



MARINA DI SCARLINO
TOSCANA

RESIDENZE ISOLE DI TOSCANA

THE NEXT LEVEL OF YOUR REAL ESTATE EXPERIENCE



TOSCANA & MAREMMA

Tuscany is quintessential Italy: natural beauty, art, living history, pristine beaches and beautiful islands with breath-taking views. Residenze Isole di Toscana is a unique living concept in southern Tuscany, one of the most authentic regions in the country.

Marina di Scarlino is set in the breath-taking surroundings of the Italian Tuscan Maremma, overlooking Elba Island and the Tuscan Archipelago. The main cities of Florence, Pisa, Siena and Rome are less than a 2 hours' drive away.







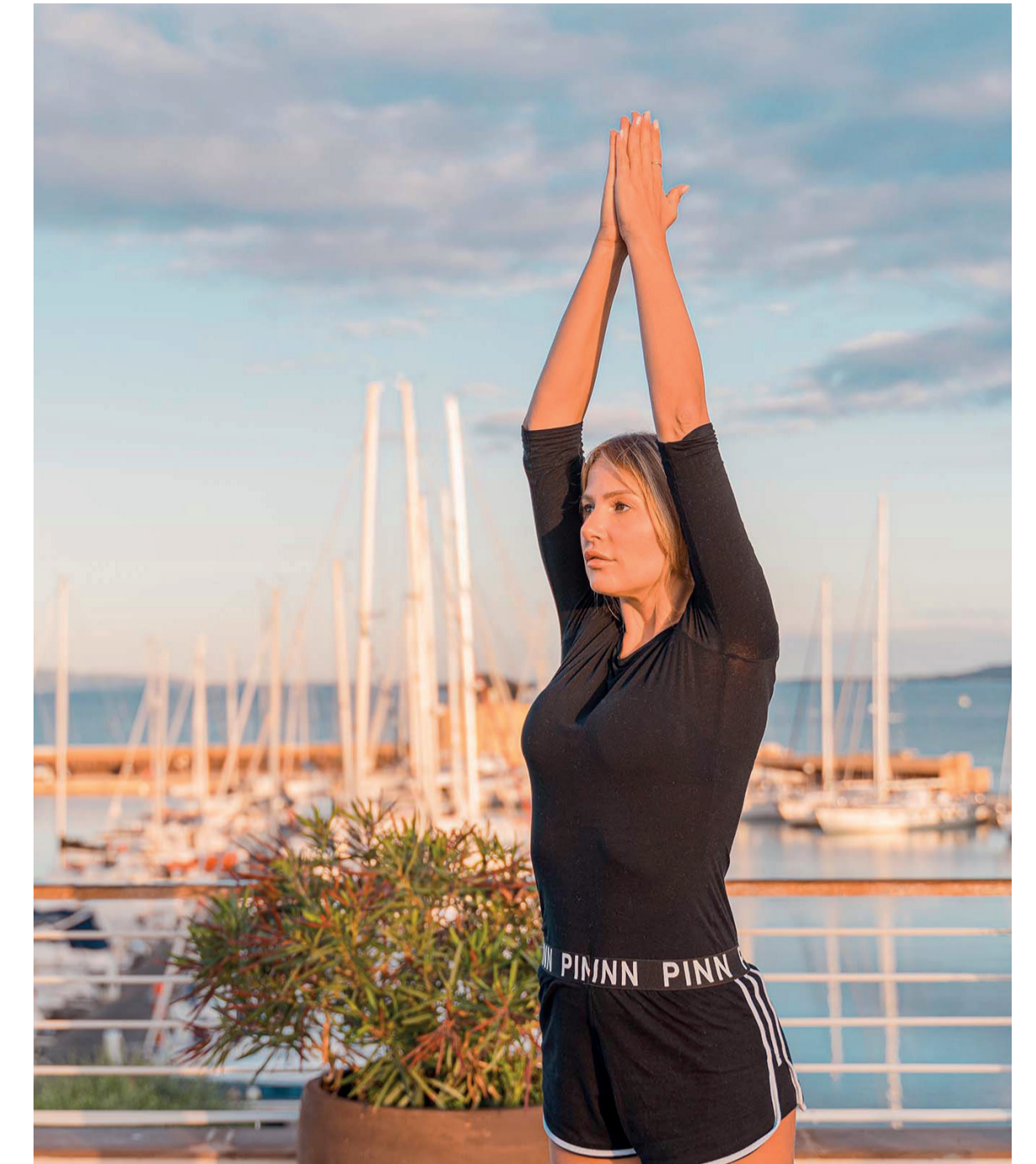
TUSCAN PARADISE

A sailor's paradise with many beautiful destinations close at hand from sea conservation areas to pristine bays and beaches, such as the nearby Cala Violina. For anyone who wants to experience an authentic piece of Tuscany and discover the joys of its food, wines, cultural and archaeological sites and stunning landscapes.





Marina di Scarlino is an ideal destination all year round because it is blessed with an exceptionally mild climate.



Living in this exceptional complex grants you exclusive access to the marina and the resort's amenities such as the shopping promenade, beach club and pool club. You will enjoy the vibrant atmosphere of our Marina Resort and all the services on offer at this unique location, including a wide range of bars and restaurants.



Residenze Isole di Toscana is a unique project for the construction of an exclusive residential complex located directly at the Marina di Scarlino on the coastline of Tuscany.

The complex features 36 exclusive seafront apartments, 18 at the ground-floor with private gardens and 18 at the first-floor with roof top terraces. Apartments range in size from two to three bedrooms, from 104 gm to 160 gm, roughly 1120 to 1722 square feet, offering breathtaking views and memorable sunsets on the Tyrrhenian Sea towards Elba island and the Tuscan Archipelago.

Luxury and ultimate comfort, terraces, lush gardens and panoramic views from the roof top terraces will create a blissful atmosphere.





The infrastructure of the complex includes 39 private garages for the owners, 18 ground floor apartments with private gardens, 18 first floor apartments with roof top terraces, 1 to 3 bedrooms from 104 qm to 160 qm, privileged services of Marina di Scarlino such as private boat charter, rental management and home service packages.





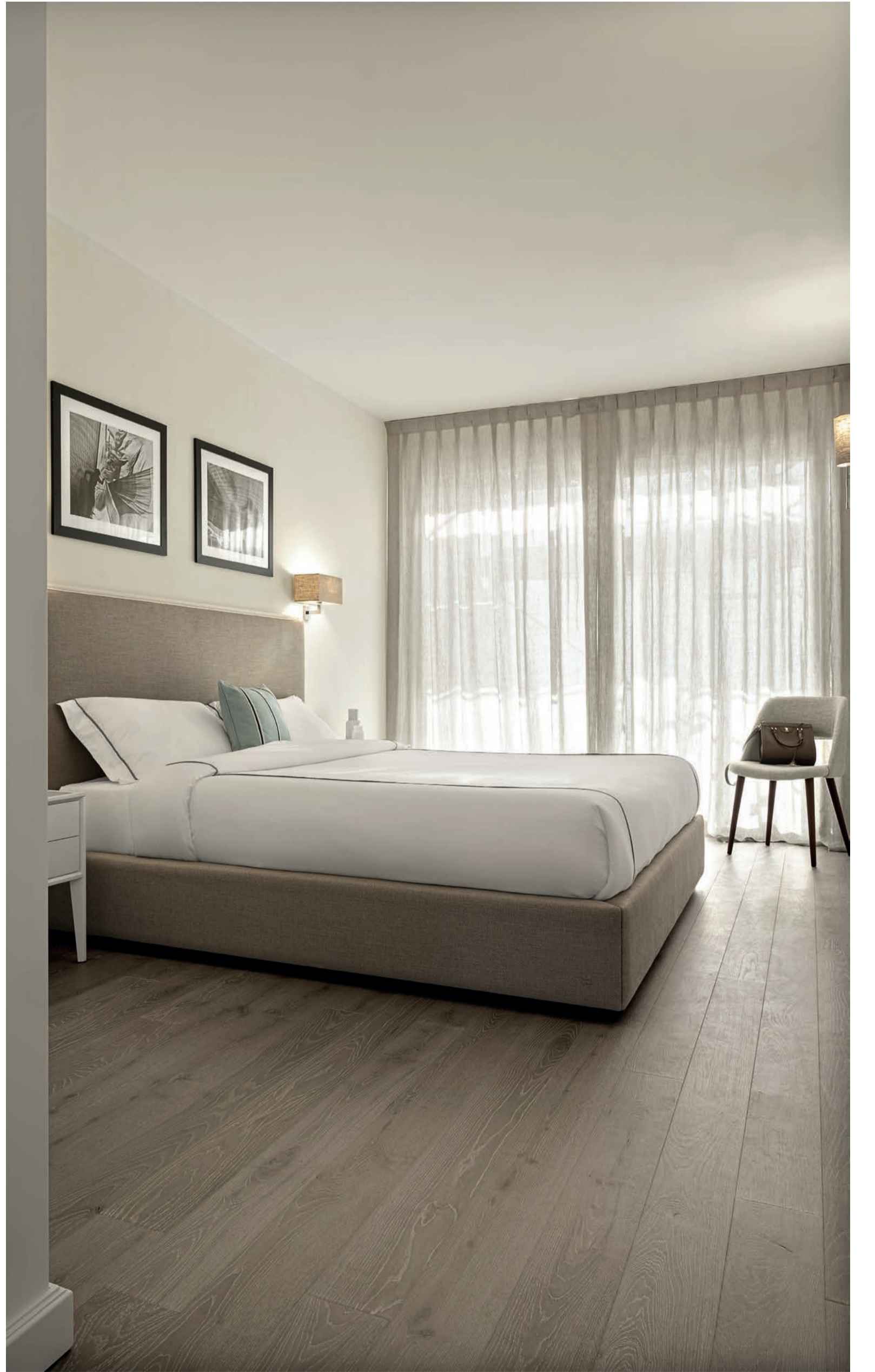


















RESIDENZE ISOLE DI TOSCANA

1
GIGLIO

3
ELBA

5
GORGONA

7
CERBOLI

9
MONTECRISTO

2
CAPRAIA

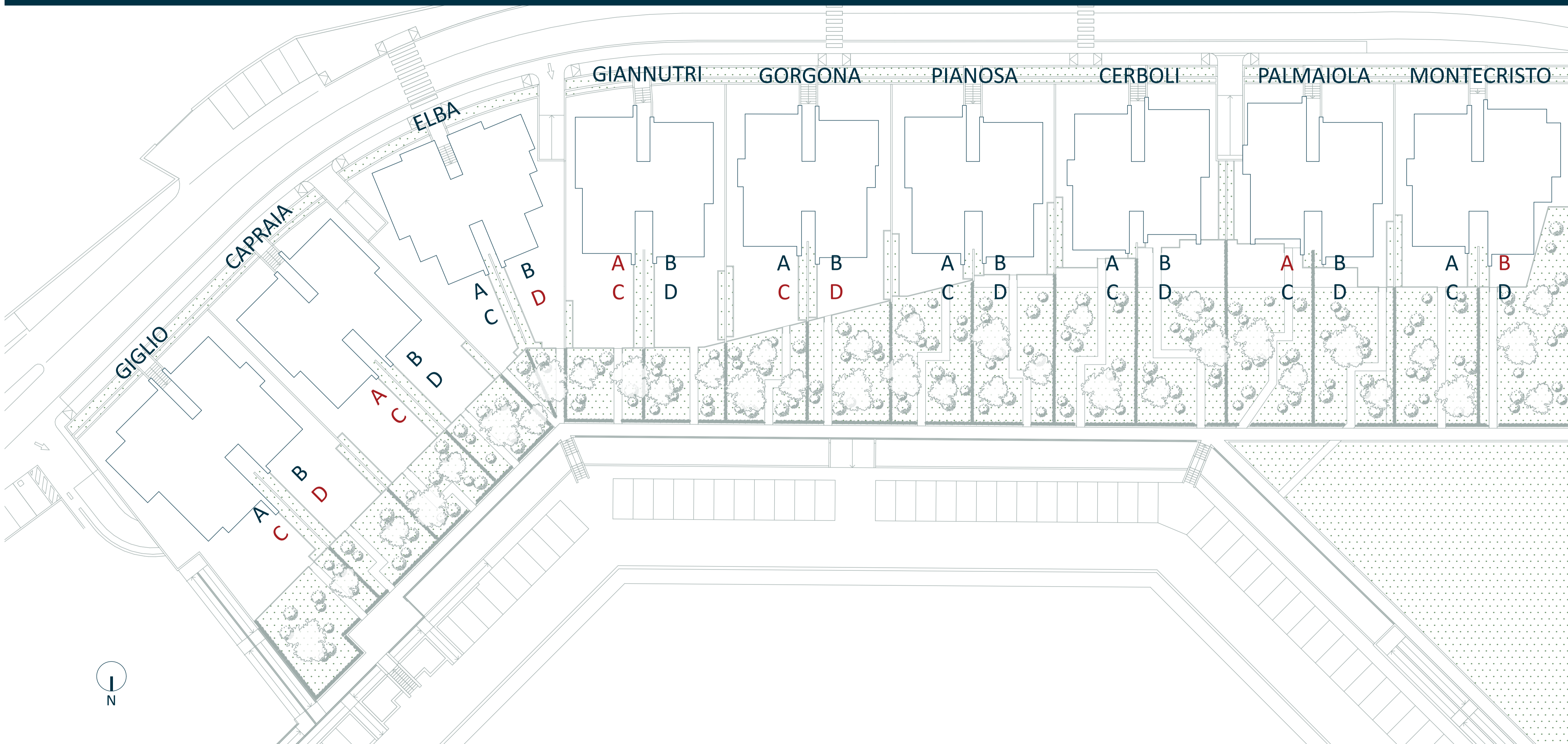
4
GIANNUTRI

6
PIANOSA

8
PALMAIOLA



RESIDENZE ISOLE DI TOSCANA





CREATE YOUR EXCLUSIVE HOME



EXCLUSIVE AND INDEPENDENT SOLUTIONS | OPTIONS

Combinations of two apartments can either be vertical or horizontal. However, a four-apartment mesh can be arranged for big space lovers. Check the following solutions out:

1

OPTION 1 | TOWNHOUSE

Two units can be vertically combined, thereby obtaining a townhouse with garden, ground floor, and first floor with rooftop terrace, connected internally by customized staircases.

2 garages.

Solutions range from 220 to 256 sqm.

2

OPTION 2 | WIDE PENTHOUSE

Two units can be horizontally combined, thereby obtaining a wide panoramic penthouse with double first floor and rooftop terrace, connected internally by customized staircases.

2 garages.

Solutions range from 220 to 275 sqm.

3

OPTION 3 | VILLA

Four units can be merged into one, thereby obtaining a wide panoramic penthouse with two first floors and rooftop terraces, connected internally by customized staircases.

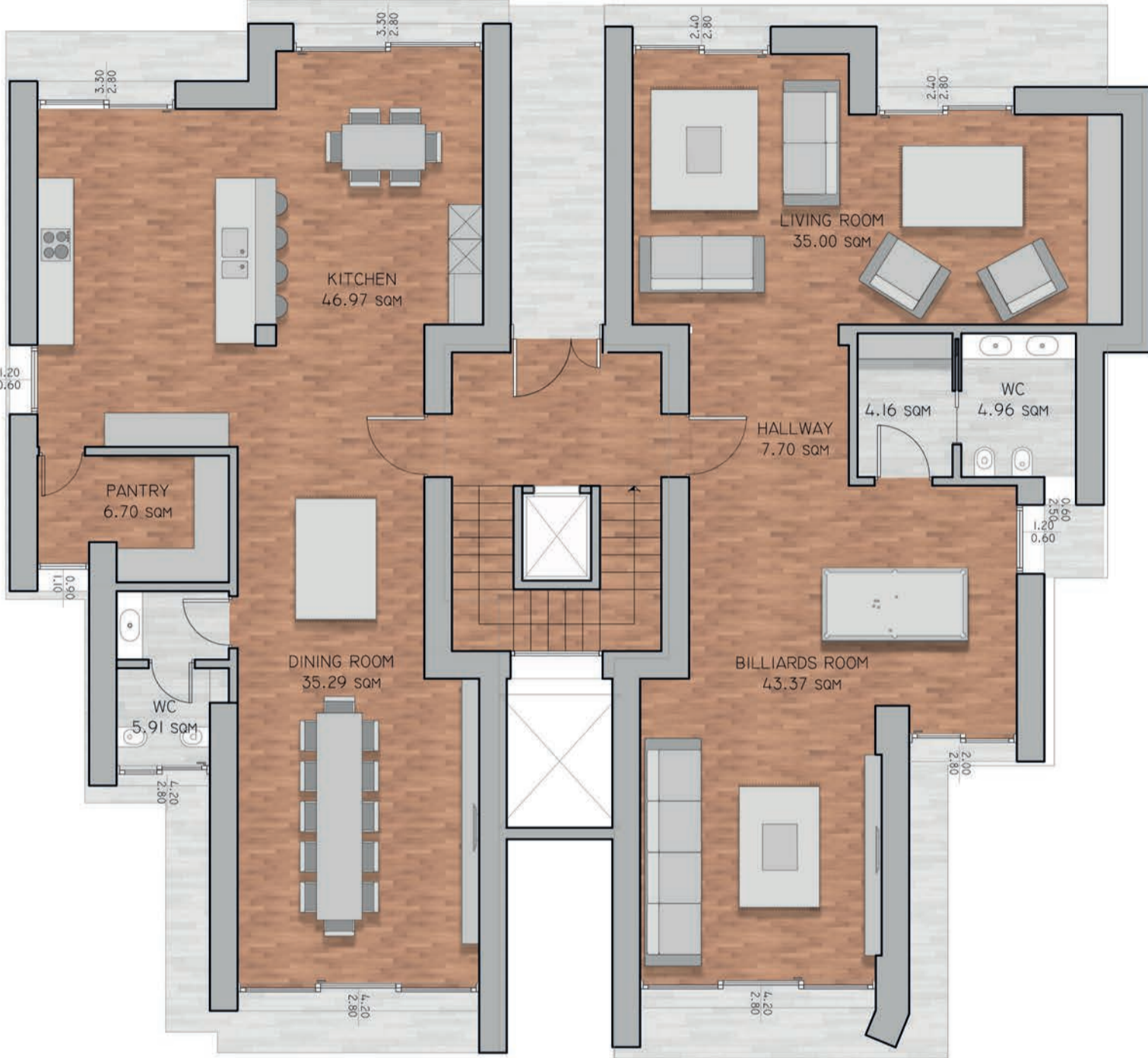
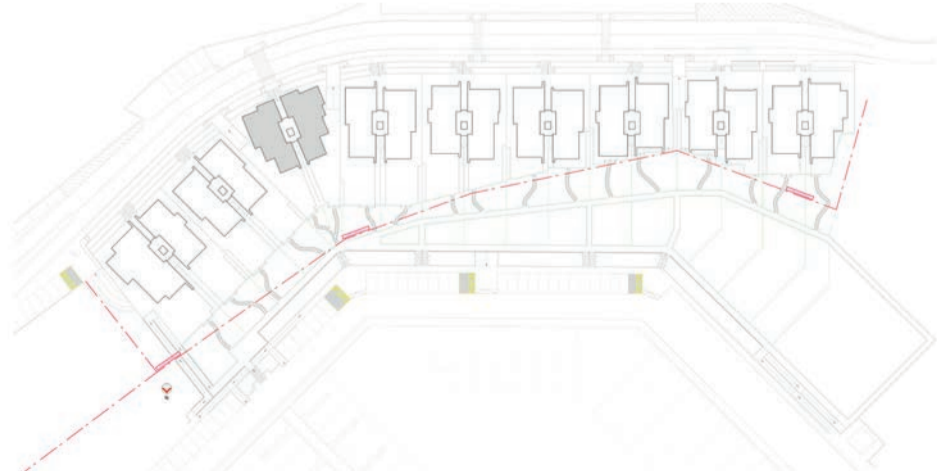
4 garages.

Solutions range from 448 to 486 sqm.

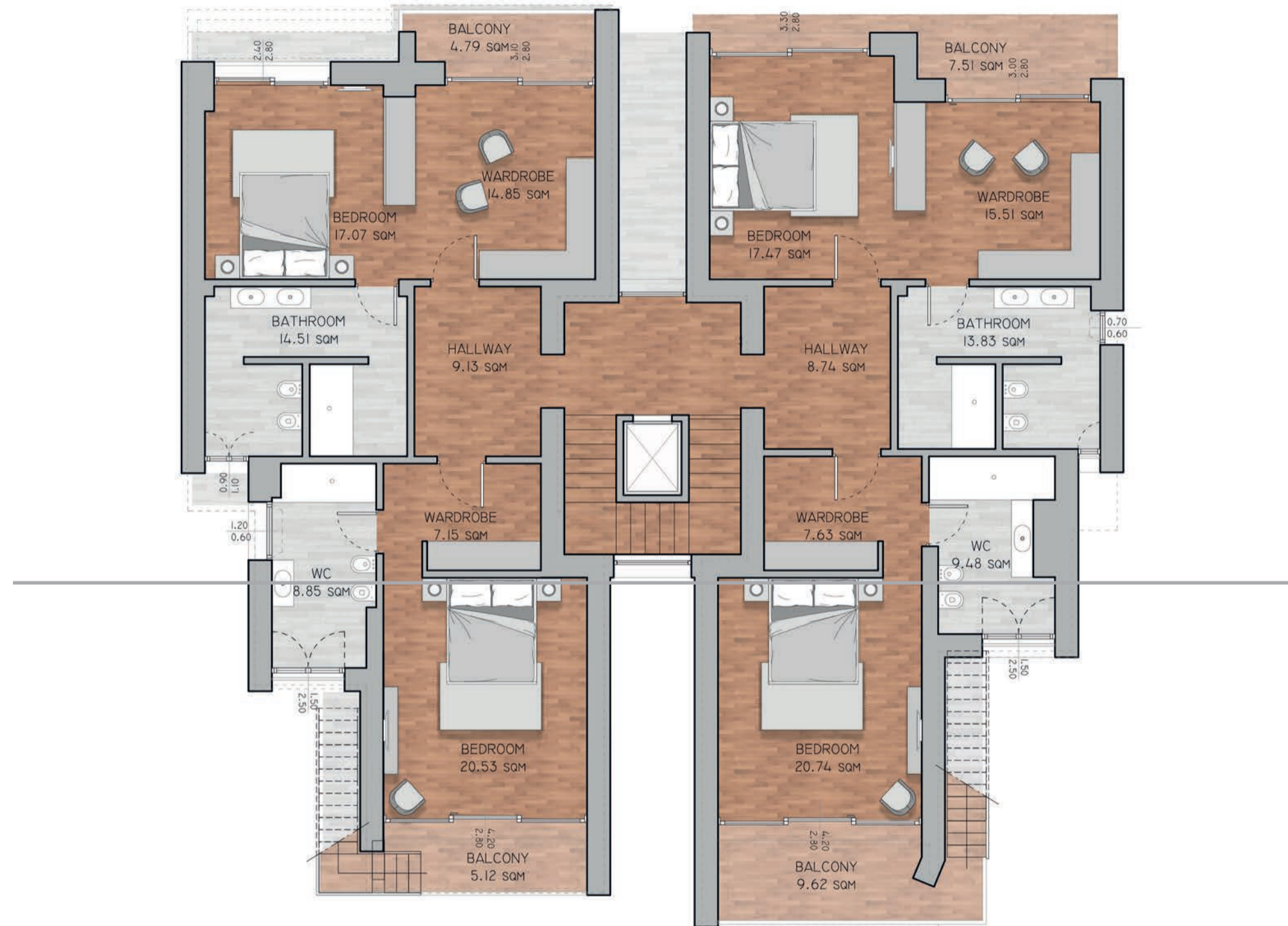


INDIPENDENT VILLA SOLUTION

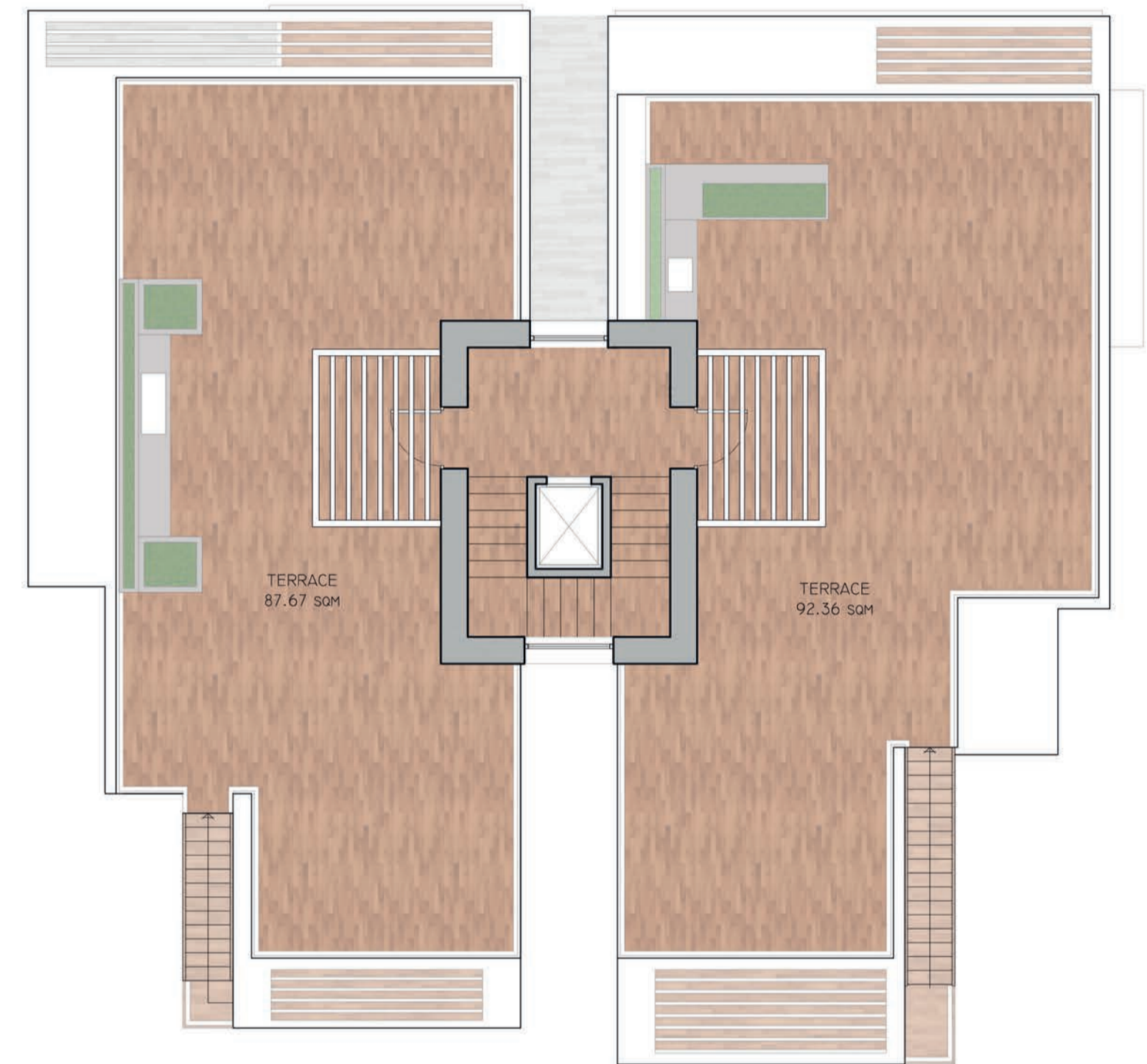
Create your own personalized dream house for an independent villa by combining four units into one. Here is a look at what your home will look like in three perspectives (ground floor, first floor, and roof terrace). Contact our staff to know more about the possible tailor-made solutions we can offer for each apartment.



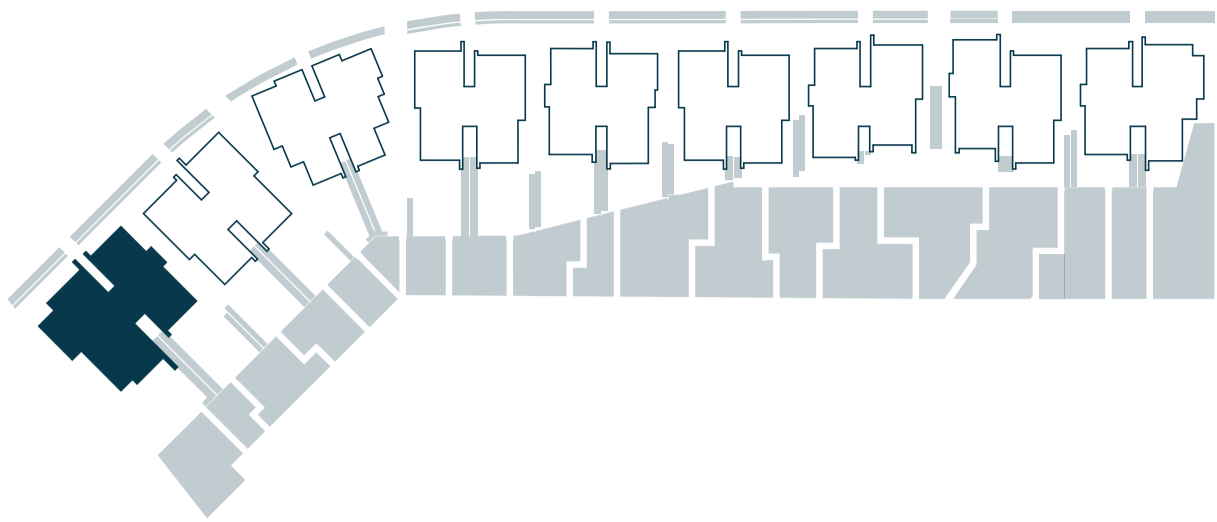
EXAMPLE OF
INDIPENDENT VILLA SOLUTION
GROUND FLOOR



EXAMPLE OF
INDIPENDENT VILLA SOLUTION
FIRST FLOOR

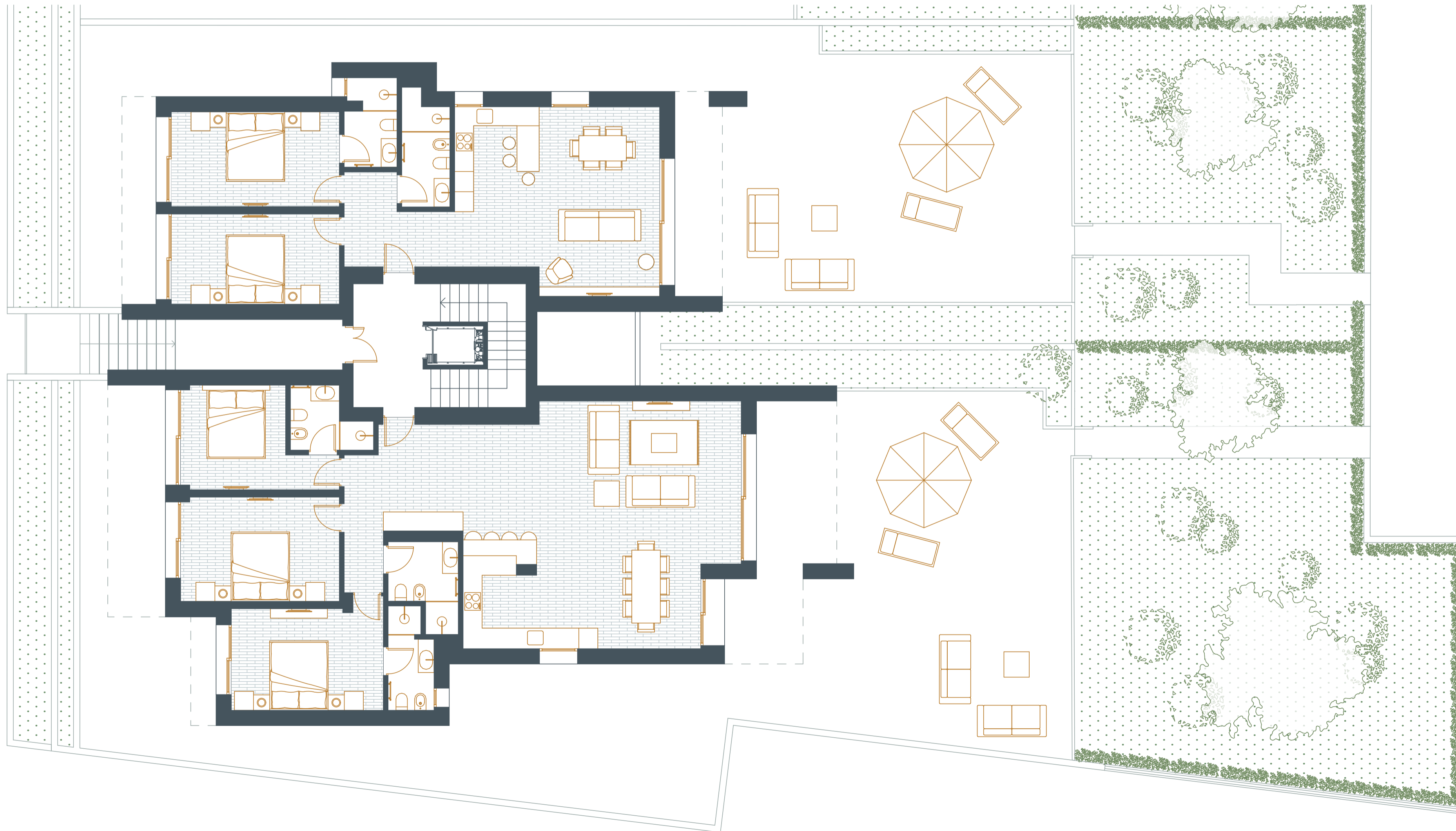


EXAMPLE OF
INDIPENDENT VILLA SOLUTION
ROOF TERRACE



FLOOR PLAN

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GIGLIO

GROUND FLOOR

APARTMENT B

SUITE AREA	112,56 GROSS SQ.M.
living	44,65 NET SQ.M.
room 1	15,83 NET SQ.M.
room 2	15,90 NET SQ.M.
bath 1	4,47 NETSQ.M.
bath 2	5,32 NET SQ.M.

OUTSIDE AREA 208,31 NET SQ.M.

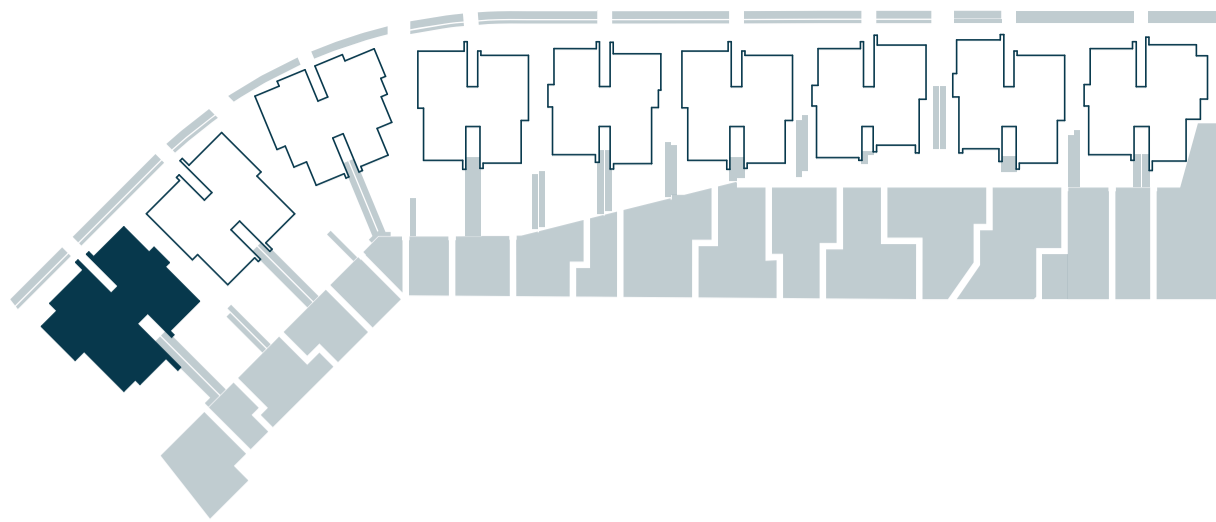
GARAGE 23,19 NET SQ.M.

APARTMENT A

SUITE AREA	171,97 GROSS SQ.M.
living	77,40 NET SQ.M.
room 1	15,74 NET SQ.M.
room 2	12,72 NET SQ.M.
room 3	12,72 NET SQ.M.
bath 1	4,34 NET SQ.M.
bath 2	4,15 NET SQ.M.
bath 3	5,24 NET SQ.M.

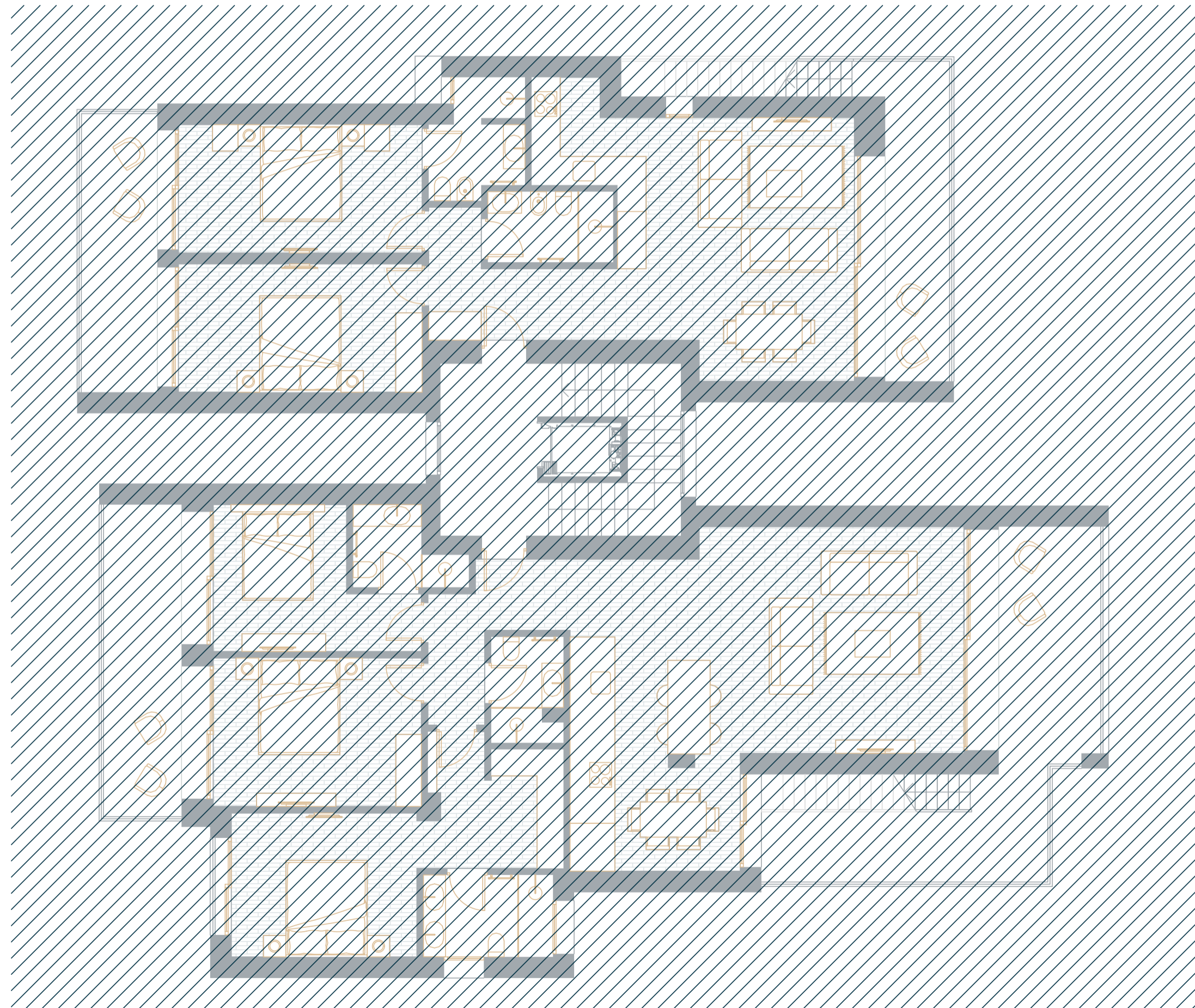
OUTSIDE AREA 243,44 NET SQ.M.

GARAGE 39,15 NET SQ.M.



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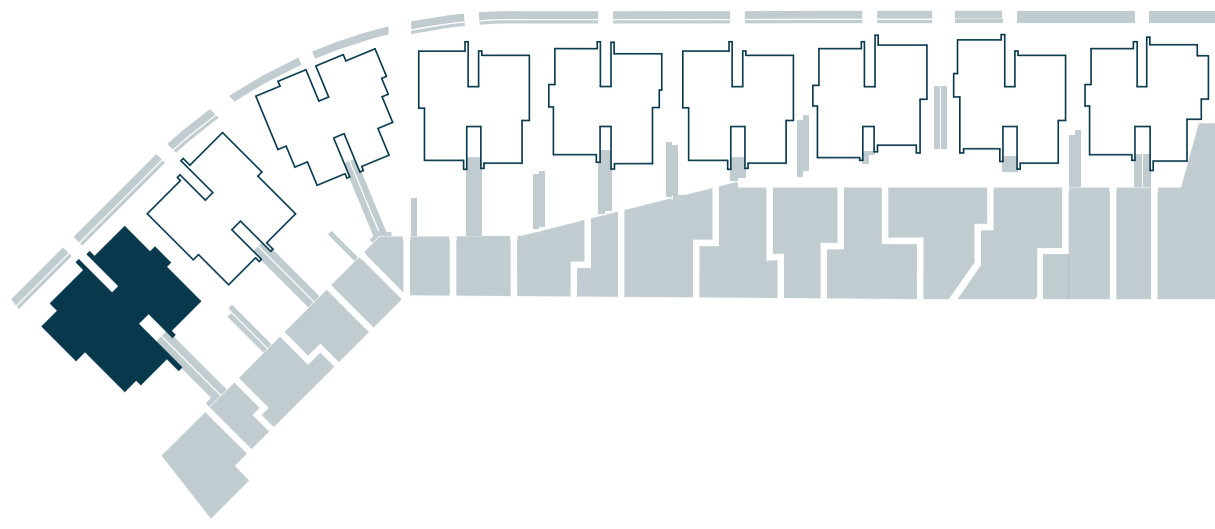
FIRST FLOOR

APARTMENT D

SOLD

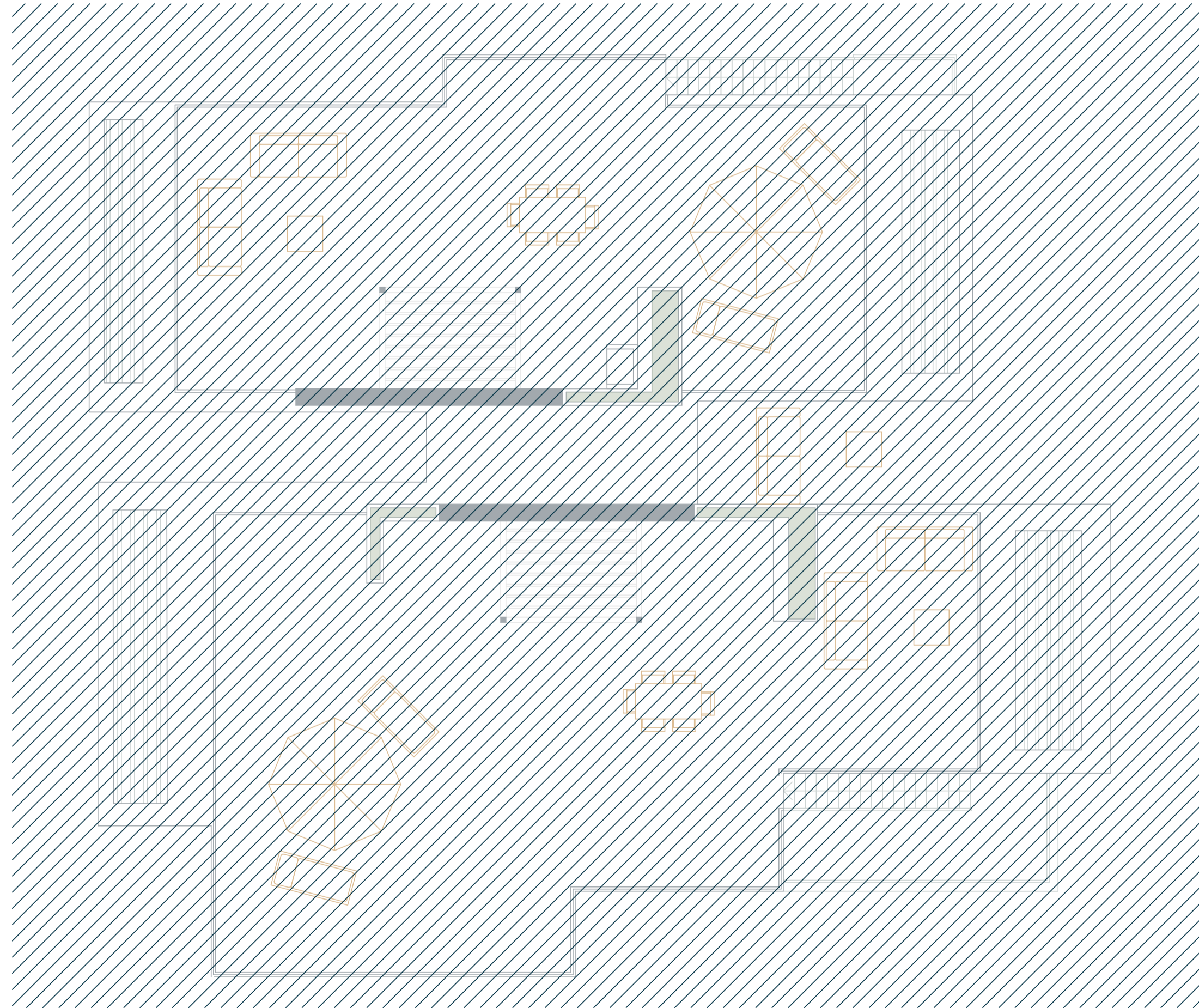
APARTMENT C

SOLD



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GIGLIO

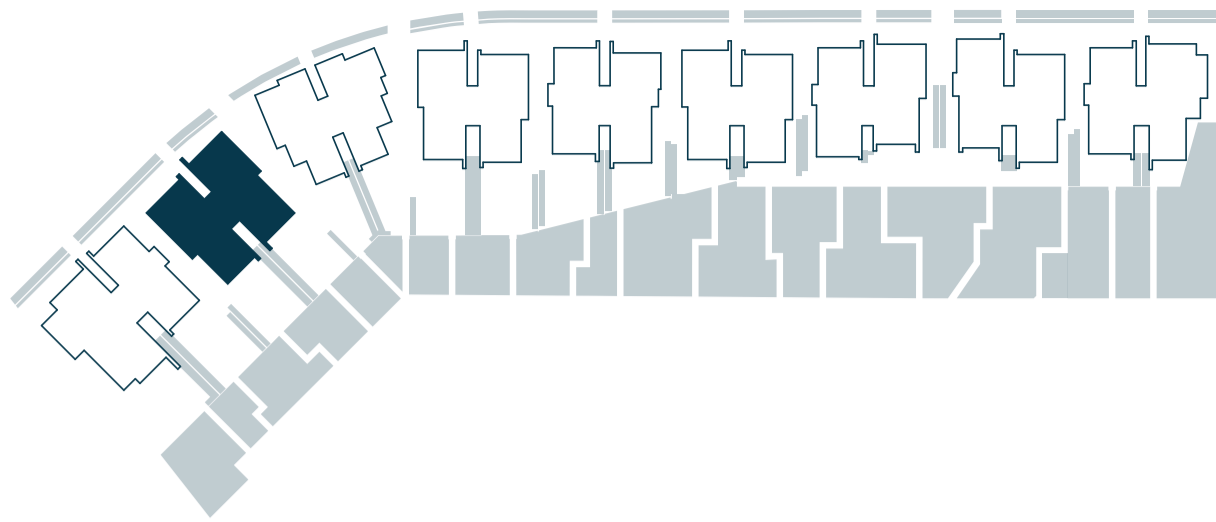
SECOND FLOOR

APARTMENT D

SOLD

APARTMENT C

SOLD



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CAPRAIA

GROUND FLOOR

APARTMENT B

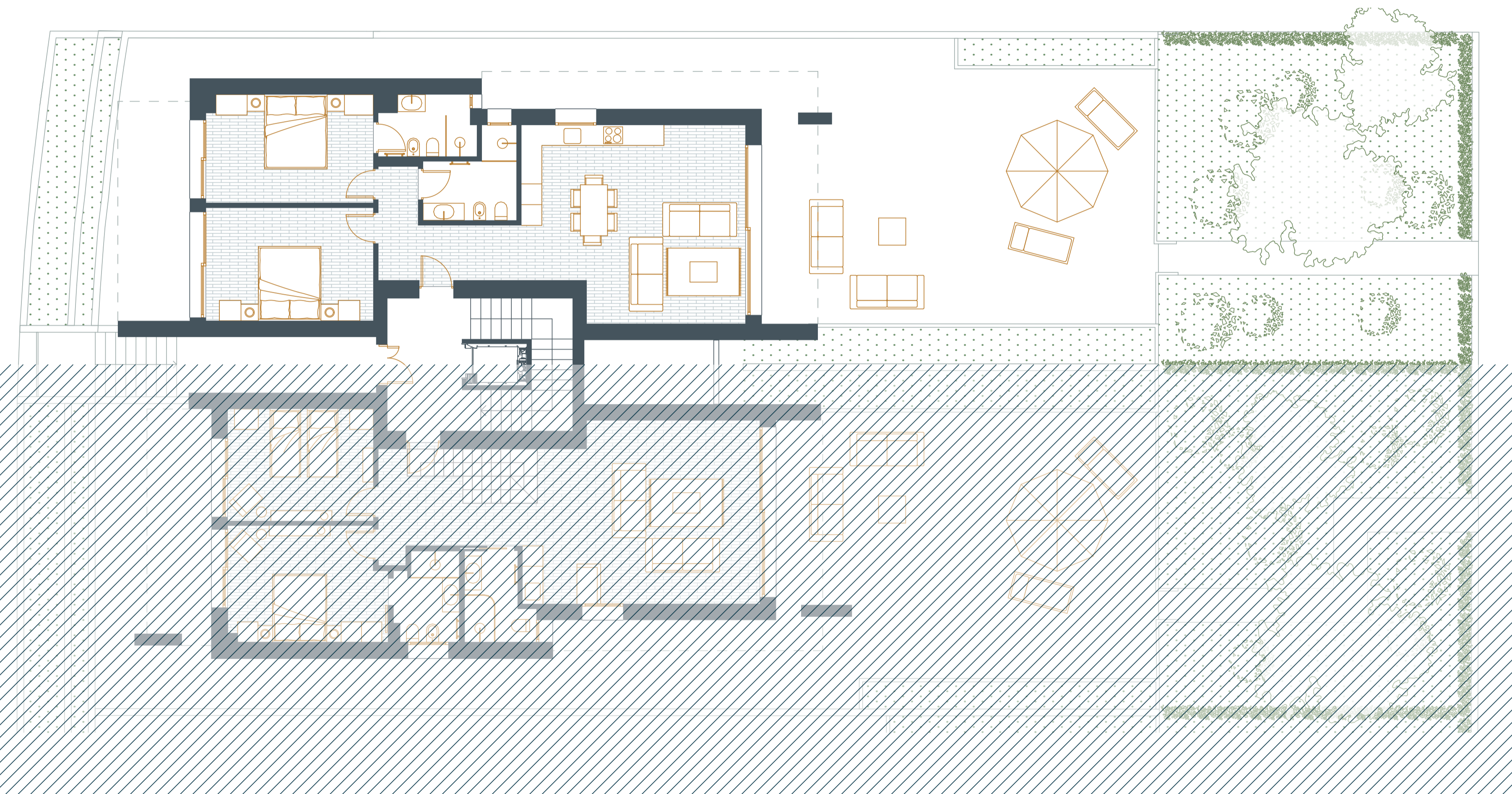
SUITE AREA	115,73 GROSS SQ.M.
living	45,34 NET SQ.M.
room 1	16,54 NET SQ.M.
room 2	15,60 NET SQ.M.
bath 1	4,87 NET SQ.M.
bath 2	5,89 NET SQ.M.

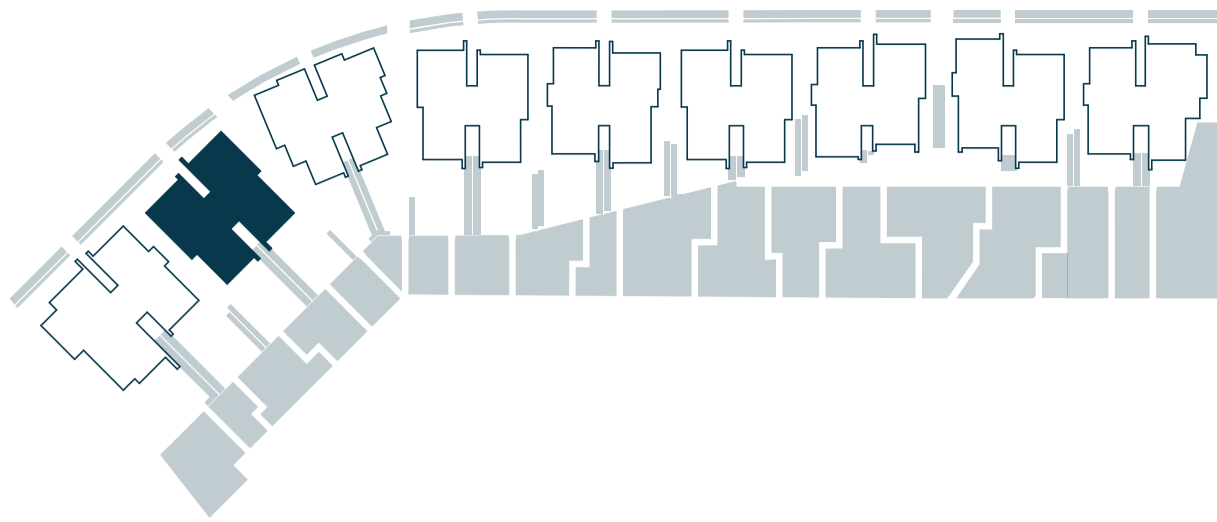
OUTSIDE AREA 171,97 SQ.M.

GARAGE 171,97 SQ.M.

APARTMENT A

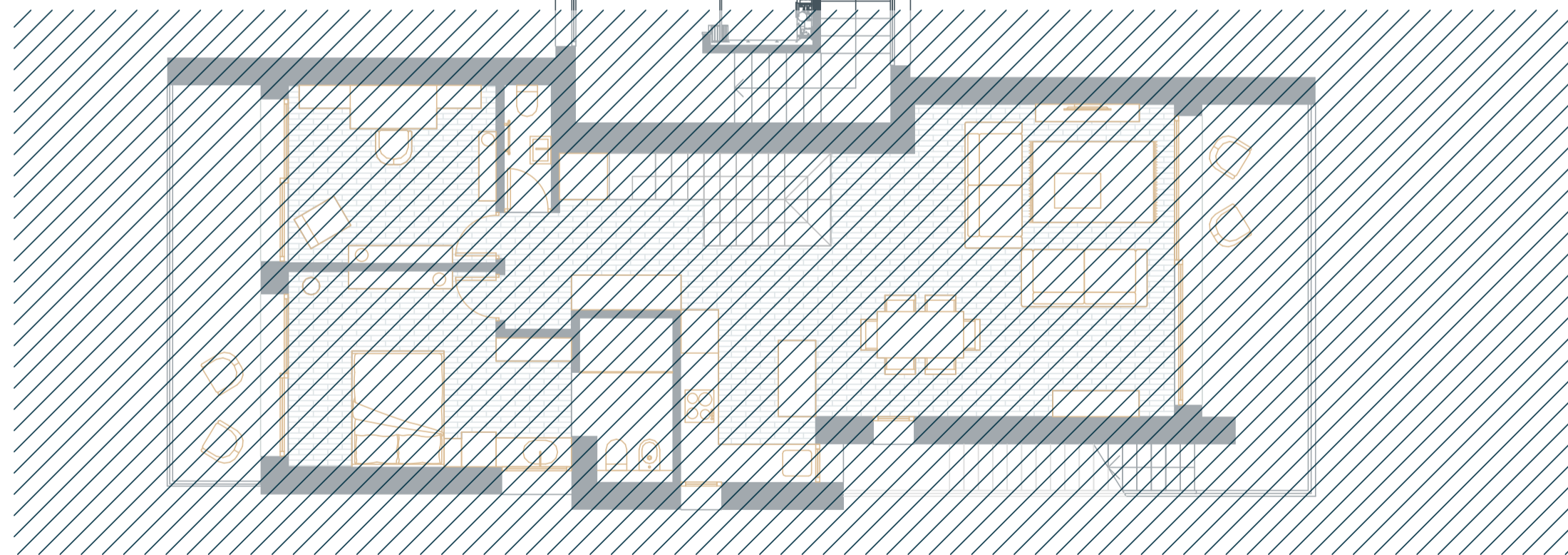
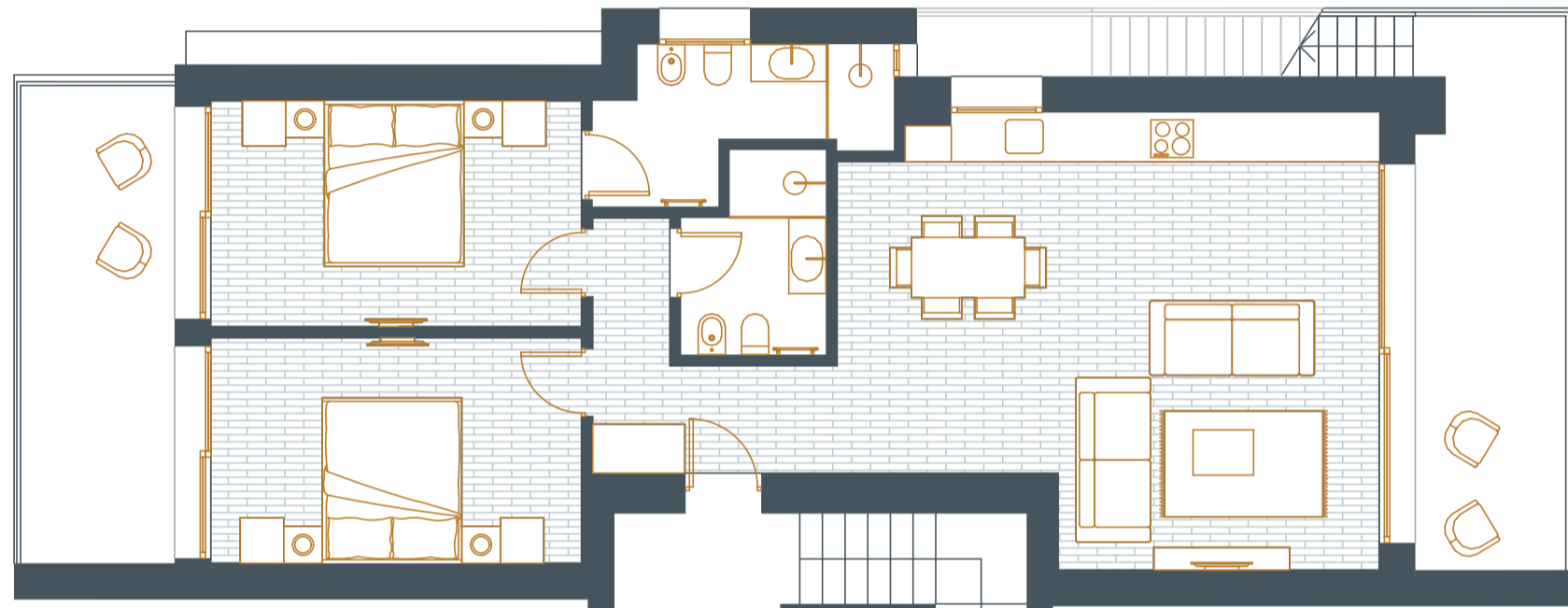
SOLD





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CAPRAIA

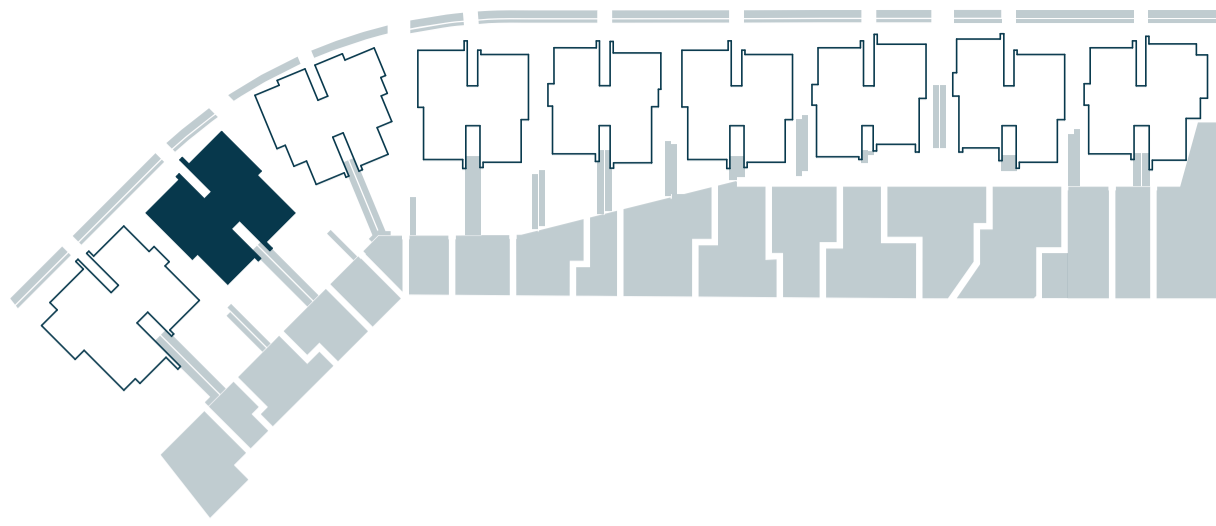
FIRST FLOOR

APARTMENT D

SUITE AREA	111,94 GROSS SQ.M.
living	46,41 NET SQ.M.
room 1	14,68 NET SQ.M.
room 2	14,68 NET SQ.M.
bath 1	6,33 NET SQ.M.
bath 2	3,40 NET SQ.M.
BALCONY AREA	29,22 NET SQ.M.
GARAGE	32,88 NET SQ.M.

APARTMENT C

SOLD



FLOOR PLAN

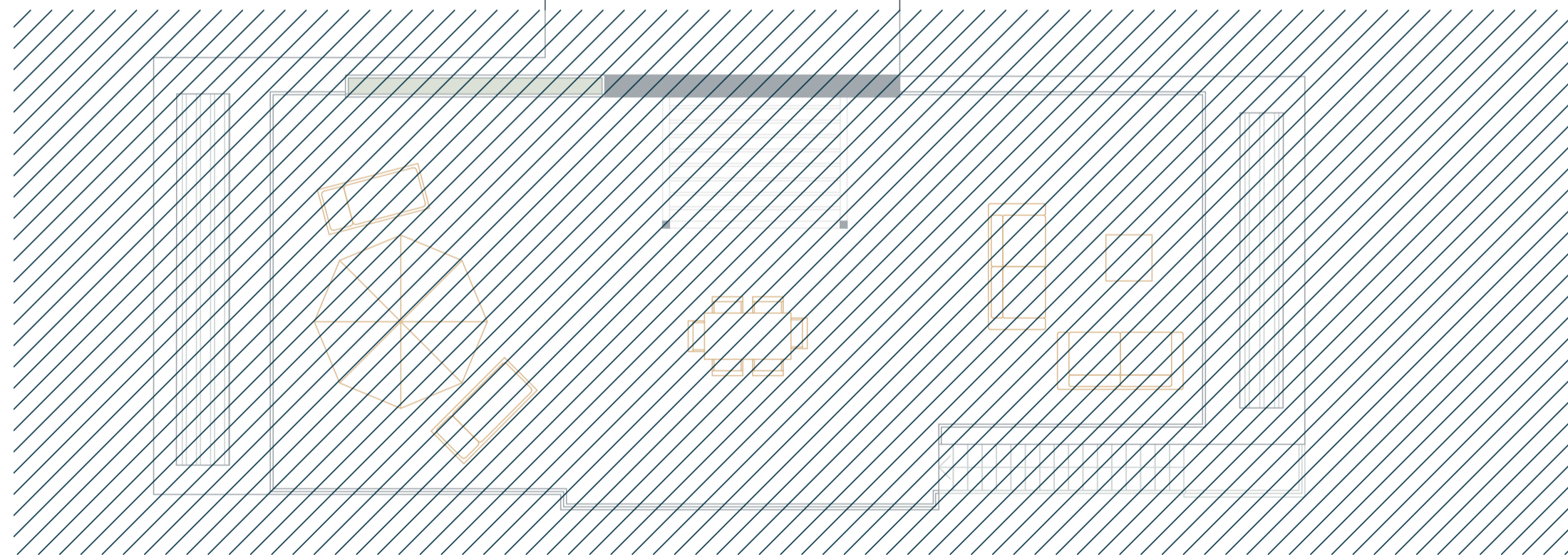
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CAPRAIA

SECOND FLOOR

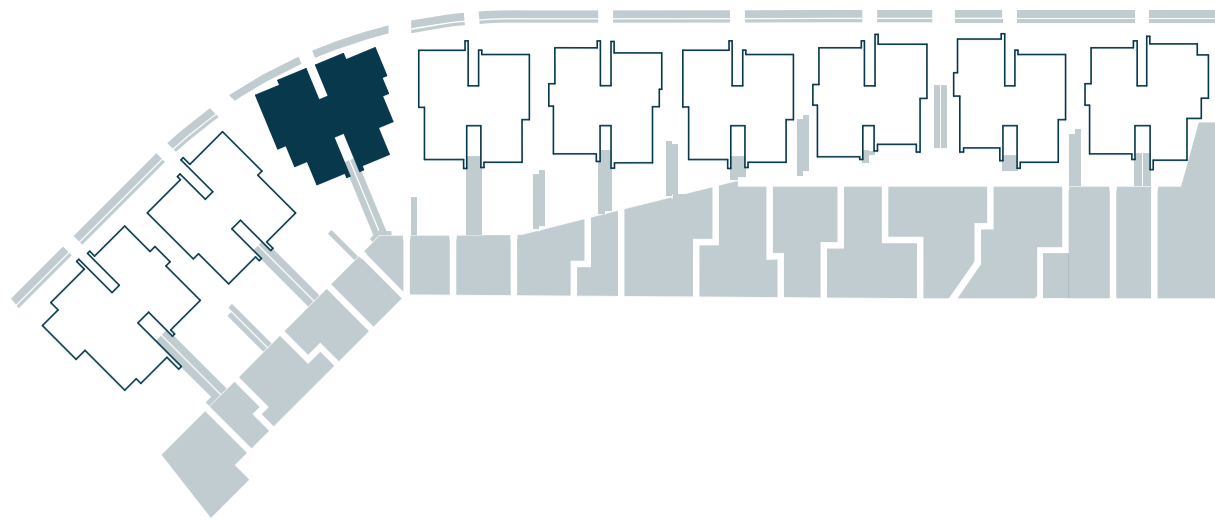
APARTMENT D

ROOF TERRACE 114,09 NET SQ.M.



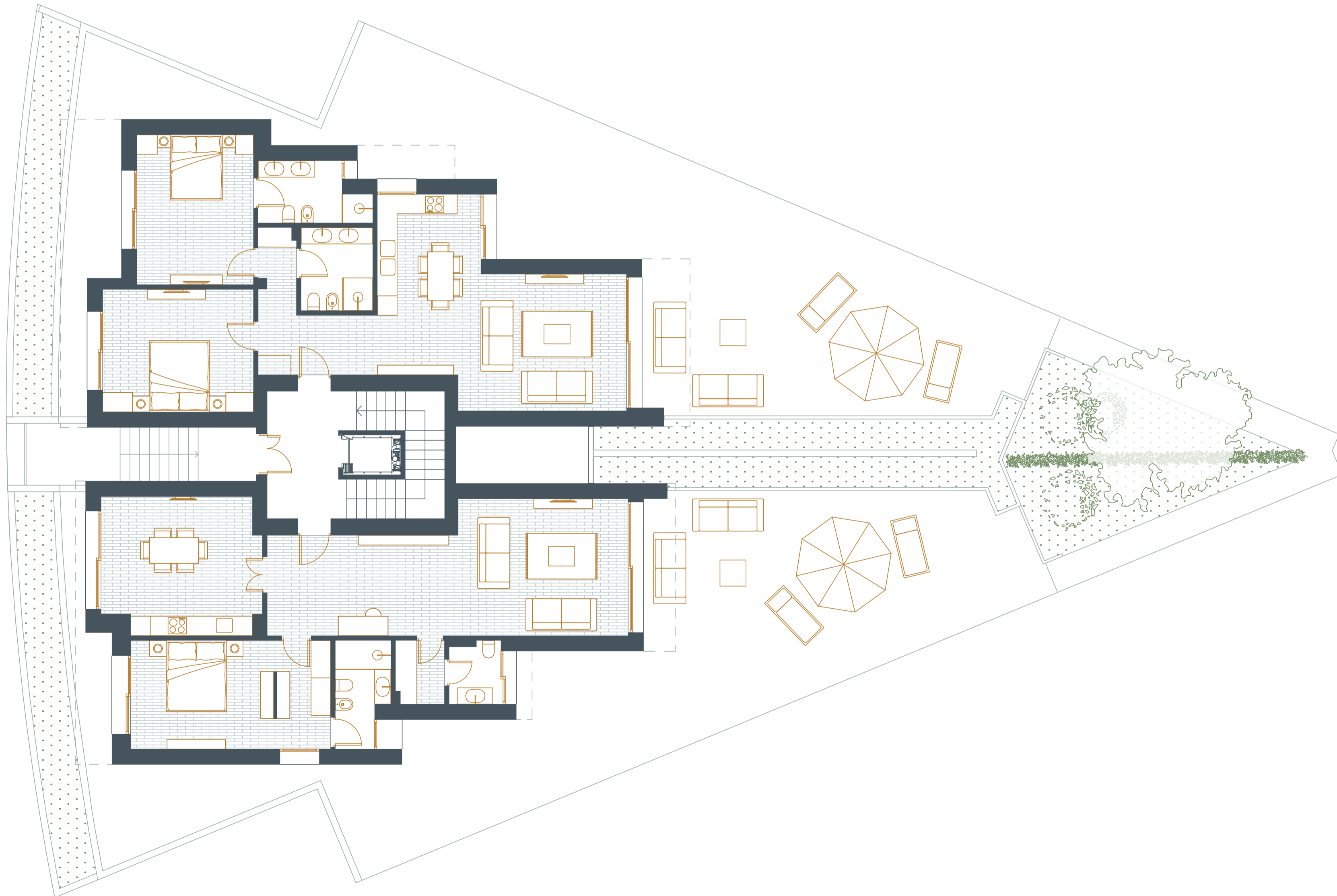
APARTMENT C

SOLD



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ELBA

GROUND FLOOR

APARTMENT B

SUITE AREA	121,06 GROSS SQ.M.
living	48,00 NET SQ.M.
room 1	17,48 NET SQ.M.
room 2	16,60 NET SQ.M.
bath 1	5,78 NET SQ.M.
bath 2	5,64 NET SQ.M.

OUTSIDE AREA 160,97 NET SQ.M.

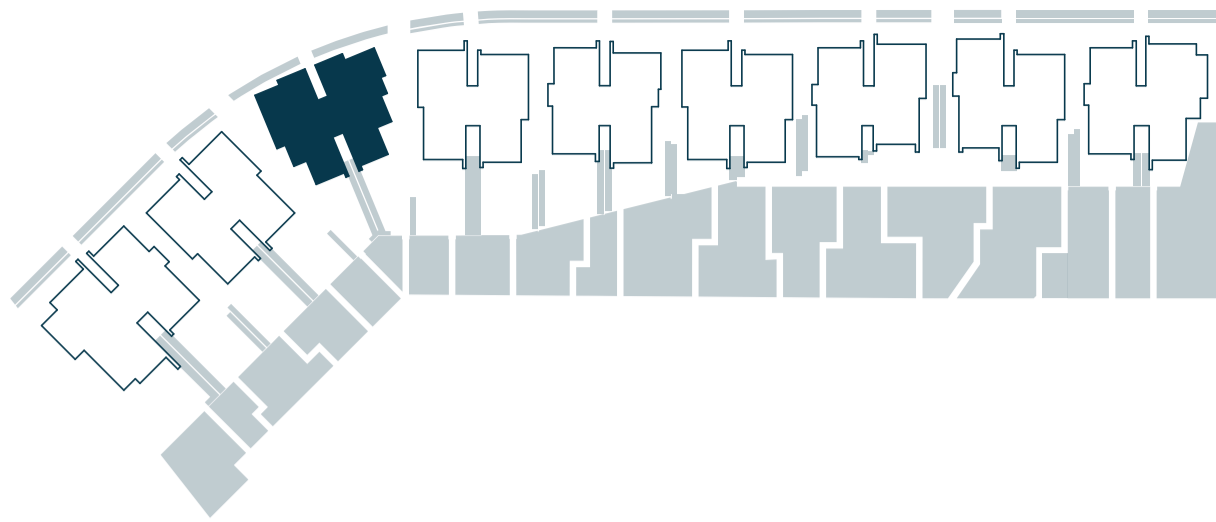
GARAGE 34,33 NET SQ.M.

APARTMENT A

SUITE AREA	119,92 GROSS SQ.M.
living	60,25 NET SQ.M.
room 1	20,58 NET SQ.M.
bath 1	5,04 NET SQ.M.
bath 2	5,96 NET SQ.M.

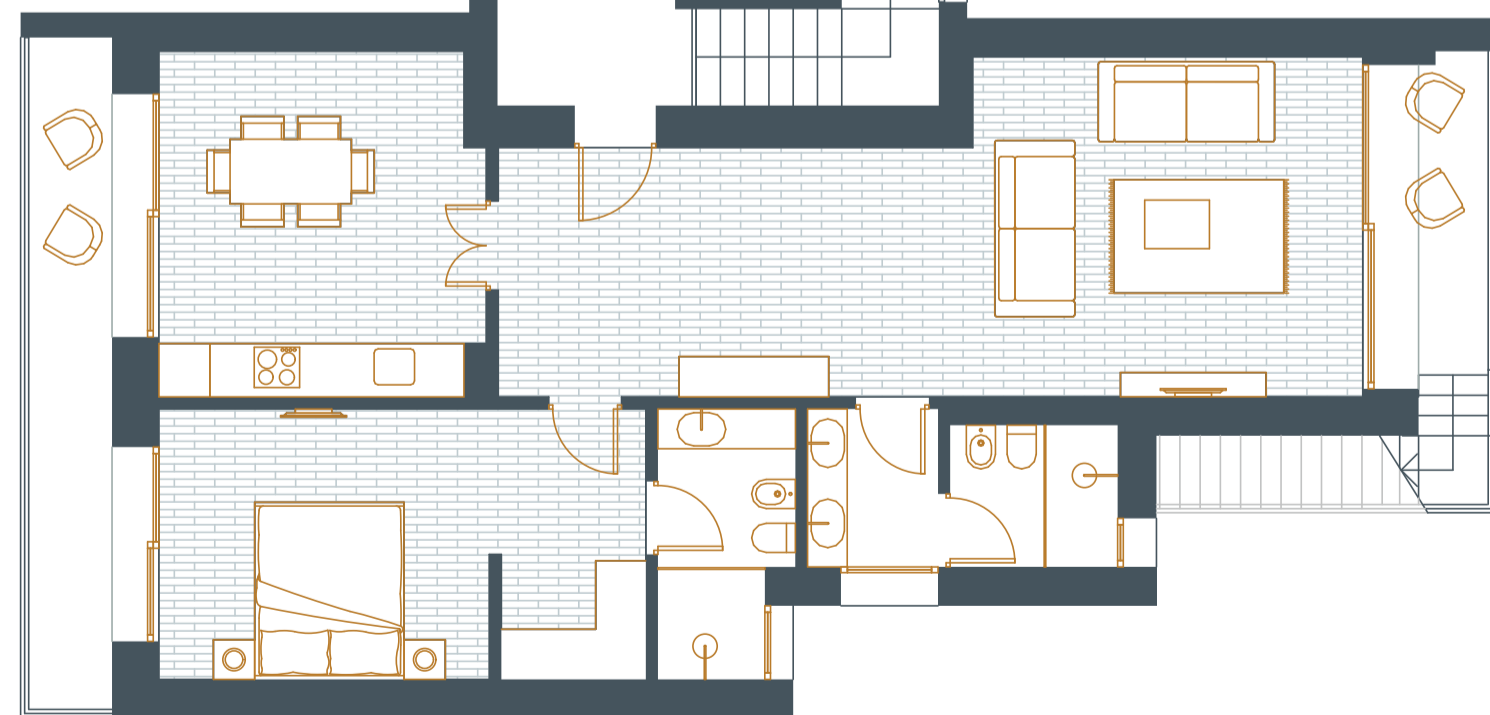
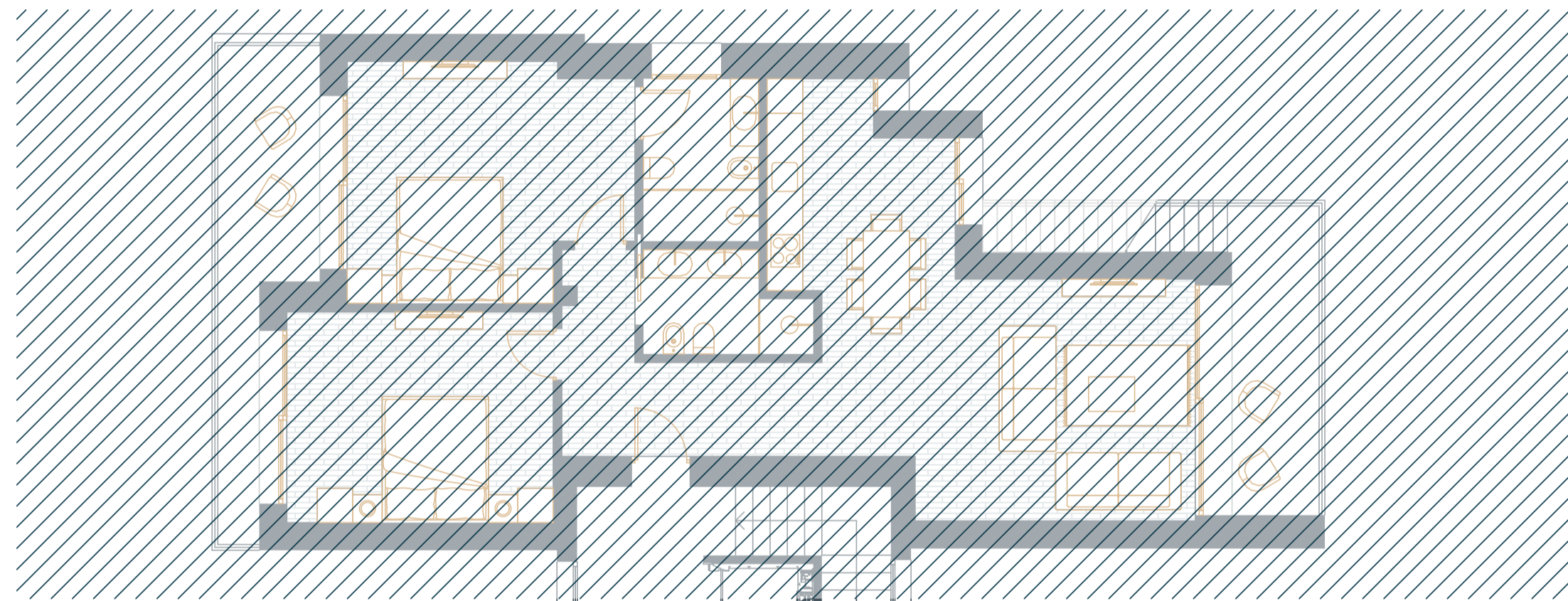
OUTSIDE AREA 161,21 NET SQ.M.

GARAGE 33,51 NET SQ.M.



FLOOR PLAN

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ELBA

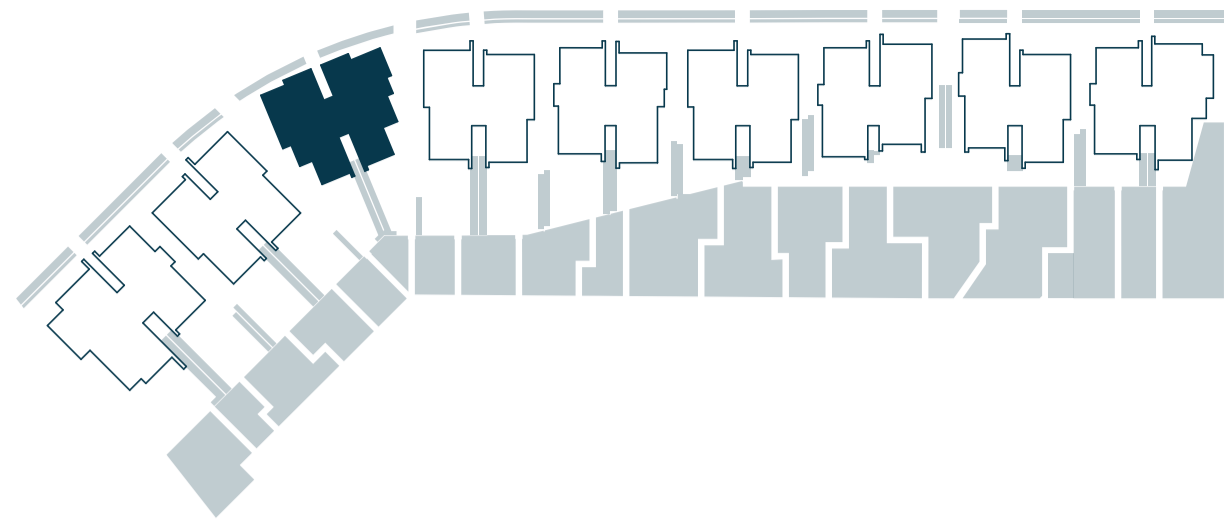
FIRST FLOOR

APARTMENT D

SOLD

APARTMENT C

SUITE AREA	115,20 GROSS SQ.M.
living	55,36 NET SQ.M.
room 1	20,00 NET SQ.M.
bath 1	5,22 NET SQ.M.
bath 2	6,97 NET SQ.M.
BALCONY AREA	12,99 NET SQ.M.
GARAGE	36,96 NET SQ.M.



FLOOR PLAN

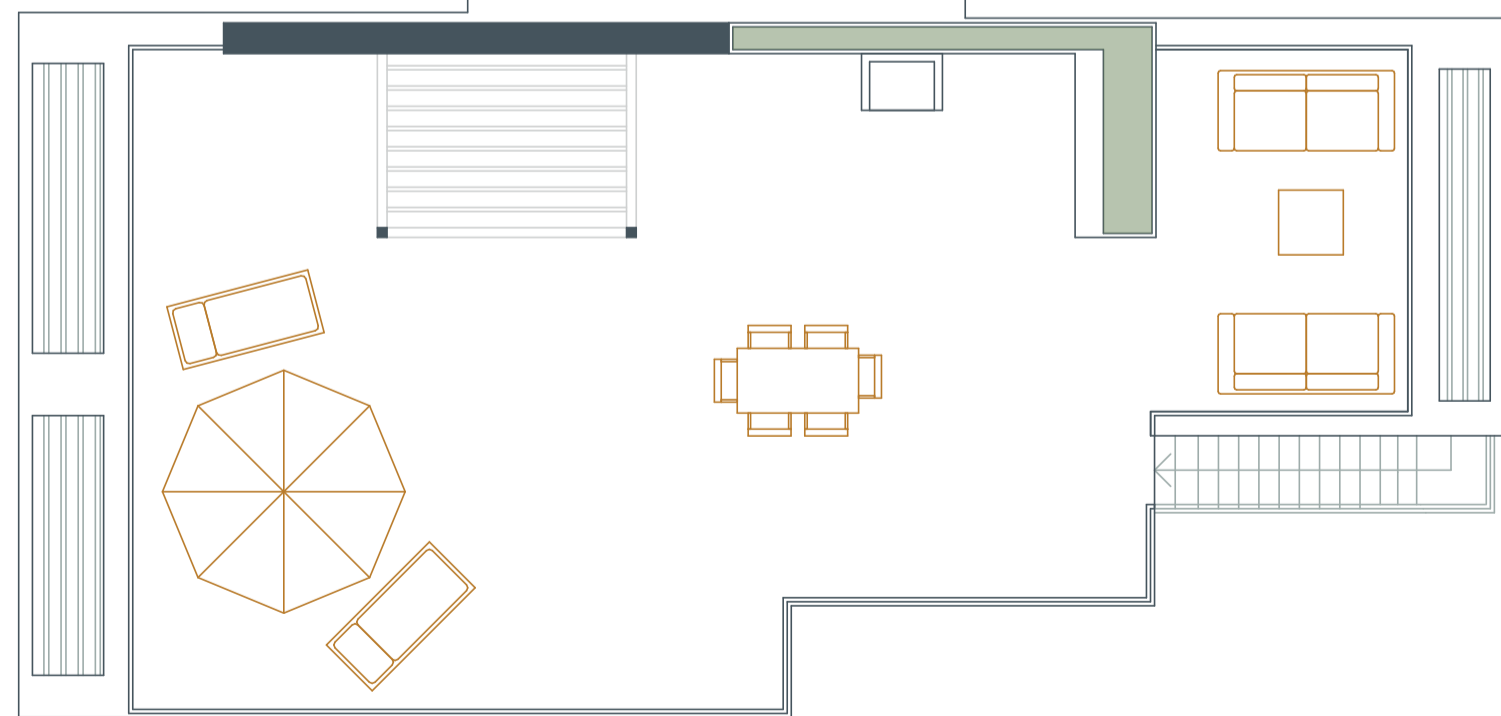
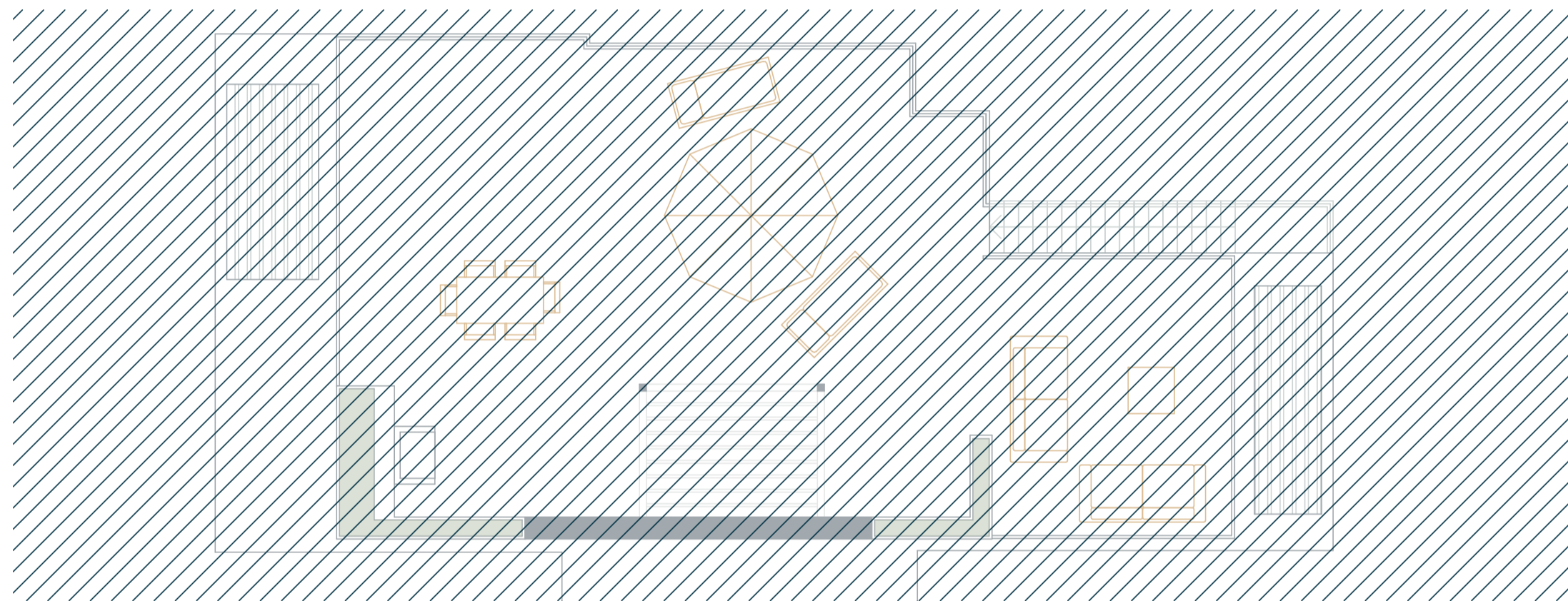
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ELBA

SECOND FLOOR

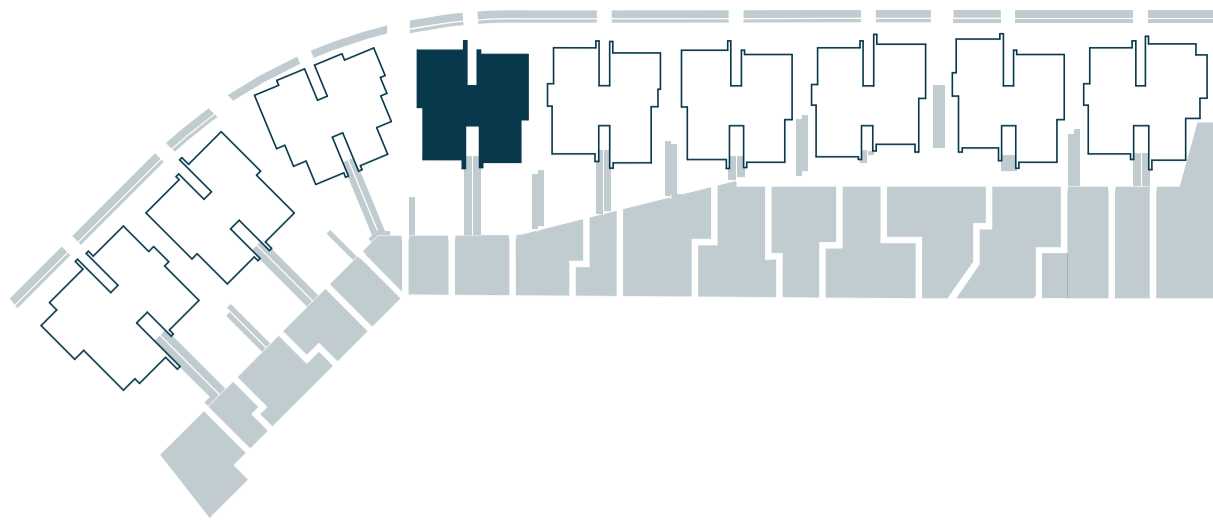
APARTMENT D

SOLD



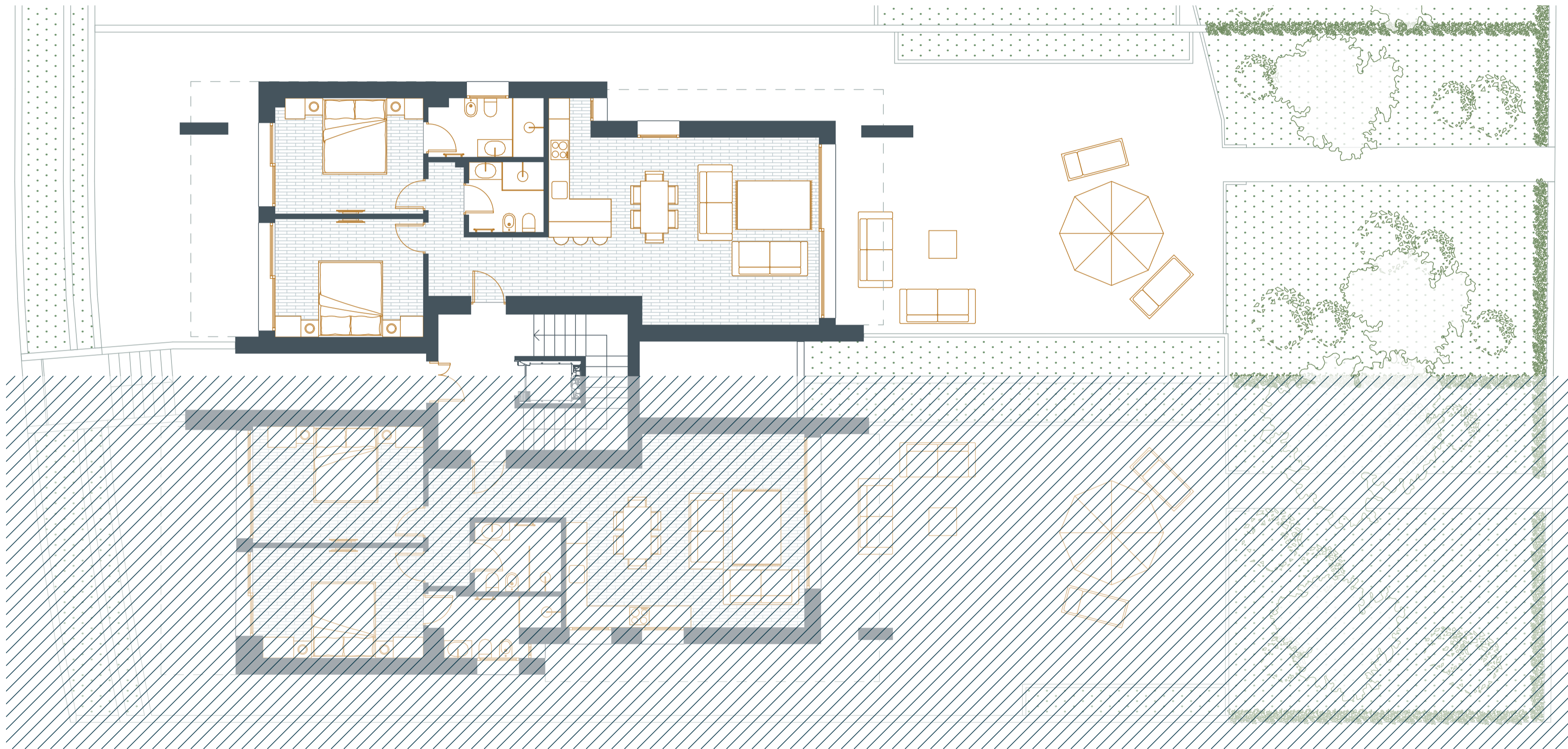
APARTMENT C

ROOF TERRACE 116,16 NET SQ.M.



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GIANNUTRI

GROUND FLOOR

APARTMENT B

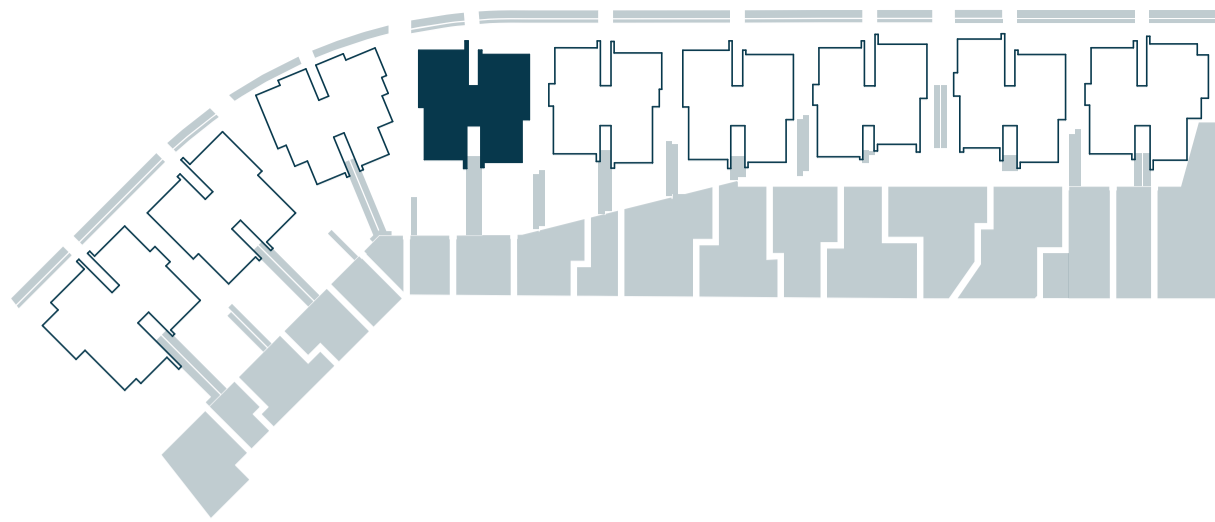
SUITE AREA	114,75 GROSS SQ.M.
living	48,30 NET SQ.M.
room 1	15,08 NET SQ.M.
room 2	13,90 NET SQ.M.
bath 1	5,83 NET SQ.M.
bath 2	4,56 SQ.M.

OUTSIDE AREA 197,39 NET SQ.M.

GARAGE 25,27 NET SQ.M.

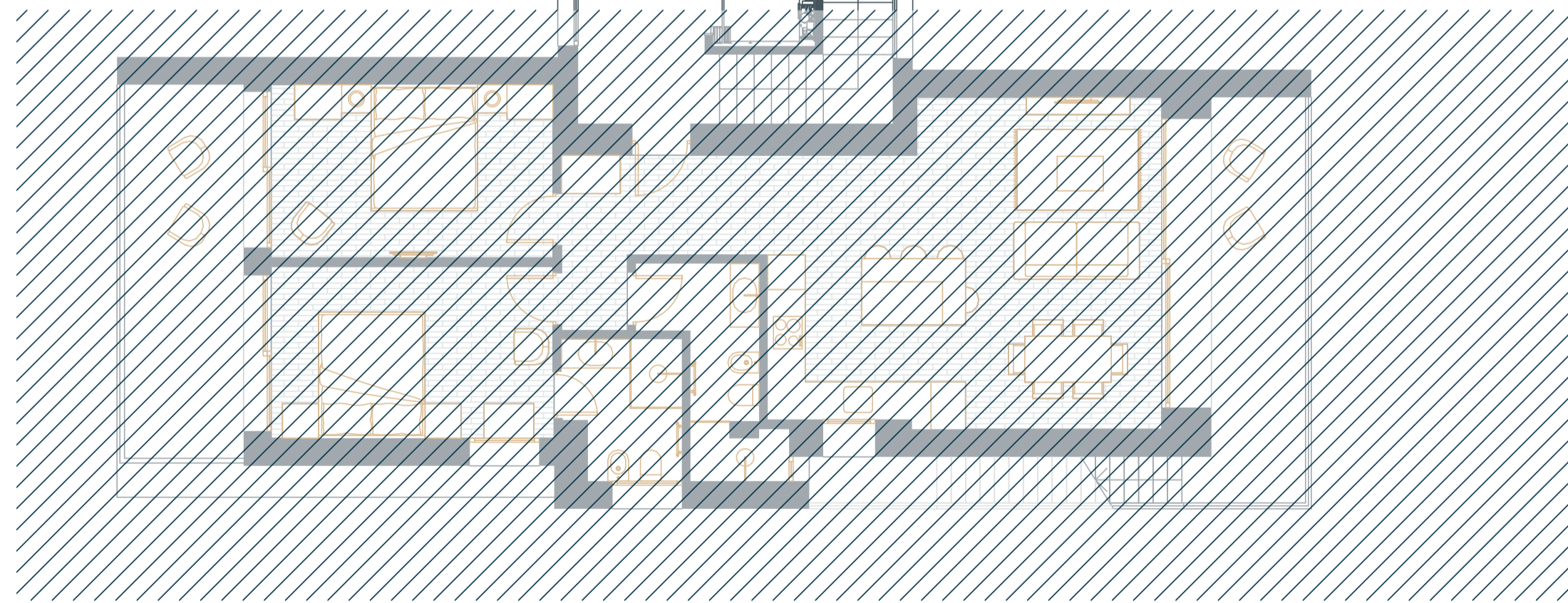
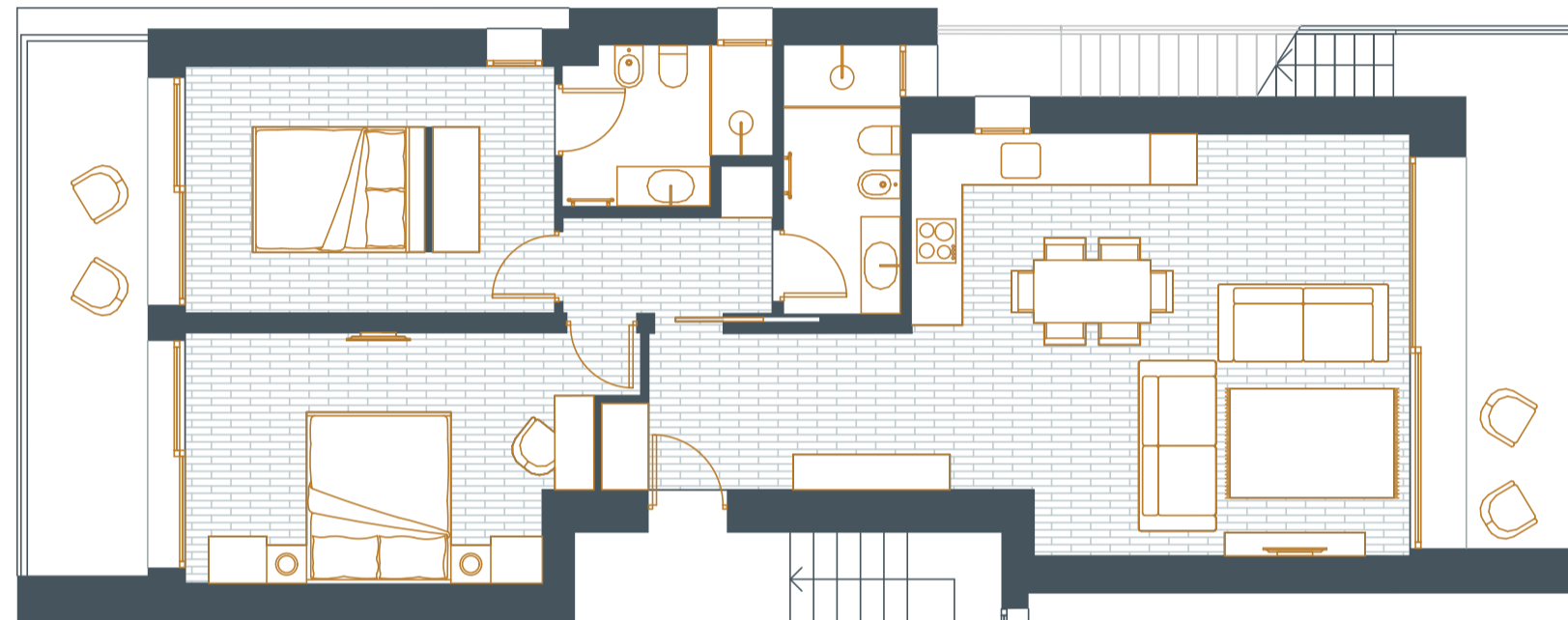
APARTMENT A

SOLD



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GIANNUTRI

FIRST FLOOR

APARTMENT D

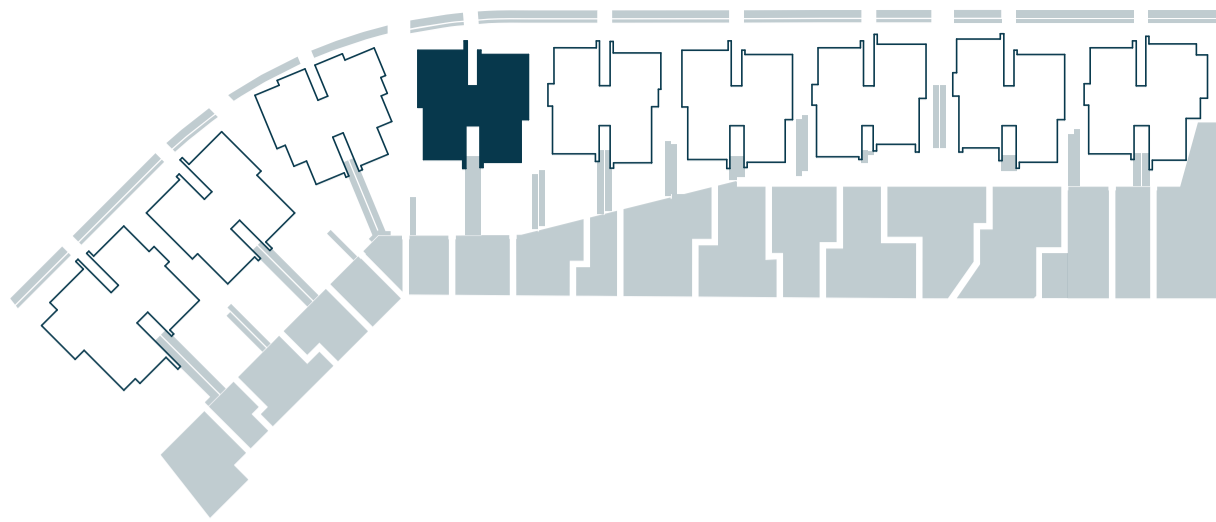
SUITE AREA	111,61 GROSS SQ.M.
living	44,66 NET SQ.M.
room 2	17,79 NET SQ.M.
room 3	15,11 NET SQ.M.
bath 1	4,47 NET SQ.M.
bath 2	5,16 NET SQ.M.

BALCONY AREA 22,21 NET SQ.M.

GARAGE 35,15 NET SQ.M.

APARTMENT C

SOLD



FLOOR PLAN

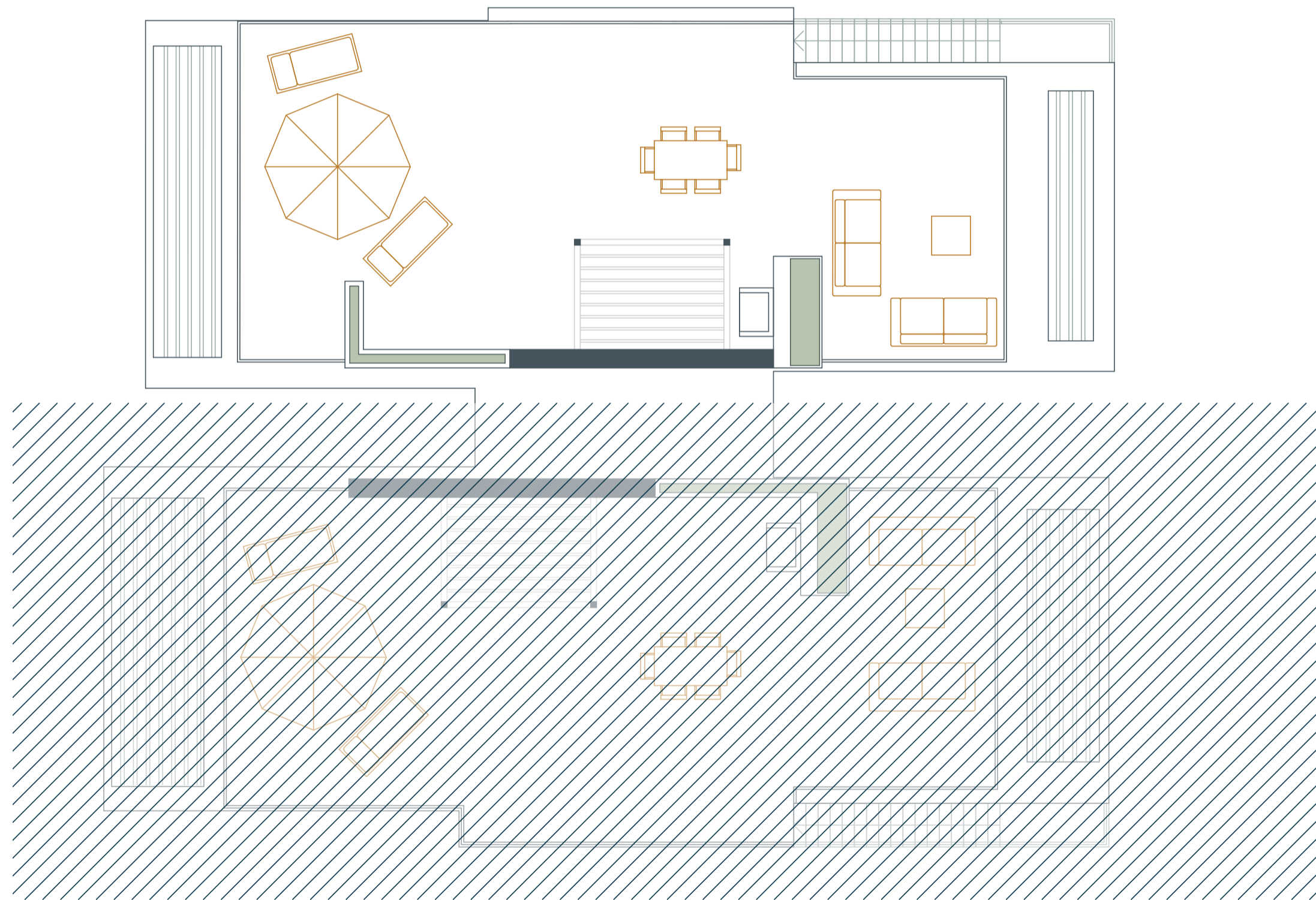
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GIANNUTRI

SECOND FLOOR

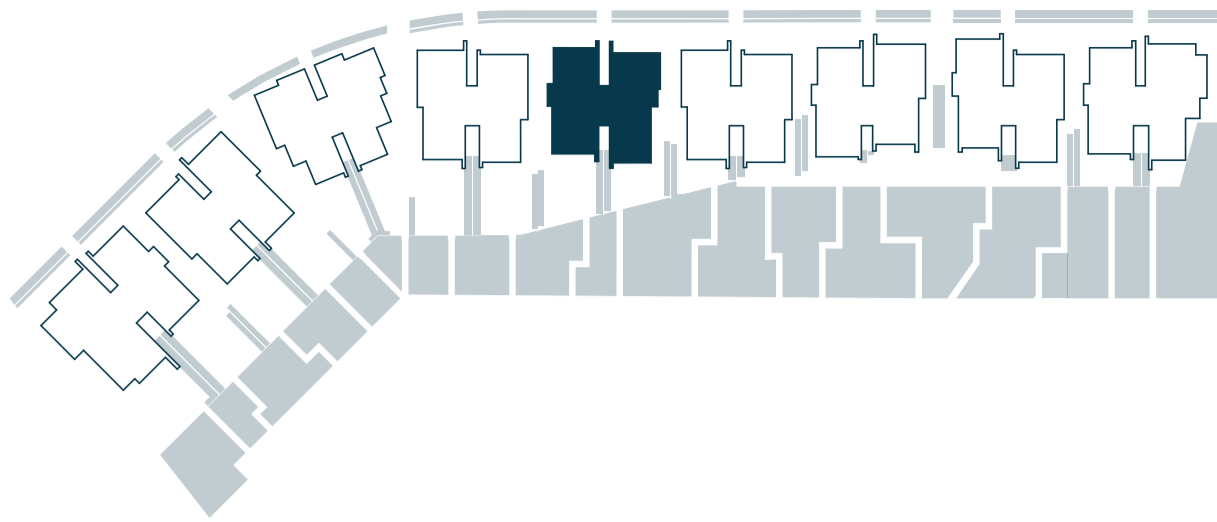
APARTMENT D

ROOF TERRACE 109,91 NET SQ.M.



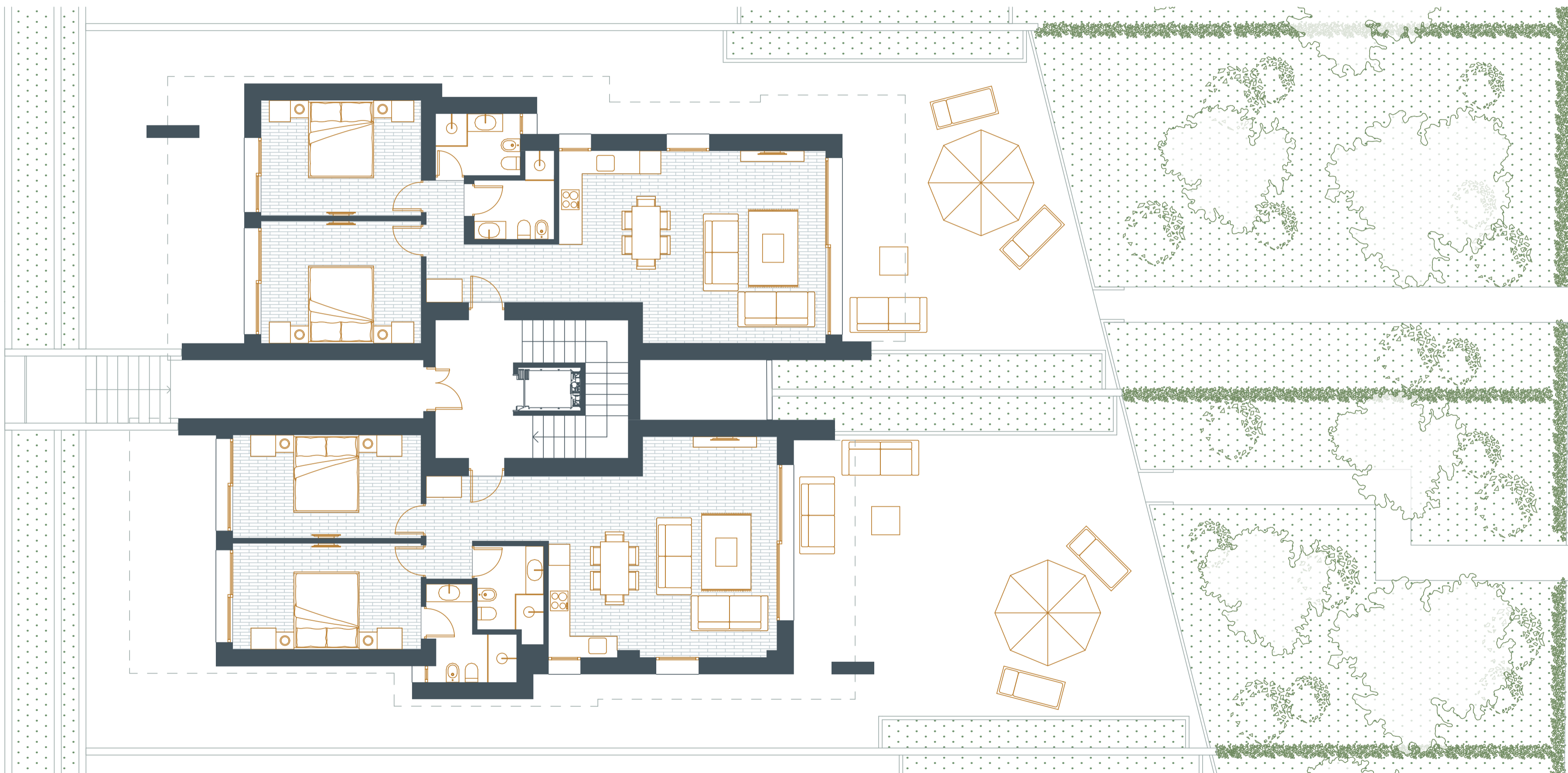
APARTMENT C

SOLD



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GORGONA

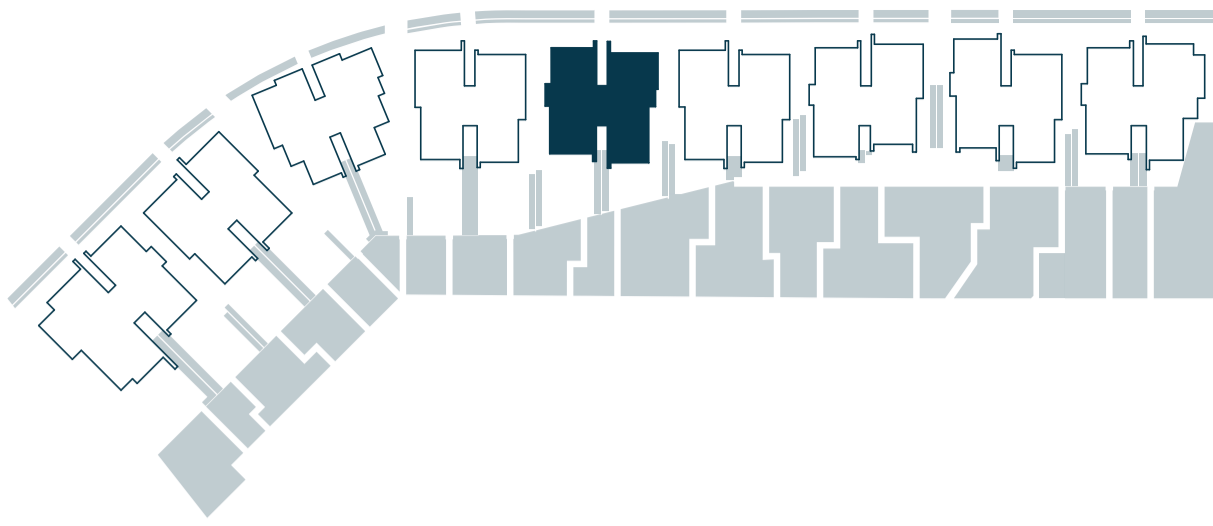
GROUND FLOOR

APARTMENT B

SUITE AREA	113,41 GROSS SQ.M.
living	46,81 NET SQ.M.
room 1	15,77 NET SQ.M.
room 2	14,89 NET SQ.M.
bath 1	4,22 NET SQ.M.
bath 2	4,62 NET SQ.M.
OUTSIDE AREA	142,16 NET SQ.M.
GARAGE	29,09 SQ.M.

APARTMENT A

SUITE AREA	113,64 GROSS SQ.M.
living	45,24 NET SQ.M.
room 1	16,13 NET SQ.M.
room 2	15,63 NET SQ.M.
bath 1	4,73 NET SQ.M.
bath 2	5,14 NET SQ.M.
OUTSIDE AREA	171,11 NET SQ.M.
GARAGE	22,74 NET SQ.M.



FLOOR PLAN

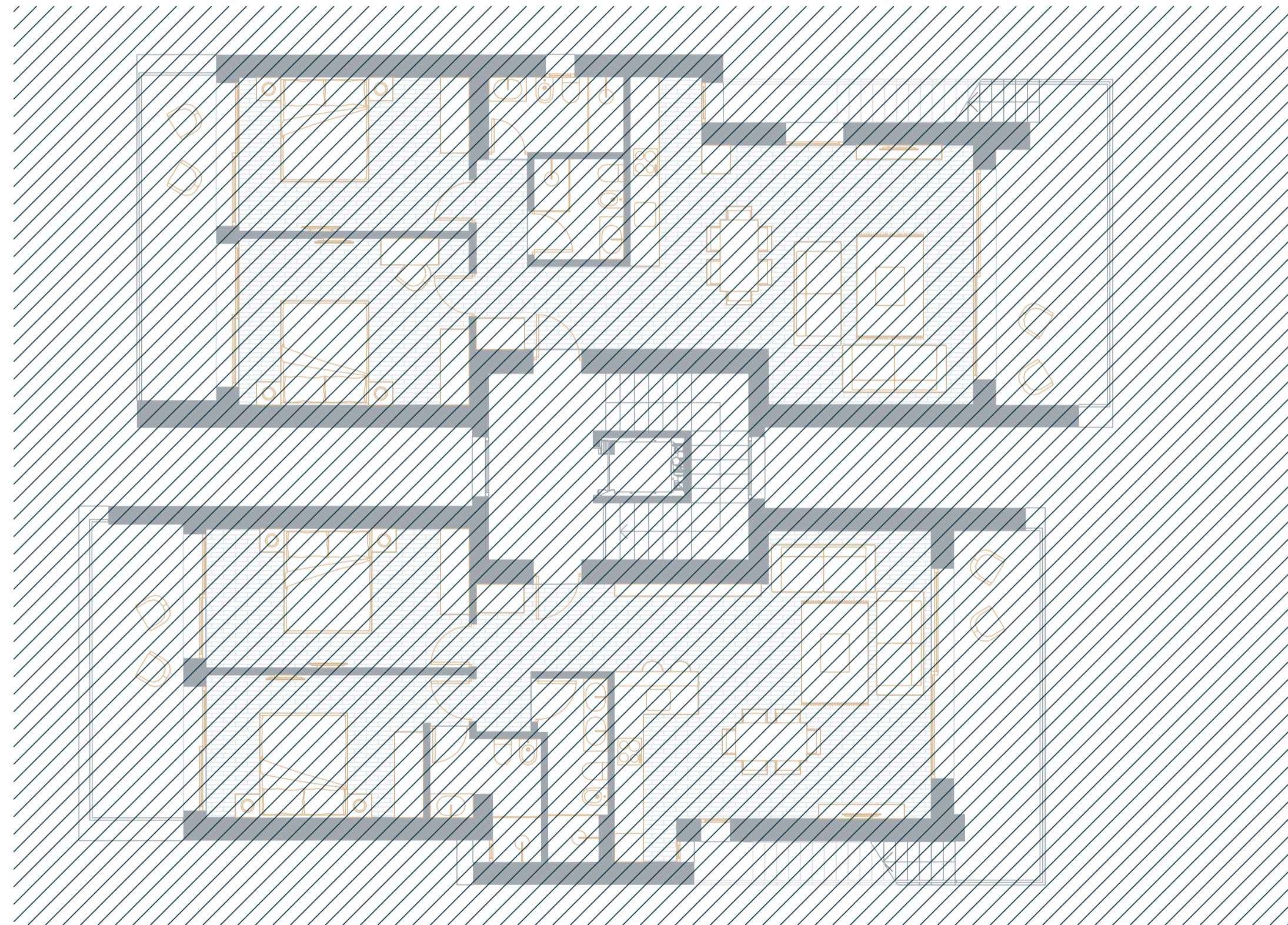
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GORGONA

FIRST FLOOR

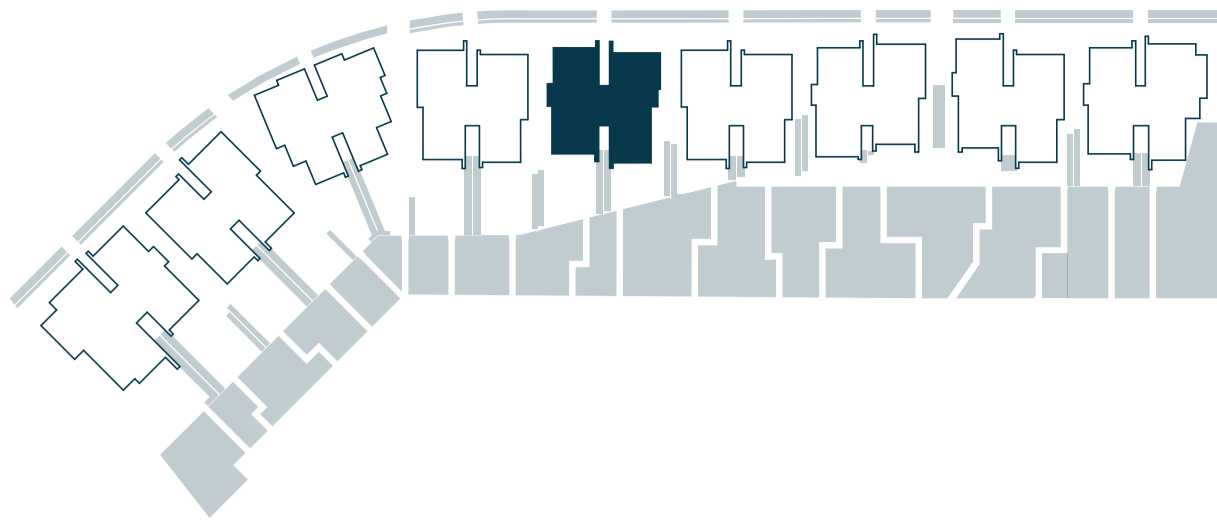
APARTMENT D

SOLD



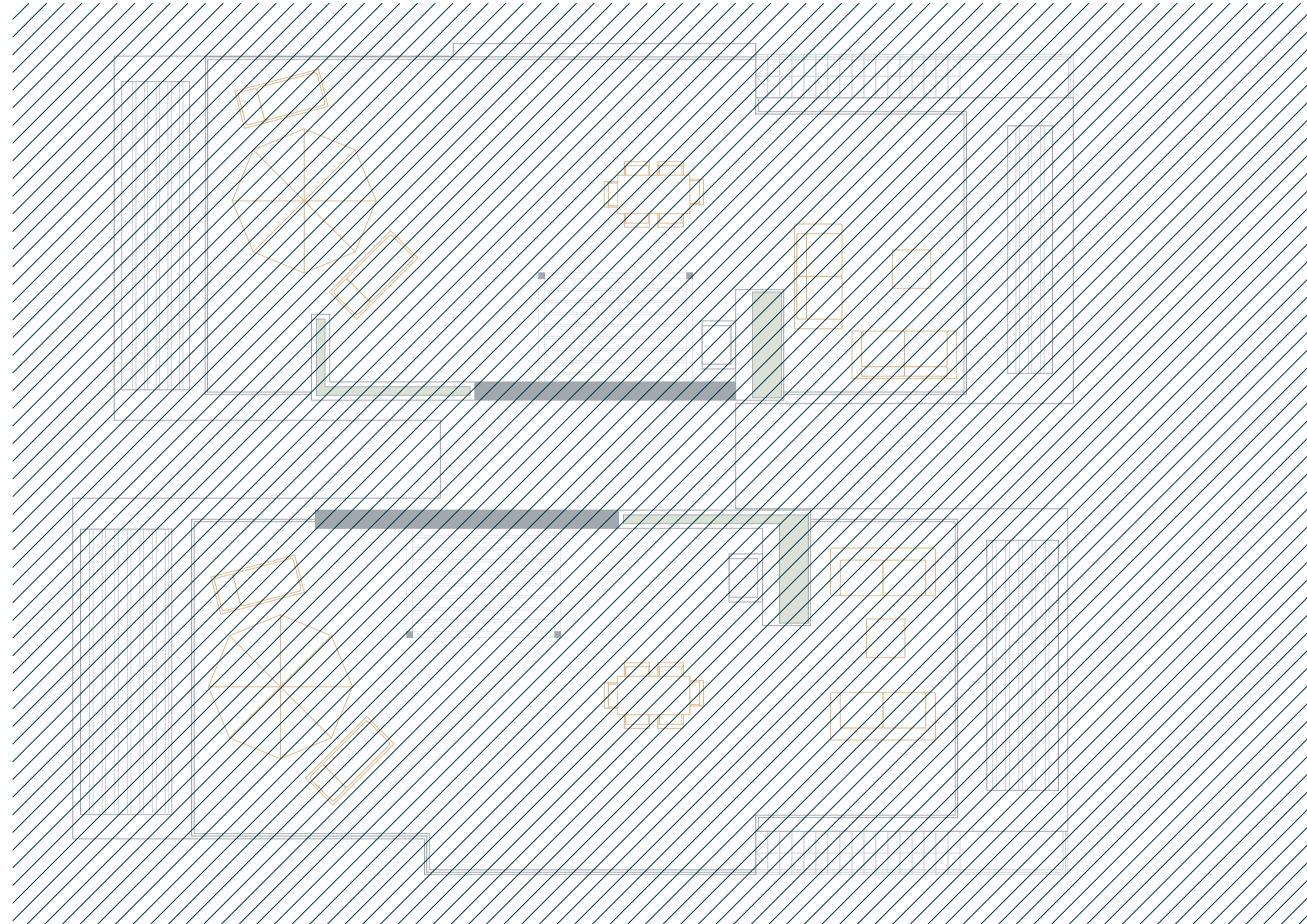
APARTMENT C

SOLD



FLOOR PLAN

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GORGONA

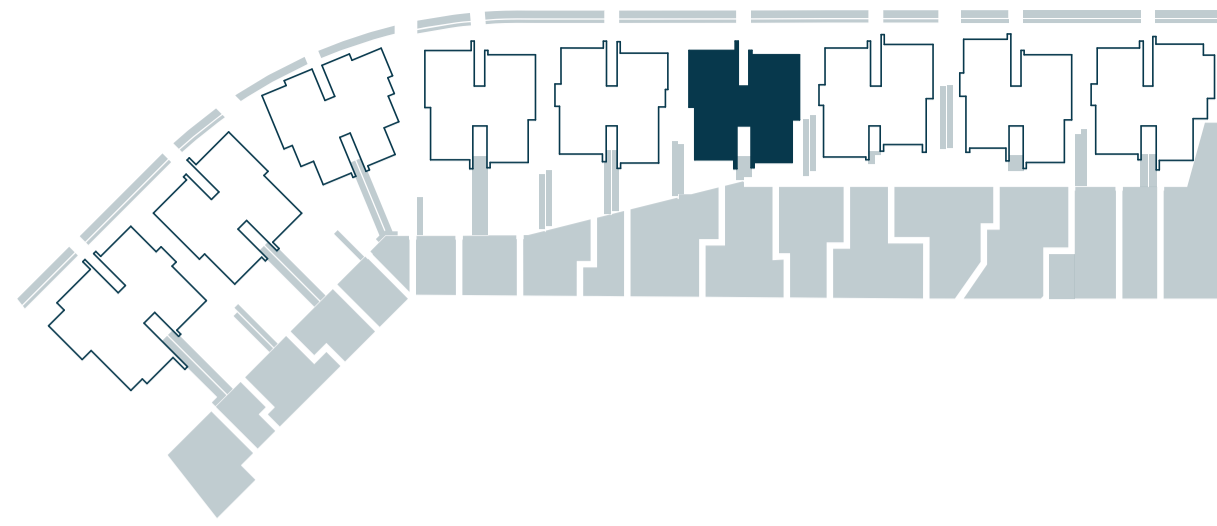
SECOND FLOOR

APARTMENT B

SOLD

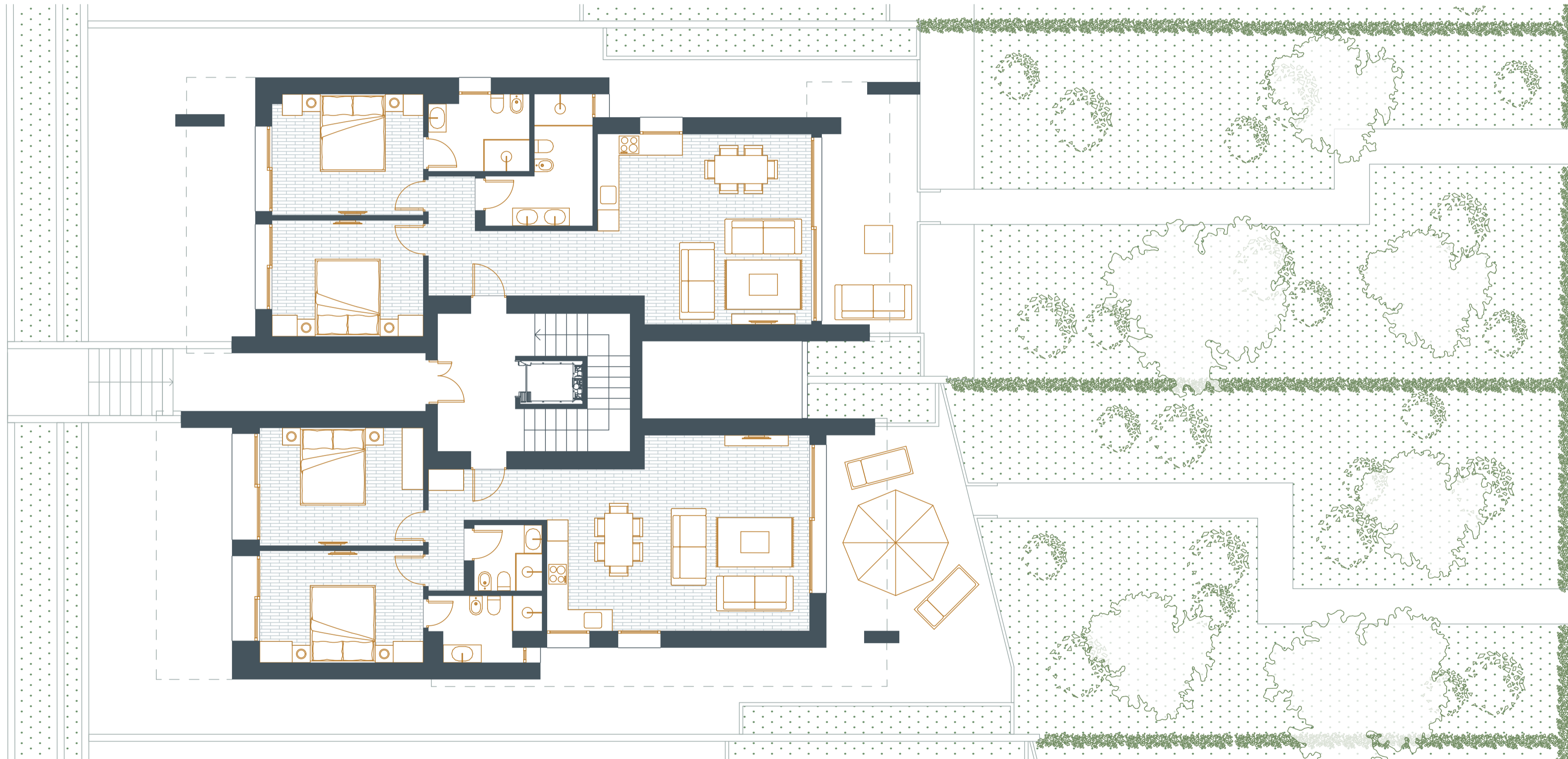
APARTMENT A

SOLD



FLOOR PLAN

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PIANOSA

GROUND FLOOR

APARTMENT B

SUITE AREA	11,79 GROSS SQ.M.
living	42,80 NET SQ.M.
room 1	14,18 NET SQ.M.
room 2	14,77 NET SQ.M.
bath 1	6,07 NET SQ.M.
bath 2	8,22 NET SQ.M.

OUTSIDE AREA 100,91 NET SQ.M.

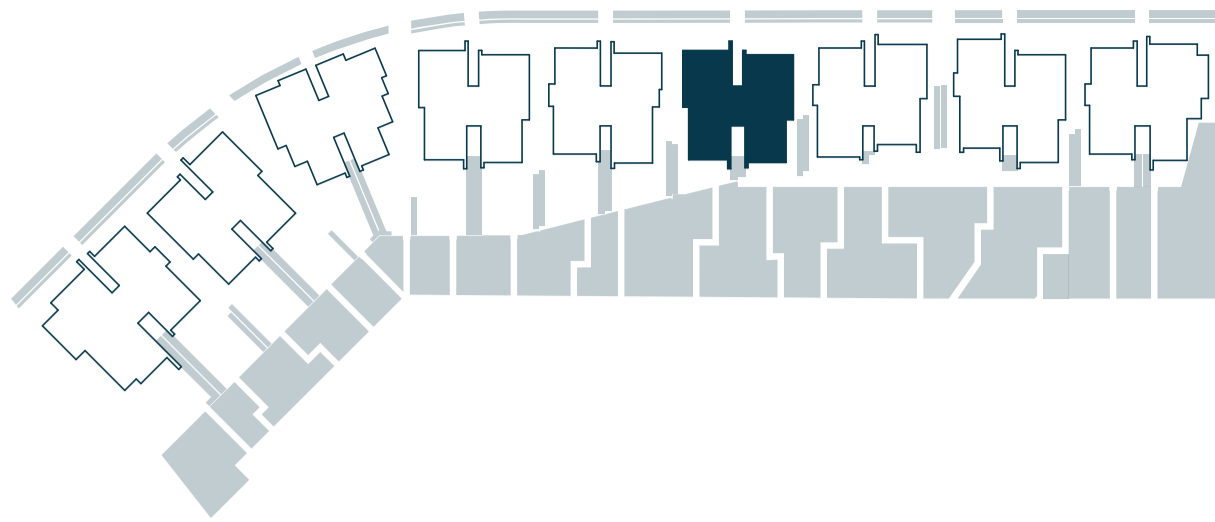
GARAGE 26,11 SQ.M.

APARTMENT A

SUITE AREA	114,01 GROSS SQ.M.
living	45,81 NET SQ.M.
room 1	14,84 NET SQ.M.
room 2	15,57 NET SQ.M.
bath 1	3,70 NET SQ.M.
bath 2	5,01 NET SQ.M.

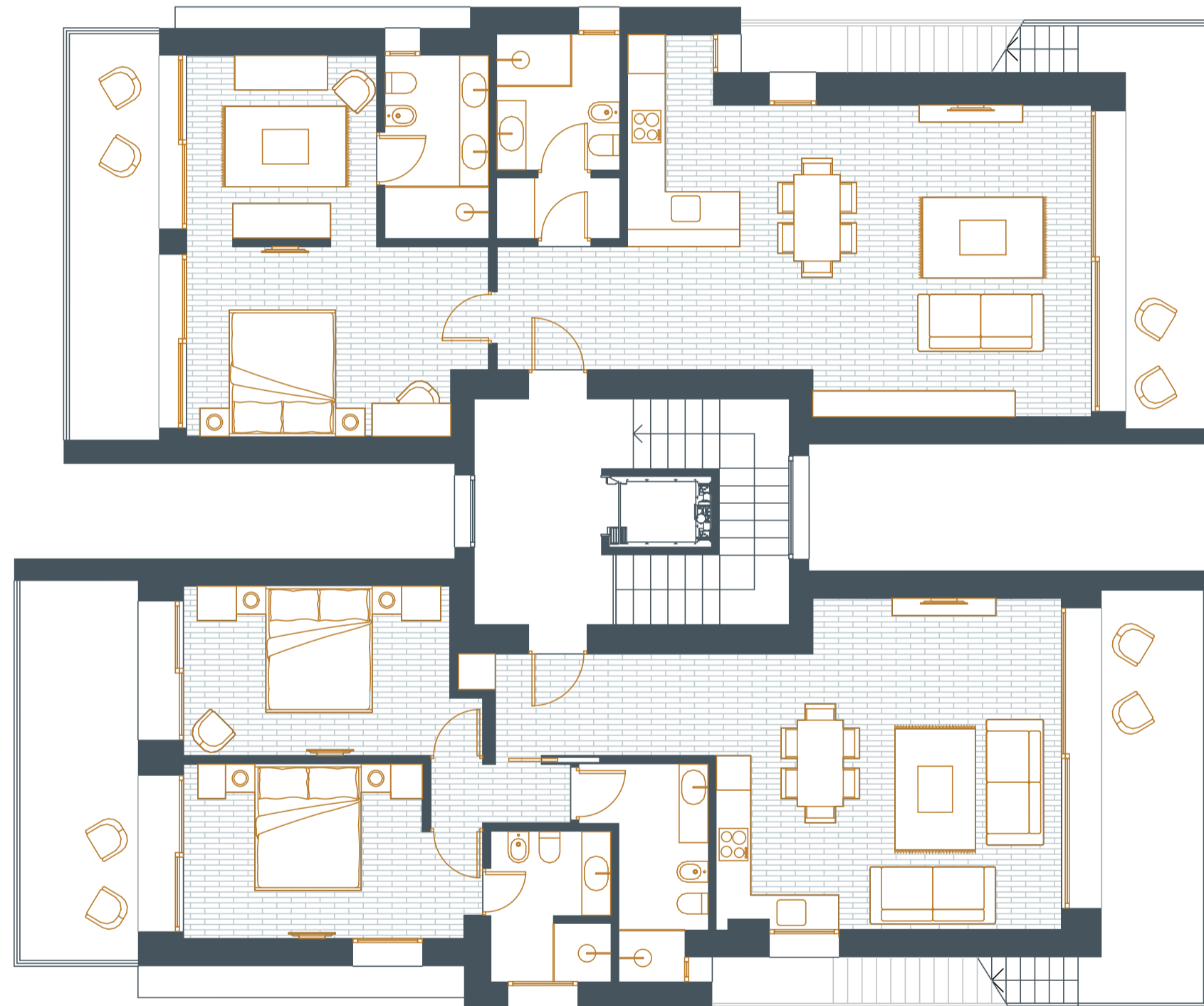
OUTSIDE AREA 120,87 NET SQ.M.

GARAGE 33,89 NET SQ.M.



FLOOR PLAN

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PIANOSA

FIRST FLOOR

APARTMENT D

SUITE AREA	113,89 GROSS SQ.M.
living	47,71 NET SQ.M.
room 1	27,57 NET SQ.M.
bath 1	5,73 NET SQ.M.
bath 2	7,38 NET SQ.M.

BALCONY AREA 25,52 NET SQ.M.

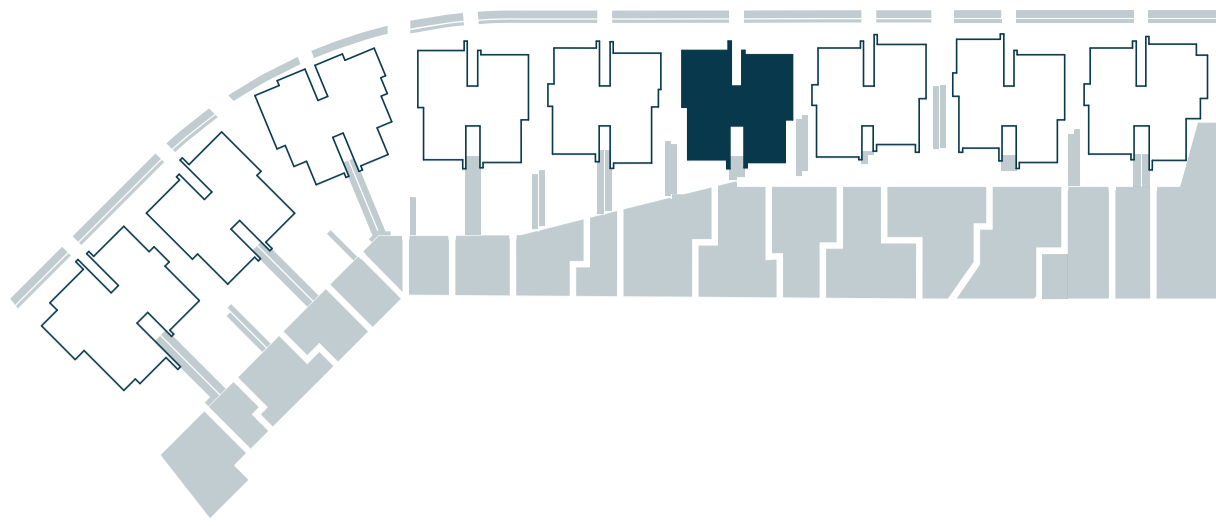
GARAGE 33,65 NET SQ.M.

APARTMENT C

SUITE AREA	114,71 GROSS SQ.M.
living	42,65 NET SQ.M.
room 1	14,51 NET SQ.M.
room 2	14,21 NET SQ.M.
bath 1	5,29 NET SQ.M.
bath 2	6,22 NET SQ.M.

BALCONY AREA 22,97 NET SQ.M.

GARAGE 36,42 NET SQ.M.



FLOOR PLAN

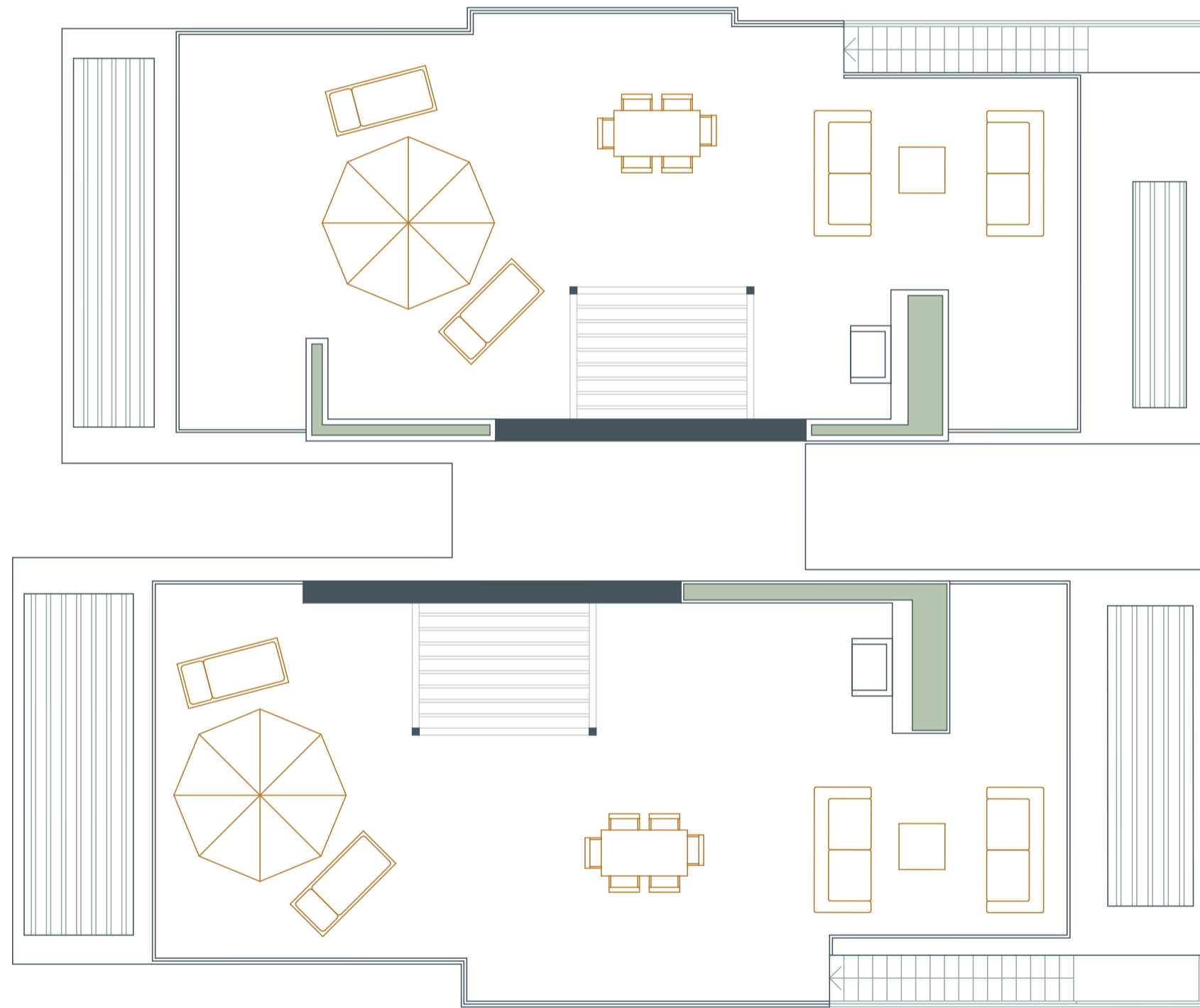
- 1_ All dimensions are in metric, and measured from finish to finish excluding construction tolerances.
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PIANOSA

SECOND FLOOR

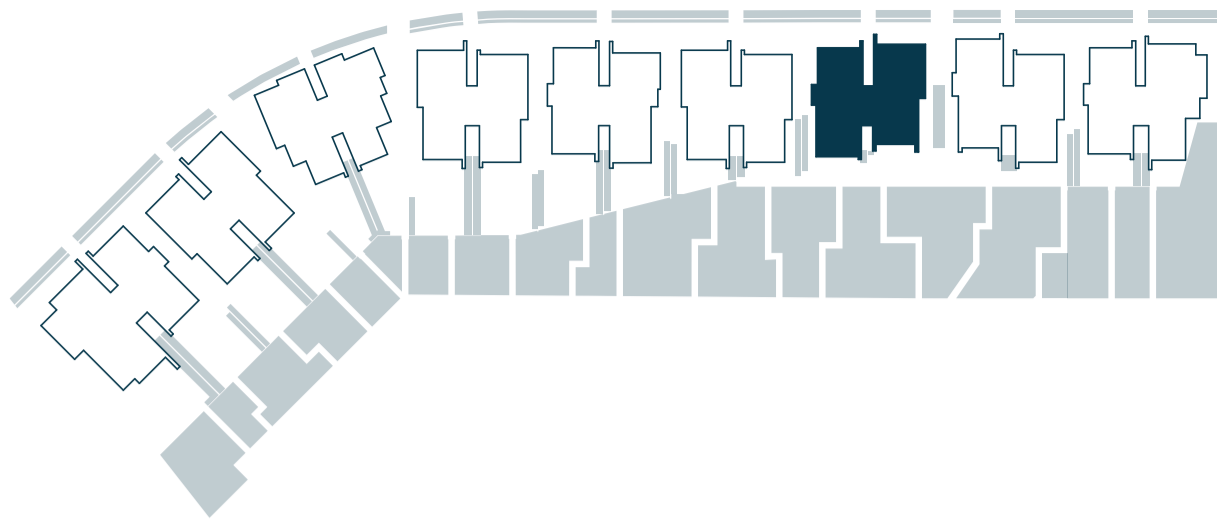
APARTMENT D

ROOF TERRACE 113,48 NET SQ.M.



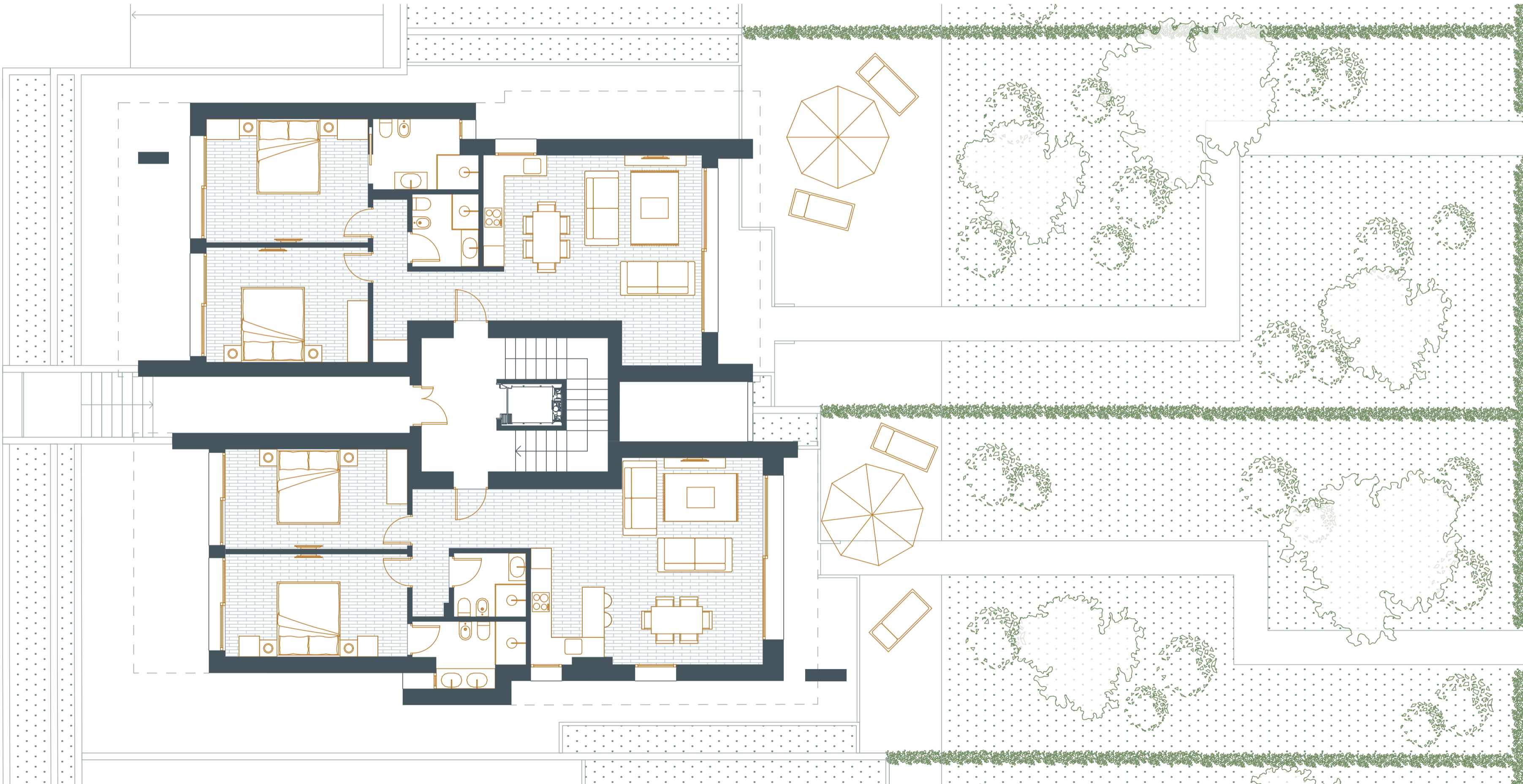
APARTMENT C

ROOF TERRACE 110,21 NET SQ.M.



FLOOR PLAN

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CERBOLI

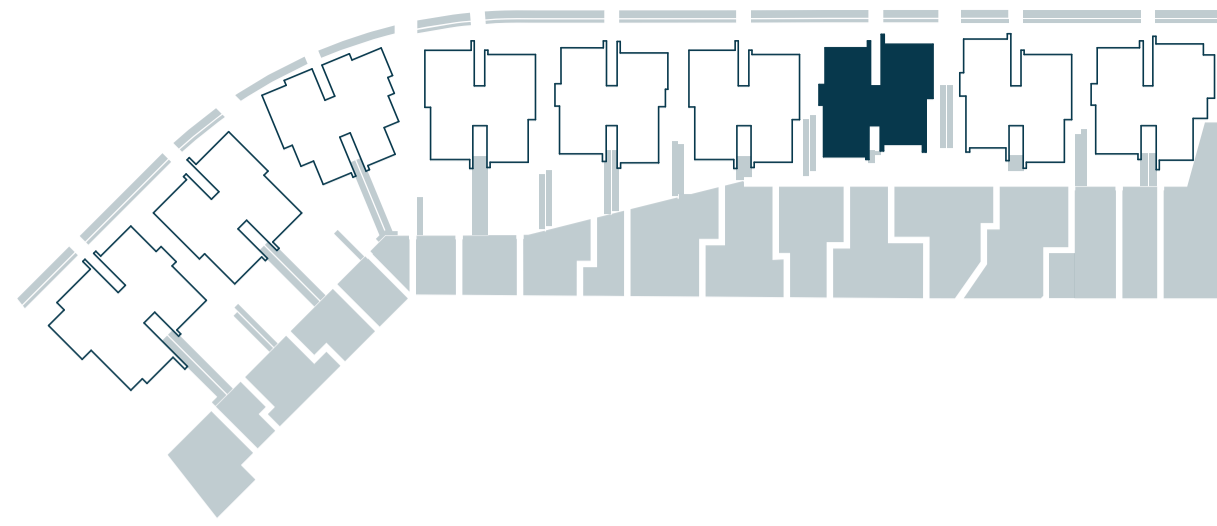
GROUND FLOOR

APARTMENT B

SUITE AREA	111,22 GROSS SQ.M.
living	42,02 NET SQ.M.
room 1	15,91 NET SQ.M.
room 2	17,20 NET SQ.M.
bath 1	4,13 NET SQ.M.
bath 2	5,81 NET SQ.M.
OUTSIDE AREA	68,02 NET SQ.M.
GARAGE	27,28 NET SQ.M.

APARTMENT A

SUITE AREA	112,14 GROSS SQ.M.
living	46,63 NET SQ.M.
room 1	16,12 NET SQ.M.
room 2	15,55 NET SQ.M.
bath 1	3,95 NET SQ.M.
bath 2	5,29 NET SQ.M.
OUTSIDE AREA	83,27 NET SQ.M.
GARAGE	34,06 NET SQ.M.



FLOOR PLAN

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CERBOLI

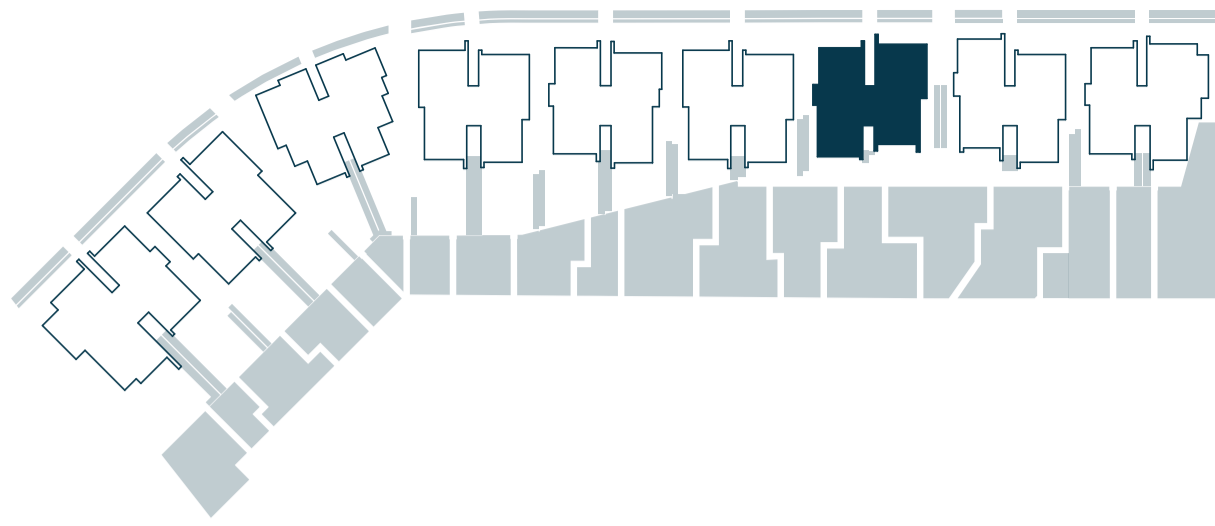
FIRST FLOOR

APARTMENT D

SUITE AREA	111,46 GROSS SQ.M.
living	38,46 NET SQ.M.
room 1	19,53 NET SQ.M.
room 2	17,65 NET SQ.M.
bath 1	4,90 NET SQ.M.
bath 2	5,18 NET SQ.M.
BALCONY AREA	29,21 NET SQ.M.
GARAGE	41,32 NET SQ.M.

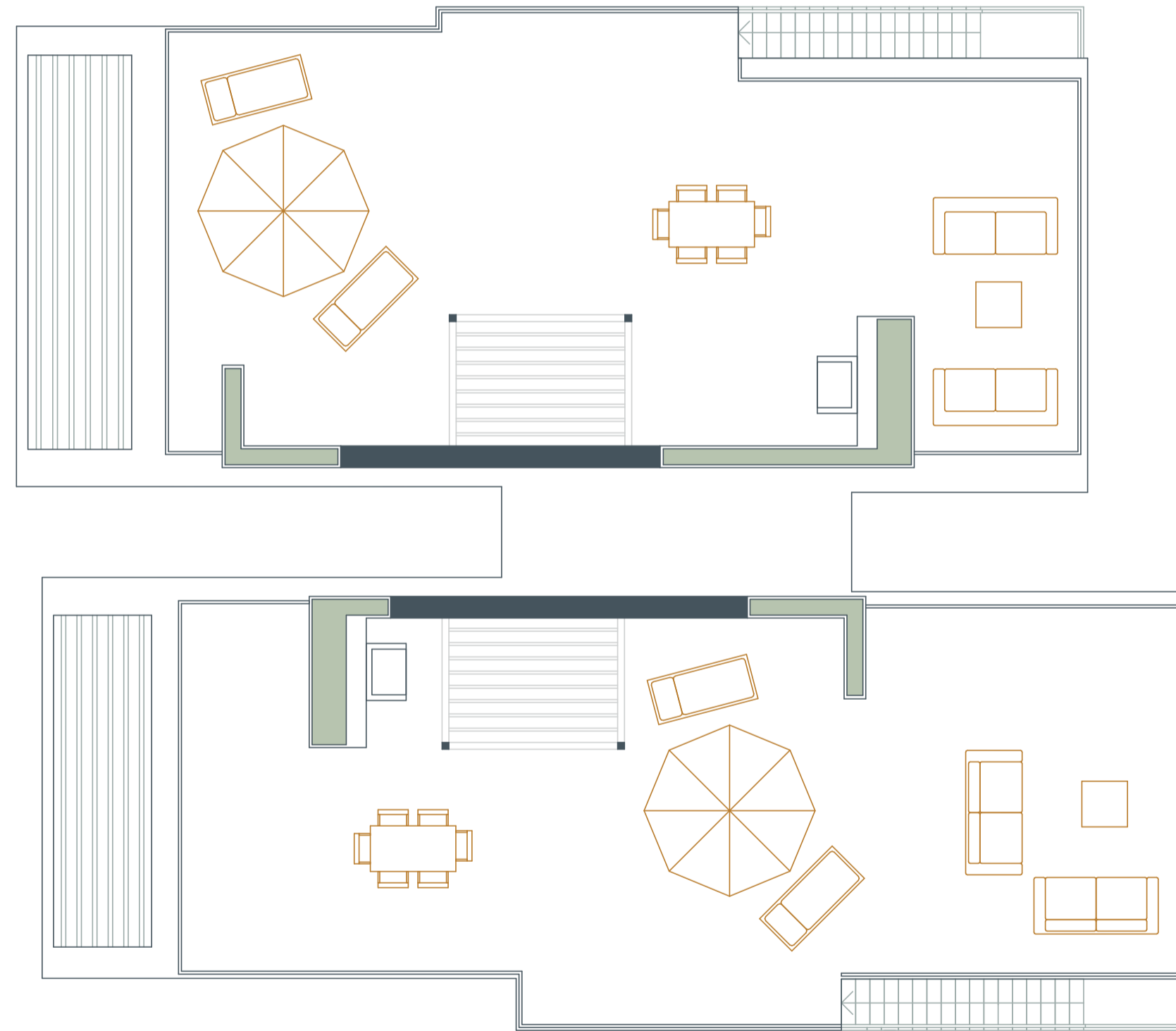
APARTMENT C

SUITE AREA	111,47 GROSS SQ.M.
living	40,57 NET SQ.M.
room 1	16,67 NET SQ.M.
room 2	16,24 NET SQ.M.
bath 1	6,22 NET SQ.M.
bath 2	4,87 NET SQ.M.
BALCONY AREA	25,04 NET SQ.M.
GARAGE	38,01 NET SQ.M.



FLOOR PLAN

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CERBOLI

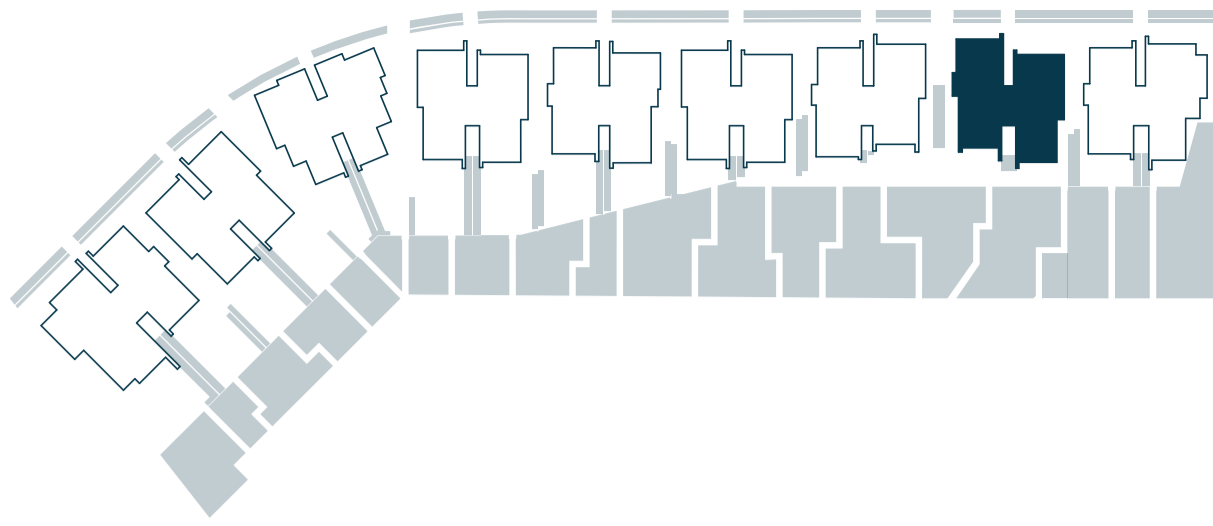
SECOND FLOOR

APARTMENT D

ROOF TERRACE 117,00 SQ.M.

APARTMENT C

ROOF TERRACE 117,08 NET SQ.M.

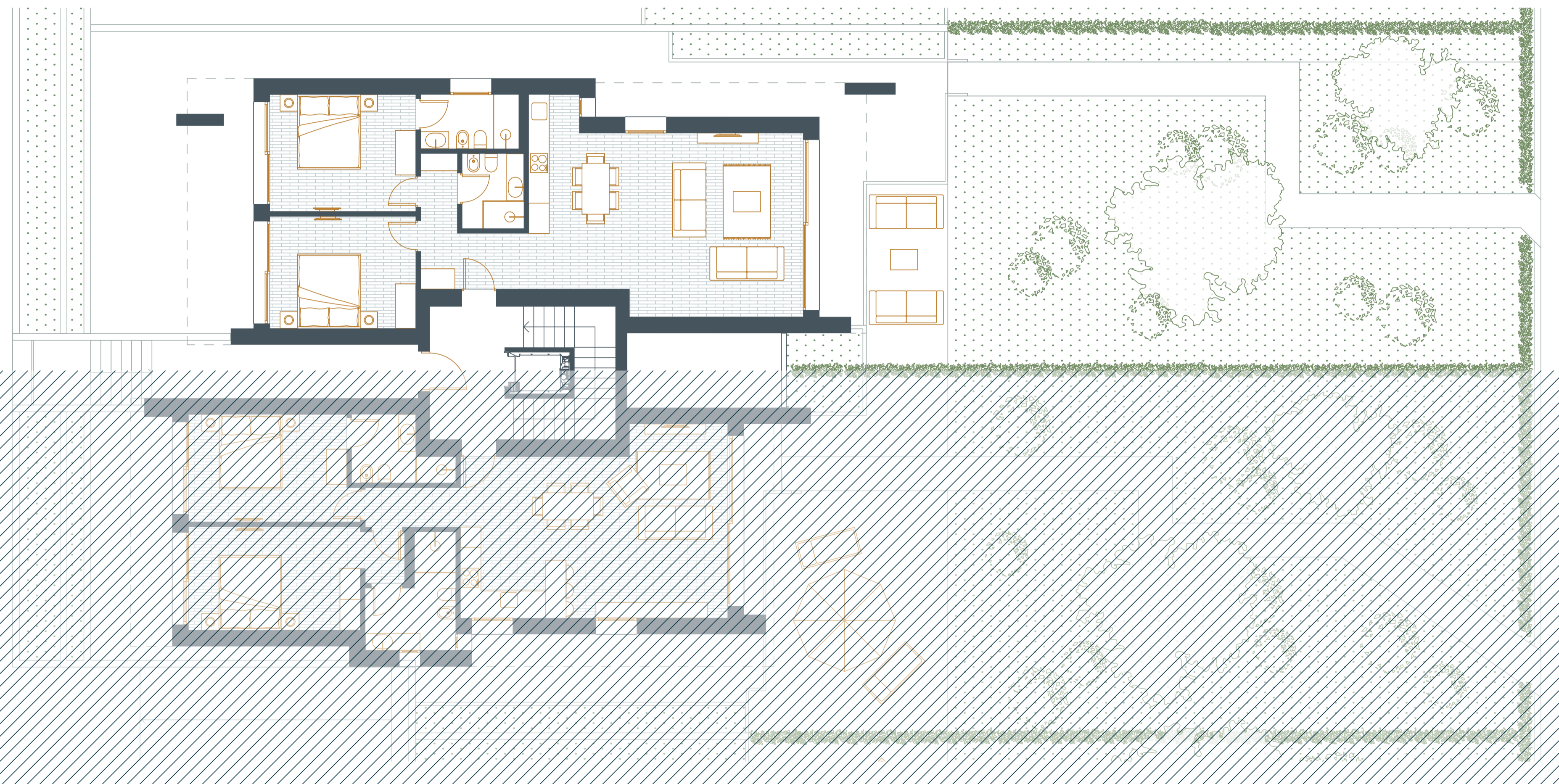


FLOOR PLAN

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PALMAIOLA

GROUND FLOOR



APARTMENT B

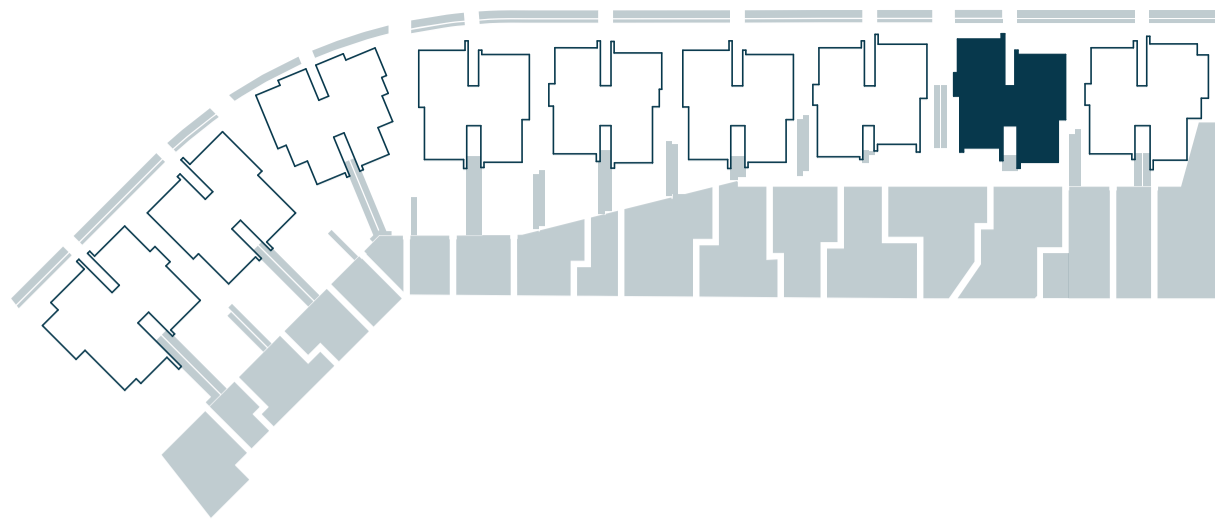
SUITE AREA	114,79 GROSS SQ.M.
living	52,72 NET SQ.M.
room 1	14,18 NET SQ.M.
room 2	14,87 NET SQ.M.
bath 1	4,61 NET SQ.M.
bath 2	4,02 NET SQ.M.

OUTSIDE AREA 110,45 SQ.M.

GARAGE 26,54 SQ.M.

APARTMENT A

SOLD



FLOOR PLAN

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PALMAIOLA

FIRST FLOOR

APARTMENT D

SUITE AREA	113,51 GROSS SQ.M.
living	46,81 NET SQ.M.
room 1	15,16 NET SQ.M.
room 2	15,87 NET SQ.M.
bath 1	4,39 NET SQ.M.
bath 2	5,07 NET SQ.M.

BALCONY AREA 25,20 NET SQ.M.

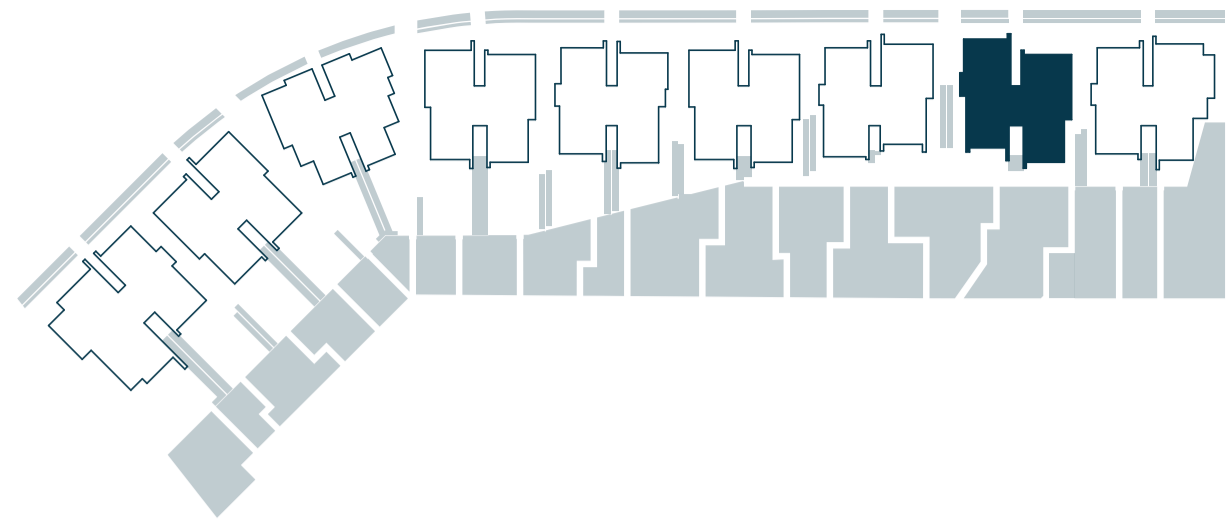
GARAGE 35,22 NET SQ.M.

APARTMENT C

SUITE AREA	107,53 GROSS SQ.M.
living	38,60 NET SQ.M.
room 1	15,98 NET SQ.M.
room 2	14,15 NET SQ.M.
bath 1	4,25 NET SQ.M.
bath 2	5,01 NET SQ.M.
bath 3	4,04 NET SQ.M.

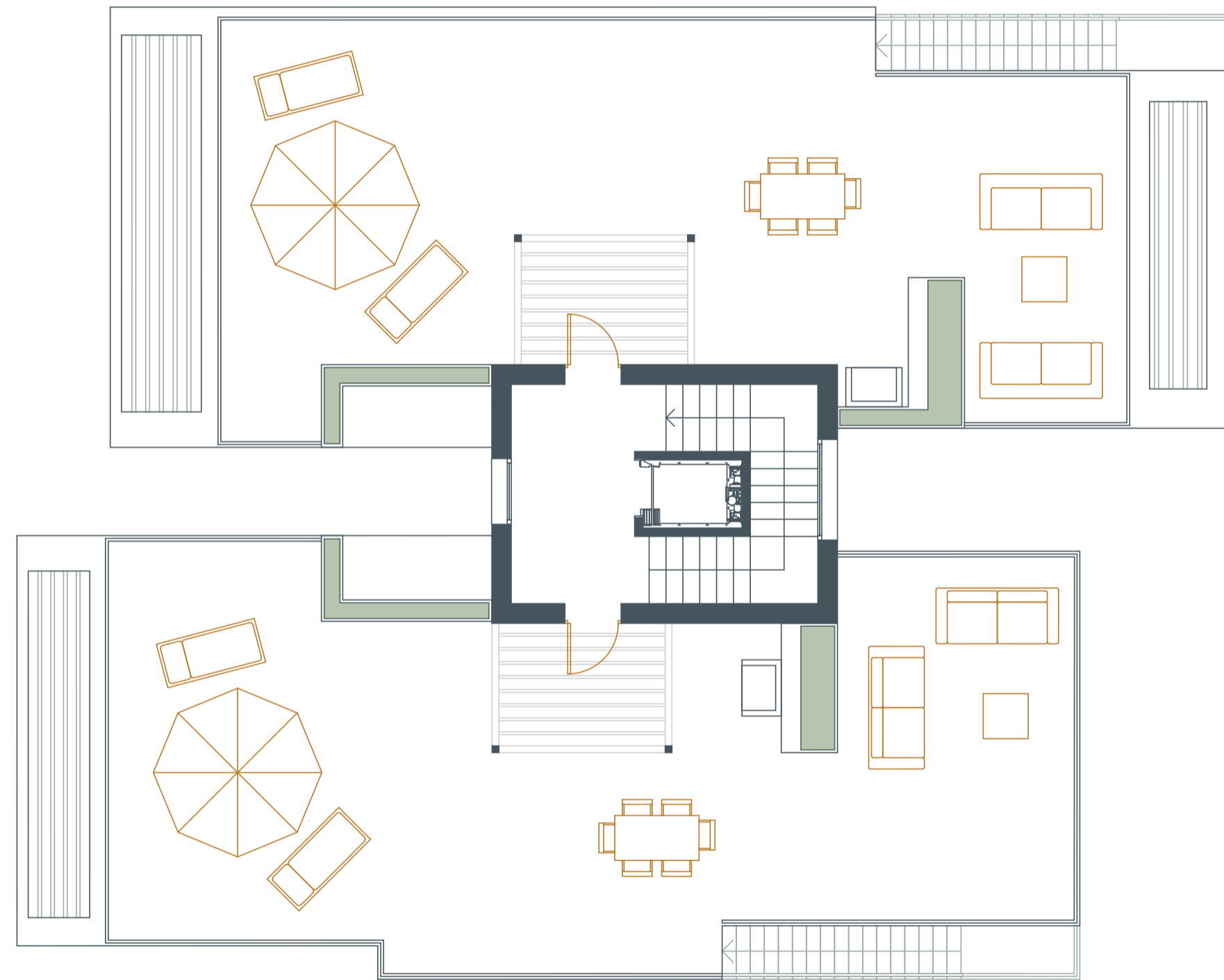
BALCONY AREA 22,55 NET SQ.M.

GARAGE 30,39 NET SQ.M.



FLOOR PLAN

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PALMAIOLA

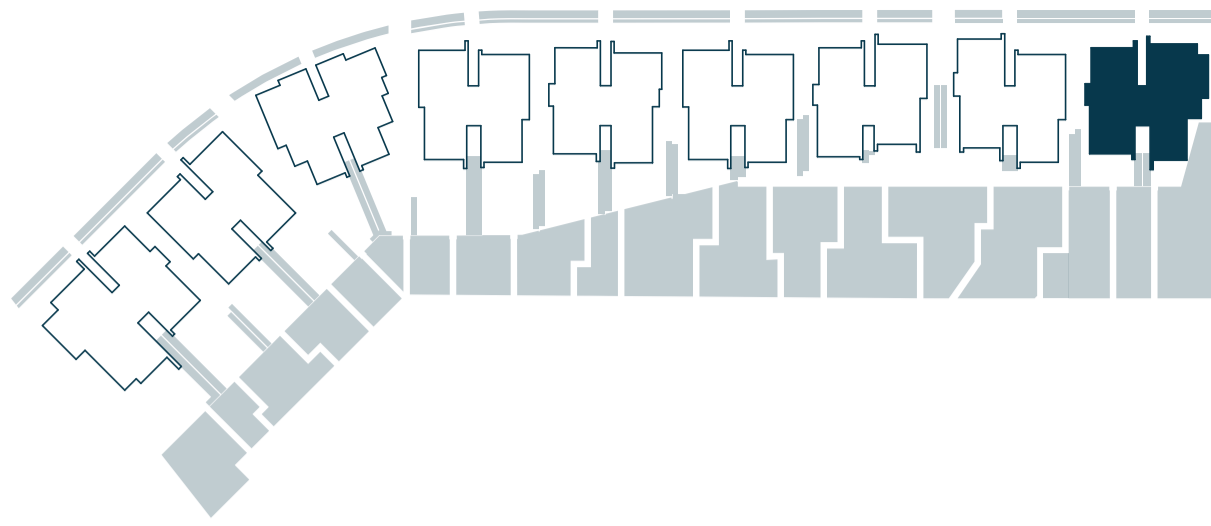
SECOND FLOOR

APARTMENT D

ROOF TERRACE 104,59 NET SQ.M.

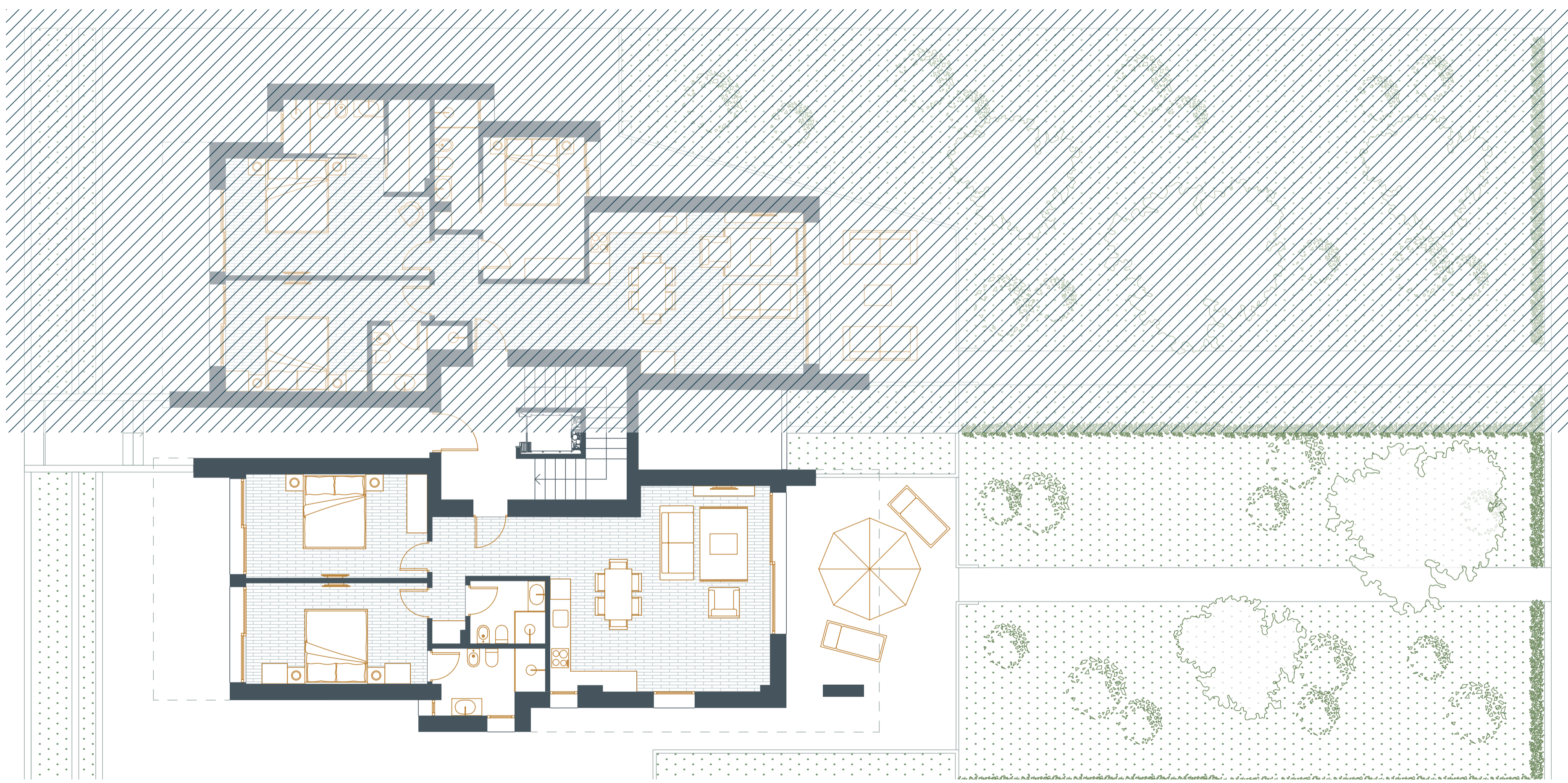
APARTMENT C

ROOF TERRACE 113,31 NET SQ.M.



FLOOR PLAN

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MONTECRISTO

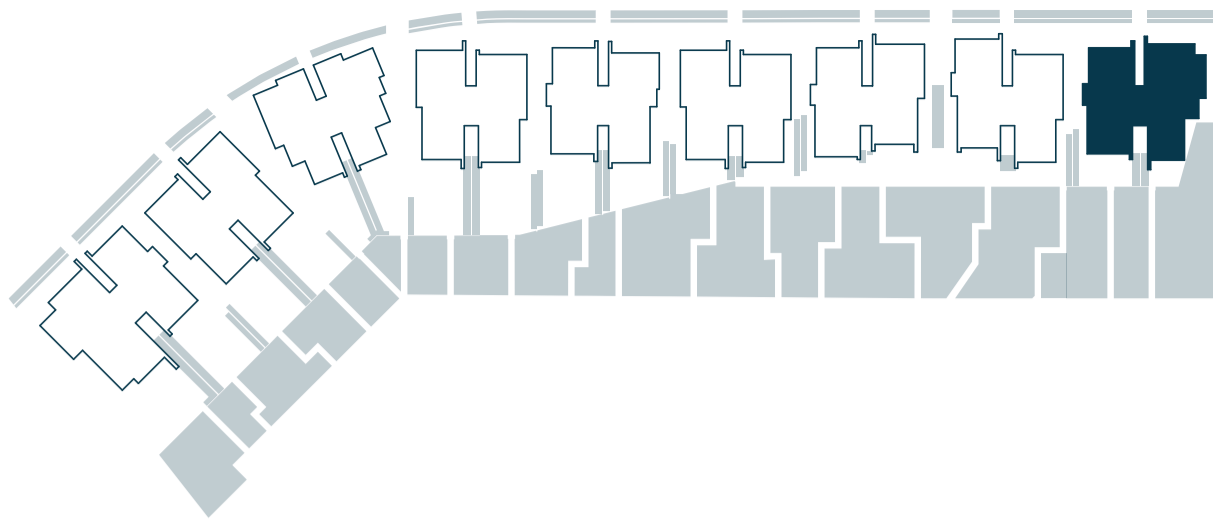
GROUND FLOOR

APARTMENT B

SOLD

APARTMENT A

SUITE AREA	113,76 GROSS SQ.M.
living	44,55 NET SQ.M.
room 1	15,92 NET SQ.M.
room 2	16,33 NET SQ.M.
bath 1	4,11 NET SQ.M.
bath 2	5,81 NET SQ.M.
OUTSIDE AREA	151,95 NET SQ.M.
GARAGE	22,50 NET SQ.M.



FLOOR PLAN

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MONTECRISTO

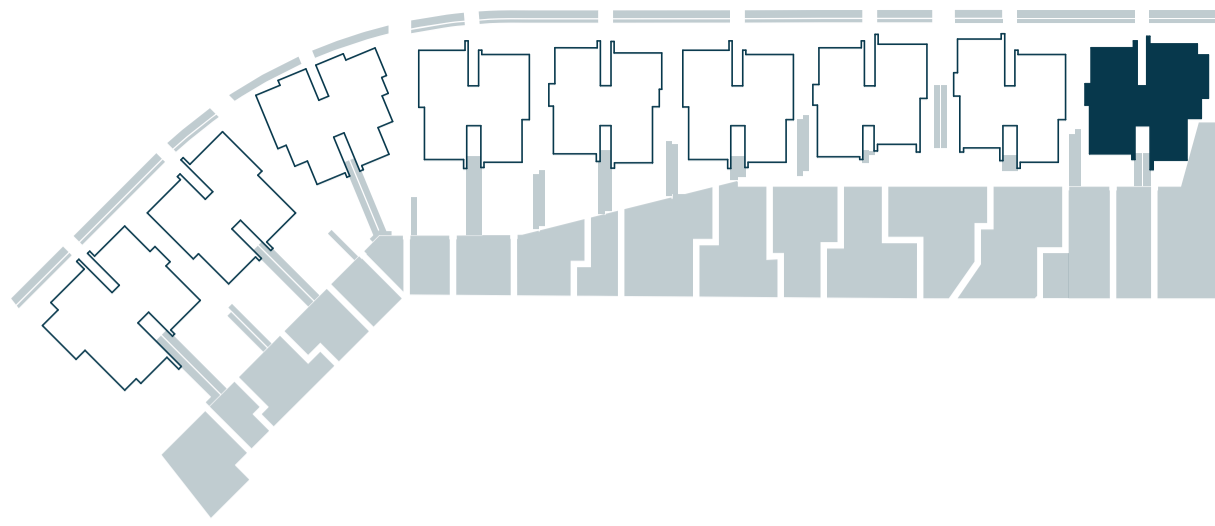
FIRST FLOOR

APARTMENT D

SUITE AREA	121,85 GROSS SQ.M.
living	46,30 NET SQ.M.
room 1	18,84 NET SQ.M.
room 2	18,29 NET SQ.M.
bath 1	4,70 NET SQ.M.
bath 2	4,70 NET SQ.M.
BALCONY AREA	25,46 NET SQ.M.
GARAGE	41,75 NET SQ.M.

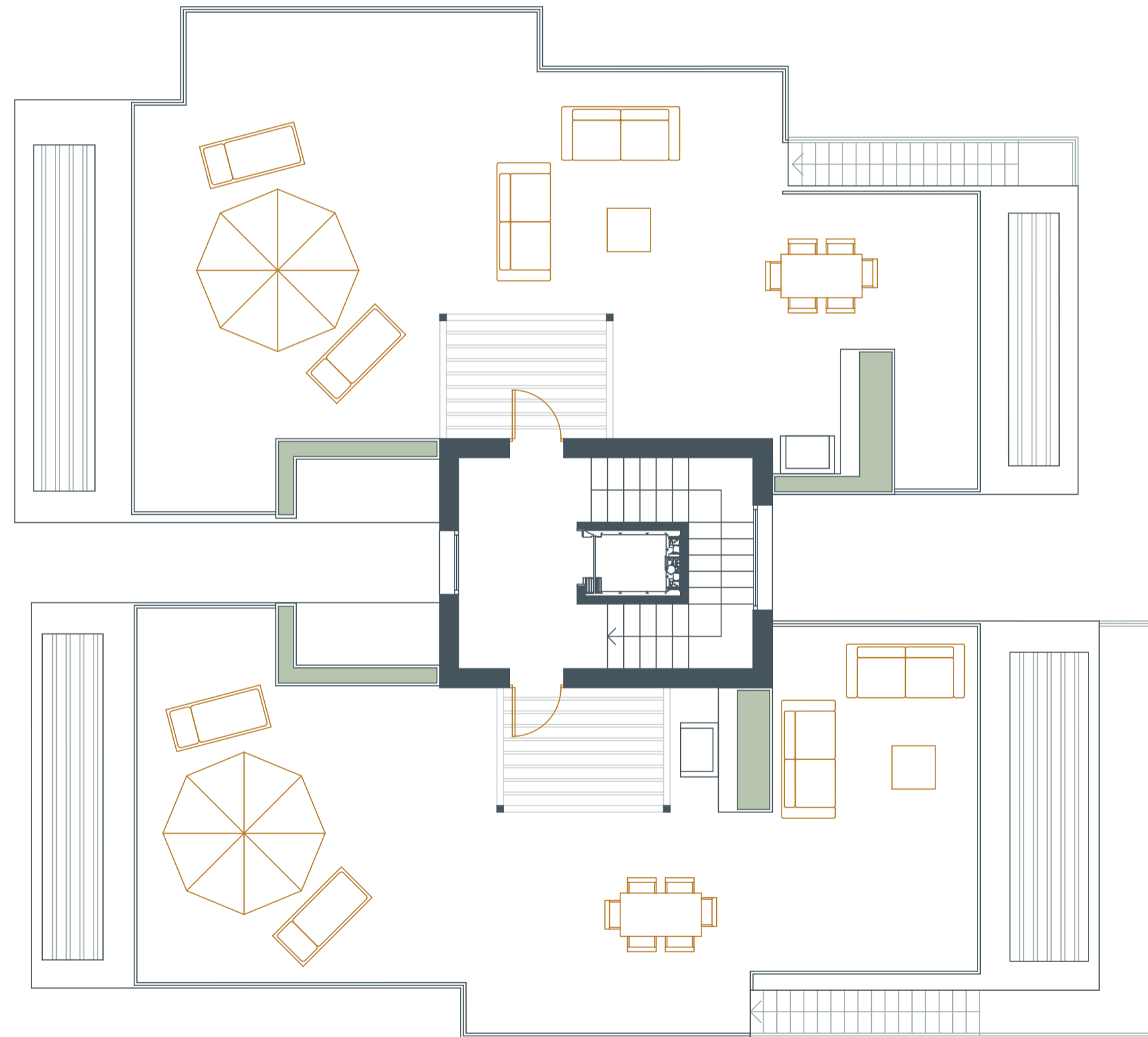
APARTMENT C

SUITE AREA	114,13 GROSS SQ.M.
living	41,72 NET SQ.M.
room 1	15,01 NET SQ.M.
room 2	16,94 NET SQ.M.
bath 1	6,96 NET SQ.M.
bath 2	4,65 NET SQ.M.
BALCONY AREA	34,28 NET SQ.M.
GARAGE	27,81 NET SQ.M.



FLOOR PLAN

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MONTECRISTO

SECOND FLOOR

APARTMENT D

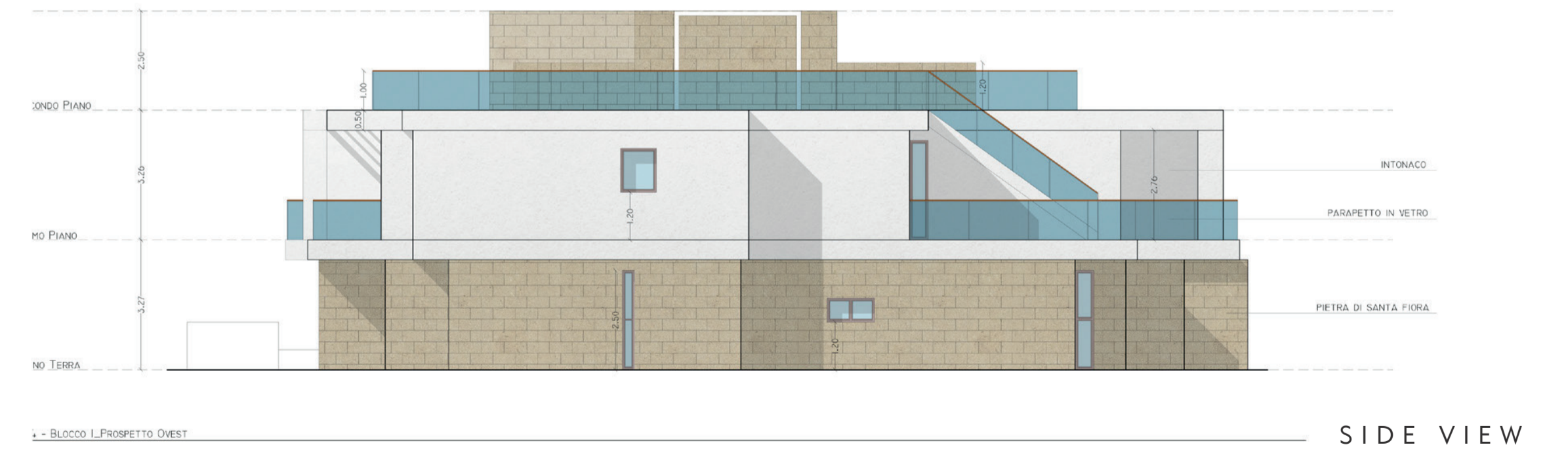
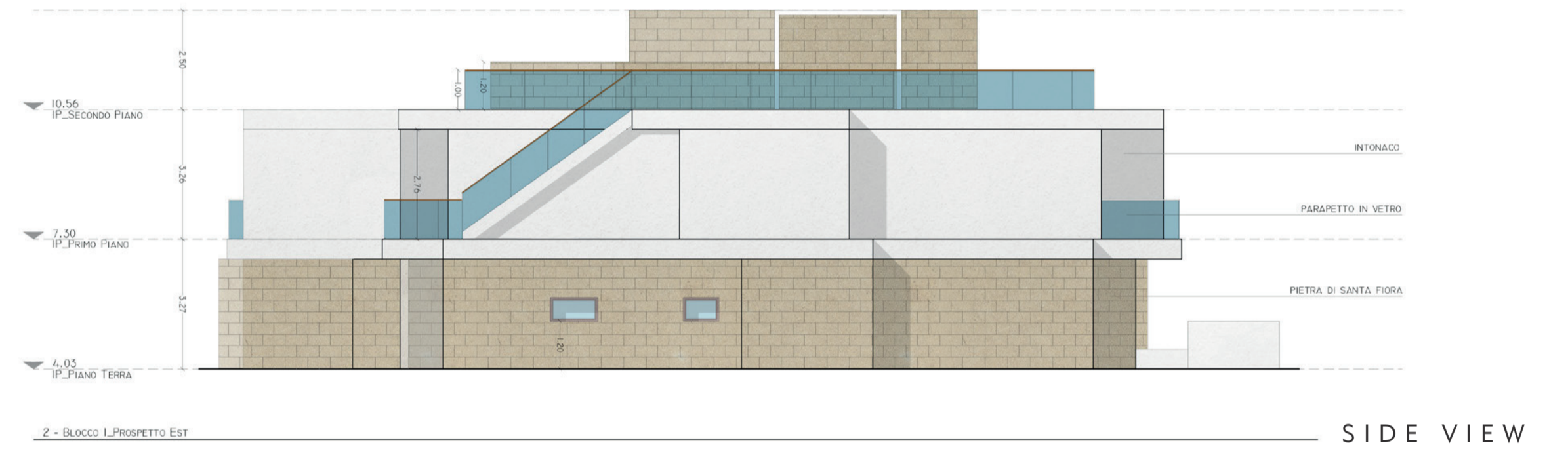
ROOF TERRACE 116,88 NET SQ.M.

APARTMENT C

ROOF TERRACE 104,65 NET SQ.M.

RESIDENZE ISOLE DI TOSCANA

ELEVATIONS





MARINA DI SCARLINO
TOSCANA

RESIDENZE ISOLE DI TOSCANA



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