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An Italian Masterpiece

In Tuscany, farmhouse villas are transforming into luxurious full-ownership and fractional residences.



Castello di Casole

Seemingly endless Tuscan hills create an atmosphere so peaceful it is hard to remember the world is still moving. The land graciously invites all in as any true Italian would. And perhaps, this is what makes the Castello di Casole so incredible—its undeniable beauty and warmth.

vide a heartbeat to the property," says Timbers Resorts' founder and CEO, David Burden.

Vacation homebuyers are able to purchase villas for full ownership or at one-tenth fractional ownership. Currently, villas are priced beginning at \$6 million and fractional owner-

ship is available beginning at \$585,000. Special attention is paid to the restoration and renovation of the casali. Because of the stringent Tuscan laws, builders and homebuyers must build on what already exists. For this reason, every villa boasts a different layout and design. However, all the villas have luxury in common. Each villa is furnished with one-of-a-kind Italian furniture and the very best modern amenities. Original stonework, exposed bricks, traditional terra cotta roof tiles, Murano

glass and Carrara marble are found throughout each of the villas. "The craftsmen take pride; they are artists. They need to be given the respect of what they are creating," explains Georgia Kopelousos, the property's ownership representative. Lack of space is not a question at any of the casali. Villas range in size from 4,000 square feet to 7,000 square feet, and each villa is on land ranging from 20 acres to more than 50 acres. Luxury expands to the outdoors with wood-burning outdoor Forno ovens and Bisazza-tiled infinity-edged pools.

Another defining feature of Castello di Casole is its amenities. For Marc Newman, managing member/partner of Newman Development Group LLC, it is all about the service. "I would not have purchased if not for the amenities. Timbers has it down pat," he says. Owners pay an annual due, currently about \$15,000, which entitles them to a range of services, including pre-arrival grocery services, housekeeping, a personal cook, and car and driver upon request. Timbers is now working on an extensive trail system for walking, biking and hiking.

Newman has been purchasing with Timbers for almost four years. Newman and his wife were offered the opportunity to swap with an Italian owner for a week, and that's when

they were first introduced to Castello di Casole and to Italy. "While we were there, my wife and I fell in love with the property," Newman says. "It was the most phenomenal experience. I felt like I was home."

Newman and his wife immediately decided to purchase a fractional at La Casa, the first restored villa. "This property has beauty and value," Newman explains. At La Casa, views are extraordinary. The main residence is organized around an open living area with exposed stone walls sectioned off by arched doorways and windows. Details include vaulted ceilings, wood beams and travertine floors.

It is hard to truly capture the Castello di Casole in words. Its intrinsic beauty is a source of both peace and serenity to all who experience it. "Going over there, you don't know what to expect," says Newman. "Once you're there, it is amazing."

—Alison DiPaolo



San Giuseppe

Situated 22 miles from Siena, Italy and 37 miles from Florence, Castello di Casole is true perfection. Home is redefined at this new five-star luxury resort and residence club, which offers buyers an opportunity to live the Italian lifestyle in Tuscany. Under the development of Timbers Resorts, this 4,200-acre estate offers restored "casali" or farmhouse villas. So far, 31 have been approved with a maximum of 40 allowed on the property. In the spring of 2009, the full-service boutique hotel is expected to open. The hotel ultimately will "pro-

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STORY IDEAS

Suggestions for

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