses / Kids' pool

Treatment rooms / Private Espace Suite

Padel courts / Tennis courts / Football pitch

Jogging trails / Outdoor fitness & Yoga station

SERVICES

YOUR PRIVATE TUSCANY

We collaborate with exclusive and selected partners, offering exceptional and authentic activities in Maremma's most beautiful locations.
We will be glad to assist you in planning your tailormade experiences in Tuscany!



SERVICES

Beach clubs / Boat charters

Wine tasting & Winery visits
Cooking courses

Hike and bike tours / Horse riding

Helicopter transfers

Art tours / Luxury shopping

SUSTAINABILITY

Protecting nature and the environment and operating sustainably are fundamental values for Argentario Golf Villas & Resort.

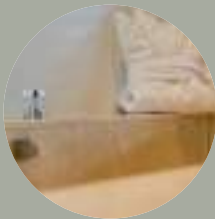
CERTIFICATIONS

BioAgriCert - Management of green areas with eco-compatible methods.

ISO Certification - Hotel-resort management.

Committed to Green - Federazione Italiana Golf (biodiversity and water).

Our organic olive oil is also certified by BioAgriCert.



RESOURCES

Laundry management and space heating are oriented to maximising water and energy savings.



CUISINE

We use regional and seasonal products sourced from nearby farms and our vegetable organic garden.



DESIGN

The architecture of our villas and resort is inserted in the morphology of the landscape, and takes advantage of natural lighting thanks to the large windows.



GOLF

We participate in the “Committed to Green” eco-compatibility certification program of the Italian Golf Federation and are working to become GEO Certified.



SUSTAINABLE MOBILITY

Our garage is equipped with EV charging points. We offer on-site rental of pedal-assist e-bikes. Only golf carts are allowed to transit in our estate.



TERRITORY

We cooperate with organisations, associations and local businesses to promote Maremma Tuscany through cultural and sports events and co-marketing efforts.

MAREMMA

YOUR SECRET TUSCANY



MAREMMA TUSCANY

A STRATEGIC LOCATION

The Maremma is a striking land that stretches between the beaches of the Mediterranean Sea and Tuscany's rolling hills. The Silver Coast (Argentario) is one of its most exclusive locations, famous for its crystal-clear waters and wild nature.

Thanks to a mild climate, the Maremma offers a wide choice of activities that can be enjoyed not only during the summer but throughout the year.

Located between the charming sea villages of Porto Ercole and Porto Santo Stefano, the Argentario Golf Villas & Wellness Resort lies in a protected Mediterranean oasis. It's the perfect base from where to explore famous art cities and hidden gems off the beaten path.





Giglio Island



Porto Ercole



Giardino dei Tarocchi

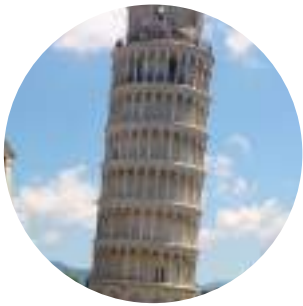
RESORT LOCATION

COMBINING GOLF, WELLNESS AND CULTURE

Easily accessible, Argentario Golf Villas and Resort is the perfect base to explore everything Tuscany has to offer, a short drive away from Italy's major cultural cities.



ROME
140 Km



PISA
200 Km



SIENA
120 Km



FLORENCE
180 Km

MAREMMA

A PRESERVED, HIDDEN GEM IN TUSCANY

Argentario Golf Villas and Resort calls for 'slow travel' and discovery of the region at one's own rhythm, from unspoiled beaches and coves, small medieval hilltop hamlets and fishing villages to vineyards and pristine natural parks.



MAIN DISTANCES

| Kms | Places |
|-----|--|
| 4 | Porto Ercole, Orbetello and Marina di Cala Galera |
| 8 | Porto Santo Stefano (boats for Islands of Giglio and Giannutri) |
| 25 | Talamone |
| 28 | Capalbio |
| 40 | Parco dell' Uccellina |



Argentario Golf & Wellness Resort
Località Le Piane
58019 Porto Ercole (GR)

www.argentarioresort.it