



LUXURY HILLTOP RETREAT IN UNTOUCHED ITALY

OLIVETO ESTATE

Discover. Savour. Retreat.

2024

WWW.OLIVETOESTATE.COM



INTRODUCING OLIVETO ESTATE

Located on a secluded hilltop in the Le Marche region **voted the world's 2nd best region to travel** worldwide, you and your guests can relax and reset on our **9 acre estate** whilst enjoying views of rolling hills, olive groves, vineyards and the Adriatic sea.

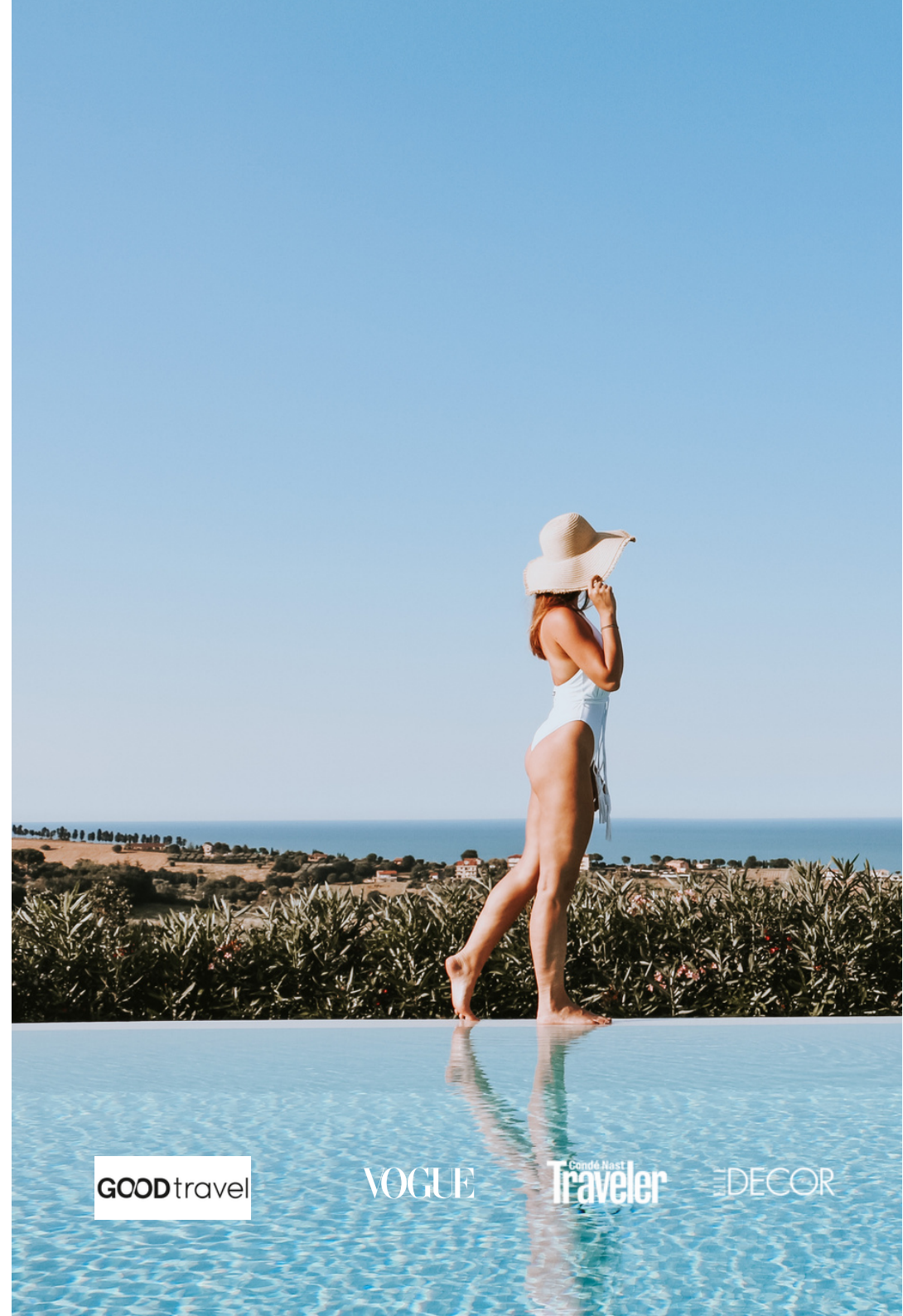
A noted finalist in Destination Deluxe and recommended by famed author, Frances Mayes in her new book 'Always Italy', Oliveto Estate includes two Villas - Villa Olivo and Villa Oliveto. Designed with luxury in mind, each with their own garden, gym, swimming pool, along with spacious indoor/outdoor living areas.

The Villa's are connected via their gardens with a state of the art studio overlooking olive groves nestled in between - creating the ultimate retreat, holiday or experience.

Book both Villas for up to 22 guests or separately with
Villa Oliveto sleeping 8 and Villa Olivo sleeping 14.

Our experienced concierge team offer exceptional custom services, authentic experiences and itineraries. From outdoor experiences such as truffle hunting and sailing to in-villa activities such as massage, cooking classes and sound healing - the options are endless.

With its clean, quiet beaches, breathtaking mountain ranges and charming historic towns untouched by tourism, Le Marche ticks all the boxes for those seeking an authentic retreat.



GOODtravel

VOGUE

Condé Nast
Traveler

DECOR

OUR VALUES



UNASSUMING LUXURY

Thoughtfully designed for your every need, Oliveto Estate has been created as a luxurious, flexible space for you to discover, savour and retreat. Our concierge provides everything you need and nothing you don't. Welcome to your Italian home away from home.

TAILOR-MAKE YOUR STAY

Think hotel services, in your own private place. Time and space is your greatest privilege, so allow our concierge team design a stay as unique as you. Move to your own rhythm, set your own agenda, and let us do the rest. Everything is thought of so you don't have to. Experience a unique retreat, your home away from home, without the hassle.

AUTHENTIC EXPERIENCES

Leave the crowds behind in this gorgeous, untouched region of Italy. From truffle hunting to your own in-home chef, or meeting the local artisans to a hike on a 8000 foot mountain, from Winter to Summer, you will feel like a local in one of the last untouched regions of Italy. Whatever your passion, whatever the season, we'll help you discover the real Italy.

An adventurer's dream.

A food lover's delight.

A wellness-seeker's nature.

A culturalist's satisfaction.

POSITIVE DISCOVERY

Passionate in supporting the integrity of our untouched region, we continuously focus on our own sustainable methods whilst supporting local partners by opening year-round and helping the destination benefit both locals and visitors.





GO-SLOW IN UNTOUCHED ITALY

Recently voted as the **2nd next best region to travel to worldwide**, Le Marche is one of Italy's most unspoilt and picturesque regions, often called '**the best of Italy in one region**'. This enchanting area is nestled between the dramatic Sibillini mountains and the coastline of the Adriatic Sea. You can reach the coast within a 5 minute drive and the incredible mountains are only a 30 minute drive.

Situated in the Eastern part of Italy, Le Marche offers all the natural beauty and rich cultural heritage of Tuscany, but without the crowds. It has its own unique personality and an authentic way of life, where the seasons lead the daily rhythms of the people and you can set your pace.

Perfect for the foodie, adventurer, culturalist or the wellness seekers, our authentic experiences will enlighten each of your passions.

With its endless coastlines of clean, quiet protected beaches, breathtaking mountain ranges, and charming historic towns, Le Marche ticks all the boxes for those seeking an authentic, sustainable Italian escape.

Welcome to Italy - authentic and untouched.



ESTATE HIGHLIGHTS

Rent Villa Olivo or Oliveto separately, or together for an exclusive retreat for up to 22 people.



THE STUDIO

Studio Highlights

Purpose-built flexible studio created for wellness, corporate & bespoke retreats
Studio 15m L x 5m W - 75sqm
Yoga Deck 9m L x 5m W - 45sqm
Accommodates 21 people
Plenty natural light with large retractable doors
Adjustable lighting system
Tune the studio to your desired temperature - heating & air conditioned
Expansive views over our olive grove & rolling hills

Equipment

Storage space for equipment, shoes & coats
Yoga mats, bolsters, belts, blocks, blankets, pillows, meditation cushions, eye cushions
Pilates balls, 1kg weights, resistance bands, TRX, Backjack chairs and singing bowl for up to 21 people.
Ceiling equipped for hanging yoga, TRX or other attachment experiences
Retractable projector, screen, flip charts, white boards, tables & chairs available
Calming neutral tones with retractable curtain and floor to ceiling mirrors
Barre by the mirror
Fresh water machine & bathroom
Built in Bose music system



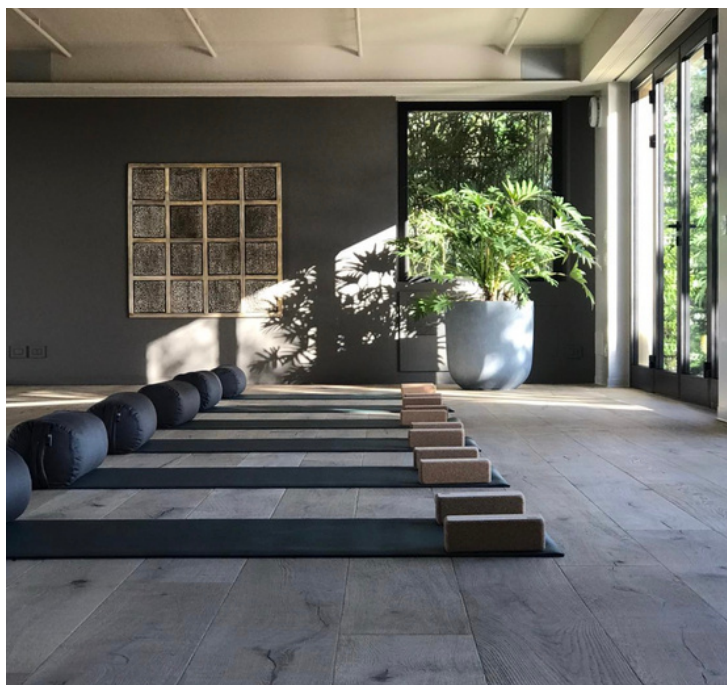
VILLA OLIVO

Property Highlights

Expansive coastal & 13th century village views
Sleeps 14 in total (12 guests + 2)
6 large luxury double ensuite bedrooms + 1 host ensuite-room (twin or double)
Bespoke kitchen - perfect for cooking experiences for up to 22 people
3 dining areas (2 inside, 1 outside with BBQ & pizza oven)
Spa with sauna, jacuzzi, steam room & experiential shower
Complete gym with TechnoGym equipment
Infinity pool (Heating possible April - Nov at additional cost)
Over 1 acre of manicured gardens
Outdoor fire pit - sunrise & sunset
3 lounge areas & sunset terrace

Practice areas during sunrise, the day & sunset

Shared studio & yoga deck
Upper lawn
Middle lawn
Pool decking under retractile shade
Lower lawn (under pool)



VILLA OLIVETO

Property Highlights

Expansive coastal views
Sleeps 8 in total
4 beautifully designed double en suite bedrooms (2 twin, 2 double. 1 is an annex room outside of the Villa with its own patio)
Open plan kitchen & living area
4 dining areas (2 inside, 2 outside (including one that can seat 22 people with outdoor kitchen set up with BBQ, pizza oven & hammocks)
Huge pool house including gym with TechnoGym equipment and kitchenette
Large outdoor pool
Floodlit tennis court
Over 8 acres of manicured gardens including 400 olive trees, vegetable gardens and fruit trees

Practice areas during sunrise, the day & sunset


The Studio
Yoga Deck
Master Villa Sunrise Garden
Master Villa Garden
Pool decking under shade
Shaded pool lawn

THE ESTATE



KEY



- 1 Villa Olivo & pool (Sleeps 14 people)
- 2 Villa Oliveto (Sleeps 8 people)
- 3 Villa Oliveto Pool house & pool
- 4 The Studio
- 5 Villa Oliveto Tennis court
- 6 The Olive grove of 400 Olive Trees
-  Yoga or workout spaces. At Oliveto you can enjoy both sunrise through sunset moments to practice



PLACES TO VISIT

Bike path to the sea	5 minutes walk
Closest Village Civitanova Alta	15 minutes walk
Coastal town Civitanova Marche	10 minutes
Adriatic Sea & Beach	10 minutes
Riviera del Conero	40 minutes
Sibilini Mountains	40 minutes
Urbino	60 minutes
Ascoli Piceno	60 minutes

CLOSEST AIRPORTS

We are situated on the east coast of Italy with the following drive times. We can organise airport pick up and drop off for up to 25 people.

Ancona Falconara	35 minutes
Perugia	1 hour 20 minutes
Pescara	1 hour 35 minutes
Rimini	1 hour 30 minutes
Bologna	2 hour 30 minutes
Rome	2 hour 45 minutes

OUR EXPERIENCES



BE WELL

Gastronomy

Chef-at-home (Mediterranean I Vegan I Vegetarian I Ayurvedic)
Award-winning restaurants (10 mins drive)
Typical pizzeria (10 mins walk)
Award-winning gelateria (5 mins drive)
9 regional Michelin star restaurants

Meet the Artisans

Award-winning olive oil tasting & producer
Olive picking (Nov)
Olive oil tasting
Truffle hunting experience
Cheese-making producer

Wine Tasting

Somelier & wine tasting at home
Award-winning vineyards & wine-tasting
Appassamenti (Nov)

Cooking experiences

Pasta-making course
Pizza-making course
Gelato-making course
Cheese-making demonstration
From Market to Table



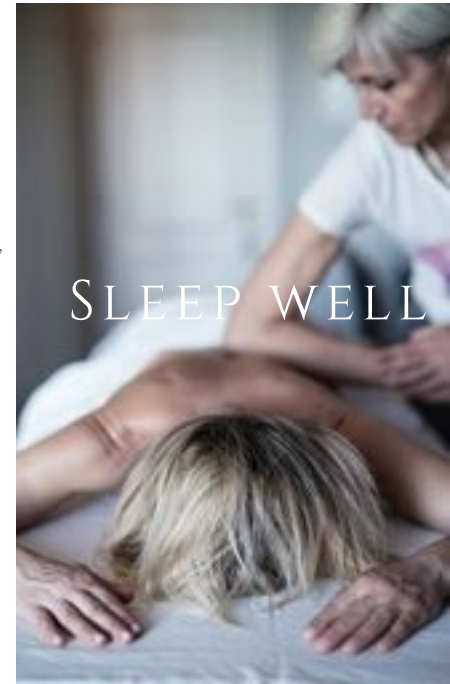
TAILOR-MADE TO YOU

Cultural day trips

5 minutes from 13th Century Civitanova Alta
10 minutes from Civitanova Marche & the beach
Loreto -The Lourdes of Italy
Unesco Heritage site of Urbino
Ascoli Piceno - Olives, wine & heritage
Riviera del Conero, clear waters and National Park
Sibilini Mountain - National Park
Ancona, San Marino, Grottamare, Offida, Camerino, Sarnano and beyond
Largest underground cave in Europe
Largest concentration of theatres & operas
Best local tour guides

Activities

Terracotta pottery
Luxury outlet shopping eg Tods, Prada, Paciotti
Leather capital of Italy
Hat making



SLEEP WELL

Wellbeing

Vinyasa, Hatha & Yin Yoga
Meditation
Soundhealing
Ayurvedic, Essential & Thai Massage
Spa (Olivo)
Studio (Olivo & Oliveto)
Tennis (Oliveto)
Beauty therapies

Marchigiana Adventure (with or without guides)

Sailing
Running & hiking trails
Bike path to the beach (10 minutes walk)
Over 70 mountain & road biking trails
Bike hire (road, off-road, city & e-bike)
Horse riding in the mountains



EAT WELL

Year round, tailored stays

Designed around you
Whatever, Whenever

Hassle-free stays

Concierge
Pre-stocking the pantry & refrigerator
Housekeeping - bespoke to you
Airport or station pick up and drop off
Local transportation to and from activities
Car hire - delivered to the Villa
Babysitting & baby gear

Bespoke Retreats

Corporate & Coaching
Yoga
Pilates & Barre
Wellbeing
Gastronomic
Artistic
Wedding
Celebrations



LIVE WELL

The Calm

Relaxing environment
Natural setting & sea views
Luxurious bedrooms
Temperature regulated
In-room music
Private en-suites
Quiet surroundings

Sleep Experiences

Sleep specialist (on-booking request)
Yin Yoga
Sound healing
Massage



SUSTAINABLE TRAVEL

An Untouched Region

By venturing off the tourist trail, you too can help the over-tourism issues that beautiful cities in Italy are facing. you won't miss the crowds when you arrive, but instead you will get to see 1 one region with its mountains, sea and rolly delights, but most of all its

Supporting the local community

We believe its important to maintain the integrity of Le Marche, so we always work with our local partners to ensure tourism in Le Marche improves the destination for the benefit of both the local people whilst making it a great place to visit.

Open all year round

We know that creating sustainable jobs throughout the season helps the local population, and eases over-tourism. As Le Marche is a great place to visit all year round, we craft authentic experiences that complement both the seasonal differences and what our varied region has to offer.

GOODtravel



WE ALL HAVE THE POWER TO DO GOOD



RESOURCES

Drinking Water

We have invested in filtered water throughout the Estate so guests can drink with no need to perpetuate the use of plastic bottled water.

Rain Water

All rainwater is collected into our 8 water wells and underground reservoir. This is reused for to keep our Estate garden green & fresh. .

Solar panels

We have invested in solar panels to help reduce our carbon footprint. These help heat the hot water system on our Estate.

Heat Exchanger

Our heated pool functions through a heat exchanger, which uses the outdoor air to reduce the consumption of power.

Recycling

We recycle all plant waste where possible in order to re-purpose this back into the land as mulch.

Olive Oil

We produce our own olive oil each year from the harvest of our 400 olive trees. Some of our trees go back over 100 years old.

Our commitment to sourcing food as locally as possible starts with our own grown organic fruit and vegetables.

Fruit

Each year we grow apricots, plums, lemons, lime, peaches, apples, pears, grapes and wait until you see our huge fig tree.

Vegetables

Our purpose built vegetable garden fosters the following each year: rocket, spinach, salads, cherry tomatoes, large tomatoes, artichokes, green beans, onions, herbs, asparagus, aubergine, courgettes among other items.



SUSTAINABLE FOOD SOURCES



SUPPORTING THE COMMUNITY

Experience the real Italy.

We are passionate about helping our guests experience what it is like to really live, eat and enjoy life like a local here in Le Marche, we have spent many years crafting our best experiences to ensure that our guests feel like they discover, learn, create and really taste the real Italy. They won't see a 'polished' version, but a truly authentic one.

Supporting our local partners

We are equally passionate about helping grow the local economy by partnering with best local producers and help them tailor their experiences so they too can create sustainable income source, all year round.

Meet the artisans

We partner with the best producers and experiences in Le Marche - from wine, cheese, truffle, olive oil to local pasta makers - we can continue to keep these traditional methods alive, and help support their income at the same time.

Community Spirit

We are a pivotal part of the community and sit on the key groups that help shape the future of the local area.

Locally sourced.

Less distance. Less impact.

Wherever possible, we purchase products that are organic, in season and locally sourced.

We have fostered great relationships with local independent owners - whether it's fresh pasta, breads, artisanal gelato, fruits, vegetables, meats or fish - we buy our direct from the locals.

Local artisans

We completely redesigned and rebuilt Oliveto Estate using local craftsmen, joiners, builders, painters, gardeners, architects and planners - further supporting the community.



AUTHENTIC EXPERIENCES

INTRODUCING VILLA OLIVO



Beautifully designed and newly renovated, Villa Olivo is an unrivaled, luxurious Italian villa overlooking the stunning coastline of the Adriatic Sea. The hilltop retreat offers year-round exceptional luxury, 5 services with a thoroughly authentic and customised experience in the heart of Le Marche.*

Just 10 minutes from the coast, Villa Olivo has been beautifully crafted to the highest of standards, with 6 king size en-suite bedrooms, an additional annex room sleeping 2, its own spa, gym, 12 metre infinity pool, fire pit, BBQ area and over 600 square metres of living space. Villa Olivo is the perfect destination for an exclusive escape for up to 14 people to relax, refresh and restore.





This spectacular home is an ideal setting for reconnecting with family and friends and the perfect location for exploring the real Italy; enjoy a stroll in the rolling countryside, devour gelato from the award-winning gelateria in the nearby 13th-century town of Civitanova Alta or bask in the sun on the clear-water beaches of the nearby Conero.

For full relaxation, our concierge service can be on-hand to stock your pantry, prepare a meal, organise a yoga session, or design a cooking lesson so you can have your stay, your way and go back home feeling truly energised and refreshed.





PROPERTY HIGHLIGHTS

- All year-round spacious villa with exquisitely designed indoor and outdoor living areas
- Situated in the rolling hills of Le Marche - only 10 minutes to the Adriatic sea
- Incredibly spacious villa (over 600 sq metres) newly renovated, luxuriously appointed with distinctly modern interiors
- Outside infinity pool
- Indoor spa and fitness suite featuring TechnoGym equipment
- Sleeps 12 + 2, perfect for family reunions, get-togethers and retreats.
- Stay connected during your stay (if you wish) through WI-FI access both inside and outside
- Concierge service available on request



LIVE WELL



LIVE WELL

A PRIVATE RETREAT WHERE LUXURY IS NON-NEGOTIABLE

Designed to be your home away from home without the hassle. Relax, play and dine in true Italian style.

VILLA OLIVO is a rare mix of open plan living with several secluded spaces nestled both inside and out.

Get away from it all, tailor-made, in total luxury.





LIVE WELL

As soon as you enter the villa, you are met with floor to ceiling views of the expansive, lush countryside alongside the Adriatic Sea.

The living space set in calming neutrals and outfitted with luxe furniture that extends across two floors. Even the largest of groups can feel like they get some me-time if desired.

Through the first floor doors, you'll find an inviting lounge area with gorgeous fireplace. Just off this room, is a terrace with 270-degree views of both the sea and the nearby medieval village - making it the perfect spot for sundowners to soak up the lush surroundings.

The ground floor includes a cosy family room fully equipped with a 65 inch TV - perfect for the users of Netflix or Prime Video who want to settle down for the evening with the kids.

You will find an additional lounge dressed in neutral tones, giving a light and elegant touch to this beautiful country retreat. Open up the doors, sit back and take in the breathtaking views.

The living space has a BOSE built-in system where all you have to do is connect your favourite tunes using Bluetooth from one of our phones or tablets.



LIVE WELL

- Almost 100 square metres of indoor lounge space.
- Three separate indoor lounge areas, including a cosy family room equipped with a 65 inch TV.
- Outdoor area includes a large, roofed sunbather terrace, fire pit and outdoor seating area.
- The living spaces have BOSE built-in speaker systems with Bluetooth connectivity
- Floor to ceiling glass doors connect the exterior and interior living spaces.
- Laundry room with washing machine, dryer, hanging rail and any detergents required.



EAT WELL



EAT WELL



Designed for the real foodie, VILLA OLIVO has the most incredibly appointed kitchen and multiple dining spaces.

And if cooking feels too hard, let us organise a private chef. The spacious 38 sq metre, fully-equipped, open concept kitchen has been purposely designed so it can accommodate large gatherings.

Everything you need including a dishwasher, double refrigerator/freezer, pantry, six-ring gas cooker and wine cooler is at your disposal.

The beautiful kitchen is purposely designed for unforgettable cooking experiences. With counter-space to accommodate up to 12 people, it's perfect for that hands-on experience with your pasta, gelato or pizza making course.

Drinks have been made easy with an infinite supply of fresh still and sparkling water, ice maker, and the all-important Nespresso coffee machine.

If you fancy a BBQ, the double gas grill is conveniently located outside, next to the kitchen and dining areas.

There are three large dining areas to choose from - each accommodating up to 12 people. The interior showcases a grand dining room next to the kitchen with large sliding doors to let the sea breezes in. Or dine alfresco with breathtaking views of the rolling hills during sunset. The choice is yours.

TO EAT WELL IS TO FEEL ENTIRELY RENEWED







EAT WELL

- Fully equipped with dishwasher, double refrigerator/freezer, pantry, six-ring gas cooker, icemaker, wine cooler and an expansive countertop, perfect for cooking experiences.
- Villa Olivo is stocked with an ample supply of fresh still and sparkling water, Nespresso machine with capsules supplied.
- Three dining areas to choose from. Two inside and one outside - each seat up to 12 people.
- Double gas BBQ and pizza oven are conveniently located outside, next to the kitchen and dining areas.
- Private chef, cooking lessons, kitchen/household staff, and filling the pantry and refrigerator/freezer with your shopping list request before arrival - are all available on request.







BE WELL

THE SPA



BE WELL INDOORS

The Spa is situated inside the villa, so no need to brave the colder outdoors if you stay during December. It is beautifully appointed with a 6-seat jacuzzi, a steam room, sauna and a shower 'emotionale' (with scented water) helping you achieve ultimate relaxation.

Workout in the newly designed, fully equipped Fitness centre with stunning sea views. Expect the latest TechnoGym equipment including a running machine, cycling machine, multi gym, exercise balls and yoga mats, bricks, bolsters, straps and mats.

Massage therapists and yoga sessions can be organised on request.





BE WELL OUTDOORS

The large outdoor infinity swimming pool (measuring 12 x 6 metres) presents exceptional views of the surrounding Le Marche landscape and the Adriatic sea. Its is also heatable in the shoulder months of April - June and September - November (for additional charge).

A large sundeck with 12 sun loungers, water facilities, outdoor shower, table tennis, table football along with shaded areas for those who need a break from the sun.

Offering a variety of outdoor seating areas including a large purpose-built fire pit makes the perfect place for friends and family to relax over a glass of vino or cosy up with a hot chocolate.

Make the most of each day, with full access to both sun and shade, as well as incredible sunrise and sunset moments with over 5 places to practice yoga, meditation, barre, fitness or pilates.

The lush and manicured gardens are the perfect place to relax, rest and restore; whilst the well-lit garden means the outdoor entertainment doesn't have to end with cocktails at sunset.







BE WELL OUTDOORS



OUTDOOR FEATURES

- *Infinity swimming pool - heatable from April - June and September - November*
- *Large soft pool towels on arrival*
- *Garden maintenance*
- *Firepit*
- *Gas BBQ and pizza oven*
- *12 sun loungers, floating pool beanbags, table tennis and table football*
- *Alfresco dining*
- *Terrace x 2*
- *Parking for 9 cars*
- *Gated and fenced property*
- *Sun and shade all day long. Sunrise and sunset views with over 5 places to practice yoga, meditation, barre, fitness or pilates.*



SLEEP WELL

A modern bedroom interior featuring a large bed with a dark blue textured blanket and a decorative headboard. The room has light-colored walls, a wooden floor, and a large window with grey curtains. A vanity area with a mirror and a small table is visible on the left. The text "SLEEP WELL" is overlaid in the center.

SLEEP WELL



Sleeping 14 each bedroom has been crafted and design with its own personality.

There are 7 large bedrooms, each over 27sq metre in size; and the villa can accommodate up to 14 guests.

All bedrooms have king size beds that can be configured into twins and en-suite bathrooms – in two of the bedrooms, the beds can be made into twin beds.

All bedrooms (apart from the 7th bedroom) have large doors opening onto a balcony or terrace enabling you to enjoy the view and the Italian sea breeze. 4 bedrooms have sea views, and 2 bedrooms have views of the 13th century town of Civitanova Alta.

Each bedroom has been beautifully appointed and finished to the highest standard, and come with their own dressing table, hairdryer, safe, TV, memory foam mattress and choice of memory or feather pillows.

Air conditioning and heating can be set individually in all bedrooms and ensures your comfort on the warmest or coldest nights.

All bedrooms can accommodate at least one travel cot for children; available on request.

VILLA LIVING IS FALLING
ASLEEP TO THE SEA BREEZE





BEDROOM DETAILS

- **Bedroom 1:** King or Twin configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, sea view, large terrace
- **Bedroom 2:** King or Twin configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, medieval village view, large terrace
- **Bedroom 3:** King or Twin configuration (can be converted to twin beds), ensuite bathroom with walk-in shower, bidet, television, air conditioning, sea view, large terrace.
- **Bedroom 4:** King or Twin configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, sea view, large terrace
- **Bedroom 5:** King or Twin configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, medieval village view, balcony
- **Bedroom 6:** King or Twin configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, sea view, balcony
- **Bedroom 7:** Attic room. King or Twin configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, garden view with smaller windows, extra lounge room and kitchenette. Note low ceilings (2.3m H in centre, 1.5m H at the sides) as it is in the eaves of the house.



VIEW FROM ABOVE - VILLA OLIVO

INTRODUCING VILLA OLIVETO



This beautiful luxury villa in Le Marche, is nestled among eight acres of a private olive grove estate. Set on the hills of Civitanova Alta with dramatic sea views, Villa Oliveto is a luxury estate that houses a master villa, a luxury guest house villa, a caretaker's villa, a modern, minimalist pool house, tennis court, gym and newly built yoga studio and yoga deck, endless outdoor eating spaces and of course, an olive grove with over 400 olive trees; where the Villa Oliveto name is derived.

The estate is owned by a successful entrepreneur couple as their private holiday home. As it is truly a home and not a rental property, the quality of furnishings and fittings is evident. When not occupied, Villa Oliveto is available for up to 8 discerning travelers who appreciate quality, space and slow living.





This spectacular home is an ideal setting for reconnecting with family and friends and the perfect location for exploring the real Italy; enjoy a stroll in the rolling countryside, devour gelato from the award-winning gelateria in the nearby 13th-century town of Civitanova Alta or bask in the sun on the clear-water beaches of the nearby Conero.

For complete relaxation, our concierge service can be on-hand to stock your pantry, prepare a meal, organise a yoga session, or design a cooking lesson - all tailor-made for you. The perfect holiday leaving you energised and refreshed.



PROPERTY HIGHLIGHTS

- All year-round spacious villa with exquisitely designed indoor and outdoor living areas.
- Situated in the rolling hills of Le Marche only 10 minutes to the Adriatic sea.
- Incredibly spacious villa (over 300 sq metres) newly renovated, luxuriously appointed with distinctly modern interiors.
- 8 acre manicured grounds.
- Outside pool, pool house, gym and floodlit tennis courts.
- Purpose built yoga studio complete with all the equipment.
- Its own 400-tree olive grove, fruit trees, vegetable garden.
- Sleeps 8, perfect for family reunions, get-togethers and retreats. Can be booked together with Olivo to sleep up to 22 in total.
- Stay connected during your stay (if you wish) through WI-FI access both inside and outside.
- Concierge service available on request.

A high-angle, wide shot of a lush hillside estate. In the foreground, a light-colored gravel path curves through a green lawn. To the left, a large, mature pine tree stands prominently. Below it, a tennis court is visible, surrounded by a black fence. The middle ground is filled with various green plants, including large bushes and flowering stalks. In the background, a valley unfolds with rolling hills, scattered houses, and fields under a clear blue sky. The text "LIVE WELL" is superimposed in the center of the image.

LIVE WELL



LIVE WELL

Villa Oliveto commands an entire hillside and is a rare mix of open plan living with multiple secluded spaces, inside and out, where you can get away from it. Designed with entertaining in mind with its light, airy and relaxed open plan living space.

Expansive views can be enjoyed from the large windows that wrap around the south facing side of the Villa where you can lose yourself in the rolling hills and olive groves that extend to the sea.

Throughout the villa you will find a calming mix of both contemporary and classic design features such as natural stone floors that sit harmoniously with restful colour schemes. All work beautifully with striking contemporary design details and unique pieces of art and designer furniture from the likes of Molteni and Flexform that give the villa a vibrant sense of modern elegance.

In the open plan lounge, bathed in natural light, you will find a large expansive sitting area, perfect for winter aperitivos, the large dining area, and the discreet yet comfortable lounge for those who just need to sit back and relax to their favourite TV show.





LIVE WELL

- Almost 150 square metres of pure living space, dining area, lounges and relaxation areas (350 square metres in total).
- The ground floor includes a cosy family room equipped sixty-inch Samsung smart TV with surround sound, SKY satellite, DVD and free WI-FI streaming throughout the house and the surrounding gardens.
- The living spaces have BOSE built-in speaker systems with Bluetooth connectivity.
- Large expansive glass doors connect the outside and inside living spaces.
- A terrace leads out from the ground floor kitchen, dining and lounge areas
- Air conditioning and heating throughout.
- Laundry room complete with washing machine, dryer, hanging rail and any detergents required.



EAT WELL

EAT WELL

Designed for the real foodie, VILLA OLIVETO has many inspiring eating spaces, all you have to do is make the choice.

Villa Oliveto is the perfect location for those who love to cook, entertain or for those who would like to be cooked for during any month of the year.

With four spacious dining areas and two kitchens to choose from, complete with a huge traditional wood-fired pizza oven, the villa is a foodie's dream destination.

Inside the Villa, the large bespoke Molteni designed kitchen is well-equipped with all the very best Miele appliances and accessories one could need. The contemporary indoor dining area within the open plan lounge, is the perfect place to enjoy dinner during colder climates and can seat 8 around the Molteni table very comfortably.

During the summer months, fabulous memories are made in the incredible purpose designed outdoor eating area and kitchen. Situated underneath a huge linen-curtained pagoda, you will find shelter from the sunlight whilst you enjoy endless bowls of pasta, pizza and fine wine on the sprawling wooden table and benches, carved from a huge tree many years ago. Seating up to 22 people easily, before dinner, enjoy an aperitivo while taking in the sprawling views across the olive groves to the sea.

TO EAT WELL IS TO FEEL
ENTIRELY RENEWED







- Four dining areas to choose from. 2 inside and 2 outside; each seat 8 people or more.
- The outdoor dining area and kitchen underneath the large pagoda can seat up to 22 people.
- Traditional coal BBQ and large wood-fired pizza oven is conveniently located outside, next to the kitchen and dining areas.
- Kitchens fully equipped with dishwasher, refrigerator/freezer, six-ring gas cooker, oven, and ice maker.
- Villa Oliveto is stocked with an ample supply of fresh still and sparkling drinking water, a Nespresso coffee machine and capsules
- Private chef, cooking lessons, kitchen and household staff available on request
- Pantry area equipped with washing machine, dryer and drying rack.

An aerial photograph of a modern backyard. A rectangular swimming pool with clear blue water is the central feature. To the left of the pool is a light-colored stone patio with a set of stairs leading down to the pool. Along the left edge of the patio, there is a row of six lounge chairs with blue and white cushions. To the right of the pool is another section of the patio with a small wooden deck, a white outdoor sofa with a red circle on its backrest, and two white lounge chairs. The pool is surrounded by a lush green lawn. In the background, there is a white fence and a blue door. The text "BE WELL" is overlaid in the center of the image in a white, serif font.

BE WELL



BE WELL

The luxury 8-acre estate is meant to spoil you.

Take a walk through the purposely designed walkway that takes you down to the pool, then meander through the 400 olive trees and stumble on the home-grown fruit and vegetables near the tennis courts.

If you're looking for a spot of shade, why not try lounging up at the Villa on Dedon sunbeds whilst you gaze out at the Adriatic sea.

Had too much lunch and can't manage the stroll to the pool? Sit and relax on the hammocks near the outside eating area and outdoor kitchen.

Need a nap? Enjoy the breeze, and soak up the music whilst gently nodding off under the pool house gazebo.

Oliveto not only spoils you for choice, it is the perfect place for those who want to be together, but who also want to have a little bit of their own peace and quiet too.

A retreat like no other, the view is always in sight, and there is a favourite spot for everyone at Villa Oliveto.



BE WELL

THE POOL, POOL HOUSE, PAGODA & GYM

The luxurious, spacious and modern pool house is a minimalist's haven from the sun, housing a kitchenette, bar, eating area, gym, two washrooms and two showers. The pool house has retractable floor-to-ceiling windows so it can be transformed to a yoga studio in the winter or summer months. The gym is complete with a running machine, rowing machine, punch bag, free weights, yoga mats as well as the latest TechnoGym multigym. For those who just want to sun and lounge by the pool there are eight Dedon sun loungers and a Dedon love chair, each lined with fresh towels that can be replenished daily should you wish. one can also enjoy ping pong, table tennis, table football as well as our comfortable floating beanbags.

TENNIS IN THE OLIVE GROVE

For those who want to burn off the pasta, why not try your hand at tennis on the double, flood-lit court sat within the Olive grove. Unless you're a pro, there is no need to bring your racket and balls, we have them on hand.



BE WELL

- Purpose-built flexible studio overlooking the olive grove along with over 6 places to practice yoga, meditation, barre, fitness or pilates.
- Perfect for up to 21 people for yoga, pilates or a team building activity. Hanging yoga is also available. Studio is shared with Villa Olivo and available on request.
- Fully equipped gym including running machine, rowing machine, yoga equipment and TechnoGym multigym.
- A huge modern 21 x 6m pool and diving board with in-built jacuzzi section with floating beanbags.
- Large pool house complete with showers, toilets, kitchenette and table for work or play.
- Large covered pagoda area - perfect for a bit of shade or yoga practice.
- Large floodlit tennis court with rackets and balls available to borrow.
- Table tennis and table football.
- Surround sound Bose and Sonos system in all outdoor areas.
- Hammocks situated in the outdoor eating area.
- Yoga, meditation, sound healing and massage available on request.

A modern bedroom interior featuring a large window with white curtains, a bed with a floral patterned duvet and pillows, and a dark wooden dresser with a television mounted on the wall. The room has a clean, minimalist aesthetic with light-colored walls and a wooden floor.

SLEEP WELL

SLEEP WELL



- Villa Oliveto has 4 beautifully designed and luxuriously appointed double ensuite bedrooms. 3 are within the Villa itself, and the very beautiful Annex bedroom sits just outside of the Villa, perfect for those who want a little of their own privacy.
- Each of the spacious bedrooms have its own look and feel, yet all with the 5* comforts you would expect of the Oliveto Estate. Decorated in calming, natural hues, each ensuite bedroom has fantastic natural light and features a variety of views from the spectacular olive grove, to the sea view or the beautifully manicured gardens.
- Furnished to the very highest standards, rooms feature natural wood floors, king-sized beds with wooden or fabric headboards, Molteni furniture, bespoke artisan lighting, Italian embroidered textiles and Egyptian cotton linens.
- All bedrooms have king size beds and ensuite bathrooms. There are two bedrooms that can be made into twin beds - one located in the Villa and the other in the Annex room.
- All bedrooms can accommodate at least one travel cot for children; available upon request
- Each bedroom features a dressing table, hairdryer, safe, Wifi, TV and Villa Oliveto's own Netflix account (apart from the Annex room)
- Air conditioning and heating can be set to ensure your comfort on the warmest or coolest of nights.
- A selection of Davines toiletries is available for every guest.







BEDROOM DETAILS

- There are 4 large double bedrooms, each over 27sq m in size; and the villa can accommodate up to 8 guests.
- **Bedroom 1:** King or twin bed configuration; ensuite bathroom with walk-in shower, bidet, walk in wardrobe, television, air conditioning/heating, safe, sea and garden view, private intimate terrace.
- **Bedroom 2:** King or twin bed configuration, ensuite bathroom with walk-in shower, bidet, television, air conditioning/heating, safe, medieval village view, large terrace, sea and olive grove view. Romeo & Juliet balcony.
- **Bedroom 3:** King or twin bed configuration; ensuite bathroom with walk-in shower, bidet, television, air conditioning, garden view.
- **Bedroom 4:** The Annex room is situated just outside the main Villa on the ground floor. Double size bed, (can add an additional single bed), ensuite bathroom with walk-in shower, bidet, walk in wardrobe, television, air conditioning/heating, safe, terrace, refrigerator. Travel cots available on request.





VILLA OLIVETO



VILLA OLIVETO. TO ARRIVE IS TO RELAX COMPLETELY



INTRODUCING THE STUDIO

The Studio is the newest addition to the Oliveto Estate and available for both Villa Olivo & Villa Oliveto guests on request. It's a tranquil, calming, flexible space that overlooks our very own olive grove and the sea.

This year-round space has been purposely designed to benefit from both natural light, mood lighting and a connected sound system, so when the time has come to relax and restore after a long practice, you can create the most calming environment. We have all the necessary equipment, along with a water machine and facilities at your disposal.

And make sure to enjoy the daily sunrise and sunset on our yoga deck, nestled between two olive trees.





THE STUDIO

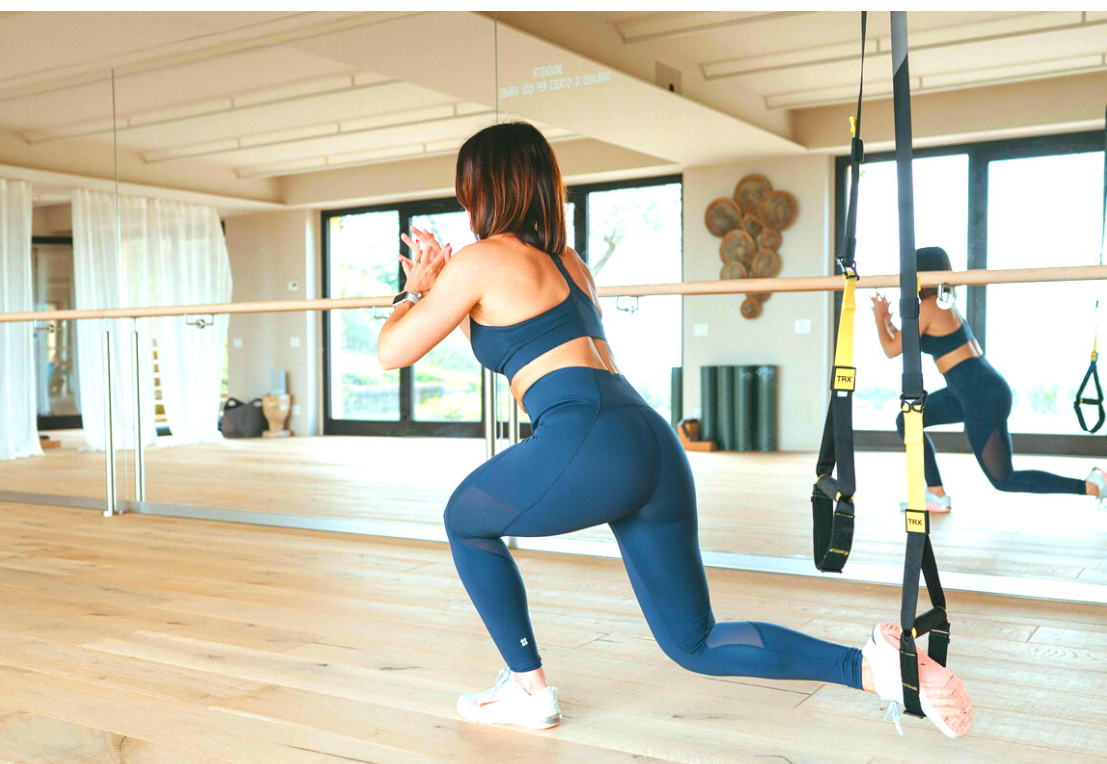
- Studio - 15m L x 5m W - Accommodates 21 people
- Deck - 9m L x 5m W with further room on grass area.
- Plenty natural light with large windows. From well lit to mood lighting
- Purpose built ceiling bars for aerial yoga, TRX or other body sculpting movements.
- Tune the studio into your desired temperature and music - heating & air-conditioned & surround sound system
- Expansive views over our olive grove & rolling hills
- Storage space for equipment, shoes & coats
- Yoga mats, bolsters, belts, blocks, blankets, pillows, meditation cushions, 1kg weights, pilates balls, resistance bands for 21 people
- Retractable projector, screen, flip charts, white boards, tables & chairs available
- Flexible space. Enjoy movie nights to sunset picnics
- Calming neutral tones with retractable curtain and floor to ceiling mirrors
- Fresh water machine
- Bathroom











THE DECK



TAILOR MAKE YOUR STAY

EACH STAY IS UNIQUE, AND WE STRIVE TO ENSURE
YOUR HOLIDAY STARTS AS SOON AS YOU ARRIVE.

If you want your holiday to be surrounded by total relaxation, our concierge service is available to make you feel at home; be that pre-stocking the pantry, fresh towels laid out by the pool, booking you in for a massage or organising a trip to the local beach.





TAILOR-MADE SERVICES

WHATS INCLUDED

- Welcome basket and Prosecco on arrival.
- Concierge service before and during your stay.
- Complimentary still and sparkling water, ice, tea and coffee and condiments.
- Exclusive use of the facilities of the rented Villa.
- Access to the shared Studio by request (if booking one Villa bookings are on first come, first serve basis.)
- Two sets of bathroom towels. One set of pool, spa & gym towels.
- Bed-linen is refreshed weekly on a Saturday.
- All heating, water and gas. Pool heating at Olivo is an optional extra (April-Nov).
- Davines selection of toiletries in each bathroom, changed weekly.
- Access to full laundry room with cleaning welcome set.

HASSLE FREE SUPPLEMENTAL SERVICES

- Year round tailored stays. Designed around you.
- Housekeeping, towel refresh, linen changes - bespoke to you
- 24/7 Concierge
- Pre-stocking the pantry & refrigerator on arrival
- Housekeeping, towel refresh, linen changes - bespoke to you
- Airport or station pick up and drop off
- Local transportation to and from activities
- Car hire - delivered to the Villa
- Babysitting & baby gear
- Daily continental breakfast served and cleared away
- Pizza, drinks, fresh breads, mini brunch or fresh gelato delivery
- Fresh flowers delivery
- Airport or station pick up and drop off
- Local transportation to and from activities
- Pool heating at Olivo is an optional extra (April-Nov)

OUR VACATION RATES

Come stay for a holiday or we can help you craft your own bespoke stay designed to your group's needs. Let us do the heavy lifting so you don't have to.

PLEASE NOTE TOURIST TAX IS APPLICABLE AND IS APPROX EUROS 2 PER PERSON PER NIGHT'S STAY.

OUR RETREAT & EVENTS RATES

We can help you craft your own bespoke wellness, corporate, or gastronomic retreat designed to your group's needs. Please note that rates for retreats are exclusive of cleaning and full time concierge service as these are designed around your requirements. Let us do the heavy lifting so you don't have to.

PLEASE NOTE TOURIST TAX IS APPLICABLE AND IS APPROX EUROS 2 PER PERSON PER NIGHT'S STAY.



BOOKING CONDITIONS

BOOKING NOTES

Please see our website www.olivetoestate.com for our full Terms & Conditions, however for ease, here are the highlights:

- Please note, in April, May, October mid, high and festive seasons, bookings are subject to a 7-night minimum stay and must run Saturday to Saturday.
- In low and festive seasons, bookings are subject to a 4-night minimum stay.
- You are welcome to check in from 4pm on your day of arrival.
- We kindly request that you vacate the property by 10am on day of departure.
- Earlier check-ins and later check-outs may be accommodated, please request and we will do our best to accommodate.
- Please note Tourist Tax is applicable and is approx Euros 2 per person per night's stay.

PAYMENT TERMS

- We require a 30% non-refundable deposit to secure your booking.
- Balance of payment is 90 days before arrival date.
- Experiences, housekeeping and travel booked before arrival must be paid for before arrival, and are subject up to a 15% surcharge if booked during your stay and is added to your bill at the end of your stay
- For direct bookings, payments can be made by direct transfer
- €1500 fully refundable damage deposit per Olivo/Oliveto. If renting both villas damage deposit is €3000. This can be taken via your travel agent or 2 weeks before arrival

CANCELLATION POLICY

Should you need to cancel your booking the following terms apply:

- If you cancel your booking within 7 days of confirmation you receive 100% refund, less up to 2% of total booking cost for banking and admin costs.
- 7 Days after confirmation, minimum 90 day notice is required for cancellation.
- If you cancel 90 days or more before the arrival date, 70% of your booking cost will be refundable less up to 2% of total booking cost for banking and admin costs. The deposit is non-refundable deposit.
- If you cancel within 90 days of the arrival date I am afraid we cannot refund your stay.
- In case of a pandemic we will endeavour to work with you in a mutually supportive way.





OUR EXPERIENCES

Recently voted as the 2nd next best region to travel to worldwide, Le Marche is one of Italy's most unspoilt and picturesque regions, often called 'the best of Italy in one region'. This enchanting area is nestled between the dramatic Sibillini mountains and the coastline of the Adriatic Sea. You can reach the coast within a 5 minute drive and the incredible mountains are only a 30 minute drive.

Situated in the Eastern part of Italy, Le Marche offers all the natural beauty and rich cultural heritage of Tuscany, but without the crowds. It has its own unique personality and an authentic way of life, where the seasons lead the daily rhythms of the people and you can set your pace.

Perfect for the foodie, adventurer, culturalist or the wellness seekers, our authentic experiences will enlighten each of your passions.

With its endless coastlines of clean, quiet protected beaches, breathtaking mountain ranges, and charming historic towns, Le Marche ticks all the boxes for those seeking an authentic, sustainable Italian escape.

Welcome to Italy - authentic and untouched.



OUR EXPERIENCES



BE WELL

Gastronomy

Chef-at-home (Mediterranean I Vegan I Vegetarian I Ayurvedic)
Award-winning restaurants (10 mins drive)
Typical Pizzeria (10 mins walk)
Award-winning Gelateria (5 mins drive)
9 Regional Michelin star restaurants
Picnic on the deck or at the beach

Meet the Maker

Award-winning olive oil tasting & producer
Olive picking (Oct/Nov)
Olive oil tasting
Truffle hunting experience
Cheese-making producer

Wine Tasting

Somelier & wine tasting at home
Award-winning vineyards & wine-tasting
Appassamenti Wine harvest (Oct/Nov)

Cooking experiences

Pasta-making course
Pizza-making course
Gelato-making course
Cheese-making demonstration
From Market to Table



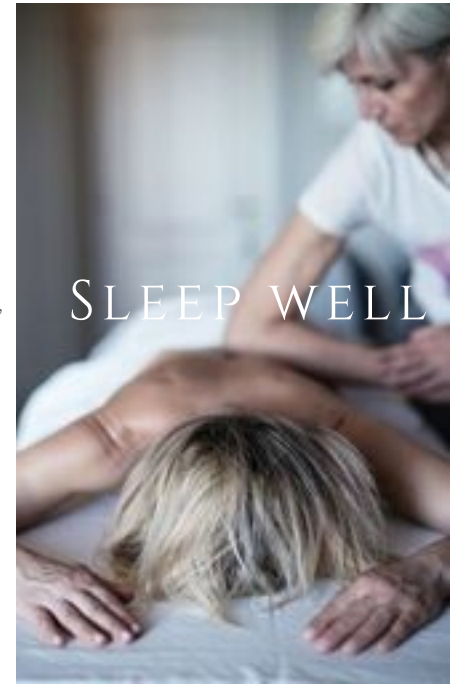
TAILORMADE TO YOU

Cultural day trips

5 minutes from 13th Century Civitanova Alta
10 minutes from Civitanova Marche & the beach
Loreto -The Lourdes of Italy
Unesco Heritage site of Urbino
Ascoli Piceno - Olives, wine & heritage
Riviera del Conero, clear waters and National Park
Sibilini Mountain - National park
Ancona, San Marino, Grottamare, Offida, Camerino, Sarnano and beyond
Largest underground cave in Europe
Largest concentration of theatres & operas
Best local tour guides

Activities

Terracotta Pottery
Luxury outlet shopping eg Tods, Prada, Paciotti
Leather capital of Italy
Montegallo Hat Experience at the Villa



SLEEP WELL

Wellbeing at home
Vinyasa, Hatha & Yin Yoga
Meditation
Soundhealing
Breathwork Experience
Ayurvedic, Essential & Thai Massage
Spa (Olivo)
Studio (Olivo & Oliveto)
Tennis (Oliveto)
Beauty therapies

Marchigiana Adventure
Sailing
Sea fishing
Running & hiking trails
Bike path to the beach (10 minutes walk)
Mountain & road biking trails
Bike hire (Road, Off-road, City & E-bike)
Paddleboarding, canoeing, pedalo hire
Surfing & Kite Surfing



EAT WELL

Year round, Tailored stays

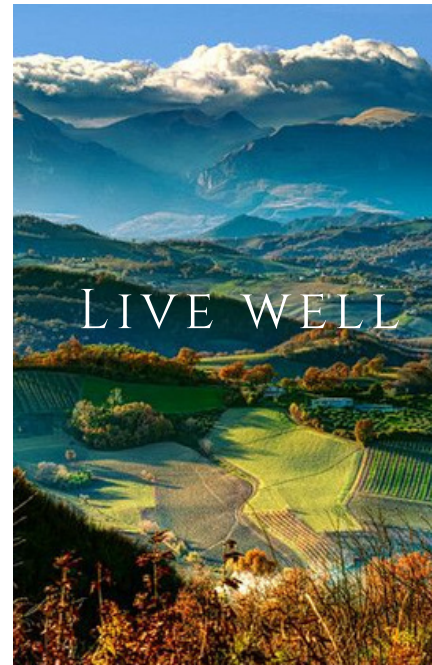
Designed around you
Whatever, Whenever

Hassle-free stays

24/7 Concierge
Pre-stocking the pantry & fridge
Housekeeping - bespoke to you
Airport or station pick up and drop off
Local Transportation to and from activities
Car hire - delivered to the Villa
Babysitting & baby gear

Bespoke Retreats

Corporate & Coaching
Yoga
Pilates & Barre
Wellbeing
Gastronomic
Artistic
Wedding
Celebrations



LIVE WELL

The Calm

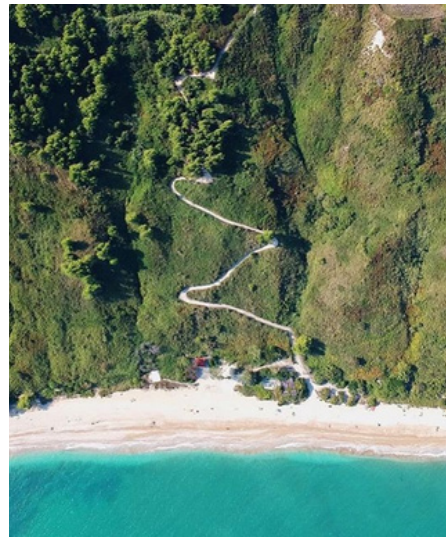
Realxing environment
Natural setting & sea view
Luxurious bedrooms
Temperature regulated
In-room music
Private en-suites
Sea air
Quiet surroundings

Sleep Experiences

Sleep specialist (on-booking request)
Yin Yoga
Sound healing
Massage
Breathwork

LIVE WELL

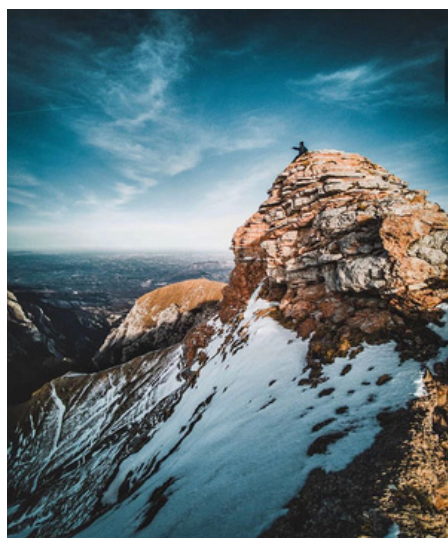
CULTURAL DAY TRIPS - COASTAL RESERVE - MOUNTAINOUS NATIONAL PARK - UNESCO HERITAGE



BE WELL

YOGA - BARRE - MEDITATION - SOUND HEALING

HIKING - BIKING - PADDLEBOARDING - CANOEING - SURFING - SAILING - SKIING - PARAGLIDING



EAT WELL

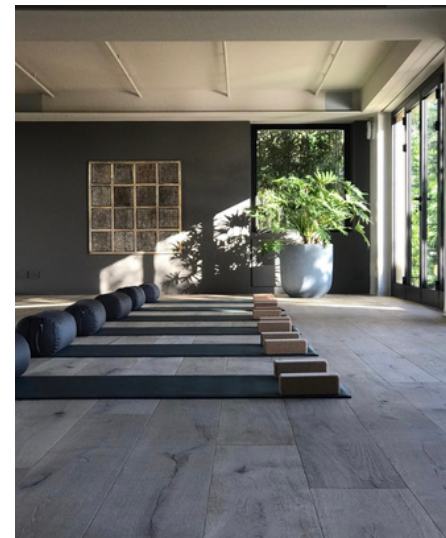
MEET THE ARTISANS - FARM TO TABLE - WINE TASTING - COOKING EXPERIENCES

FINE DINING - GASTRONOMIC RETREATS - DELICIOUS REGIONAL DELICACIES



SLEEP WELL

CALMING ATMOSPHERE - SURROUNDED BY NATURE - SEA BREEZE - SLEEP ENHANCING EXPERIENCES





TO ARRIVE IS TO RELAX COMPLETELY

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