

iCapannini
per una Toscana ecologica





iCapannini

Specialising in design, build and renovation of exclusive homes worldwide, Stucco Developments are proud to introduce you to iCapannini, our project at Mazzolla in Tuscany.

iCapannini is a unique property located in the heart of the Tuscan countryside offering contemporary luxury living in beautiful, secluded private surroundings, with the latest carbon-neutral ecological technology.

This stunning seven bedroom home offers landscaped terraced gardens, with a stunning modern family room opening onto a large terrace area and infinity swimming pool. A separate two bedroom house provides staff or guest accommodation.

iCapannini, the vision

“ We are passionate about providing unique luxury homes that do not impact on the environment. Our team have many years of planning and development experience, providing detailed development advice on a range of projects including some of the largest regeneration projects in Europe.

Utilising this experience with a detailed knowledge of ecological technology, allows us to offer the highest grade specification, quality and finish, combining luxury living with established energy and resource efficient features, in some of the most stunning locations in the world.

iCapannini is able to offer an exciting opportunity to those discerning buyers who wish to have a direct input in the internal layout and external environment of the project, to shape it to their own unique personality, taste and character.

”
Stuart Woodward
Stucco Developments

luxury contemporary living



an ecological Tuscan dream





sustainable construction
and energy efficient
techniques

iCapannini, an impressive history

The house at iCapannini originally belonged to the Viti family, who have owned farming land and property in and around the village of Mazzolla for hundreds of years.

Benedetto Giuseppe Viti was an alabaster merchant who travelled the world selling his wares, opening shops, taking part in fairs and auctions. He took the alabaster product, crafted by the skilled artisans and sculptors, from Volterra to America and beyond. Whilst alabaster may no longer be the main source of local employment today, it is still a distinctive feature of the culture and history of the area.

Benedetto invested in property in and around Mazzolla and Volterra. He purchased the sixteenth century Incontri-Viti Palazzo in 1850 which the family converted into an Museum celebrating the art and history of alabaster.

The land surrounding iCapannini is still owned by the Viti family who farm arable crops with sustainable organic methods in empathy with the land and environment. When iCapannini was acquired for development, this philosophy was taken forward with the incorporation of sustainable construction and energy efficient techniques.

eco

By harnessing inexhaustible sources – wind, sun and earth, and local sustainable resources, Stucco Developments' aim is to reduce impact on our planet by creating a carbon-neutral home.

iCapannini will provide luxury living in a spectacular location, but at low cost to the owner and the environment by utilising the following ecological technologies:

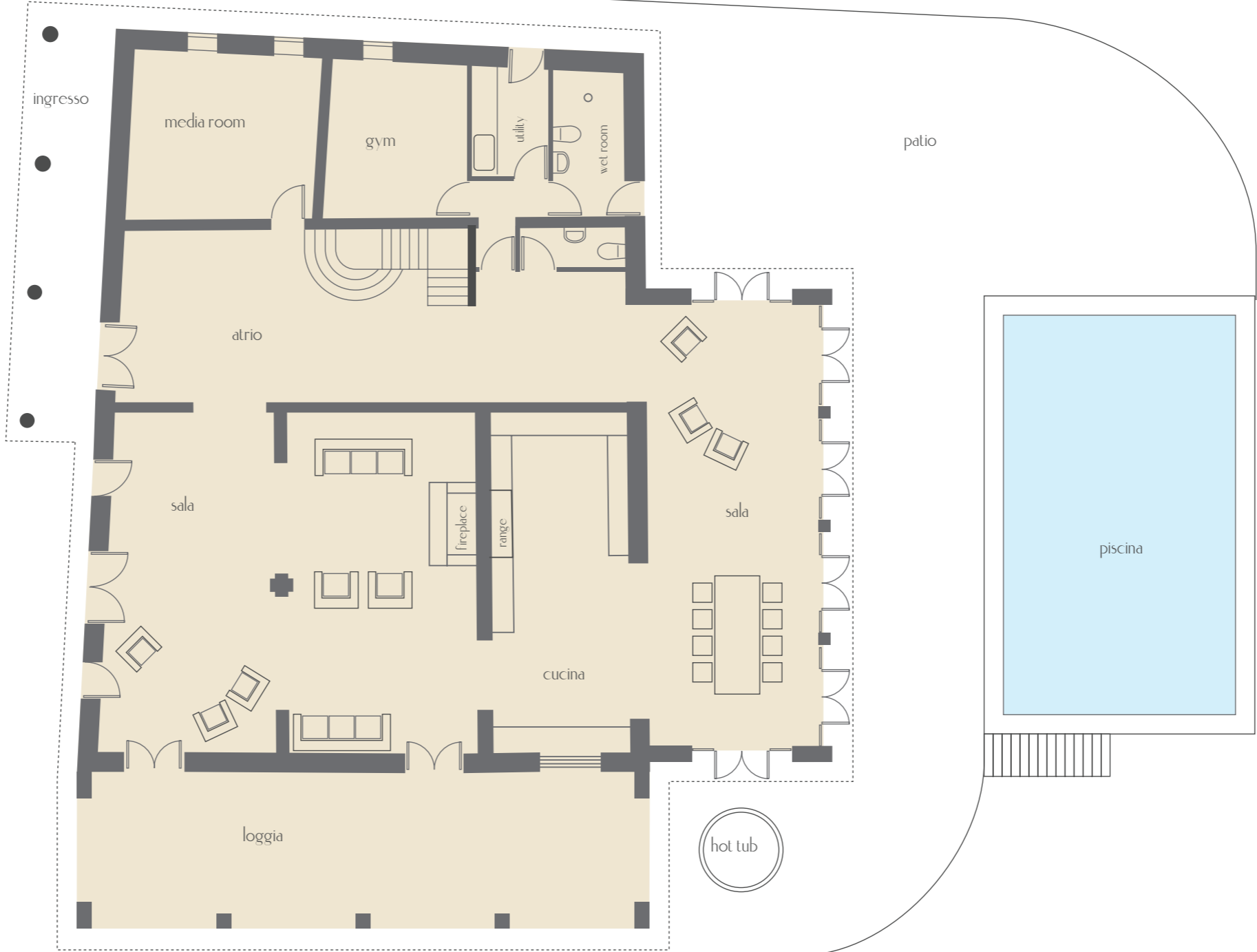
- Geothermal heat pump
- Photovoltaics
- Solar water system
- Micro wind turbine
- Biomass



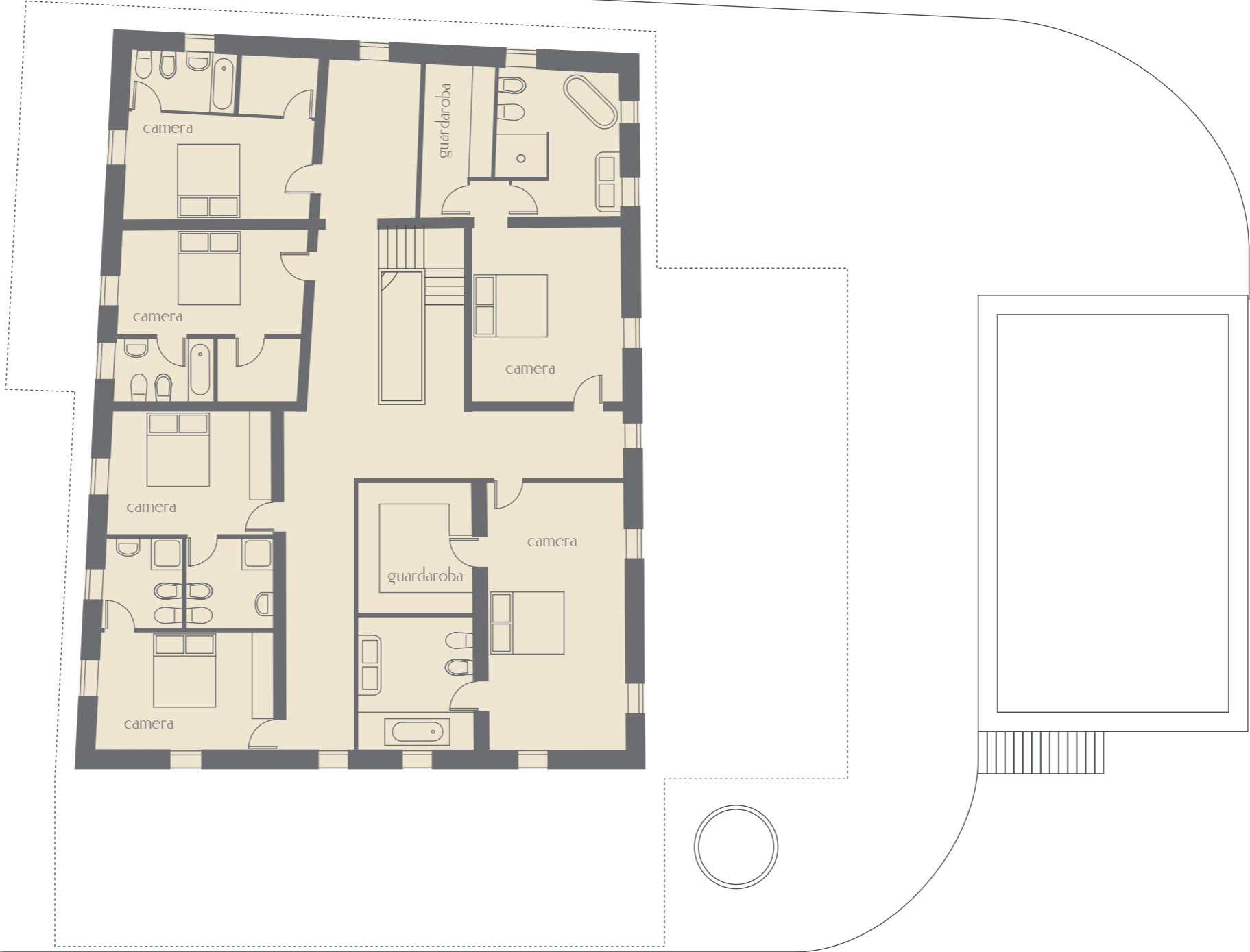




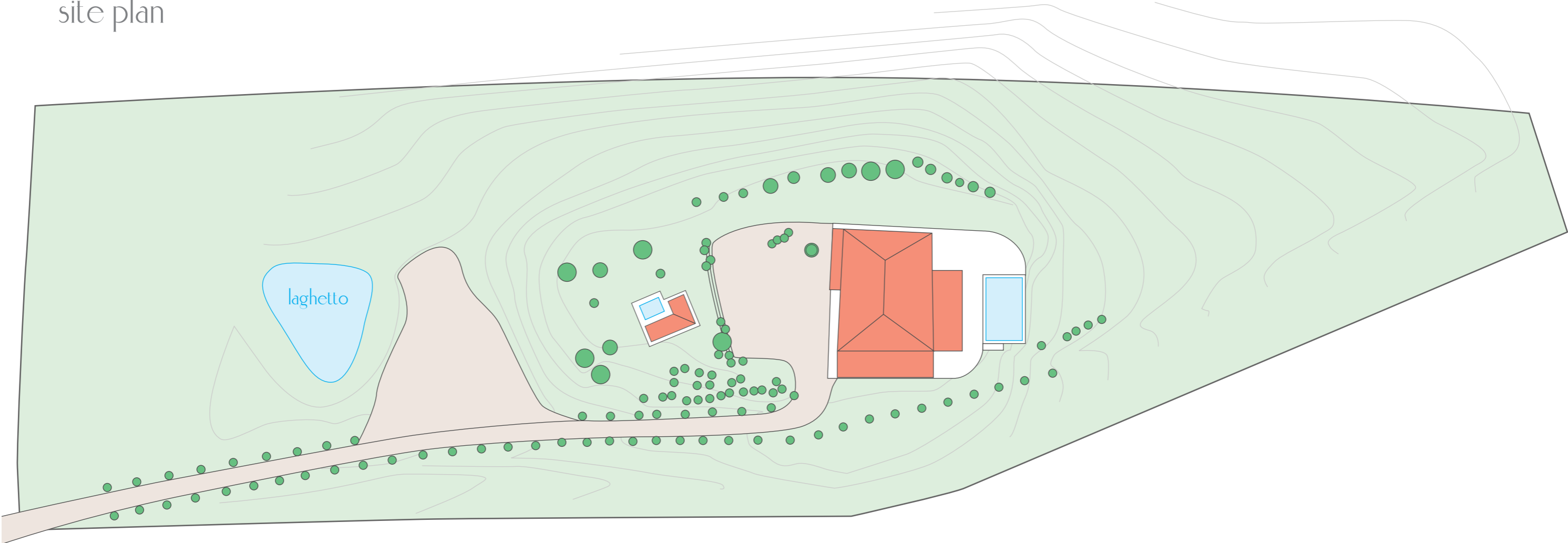
ground floor



first floor



site plan



The developers reserve the right to amend and alter the information given in these particulars. Nothing contained herein shall be, or be deemed to be, part of any contract. Some internal layouts may be altered from those illustrated.



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