

B O R G O W E L L N E S S

T O D I · U M B R I A · I T A L I A

Where nature becomes luxury.

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01

THE PROPERTY

The Property

Nestled among the Umbrian hills with a privileged view over Todi.

The Property

Nestled among the Umbrian hills with a privileged view over Todi, Borgo Wellness is not a resort. It is a private residence of rare excellence — conceived for those who already have everything, and who seek something that exists nowhere else.

The estate blends contemporary architecture and authentic materials in a refined dialogue with the Umbrian landscape. Yet what makes it unique is not its beauty alone: it is the ability to offer the services of a grand luxury hotel within a space that belongs solely to those who live in it.

Infinity pool, private spa with indoor pool, Finnish sauna, Himalayan salt cave, Turkish bath and chromotherapy showers. Tennis club, private cinema, outdoor gym, games lounge. All in absolute privacy — without sharing, without schedules, without other guests.

THE PROPERTY — IMAGE PLATES

PLATE

MAIN ENTRANCE

PLATE

VILLA — CENTURIES-OLD
OLIVE TREE AT THE ENTRANCE

PLATE

OUTDOOR LIVING — COVERED
TERRACE

PLATE

UMBRIAN HILLS — SPRING
BLOOM

PLATE

AERIAL VIEW — DAYTIME,
POOL AND GARDENS

PLATE

SUNRISE OVER THE HILLS

PLATE

POOL AT FIRST LIGHT

PLATE

NIGHT POOL LOUNGE —
TURQUOISE WATERS

PLATE

POOL AREA — SUNSET OVER
THE UMBRIAN HILLS · TODI BY
NIGHT

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One residence.
A single host.
No one else.

B O R G O W E L L N E S S

02

THE SPA

The Experiment Spa

Not a hotel spa. Your spa, every hour of the day.

The Experiment Spa

The Experiment Spa is not a hotel spa. It is your spa — available every hour of the day, reserved exclusively for those who live at Borgo Wellness.

A complete sensory journey that few destination spas in the world can match: an illuminated indoor pool, a Finnish sauna overlooking the water basin, a Himalayan salt cave, a Turkish bath, chromotherapy showers.

A wellness ecosystem designed with the same care as a thermal facility of international excellence — but with no reception, no reservations, no other guests. The herbal tea room with officinal herbs and the relaxation lounge with fireplace complete an experience that belongs to you alone.

THE SPA — IMAGE PLATES

PLATE

SPA — INDOOR POOL &
LOUNGE AREA

PLATE

FINNISH SAUNA — POOL VIEW

PLATE

SAUNA & TURKISH BATH —
THERMAL JOURNEY

PLATE

EXPERIENCE SHOWERS —
CHROMOTHERAPY

PLATE

HYDROMASSAGE TUB —
THERAPEUTIC POOL

PLATE

HERBAL TEA ROOM —
OFFICINAL HERBS BAR

PLATE

RELAXATION AREA — LOUNGE
WITH FIREPLACE

PLATE

SALT CAVE — RELAXATION
AREA

PLATE

THERMAL PATH — SENSORY
ROUTE

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An experience that belongs to you alone.
Every day. In absolute privacy.

B O R G O W E L L N E S S

03

THE INTERIORS

Design & Finishes

They do not follow the trends of contemporary luxury. They precede them.

The Interiors

The interiors of Borgo Wellness do not follow the trends of contemporary luxury. They precede them. Every material was chosen with the same logic that guides the great private family residences: not to impress, but to endure.

Finishes that in the finest luxury hotels define the presidential suite — here they define the home. With a wood-burning fireplace that brings the authentic warmth of a family dwelling, not the cold aesthetic of a hotel.

And in the entrance hall, a fountain of authentic stone fed by the Ancient Spring of Vasciano. Not a decorative detail, but the mark of a bond with this land that no interior designer could ever draw up at a desk.

THE INTERIORS — IMAGE PLATES

PLATE

LIVING — HOME BAR &
ILLUMINATED WINE CELLAR

PLATE

MASTER BEDROOM — LIGHT
TROPICAL WALLPAPER

PLATE

MASTER BEDROOM — DARK
TROPICAL WALLPAPER

PLATE

KITCHEN — BLACK ISLAND
WITH GARDEN VIEW

PLATE

HOME BAR — NIGHT LOUNGE

PLATE

MASTER BATHROOM —
MARBLE SHOWER

PLATE

MASTER BATHROOM —
DOUBLE WASHBASIN

PLATE

BATHROOMS — FINE FINISHES

PLATE

BATHROOMS — COPPER
FIXTURES

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They do not follow the trends
of contemporary luxury.
They precede them.

B O R G O W E L L N E S S

0 4

L I F E S T Y L E

Living Borgo Wellness

Designed to be lived — every day, in every season.

Living Borgo Wellness

Borgo Wellness is designed to be lived — every day, in every season, by every generation.

Tennis club, outdoor gym, boxing area, private cinema, indoor adventure room, games lounge with billiards and a driving simulator. Activities that in a luxury resort are booked days in advance and shared with dozens of other guests — here they are simply part of the home.

Dinners at sunset by the poolside, breakfasts on the terrace, moments of pure leisure in the hammock overlooking the Umbrian hills. And for those who arrive from above, a private helipad with a dedicated hangar completes a property that leaves nothing to chance. Because time is the true luxury — and Borgo Wellness can be reached even from the sky.

LIFE STYLE — IMAGE PLATES

PLATE

YOGA ROOM — SUNSET OVER
THE UMBRIAN HILLS

PLATE

TENNIS CLUB

PLATE

OUTDOOR GYM & BOXING
AREA

PLATE

PRIVATE CINEMA

PLATE

GAMES LOUNGE — BILLIARDS
& DRIVING SIMULATOR

PLATE

INDOOR ADVENTURE ROOM

PLATE

SUNSET DINNER BY THE
POOLSIDE

PLATE

HAMMOCK — VIEW OVER THE
HILLS

PLATE

PRIVATE HELIPAD WITH
DEDICATED HANGAR

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A complete ecosystem.
All yours.

B O R G O W E L L N E S S

0 5

THE LANDSCAPE

Nature & Territory

Three hectares of Umbrian land that are not built. They are inherited.

The Landscape

Three hectares of Umbrian land that are not built. They are inherited. Centuries-old woods, olive groves, orchards, organic vegetable gardens and manicured gardens that change their face with the seasons — yet never lose their essence.

The path among the maritime pines and the lavender, the orchard of apple and lemon trees, the flower beds lit at sunset, the fountain fed by the natural spring. A private walking and cycling trail crosses the entire property: from the woods to the pine grove, from the gardens to the poolside.

A landscape that the grand hotels try to simulate with landscaping. Here it is simply what it has always been. Authentic, alive, irreproducible.

THE LANDSCAPE — IMAGE PLATES

PLATE

OLIVE GROVE — PATH AMONG
THE OLIVE TREES AT SUNSET

PLATE

NATURAL SPRING WATER —
GARDEN FOUNTAIN

PLATE

THE HARVEST — CHERRY FROM
THE GARDEN

PLATE

ORGANIC VEGETABLE GARDEN
— FLOWER BEDS LIT AT
SUNSET

PLATE

SWING AMONG THE PINES —
VIEW OVER THE HILLS

PLATE

PRIVATE HELIPAD

PLATE

PINE PATH — A WALK AMONG
THE LAVENDER

PLATE

WOODS & PINE GROVE

PLATE

GARDENS THROUGH THE
SEASONS

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Not every luxury can be created.
Some can only be preserved.

B O R G O W E L L N E S S

0 6

THE WATER — THE SOUL OF THE LAND

The Spring & the Roman Wells

Before the villa. Before the gardens. Before everything.

The Spring & the Roman Wells

There is something in this land that comes before everything else. Before the villa, before the gardens, before every architectural choice — there was water.

The Vasciano Spring has flowed from these hills for centuries: alkaline bicarbonate mineral water of rare purity, celebrated as early as the 1900 Universal Exposition in Paris with the Golden Eagle award.

Borgo Wellness was not built on just any land. It was born around a spring. And that changes everything.

The Spring

The water of Vasciano has flowed from these hills for centuries. Alkaline bicarbonate mineral water of exceptional purity, celebrated at the 1900 Universal Exposition in Paris with the Golden Eagle award — when Europe was choosing the most extraordinary waters in the world, it chose this one.

Beneath the property, Roman wells guard crystalline waters of an emerald green. An arched underground gallery leads to the spring — a place that cannot be designed, cannot be recreated, cannot be moved.

Whoever acquires Borgo Wellness does not buy a property with a spring. They become the custodian of something that Europe had already recognized as extraordinary more than a century ago.

THE WATER — IMAGE PLATES

PLATE

ANCIENT SPRING OF
VASCIANO

PLATE

ANCIENT SPRING OF
VASCIANO — VILLA ENTRANCE

PLATE

HISTORICAL RECOGNITIONS —
ORIGINAL LABEL

PLATE

ROMAN UNDERGROUND
GALLERY

PLATE

ROMAN WELL

PLATE

"LA VASCIANO" — HISTORICAL
POSTER, TODI

PLATE

NATURAL SPRING WATER —
OUTDOOR FOUNTAIN

PLATE

GOLDEN EAGLE AWARD —
PARIS 1900

PLATE

EMERALD WATERS OF THE
WELLS

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Some things have no price.
They have history.

B O R G O W E L L N E S S

07

THE PLANS

The Floor Plans

Every space, mapped with the same rigour as the land itself.

THE PLANS — DRAWINGS

DRAWING

GROUND FLOOR

DRAWING

GROUND FLOOR — SPA

DRAWING

EXTERIOR — NORTH SIDE

DRAWING

FIRST FLOOR — BEDROOMS

DRAWING

FIRST FLOOR — SPA

DRAWING

SITE & GROUNDS OVERVIEW

B O R G O W E L L N E S S

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L e v e l - O n . i t