— REAL ESTATE INVESTMENT ADVISORY

Your investment partner in Italy

Twój partner inwestycyjny we Włoszech

01 · TRANSACTIONS

Buy the right asset, at the right price.

02 · INTEGRATED OPERATIONS

From acquisition to value creation.

**MEET US ·
REAL ESTATE POLAND EXPO**

1–3 dec 2026
Ptak Warsaw Expo • Stand E2.20b

— ONE PARTNER, THE WHOLE INVESTMENT

Investing in Italy is local. We are your team on the ground.

Gruppo Première is a real estate investment advisory based in Tuscany. We serve international private and institutional investors with two lines of service, under a single point of accountability.

01 · TRANSACTIONS

Acquisitions

Buy-side advisory for villas, estates and hospitality assets: search, scoring, due diligence, negotiation and closing.

See page 3 →

02 · INTEGRATED OPERATIONS

Value creation

Complete operations: acquisition, redevelopment, repositioning, management and exit, coordinated with specialist partners.

See page 4 →

— WHAT SETS US APART

Local intelligence

Four Tuscan territories followed first-hand, with access to off-market opportunities.

Proprietary GP Score

Every asset rated on five investment criteria, so decisions rest on data, not on photos.

One accountable coordinator

A vetted network of architects, engineers, notaries and managers, each signing their own work.

International reach

Life Tuscany, our territorial marketing network, gives assets visibility to buyers and partners abroad.

— BUY-SIDE ADVISORY

The right asset, at the right price, with no surprises.

WHAT WE DO FOR YOU

- **Property finding** on and off the market
- **Shortlist** scored and compared side by side
- **Due diligence** technical, planning and legal, by certified professionals
- **Negotiation** on price and conditions
- **Closing** through to the notarial deed
- **Handover** utilities, management, rental set-up

THE GP SCORE

Illustrative example

8,2/10

Location	9
Asset quality	8
Revaluation potential	8
Ease of resale	7
Income potential	9

Every shortlisted asset gets a score, so you compare options on the same five criteria before you travel.

— THE PROCESS

01	02	03	04	05
Brief	**Shortlist**	**Due diligence**	**Negotiation**	**Closing**
Goals, budget, timing	Scored options	Visits and checks	Price and terms	Deed and handover

— BEYOND THE PURCHASE

From acquisition to value creation, under one coordination.

For investors who want a complete operation, we design the strategy, assemble the specialist team and coordinate every phase through to the return.

THE VALUE CHAIN WE MANAGE

Acquire	→	Plan	→	Transform	→	Operate	→	Exit
Sourcing, scoring, due diligence		Feasibility, budget, permits		Design, works, repositioning		Management, rentals, hospitality		Resale or long-term hold

— TYPICAL OPERATIONS

Hospitality repositioning

Boutique hotels and resorts upgraded and relaunched.

Wine and agritourism estates

Land, production and hospitality combined in one asset.

Villa value-add

Renovation of historic homes for resale or premium rental.

Residential development

Small-scale projects, from feasibility to sale of units.

CLEAR ROLES

Gruppo Première leads strategy and coordination. Licensed architects and engineers design and sign the projects, notaries and lawyers handle the legal side, operators run the assets. You always know who is responsible for what.

— PRESENTED IN WARSAW

Three assets, three investment strategies.

TRANSACTION

[●]
GP SCORE

LUXURY VILLA · [Etruscan Coast]

SIZE	ASKING PRICE	STRATEGY
340 sqm · 50 ha	**€ 5,300,000**	**Buy & hold**

INTEGRATED OPERATION

[●]
GP SCORE

WINE ESTATE · [Valdera]

SIZE	ASKING PRICE	STRATEGY
800 sqm · 13 ha	**€ 5,000,000**	**Agritourism value-add**

INTEGRATED OPERATION

[●]
GP SCORE

HOSPITALITY · [Valdera]

SIZE	ASKING PRICE	STRATEGY
20 rooms · 18.000 sqm	**€ 25,000,000**	**Repositioning**

NEXT STEPS

01

Meet at our stand

20 min to understand your goals.

02

Receive the full file

Documents & scenarios, under NDA.

03

Visit in Tuscany

A tailored tour of the shortlisted assets.

— LET'S TALK · POROZMAWIAJMY

Book a 20-minute meeting.

Twój partner inwestycyjny we Włoszech

Tell us what you want to achieve. We will come back with a shortlist, or with an operation designed around your capital.

Dario Patera

CO-FOUNDER & GENERAL MANAGER

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lifetuscany.com/en/investors



Life Tuscany – an exclusive Gruppo Premiere network dedicated to forging connections among agritourism estates, local businesses, travelers, and investors, cultivating an ecosystem that promotes the Tuscany brand worldwide.

We are committed to celebrating the true soul of Tuscany, transforming local stories into global opportunities.

Becoming a Life Tuscany partner means achieving greater visibility with a national and international audience.

For agritourism estates – through partnerships and co-branding, we safeguard what makes you unique.

For travelers – through inspiring recommendations and itineraries, we guide you in discovering the most authentic Tuscany. Amidst historic villages, landscapes, traditions, flavors, and local experiences, we help you embrace the region in a personal and mindful way.

For investors – by providing an insider's perspective on the agritourism asset class, we demonstrate why this market will always retain its enduring value.

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