



CASA DILED

INVESTMENT PROPOSAL
PREPARED BY LEDERLE HOLDINGS



A B O U T

Casa Di Led

Nestled in the heart of Italy, Casa Di Led stands as a testament to Sue Lederle's design finesse and commitment to creating enchanting spaces. This exquisite property, part of the distinguished Lederle Collection, reflects the seamless fusion of classic elegance and contemporary luxury.

Casa Di Led beckons visitors with its timeless charm, featuring architectural elements that pay homage to Italy's rich cultural heritage. The meticulous attention to detail, characteristic of Sue's design approach, is evident in every corner of this residence. From the moment one enters, they are greeted by a sense of warmth and sophistication, with carefully curated interiors that showcase Sue's penchant for bold colours and textures.



C A S A D I L E D

Neighbours

- Assisi, the birthplace of St. Francis – 1 hour
- Perugia, the capital of our region – 50 minutes
- Spello, the garden city of Umbria – 40 minutes
- Trevi, lovely square, great restaurants – 15 minutes
- Castel Ritaldi, Loccando Rivicciano – 30 minutes
- Spoleto, Home of the Jazz festival, magnificent Duomo cathedral – 20 mins
- Montefalco, Famous for its Sangiovese and Sagrantino wines and much more – 20 minutes.
- Deruta – Home of Italian pottery – 50min

T U S C A N Y

Tuscany is our Northern border and we are about 1.5 hours driving distance to the vineyards of Chianti.

A I R P O R T D I S T A N C E S

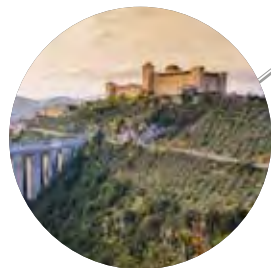
Leonardo Da Vinci Airport (FCO)
we are a 2 hour drive, door to door.

Florence approx. 3 hour drive
Perugia Airport (if flying in from London) 50 minutes



C A S A D I L E D

We are situated in Campello sul Clitunno, with Campello Alto – the castle nestled in the valley – being the nearest landmark.





The lifestyle

The Italian lifestyle, synonymous with the concept of "la dolce vita" or the sweet life, is a captivating tapestry woven with passion, community, and an appreciation for the finer things. Italians are renowned for their zest for life, evident in their approach to food, family, and the art of leisure.

In essence, the Italian lifestyle is a celebration of the senses, a fusion of culinary delights, social connections, and an unwavering appreciation for the art of living. It's a lifestyle that encourages savouring the richness of each moment and finding joy in the simple pleasures that make life truly sweet.



THE WINE REGIONS OF *Umbria*

Exploring the wine regions of Umbria offers a delightful journey through history, tradition, and the unique terroir that shapes the character of its wines. Whether sipping a robust Sagrantino or enjoying a glass of Orvieto under the Italian sun, Umbria's wines capture the essence of this enchanting region.

COOKING LESSONS AT
Catstelo Ritaldi
WITH ANDREA

We try and find an excuse to do these lessons almost every time we go! His food is sensational and the classes the most amount of fun, with huge amounts of wine.

When he is not teaching, the restaurant is one of our top local spots –one of many with the most delicious typical Umbrian fare.





A photograph of an olive grove. In the foreground, there is a wooden chair with a striped cushion and a patterned pillow. The background shows olive trees with dark olives and a stone wall. The sky is blue.

Olive harvest


The valley comes alive end October /November with everyone in their olive groves picking olives. Being that we have over 30 trees now, depending on the season we get between 20 -30l of the most delicious oil.

What we have discovered over the years, is the weather is fabulous –beautiful sunny days, cooler evenings but the locals come alive. The season is over, they can all relax and the restaurants are full of happy Italians. As the starter, you will taste their own beautiful new green oils!

Other attractions

The Italian lifestyle is a sensory delight, blending the vibrant colours of bustling markets, the charm of piazza dining, and the timeless traditions of olive picking and pottery craftsmanship. From immersive cooking courses that unveil regional culinary secrets to lazy summer days filled with wine tasting amidst picturesque landscapes, Italy's allure lies in its rich tapestry of flavours and artisanal traditions, where the rhythmic hum of cicadas adds a melodic backdrop to the experience.





ABOUT

Sue Lederle

Sue Lederle stands as the driving force behind Lederle Design, a prominent developer and interior design studio based in Cape Town. Renowned for her expertise, Sue has crafted stunning indoor and outdoor spaces not only in South Africa but also across the UK, Italy, Mauritius, and France. Her distinctive signature lies in the effective use of bold colours and textures, creating designs that captivate and inspire.

In addition to her design prowess, Sue has expanded her entrepreneurial endeavours by launching Concierge Travel, a luxury travel brand that seamlessly complements her design business. To further elevate her portfolio, she introduced the Lederle Collection—a curated selection of properties, including the elegant Casa Di Led in Italy, the exclusive Lodge 23 and Ukuthula House in Kruger National Park, and the sophisticated 188 on Second in Hermanus, Western Cape.

Sue Lederle is not confined to singular aspects of a project; she undertakes entire ventures, from initial space planning and architectural design to comprehensive project management. Her focus remains unwavering—to create spaces that are not only aesthetically pleasing but also highly functional.

As a versatile entrepreneur, Sue's journey extends beyond the realms of design and property development. Her commitment to innovation is exemplified by the successful integration of Concierge Travel and the establishment of the Lederle Collection, showcasing a holistic approach to enhancing lifestyle and experiences.

Sue Lederle's exceptional ability to weave together design, property development, and entrepreneurial ventures solidifies her position as a trailblazer in the industry. Her commitment to creating functional and beautiful spaces continues to leave an indelible mark on the landscapes she transforms, making her a true visionary in the world of design and beyond.



SUE LEDERLE
FOUNDER & CEO







YOUR INVESTMENT IS IN GOOD HANDS

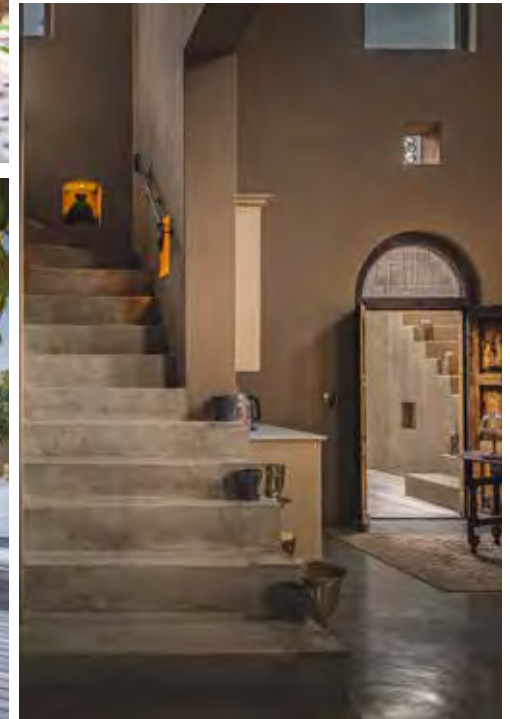
OUR SUCCESSES

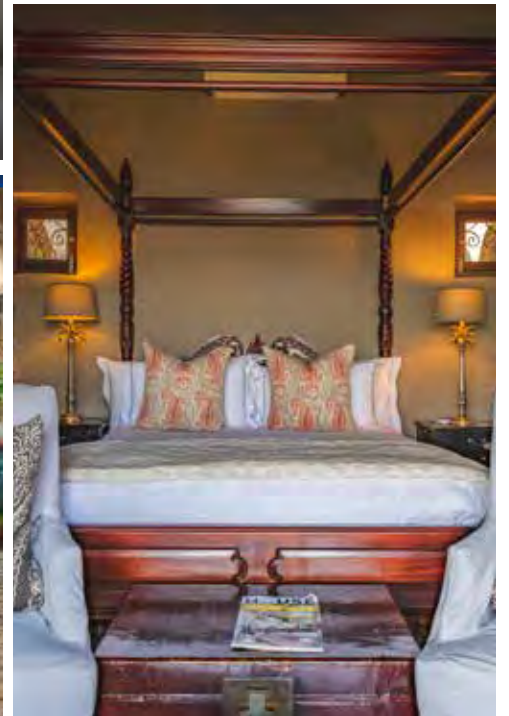
Lodge 23

An excellent example of one of Sue's passion projects, where, along with her team, she designed, built and decorated the lodge, the flagship property on a popular development called Elephant Point near Skukuza. Lodge 23 was successfully sold in 2020 and continues to be an idyllic bush lodge escape for the new owners and guests.



LEDERLE
— HOLDINGS —







OUR SUCCESSES

Ukuthula

Inspiration and lessons gained from Lodge 23, as well as many trips to Morocco, 5-star game lodges and other parts of Africa, have given Sue and her team a brilliant understanding of what to include in the new lodge.

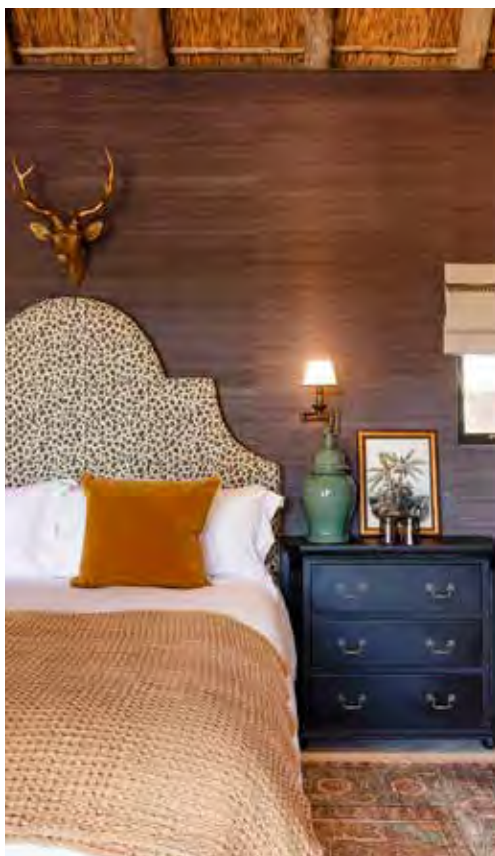
Luxury abounding, beautiful nooks and getaway areas, courtyard dining under the night sky, a pool under the palms and game viewing from the deck sipping your favourite drink, being just a few.

Accommodating up to 12 guests in six luxury suites and a dedicated children's wing and jungle gym area makes it ideal for a family getaway too.

Owners and guests can make use of the impressively equipped conference room with high-speed connectivity for any work requirement, team meeting or work-from-the-lodge situation.

A lodge-dedicated open game vehicle and experienced ranger completes your Lodge stay.






Ukuthula
HOUSE



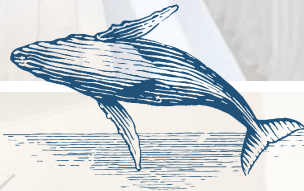
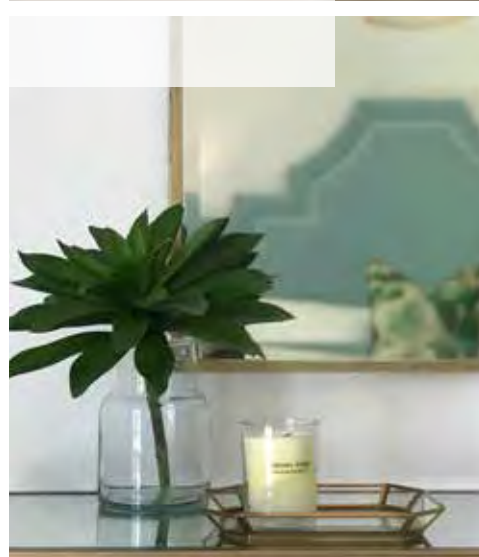
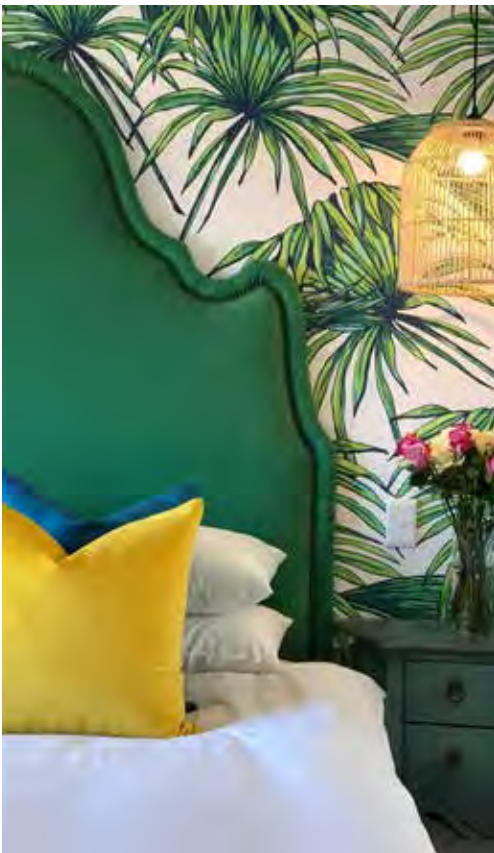
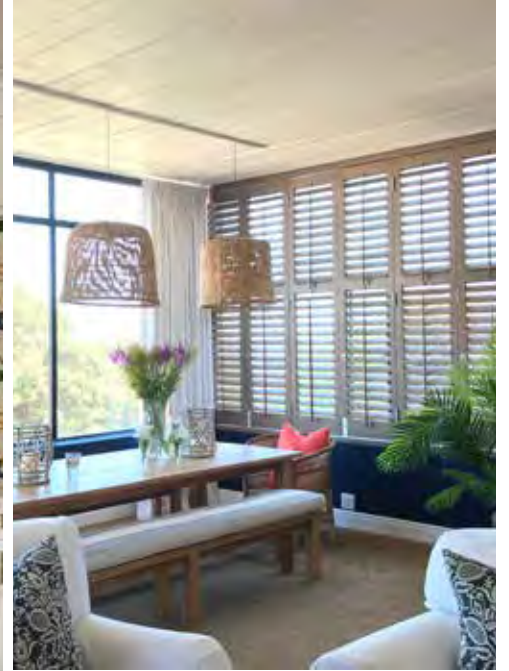




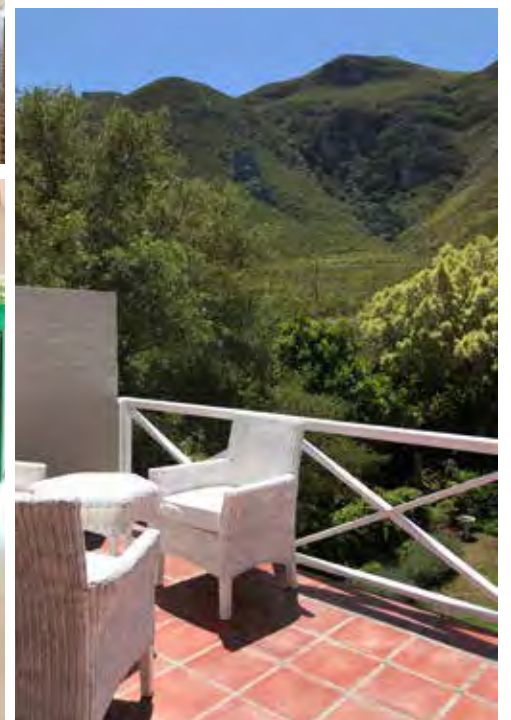
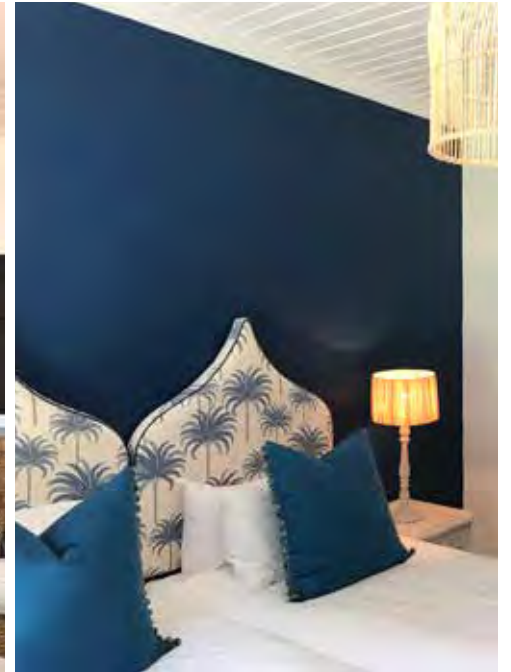
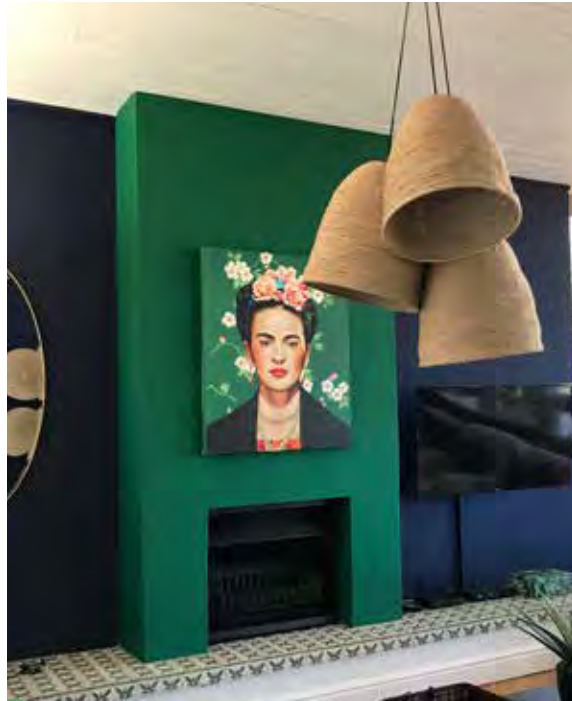
OUR SUCCESSES

188 on Second

On the mountainside in Voëlklip, Hermanus overlooking the sea lies an exquisite home that could only be described as the best of both. This 5-bedroomed, beautifully refurbished seaside home has spectacular views of the ocean and mountains. With a 5 minute stroll to the beach or a walk through the garden to the mountain cliff path, Hermanus is on your doorstep in all its natural glory.



188
on Second



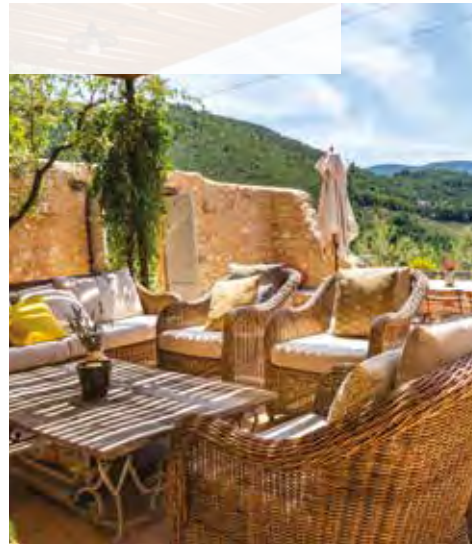


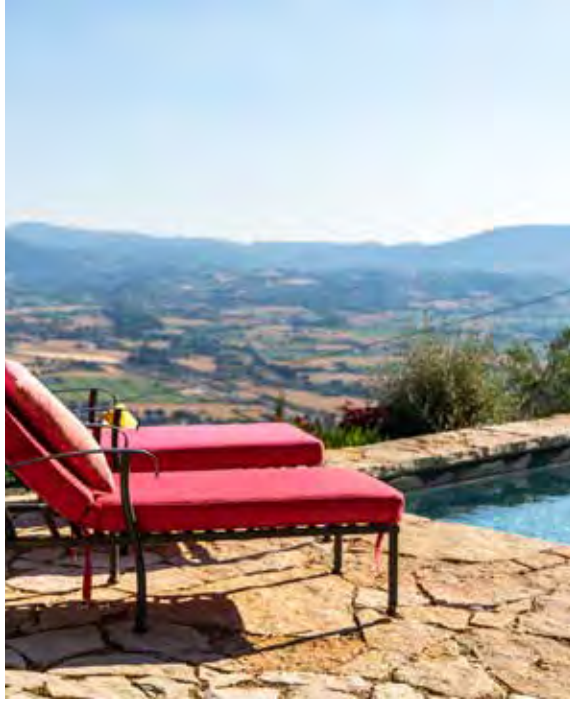
OUR SUCCESSES

Casa Di Led

Feeling the need to expand the property portfolio beyond our local borders, Sue explored opportunities in France and Italy and fortunately it didn't take long to find this piece of paradise in Italy for our next exciting adventure. Another passion project and an adventure with a slight "Under the Tuscan Sun" building experience, the culmination was this spectacular property - which once again is being thoroughly appreciated and enjoyed by many happy local and international guests. Furniture from South Africa and local bric-à-brac from the local antique markets added to the final look of this now authentic Italian villa.

View the property online www.casadiled.com





And now, onto the new project?



CASA OLIVI

The making of

Following the triumphs of Casa di Led, a property consistently booked throughout the season and proudly adorned with 100% 5-star reviews on Airbnb, the genesis of its counterpart materializes amid the serene embrace of olive trees.

CASA OLIVI

Having secured the adjacent olive grove, an additional 1600m², we navigated the intricacies of local permissions, securing approval from both the community and historical committee to construct a 150m² dwelling within the 30m proximity of the existing house.

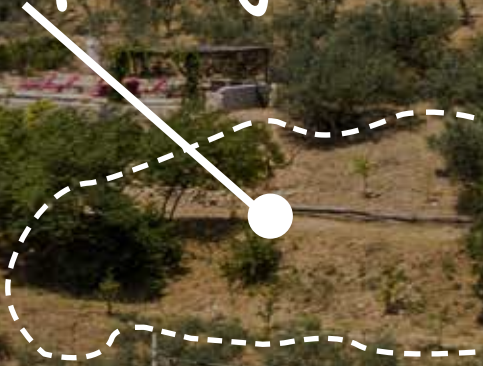
The Casa team convened, meticulously laying out our plans, and in early January 2024, we broke ground.

It was during a neighbourly inspection from our southern counterpart that an unexpected opportunity arose - the announcement of his property being up for sale. This had been a longstanding aspiration, enhancing the value of our already enchanting property by expanding the frontage and seamlessly connecting to the new property without compromising the privacy of Casa di Led's occupants.

In the present, we are actively materializing this vision. Amidst the ongoing project, foundations are being artfully laid, and Casa Olivi is gracefully emerging from the picturesque mountainside of Le Cozze, Umbria.



The Property





The Extension

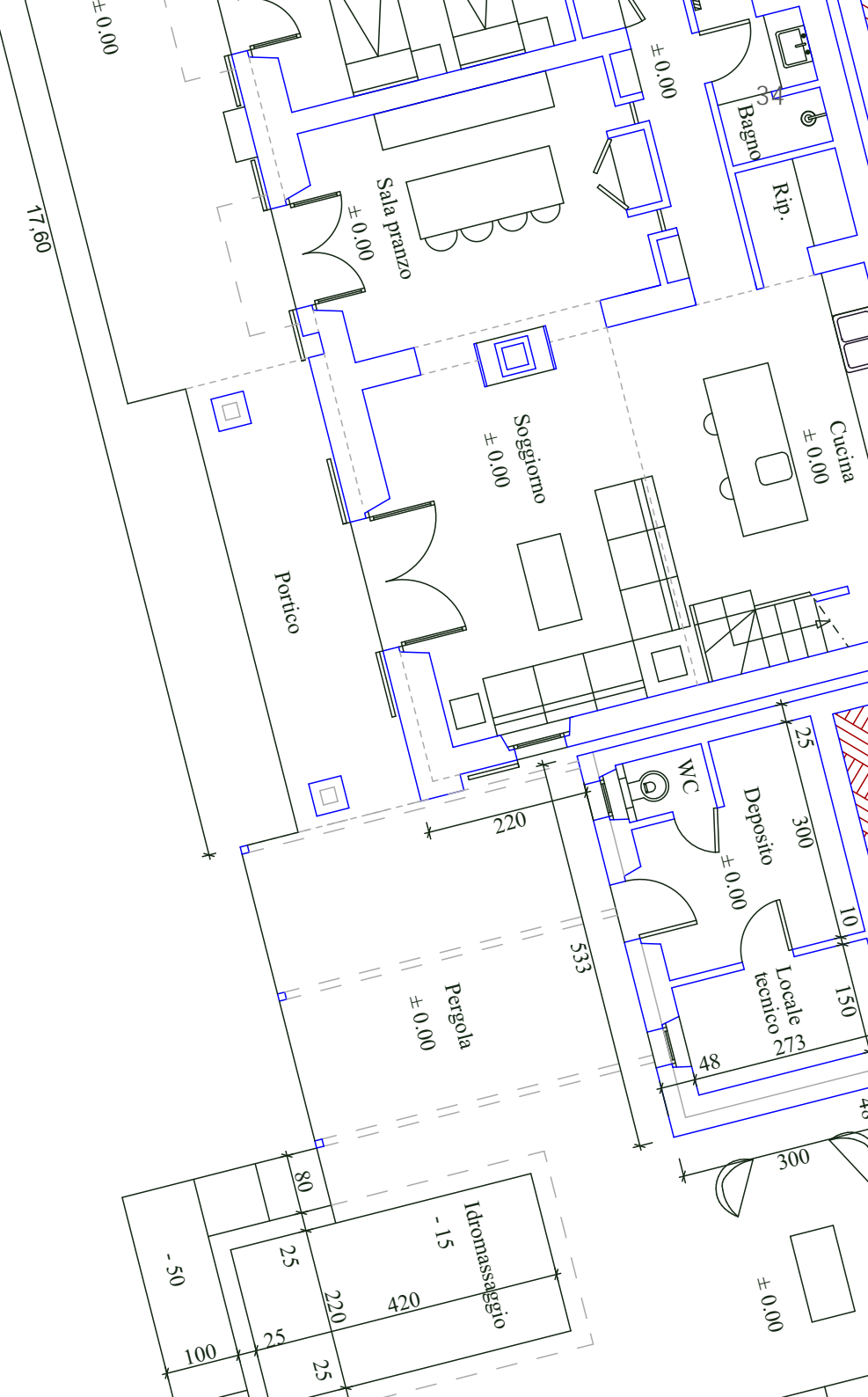
DESIGN CONCEPT

Layout & Features

The house will have the following:

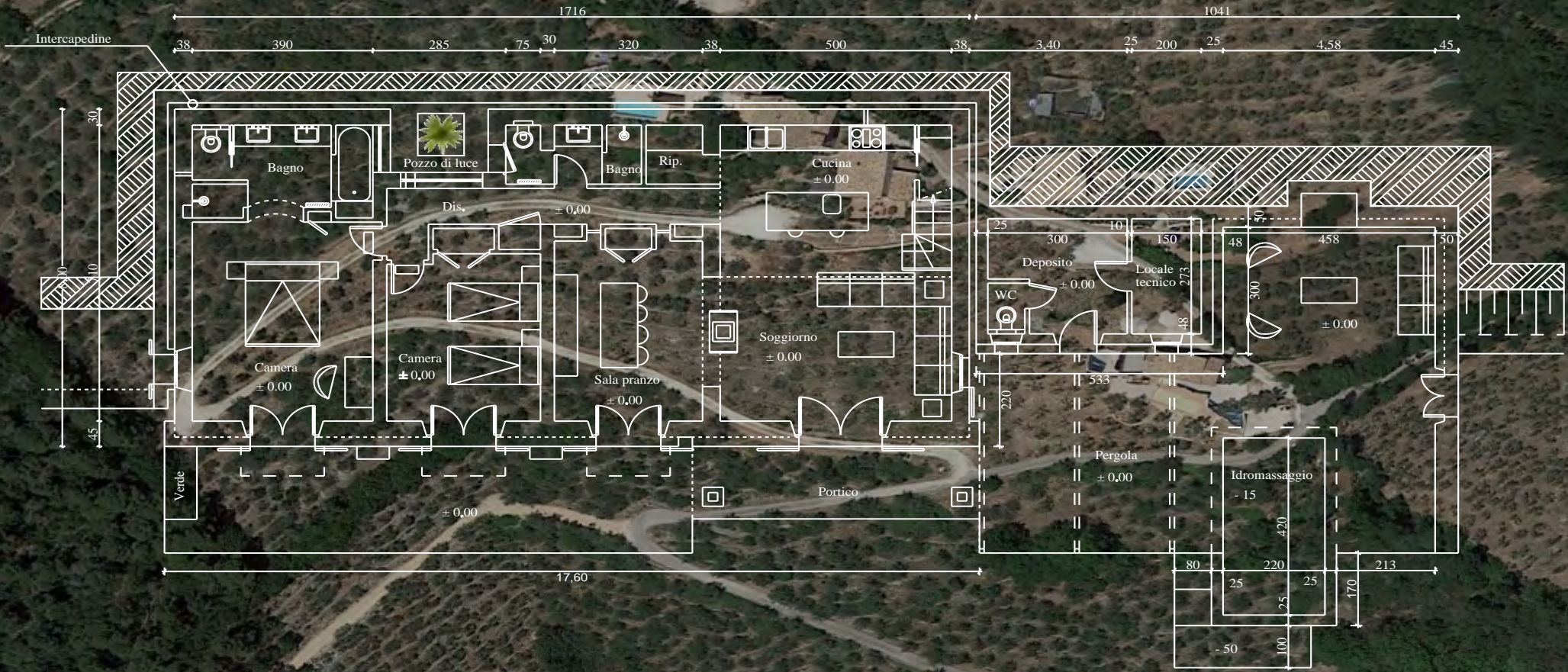
- 2 Bedrooms with bathrooms (one en suite)
- Mezzanine level designed for children's entertainment or a study
- Open-plan dining room, lounge, and kitchen area that opens onto a patio with a pergola and dining space
- Lovely covered outdoor entertainment area featuring a small plunge pool
- All these spaces offer breathtaking views of the valley below.
- Technical room, along with an external toilet and shower/storage room

Excitingly, our forward neighbour's olive grove became available during ground leveling for the new project. Acquiring it enhances privacy and expands the property to xxm2 with stunning, uninterrupted views. Annex construction is underway until April 2025, with a pause in July and August to accommodate bookings. The new house will mirror the beloved Casa di Led style, and pricing details are in progress for an upcoming update.

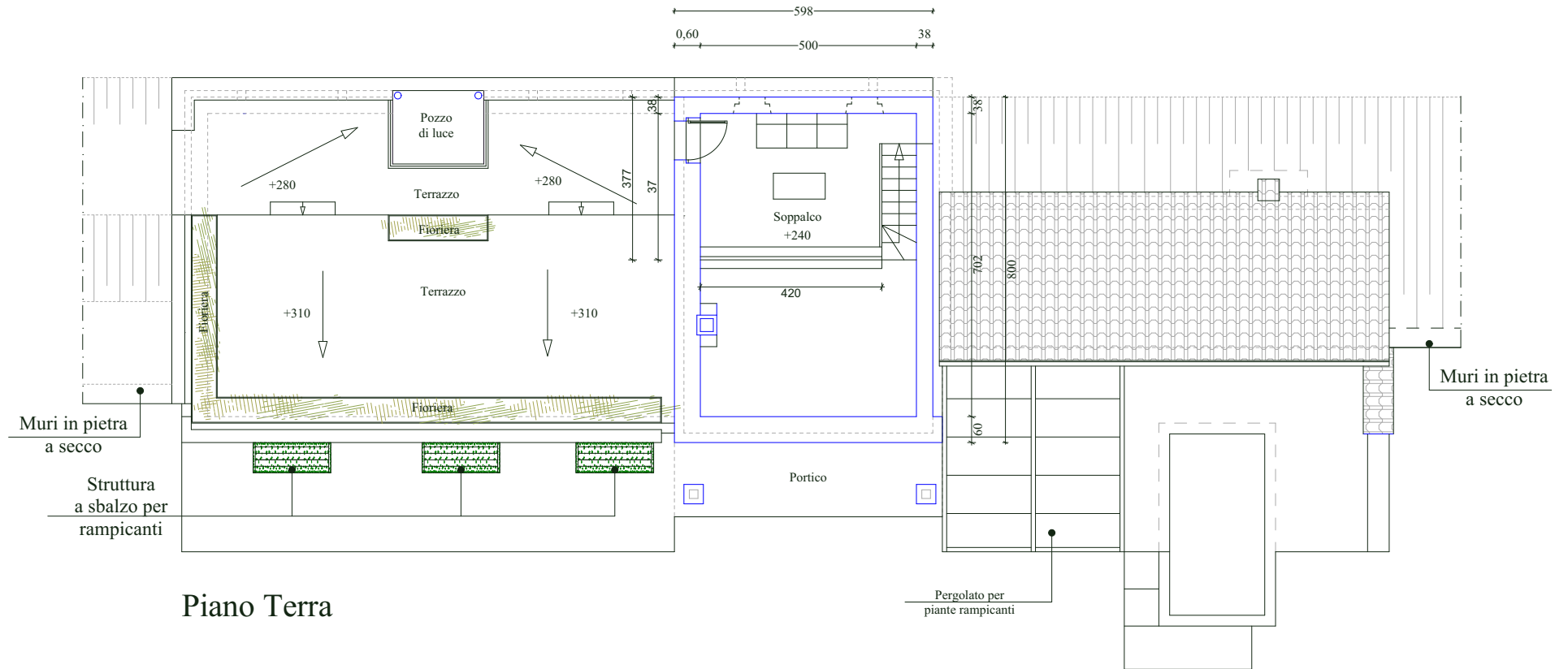




GROUND FLOOR



GROUND FLOOR
TO TERRACE LEVEL



Piano Terra

Buy your slice



EUR 225 000 FOR 10% OF THE PROPERTY

4 EXCLUSIVE SHARES AVAILABLE

Shares include

- Exclusive use of two luxury homes for 35 days of the year, excluding August, on a rotational basis.

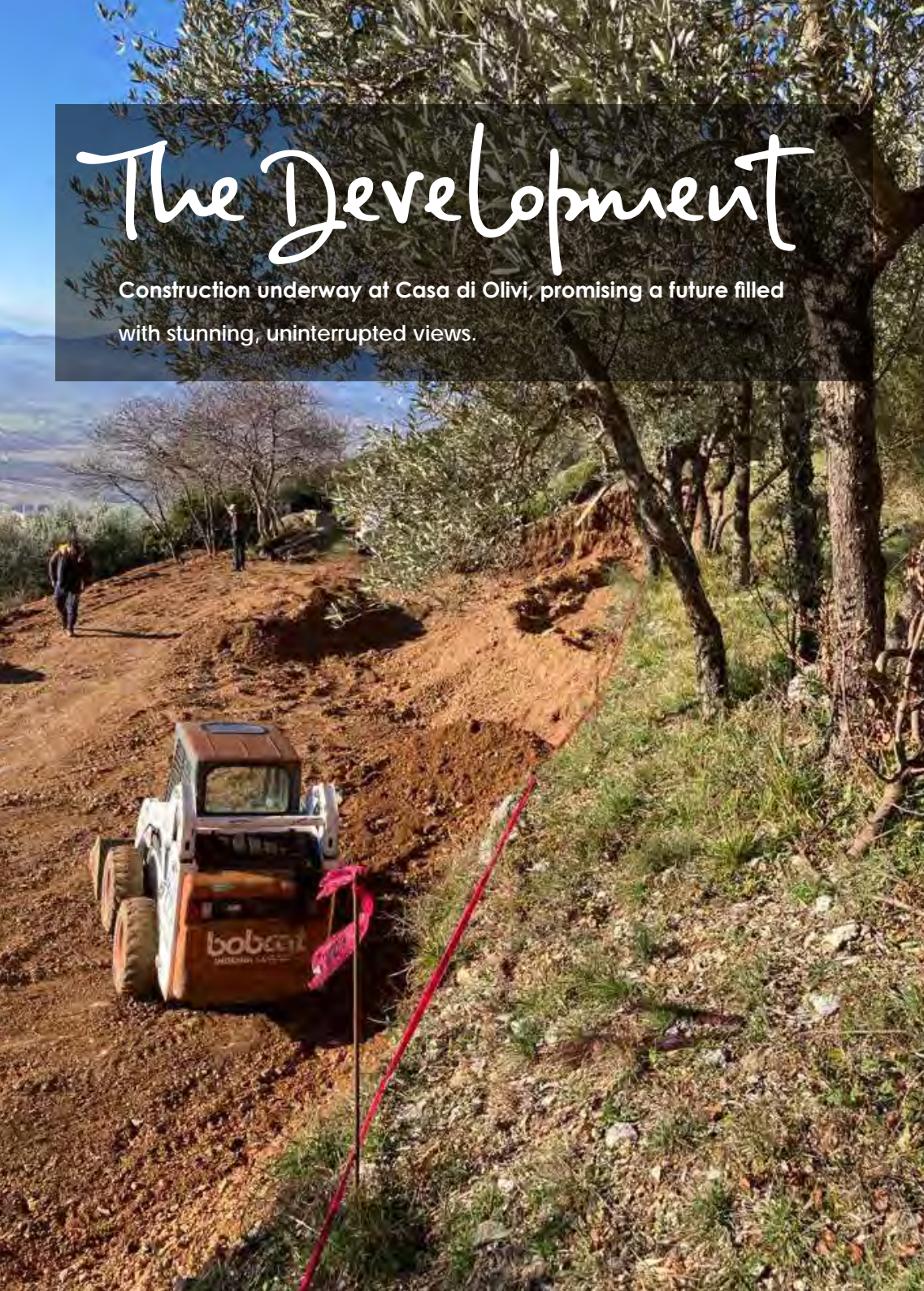
Other costs include

- Italian contract and taxes on sale
- Monthly levy, covering operating costs
- In house levy for consumables and departure clean



The Development

Construction underway at Casa di Olivi, promising a future filled with stunning, uninterrupted views.





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