

KADEN

BUSINESS CONSULTING · STRATEGIC PARTNERSHIPS

STRICTLY CONFIDENTIAL
OFF-MARKET OPPORTUNITY

REFERENCE · KDN-IT-001

— A SINGULAR ACQUISITION · TUSCANY, ITALY

A Millennium of *Chianti*. One Estate.

A historic abbey, organic vineyards, and operating estate in the heart of Chianti Classico — offered privately to a select audience of qualified principals.

REGION

Chianti Classico ±5,000 m²

BUILT AREA

VINEYARDS

±70 ha Organic

FOUNDED

1051 A.D.

KADEN CONSULTING

PRIVATE PLACEMENT
BY INVITATION ONLY



THE OPPORTUNITY

A legacy *asset* rarely brought to market.

Set in one of Italy's most coveted wine regions, this is a continuously operating Tuscan estate of singular historical and agricultural significance — offered as an asset acquisition to a discerning principal.



THE INNER COURTYARD — STONE, LIGHT, CONTINUITY

The estate has remained under family stewardship for six generations. It comprises a former abbey of medieval origin, certified organic vineyards within the Chianti Classico DOCG appellation, a working winery, hospitality and event infrastructure, and ancillary structures of meaningful repositioning potential.

Among the earliest written references to the name "Chianti" is preserved within this estate's archives — a 12th-century document of foundational regional importance.

LOCATION

Province of Siena*Chianti Classico DOCG · Florence/Siena access*

FOUNDED

1051 A.D.*Continuously producing for nearly ten centuries*

BUILT FOOTPRINT

Approx. 5,000 m²*Abbey, hospitality, restaurant, cellars*

CURRENT KEYS

20 keys*Expandable through additional structures*



COMPOSITION

What the *asset* includes.



FRESCOED RECEPTION HALL



ITALIAN GARDEN & LAVENDER WALK

I. The *Abbey* & Historic Complex

Approximately 5,000 m² of historic structures of medieval origin, including the former abbey, cloisters, hospitality wing, restaurant, formal gardens, and ancillary buildings — substantially restored and operational.

II. The *Vineyards* & Agricultural Land

Approximately 70 hectares of certified organic vineyards within the Chianti Classico DOCG appellation, planted predominantly to Sangiovese with native varietals. Affinamento (aging) conducted on site at the estate.

III. The *Winery* & Production Infrastructure

Working production cellars, gravity-flow vinification, aging caves, and bottling facilities — supporting an established organic portfolio across Chianti Classico, Riserva, Super-Tuscan, Vin Santo, sparkling, grappa, gin, and Tuscan IGP olive oils.

IV. The *Hospitality* Operation

Twenty existing keys configured as rooms and apartments within the historic complex. Additional on-site structures provide identified expansion potential, subject to applicable heritage authorities.

V. The *Brand* & Intangible Assets

Trademarks, label families, an established direct-to-consumer wine club, and a culturally significant heritage program with prior international media platform exposure.

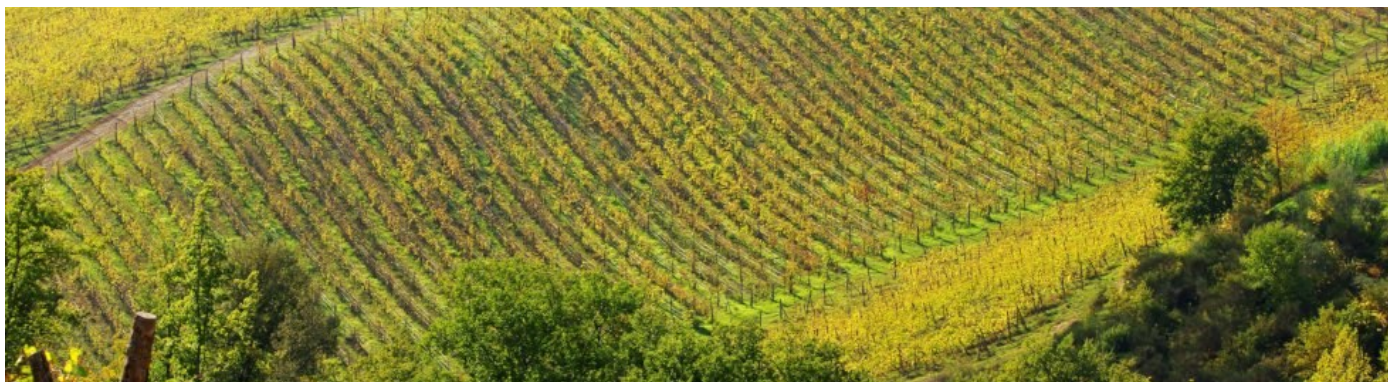
VI. The *Cultural* Program

Active archaeological excavation in partnership with a leading American university, ongoing culinary, cellar, and experiential programming.



PRICING & POSITION

Value *commensurate* with permanence.



ORGANIC VINEYARDS — CHIANTI CLASSICO DOCG

ASKING PRICE (EN BLOC)**€ 30,000,000**

Allocated to vineyards & agricultural land	€ 18,000,000
Allocated to abbey, structures & intangibles	€ 12,000,000

*Indicative allocation. The asset is offered on an indivisible basis. Limited negotiability is anticipated.***STRATEGIC UPSIDE****Hospitality Repositioning**

Identified capacity to expand keys beyond the current 20 through adaptive reuse of existing structures — supporting a luxury countryside hospitality reposition under a global operator.

Wine Brand Premiumisation

An established Chianti Classico label with organic certification dating to before formal recognition existed — under-monetised relative to peer Super-Tuscan houses on direct-to-consumer, allocation, and pricing tier.

Cultural & Culinary IP

Dormant institutional equity in a heritage cooking program with prior US public broadcast platform reach — reactivable through modern experiential, retreat, and content formats.

Events & Destination Programming

Existing wedding, conference, and private-event infrastructure within a former abbey of national heritage standing — among the most distinctive event venues in Italy.



PROCESS

A *private* process, by qualification.

This opportunity is being brought to a curated audience of principals and their advisors. Information will be released in stages, upon execution of confidentiality undertakings.

I. Indication of Interest

Qualified principals or appointed advisors express interest in writing.

II. Confidentiality & Qualification

Execution of NDA and confirmation of capacity to transact at the indicated value range.

III. Information Memorandum

Release of detailed Confidential Information Memorandum, including financials and asset schedule.

IV. Site Visit & Letter of Intent

Curated, principal-level site visit followed by submission of non-binding LOI.

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