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Living in Tuscany: a Safe Investment for Your Future.

Population: 3.7 million people (6.2 % of the Italian population)

Area: 22 994 km2

Capital : Florence .

Other cities: Livorno, Pisa , Lucca , Siena, Prato, Siena , Grosseto , Pistoia, Massa Carrara

Quality of life

Fashion, Art, Made in Italy

Tourism, culture, olive oil and wine production

Economy: € 104,001 million (6.7 % GDP Italian)

Companies > 400,000

12 Traditional Districts

5 Technological Districts (emerging sectors)

335 foreign companies (35,000 employees)

Tuscany: in the Heart of Europe, in the Center of Italy

Many good reasons to invest in Tuscany:

- **A high level of safety** for people and property .
- **Modern and dynamic economy** with a long tradition in the production, design , marketing and ... Made in Italy .
- **Excellent quality of life** , thanks to an artistic context and landscape renowned in the world and attracts millions of tourists
- **One of the main cultural and tourist destinations in the world**
- **Excellent level of public health .**
- **Concentration of universities and research centers.** Presence of international schools and many cultural associations International
- **Central location in Italy** with excellent connections to Rome and Milan and a network of integrated transports

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Transport System

Tuscany exhibits a perfect balance between quality and efficiency. You can live in perfect tranquillity, away from the bustle of the metropolis and have easy access - when necessary - to highways, railways and airports that will take you in a short time in the major European capitals.

The proximity to the motorway network and major airports - small / medium sized and efficient - it is a huge benefit that increases the attractiveness of Tuscany .

Tuscany boasts an **efficient multi- modal integrated network** :

.**2 international airports** (Florence and Pisa) for all European destinations (London, Paris, Monaco , Moscow Frankfurt, Barcelona, Brussels , Berlin. etc.etc)

High-speed trains :

30 trains a day Florence - Rome (1hr30)

15 trains a day Florence - Milan (1hr45)

.Links between Florence - Milan and Rome

Plane: Florence-Rome (1hr)

Plane: Florence - Milan (1hr)

.3 highways

.Highway (A1)

Florence - Rome (2hr30) Florence - Livorno (60 min)

Florence - Milan (3hr15) Florence - Siena (40 min)

Florence - Genoa (2hr) Florence - Arezzo (45 min)

Florence - Versilia (40 min) Florence - Grosseto (2 hr)

Florence - Pisa (40 min)

Florence - Livorno (60 min)

Florence - Siena (40 min)

Florence - Arezzo (45 min)

Florence - Grosseto (2 hr)

.**3 ports** (Livorno, Piombino , Carrara)

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Tuscany Has One of The Highest Standards Of Living in Italy and Europe.

Leonardo da Vinci

Tuscany is one of the most loved and sought regions of Italy, a favorite destination for foreigners who want to invest in this country.

In Tuscany you will find truly the most authentic value of your investment. **A high number of foreigners (English , German and Dutch) live permanently in these parts.** The populations of Tuscany still live in **medium and small cities , treasures of art** in the open air or in small villages that still preserve intact their ancient medieval walls .

Tuscany is the birthplace of the Renaissance : Leonardo da Vinci was born and lived here; masters such as Michelangelo , Raffaello, Piero della Francesca , Botticelli, Vasari , Brunelleschi created their masterpieces in this land. Writers such as Dante, Petrarca , Boccaccio , scientists like Galileo and the inventor of the science of politics, Niccolò Machiavelli, wrote and worked under the skies of Tuscany.

To make it even all so pleasant and livable , **Tuscany produces some of the best food and wines in the world, thanks to a mild climate and temperatures well balanced to be enjoyed throughout the year**.

Nowhere as in Tuscany , history and culture go hand in hand with beauty and modern comforts : **the perfect middle way between the needs of modernity married with the best quality of life.** If you try enough, you will find the right investment that you can afford to live in one of the richest and pleasant regions of Italy .

Florence (370,000 inhabitants) : the capital of Tuscany . Universally considered one of the most beautiful cities of the world. UNESCO World Heritage Site , the city is home to an impressive number of museums (the Uffizi Gallery and the Pitti Palace). It is one of the world's fashion capitals and home to the most celebrated brands (Gucci , Prada, Roberto Cavalli, Scervino, Pucci) . Small and medium-sized businesses around the world for handicrafts, leather processing , the production of olive oil and wine..

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The Other Beautiful Cities of Tuscany

Siena (55,000 inhabitants), the center of Chianti, where they produce wines among the best in the world, home to one of the oldest universities; famous for its Palio, the historic horse race that takes place every year from 14th century in the Piazza del Palio, one of the most famous events in the world.

Pisa (85,000), with its Leaning Tower, unique and famous all over the world. Pisa is home to a prestigious university and area where, in addition to tourism, is highly developed research and development in the areas of new technologies and advanced services .

Arts, Culture, Tourism, Innovation, Research and Development of Modern Economics, Sustainable Development. Highest Standard of Living!

Arezzo (101,000), of great historical interest , bordering the famous hills of the Val di Chiana and the famous town of Cortona. Local Economy is linked to the processing of precious metals, gold in particular, and to activities related to information technology and telecommunications .

Livorno (156,000), is one of the most important Italian ports (trade and tourism); industrial center of national importance. Small and medium-sized businesses dedicated to the production of luxury yachts .

Lucca (87,000), close to Florence and not far from Versilia, is a very pretty little town all enclosed within its massive medieval walls. Lucca is a little treasure to live in a dimension of relaxation and tranquility.

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The Coastline, Beaches and Seaside Resorts: Pure water, Pristine Nature, Natural Parks .

In the northern part , an uninterrupted coastline and sandy bottom affects the entire stretches of the coastal provinces of Massa-Carrara, Lucca and Pisa, where the Versilia is located with the famous resort of Forte dei Marmi , Pietrasanta and Viareggio.

In the central part , from Livorno to Piombino the coast is more varied with low and rocky coasts (Quercianella , Castiglioncello) which tend to rise to the gates of Rosignano Solvay , where it begins the long stretch of sandy coastline of the Etruscan Coast (Cecina, Marina di Castagneto Carducci, Donoratico, San Vincenzo).

More to the South, from the city of Piombino starts the Gulf of Follonica, characterized by a sandy coastline that ends in the southern part where stands a high promontory ,a stretch of coast high and jagged.

Another sandy stretch is then present to Punta Ala, where there is another area of steep and rocky coast to the town of " Rochette" north of Castiglione , again with sandy beaches.

The Argentario , with the main centers of Porto Santo Stefano and Porto Ercole , presents high and rocky coasts , except for some beaches and picturesque bays; the beaches of Feniglia and Giannella thta link the Argentario promontory to the mainland.

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Versilia and Forte dei Marmi: Vips, Shopping and Culture.

Versilia is a strip of coast in the northern part of Tuscany, in the provinces of Lucca and Pisa.

It 's an area of about 165 sq km with 20 km of sandy beaches , extensive pine forests , nature reserves such as those of Lake Massaciuccoli, where **Giacomo Puccini** composed his most famous operas .

Versilia includes small charming towns such as **Forte dei Marmi , Viareggio , Marina di Pietrasanta** , former summer residences of VIPs and international areas of strong property investment of medium and high level .

This area is the site of many cultural events, good chances of nightlife throughout the year and opportunities for shopping and sports (golf, tennis , horseback riding) .

Versilia benefits from excellent transport network : less than an hour's drive from Florence, in about half an hour you will be in Pisa. Both cities have two International Airports to connect to the whole of Western Europe and Eastern Europe.

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The Etruscan Coast : Nature and Relaxation

The coast near Livorno is the central area of Tuscany, with a short rocky stretch of coast where there are some cute precious places , like Castiglioncello and Quercianella. Going firther to teh South, you will meet with the beautifully sandy resort of Vada, Marina di Cecina ,MArina di Castgagneto , San Vincenzo and then Populonia , rich in Etruscans archaeological finds.

Already known in the past as one of the favourite location of artists and celebrities, now these locations are sought for the clean sea and the pine forests and the extended atmosphere of relaxation and tranquility , ideal for families with children.

The International Airport of Pisa is just 20 miles away and the Florence International Airport about 90 km .

Convenient railway lines connect these locations to Florence, Rome , Genoa, Milan .

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Maremma, Argentario and Elba Island: a New Style of living.

Maremma is the area to the south of Tuscany, in the province of Grosseto. The climate is mild throughout the year and the sea, among the cleanest in Italy , contains little gems like the islands of Giglio and Giannutri. From north to south , from the coast of the Gulf of Follonica to Capalbio , passing the promontory of Monte Argentario, the are enchanting little Town such as **Punta Ala and Castiglione della Pescaia**, ideal location for your real estate investments.

This area is rich in thermal springs that flow from Mount Amiata to the plain below where you will find the **Thermal Baths** of Roselle, Saturnia, Osa, Bagnolo, Petriolo.

The Archipelago and the Elba Island. The Tuscan Archipelago is formed by a group of seven major islands : Gorgona , Elba (the largest one), Pianosa, Montecristo, Giglio and Giannutri. All form the Tuscan Archipelago National Park. Elba is the most important island of the Tuscan Archipelago. The climate is mild , with average annual temperatures between 15 and 16 degrees. The famous wines and excellent cuisine, combined with the pristine sea and the mild climate, make the Elbe a resort ideal for all seasons. The island is connected to the mainland with an excellent ferry service, which operates all year, and Marina di Campo Airport , with flights to major airports in Italy, Germany and Switzeralnd.

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Well-Being and Quality of Life: This is What Tuscany is About.

Treatments : Tuscany is rich Thermal Baths scattered throughout the country, making it one of the leadin regions in Italy. Easy to be reached, the thermal areas are all close to the main city of the region (Florence, Arezzo, Pisa, Grosseto, Lucca, Siena) and offer unique opportunities to admire works of art, to enjoy excursions to the nearby seaside or to renew your wardrobe in one of the many outlets that are located in the same routes .

Agriturismo : a form of living and a little-known kind of holiday by foreigners. The Agriturismo is a form of tourism in which the tourist is hosted in large houses and farms in the countryside. The nu,ber of foreigners who choose Agriturismo is growing : it is considered a healthy and intelligent way to spend your holiday, to understand the culture and the traditions of the area, to enjoy the beauty of the landscape and the enhancement of local products .

Fashion Outlet : Tuscany is the paradise for the outlets. There are so many! Even if you're not a shopping addicted, it's really exciting to have something to do with the quality of Italian Fashion at good prices. All Outlets in Tuscany offer, in addition to the security of the Made in Italy brand, the guarantee to buy good merchandise at reasonable prices. Super-brand and good discounts are available on all top brands (Armani, Gucci, Dolce & Gabbana , Ferragamo, Velentino , Tods and many others) , You'll be spoiled for choice!

The Kitchen : One of the pleasures for those living in Tuscany is the kitchen. Like its history, art and culture, even the kitchen of this land shows characters of excellence, appreciated all over the world and exported also to the world capitals such as London, New York, Berlin, Moscow. The food is all made of genuine seasonal ingredients, put together with a little preparation, served in a simple and tasty ways, along with a drizzle of pure and healthy extra virgin olive oil . And then there's the wine produced, the most glorious ever tasted, with famous names such as Chianti Classico , Montepulciano , Brunello di Montalcino, appreciated all over the world and fueling a strong local economy.

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