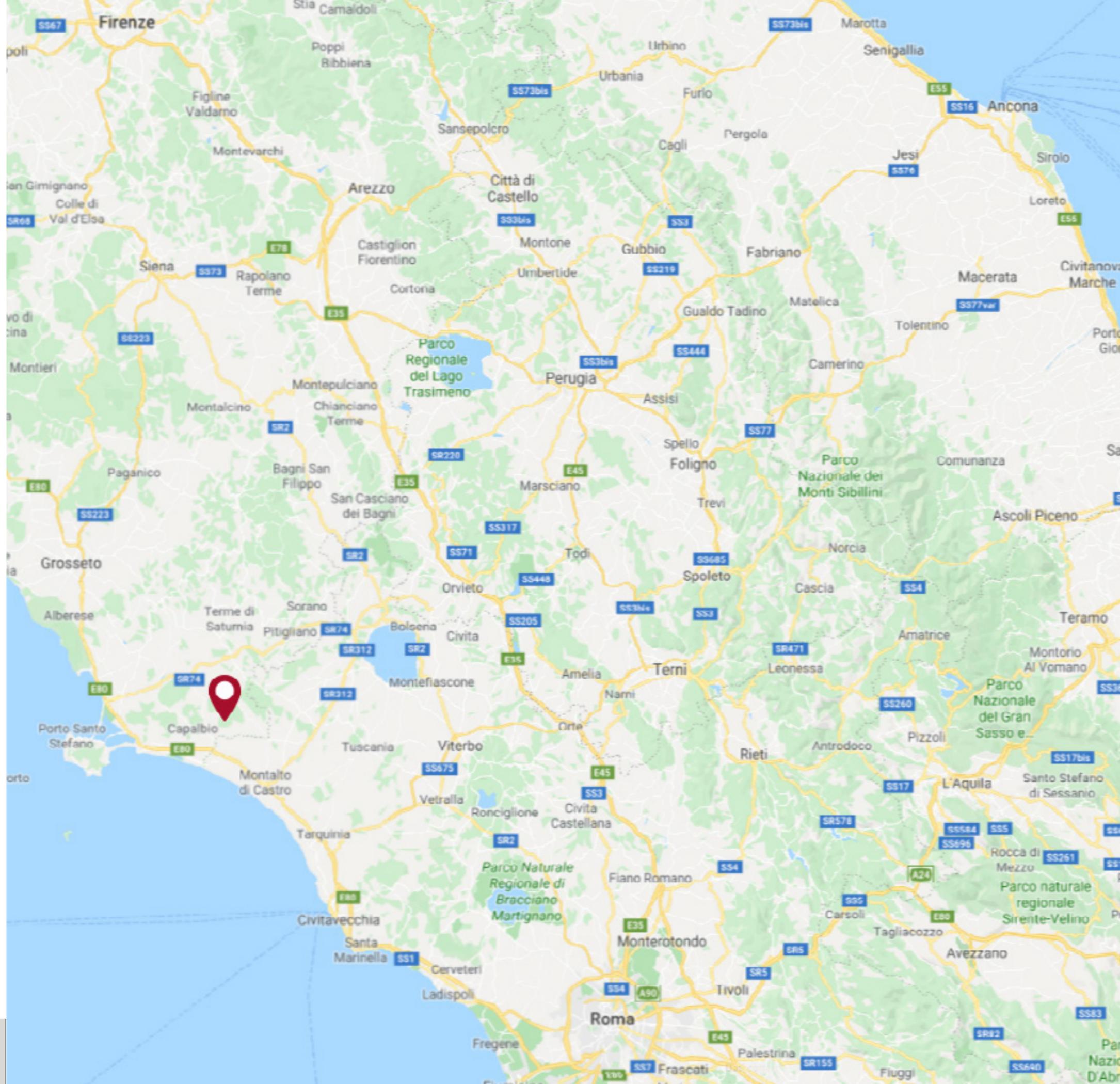


MAP

Locanda Rossa is in **Tuscany**, located north of Rome, 70 minutes far from Fiumicino Rome International Airport Leonardo da Vinci. It is situated among a territory where nature is strongly present with the sea, the hills and the woods, the villages are just an exception compared to the intensity of nature.

To reach the Locanda Rossa **by plane** you can use the airports of **Rome** and **Pisa** for international flights or **Grosseto** for private flights, and then continue by train, car or bus. The nearest train station is Capalbio Scalo, 15 minutes from Locanda Rossa. By car from the Rome City Center it is 120 km away, Florence 200 km, Siena 90 km, Pisa 220 km away and Grosseto 40 km away. A transport service for our guests will be organized on request.





Locanda Rossa is a sophisticated **farm house** of peaceful and sober elegance, an intimate setting wrapped in 21 hectares, among the hills of the **Tuscany Maremma**. Art, Nature and Taste are the pillars of the refined hospitality of the estate. Rooms, Suites and Villas, pampered by 3.800 olive trees, are spacious and bright. Locanda can be found at a short distance from the sea, between the Niki de Saint Phalle's Tarot Garden and the medieval village of **Capalbio**.

HIGHLIGHTS

Locanda Rossa, in the Tuscany countryside of Capalbio, is just 10 minutes driving from the sea, 70 minutes north from Rome and 150 minutes south from Florence. An old farmhouse that has become a resort of contemporary elegance, where every guest receives a customized and personalized treatment that can include transfer service, yacht renting or exclusive picnics immersed in nature. The decor is different for each room, where you can find works of contemporary art. The renovation which started in 2008 has been followed by the interior designer Valeria Giuliani, whereas the subsequent extension was overseen by the architect **Tommaso Ziffer** for the interiors, with two other world-renowned experts, the landscape architect **Paolo Pejrone** and the architect **Paolo Cattaneo**, who designed outdoor spaces, gardens and the layout of the new structures, thus contributing to the peaceful and harmonious atmosphere.

It's the creative flair of **Francesca Neri Antonello** (FNA Concept) that brings about the new Locanda Rossa Bistrot concept and design.



38 UNIQUE ACCOMODATIONS

10 rooms
18 junior suites
(8 connecting rooms, 6 with garden,
4 with kitchenette)
6 suites
4 villas

AMENITIES / SERVICES

pool of relax
pool of games
restaurant
bar
bistrot

gin corner
room service

SPA

jacuzzi pool (3m x 9m)
sauna
turkish bath
emotional showers

SPORT

tennis court
padel court
fitness room
bike hire and assistance

ROOMS, SUITES AND VILLAS

The 38 rooms, suites and villas have different characteristics to suit different needs, from a couple's weekend to a long family vacation. The marvelous junior suites and the suites are available with a **panoramic view** or a **private garden**. The junior suites can be connecting and have a **fully equipped kitchen**, the suites are all equipped with kitchens and subject to availability, a private garden or terrace is possible; on request in the villas, in the suites, in the junior suites and in the rooms with garden small pets can be accommodated. The 10 rooms, are divided into 3 categories (Locanda Room, Prestige Garden Room, Deluxe Terrace Room) depending on the exposition, the characteristics and the dimensions that vary between 140-194 sq ft. **Breakfast is included** for all guests, for villa guests it is available with an extra charge. The bar and restaurant are available to every guest with à la carte menu.



GARDEN SUITE

If what you are looking for your vacation in Tuscany is absolute comfort, our Garden Suite is the right solution for you. Interconnecting on request with a Deluxe Junior Suite Double Queen, it is **ideal for families and groups of friends** and has possibility of accommodating **small pets**. Decorated in shades of blue and yellow, it is composed by a double bedroom and a separated living room with two single sofa beds. The Garden Suite features an elegant master bathroom in shades of white and black with a walk-in shower and double-basin, and a second small guest bathroom with shower.

Relax in the private garden opened onto the beauty of our Locanda and equipped with sun loungers and umbrella. On request this type of room is also furnished for people with special needs.

HIGHLIGHTS

KING SIZE BED

EQUIPPED KITCHEN

2 SOFA BEDS

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

AIR CONDITIONING

WIFI

MINIBAR

LAVAZZA COFFEE MACHINE



2 BATHROOMS
32-96 sq ft



SUITE
667 sq ft

SIGNATURE SUITES

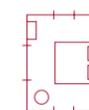
Simply the best for your holiday in Tuscany. Our Signature Suites provide ample spaces that can accommodate a family in absolute comfort and guarantee **maximum privacy**. Independent from the other rooms, almost like a private house, our Signature Suites – **Alcova** and **Terrazza** – are surrounded by nature and overlook our Locanda. Each Suite is individually decorated, has a large bedroom, a living room with two single sofa beds, a **complete kitchen** and two bathrooms.

HIGHLIGHTS

- KING SIZE BED
- EQUIPPED KITCHEN
- 2 SOFA BEDS
- LCD TV
- SKY TV
- SAFE FOR LAPTOP (up to 13")
- AIR CONDITIONING
- WIFI
- MINIBAR
- LAVAZZA COFFEE MACHINE



2 BATHROOMS
32-96 sq ft



SUITE
861 sq ft

DELUXE JUNIOR SUITE DOUBLE QUEEN

Facing the Locanda's estate, the Deluxe Junior Suites Double Queen are the best option for your **family vacation**. The rooms can be interconnecting on request with one of our suites and are equipped with two queen beds and a modern bathroom with shower in shades of white and black.

The Deluxe Junior Suites Double Queen are decorated in shades of blue and yellow, they have a delightful living area and a private garden with sun beds and umbrella that can also accommodate your little four-legged friends.

HIGHLIGHTS

- QUEEN SIZE BED
- LCD TV
- SKY TV
- SAFE FOR LAPTOP (up to 13")
- KETTLE
- ARIA CONDITIONING
- WIFI
- MINIBAR
- LAVAZZA COFFEE MACHINE



BATHROOM
32-64 sq ft



ROOM
506 sq ft

EXECUTIVE JUNIOR SUITE

The Executive Junior Suites are opened onto our olive groves or on the Locanda estate and represent one of our solutions for your **family vacation**. They are decorated in blue and yellow and have a delightful living area. The sumptuous bathroom spans a walk-in shower and double basin. The rooms can be interconnecting and have twin beds to **accommodate a family** or a **group of friends**.

Upon request, subject to availability and with an additional charge, you can also reserve and have guaranteed our Executive Junior Suite with equipped kitchen or garden to grant you more comfort when traveling with children or small pets.

HIGHLIGHTS

KING SIZE BED

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

KETTLE

AIR CONDITIONING

WIFI

MINIBAR

LAVAZZA COFFEE MACHINE



BATHROOM
32-64 sq ft



ROOM
387 sq ft

DELUXE JUNIOR SUITE KING

Overlooking our olive grove, the Deluxe Junior Suites King are the ideal solution for those seeking comfort and privacy. The rooms are decorated in shades of blue and yellow and have a delightful living area. The elegant bathroom features walk-in shower and double-basin. Upon availability, the rooms can be connected through the kitchenette and have twin beds on request to **accommodate a family** or a **group of friends**.



HIGHLIGHTS

KING SIZE BED

LCD TV

SKY TV

SAFE FOR LAPTOP (up to 13")

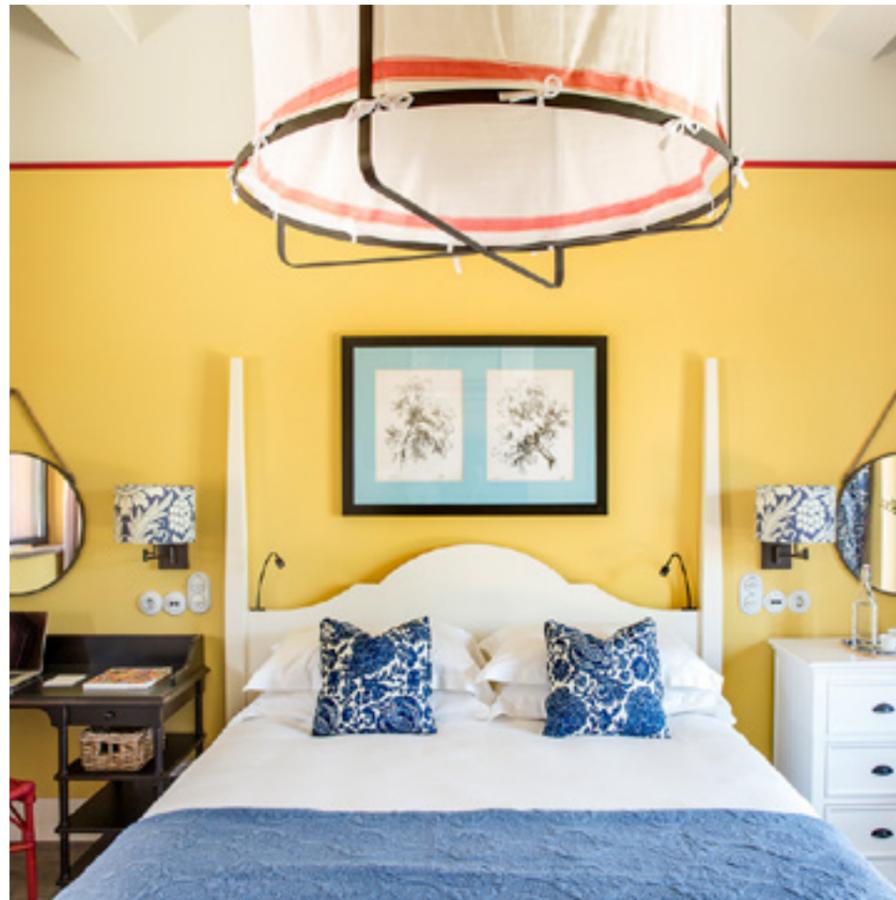
KETTLE

ARIA CONDITIONING

WIFI

MINIBAR

LAVAZZA COFFEE MACHINE



BATHROOM
32-64 sq ft



ROOM
366 sq ft

JUNIOR SUITE

Decorated in warm earthy colors, our Junior Suites overlook the Locanda or the surrounding countryside. Let yourself be charmed by the light of Maremma while you treat yourself with a moment of relaxation in your living area. The private bathroom features a wonderful walk-in shower and double basin. The room is also equipped with a sofa bed and it is decorated with **original artworks** coming from the private collection of the Locanda.



HIGHLIGHTS

- KING SIZE BED
- SOFA BED
- LCD TV
- SKY TV
- SAFE FOR LAPTOP (up to 13")
- KETTLE
- ARIA CONDITIONING
- WIFI
- MINIBAR
- LAVAZZA COFFEE MACHINE



BATHROOM
32-64 sq ft



ROOM
301 sq ft

VILLA

A fully equipped **private house**, with all the services of a **luxury hotel**: our 110 sqm (1,185 sq.ft) Villas on the countryside of our Tuscany Maremma. The Locanda Rossa can take care of the grocery shopping for the guests, as well as, for those who desire, we can provide waiters and **private chefs**.

*Preferred*SM
RESIDENCES



HIGHLIGHTS

- 4 VILLAS
- EQUIPPED KITCHEN
- 3 BEDROOMS
- 4 or 5 BATHROOMS one of which with bathtub
- LIVING ROOM
- PRIVATE EQUIPPED GARDEN
- PORCH WITH TABLES AND CHAIRS
- BARBECUE
- LAVAZZA COFFEE MACHINE
- SAFE FOR LAPTOP (up to 13")
- AIR CONDITIONING
- LCD TV - SKY TV
- FREE WI-FI
- MAX 6 PEOPLE
- TWO PRIVATE PARKING SPACES



DINING

Locanda Rossa immerses guests in a typical Tuscan experience throughout their stay. The **Larossa** restaurant uses products from its own garden combined with the great excellence of the territory. Every day our chef prepares ice cream, focaccia, desserts and pasta to create and serve local dishes with a modern and light touch, combined with the 100% Italian extra virgin olive oil produced from the cultivation of *frantoio*, *moraiolo* and *leccino* of the 3.800 olive trees of the Locanda Rossa park. The extra virgin olive oil and honey are available at the Locanda

Rossa' shop and on online shop

To fully enjoy the Tuscan cuisine Locanda Rossa arranges on request **cooking classes**, with the Chef to explore the fundamentals of the Mediterranean cuisine. Upon reservation we organize private dinners by the pool.

The **restaurant** accommodates up to 100 people, of which 30 al fresco, and provides different menus throughout the day, one lighter during the day, and one complete and variable depending on the availability of fresh products for dinner, as well as a menu dedicated to children.

The new **Red Bar** - Cocktails and More - is the place-to-be in the area offering creative drinks paired with Italian tapas-style creations also to be shared in an informal atmosphere.



FARM HOUSE

The Locanda Rossa's farm develops within the **21 hectares of the estate** in which the extra virgin olive oil and honey are produced and consequently consumed both by guests during their stay and by the restaurant Larossa to prepare the dishes served during the day. The olives are harvested prematurely by hand to preserve the superior organoleptic quality, transported and processed within 24 hours in a two-cycle continuous mill with a cold extraction process that produces a medium fruity oil with hints of almond, artichoke and green leaf and with colors ranging from green to golden yellow varying chromatically over time. To the palate it is fresh and enveloping; initially sweet to then blend into a perfect balance between bitter and spicy resulting from the blend of leccino, frantoio, moraiolo, pendolino and canino. Production area: Capalbio, with a mild and temperate climate.

The honey produced is of acacia, millefiori, schiucio, rovo, erica, clover, eucalyptus and marruca; subject to the variability of Nature.

The **Extra Virgin Olive Oil** and **honey** are available at Locanda Rossa and at the shop online.

Designed by Arch. Pejrone, the new **botanical garden** is the latest addition of our farm house, offering fresh vegetables and herbs daily hand-picked by our chefs for their creations.





SPORT IN LOCANDA

padel court with synthetic grass
resin tennis court
tennis lessons
bike rental
fitness room
yoga
pilates
ping pong

IN THE AREA

diving
sailing
kite surfing
cycling trails
running trails
golf
horse back riding
hiking

SPA

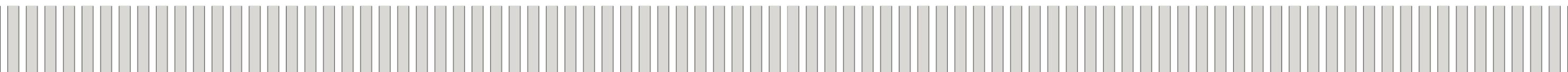
swimming jacuzzi pool
hydromassage showers
hammam
sauna
wellness and aesthetic treatments
massages

FOR THE KIDS

children's pool
(23 ft x 46 ft, deep:4,5 ft)
futsal soccer goal
playground
trampoline
ping pong
foosball table

ON REQUEST

baby sitter
supplementary bed crib (or cradle)



WEDDINGS & EVENTS

Some of the most important days of our guests have been lived in the serenity of our estate. We have organized **set-ups, catering, shows** and every detail that has left guests with memories of unforgettable moments. The typical Tuscan atmosphere, the sophisticated details, the unique and refined style and the discretion of the estate, are the ideal setting for those looking for the place to organize a **unique event** in Tuscany.



HIGHLIGHTS

PLACÉE DINNER OF 80 PEOPLE

within two rooms of the restaurant

PLACÉE DINNER OF 200 PEOPLE outdoor in covered areas created ad hoc (tensile structures)

WEDDING PLANNER

HAIR STYLIST

MAKE UP ARTIST

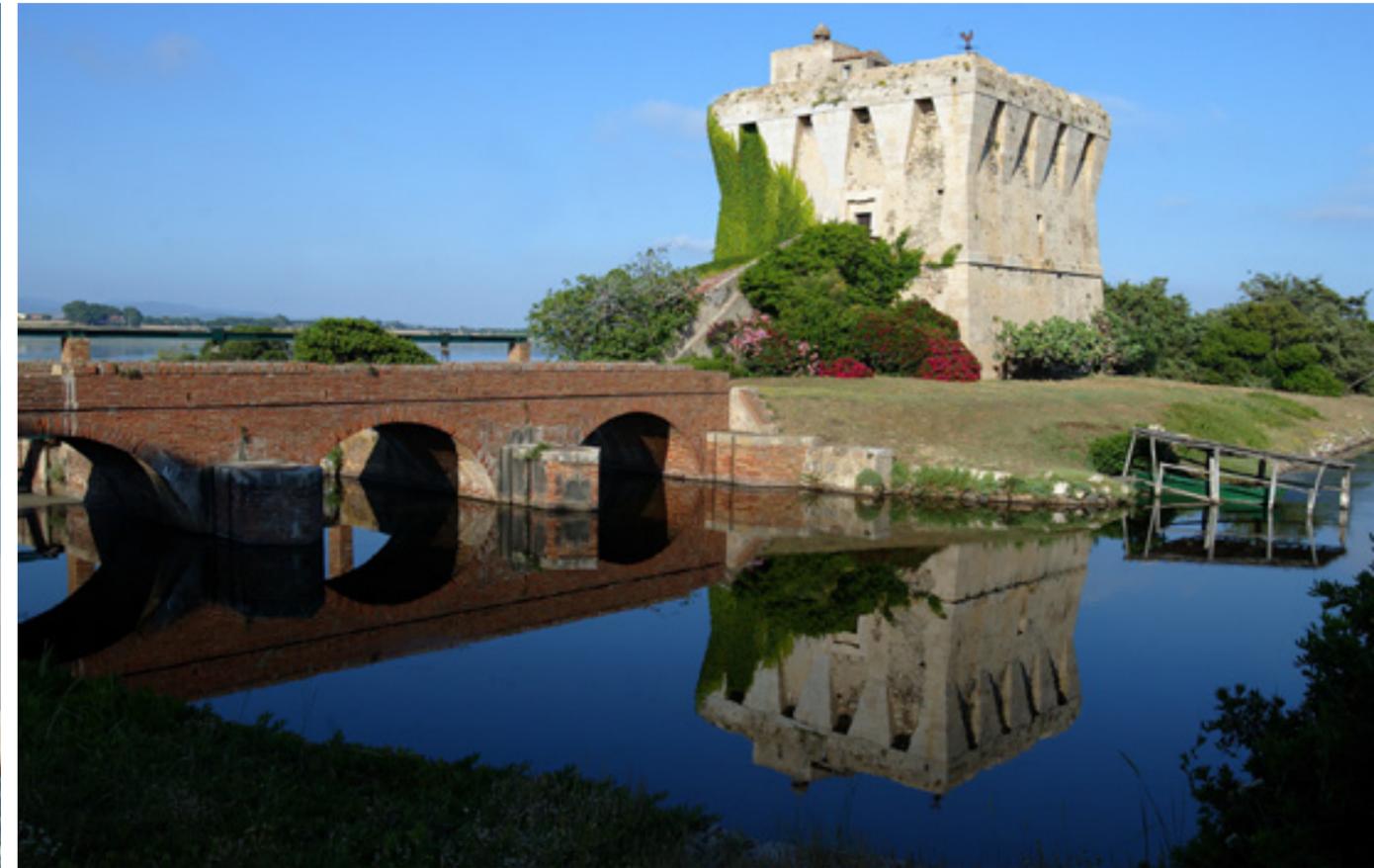
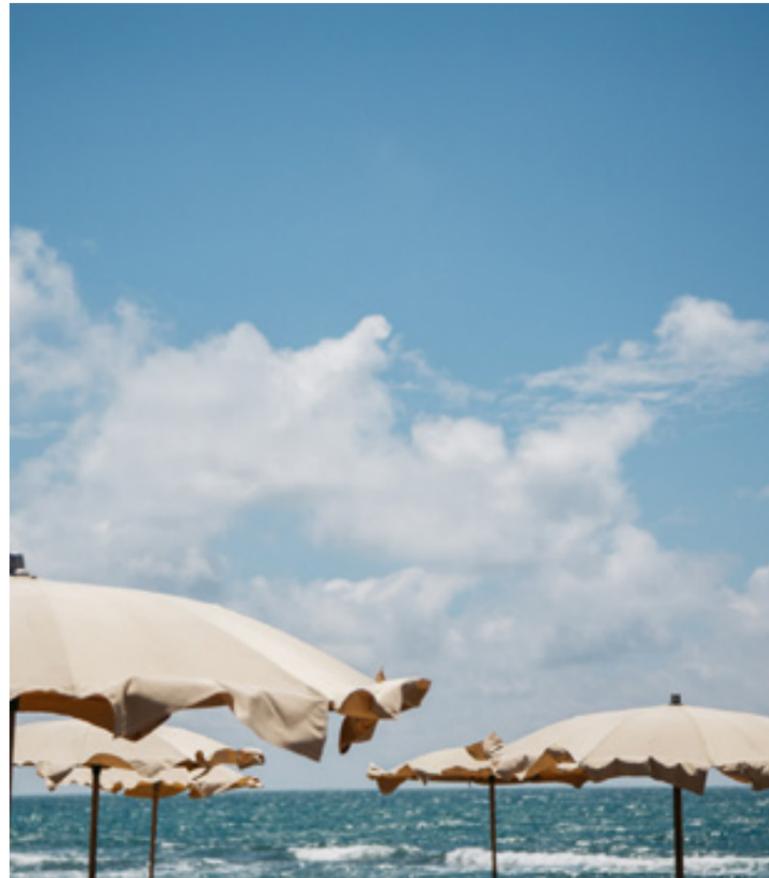
PHOTOGRAPHER

SET DESIGNER



DESTINATION AND EXCURSIONS

The **Maremma** offers an infinite number of opportunities for guests, from simple and total relaxation to **trekking**, from the **crystal clear sea** to the **bike cross**. Guests at the Locanda Rossa will be able to explore the area by discovering the **art parks** such as Niki de Saint Phalle and the Garden of Daniel Spoerri or by visiting some of the most beautiful towns in Italy such as **Montemerano**, **Sorano** or **Pitigliano**. You will be able to enjoy the food and wine culture of the starred restaurants and the most authentic trattorias and relax in the beaches of Capalbio, from those free and more isolated to the more mundane ones like La Macchia and l'Ultima Spiaggia, or even in the rocky coves with the clear water of the Argentario. For those seeking absolute relaxation, the **Terme di Saturnia** will be the ideal place to regenerate.



SEA

Capalbio
Argentario
Ansedonia
Feniglia
Talamone

ART AND CULTURE

Tarot Garden of Niki de Saint Phalle
Daniel Spoerri Gardens
Vie Cave
Sorano
Sovana
Pitigliano
Montemerano





PARTNERSHIP

Locanda Rossa is part of the *Lifestyle Preferred Hotel & Resorts* and the *I Prefer Hotel Rewards*.



CONTACTS

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ADDRESS

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58011 Capalbio (GR) - Tuscany
Italy

AIRPORTS

Fiumicino Airport of Rome (100 km)
Ciampino Airport of Rome (120 km)
Airport of Grosseto (45 km)

DISTANCES

Capalbio (4,5km)
Railway Station Capalbio Scalo (7 km)
Tarot Garden (4 km)
Beaches of Capalbio (10 ~15 km)
Argentario (25 km)

LIFESTYLESM

Preferred

HOTELS & RESORTS

I PREFERSM
HOTEL REWARDS

GDS

AMADEUS (1A) PH GRSLRR
SABRE (AA) PH 381142
GALILEO/APOLLO (UA) PH F7277
WORLDSPAN (1P) PH FCOLR
PEGS/ADS (WB) PH 10527

