

Questions & Answers

What is Borgo di Vagli?

Borgo di Vagli is a private, member-owned Fractional Ownership community comprised of quaint one- and two-bedroom residences in the heart of Tuscany. Borgo di Vagli has been restored to offer owners a unique and affordable opportunity to own a Heritage Country Home in Tuscany, provide worry-free ownership, and ensure hassle-free vacations.

If I purchase at Borgo di Vagli, do I own real estate?

Yes, indirectly. Title to the residences is held in perpetuity by an independent international trust company for the benefit of the owners. As beneficiaries of the trust, each owner has flexible access to all residences within their ownership category (one- or two-bedroom). Similar to any other real estate, ownership may be sold, willed, transferred or placed in a trust at any time. Transfer of ownership is flexible and does not involve notary or notarial costs, or local land registry fees. Transfer of ownership can be executed from overseas. There is usually no need to have a fiscal registration or to make any tax return in Italy. However, you should take financial advice from your accountant or financial advisor if you are in any doubt.

How many ownerships will be sold?

Borgo di Vagli currently offers Fractional Ownership in ten residences (four one-bedroom and six two-bedroom). The actual total number of ownerships will depend on the fractional interest sizes of the ownerships.

Can more than one family or individual share a single ownership?

Yes. Owners can form partnerships, corporations or trusts to control an ownership.

What are the advantages of Fractional Ownership?

Fractional Ownership is designed to provide generous and flexible vacation use and remove the worries typically associated with vacation home ownership. Fractional ownership also significantly reduces the financial burden compared to traditional vacation home ownership.

As an owner, how often can I vacation at Borgo di Vagli?

As often as you wish, subject only to reservation procedures. As an owner, you have the flexibility of reserving vacations well in advance, as well as booking short notice and or space-available vacations. There is no limit to the amount of use. If some owners visit less often, other owners can visit more.

How do owners reserve lodging?

The reservation policies allow owners to reserve visits well in advance, while also accommodating more spontaneous visits. Each November, owners reserve their Planned Vacations for the coming year. Space Available and or Short Notice Vacations may be reserved throughout the year.

Will owners always stay in the same residence?

No. To provide greater flexibility and availability, owners have equal access to all the residences in their ownership category (one or two-bedroom).

What if the number of owners wishing to stay exceeds the number of residences available?

Borgo di Vagli is designed to equitably allocate peak period vacations when demand for lodging may exceed supply. A Rotating Priority System® ensures all owners will have equal access to high demand periods over the years. This system has proved to be fair and equitable for over 35 years.

Can owners reserve more than one residence during the same time period?

Yes. Because owners are not restricted to a particular residence, they can reserve more than one residence in their ownership category, if sufficient residences are available.

Do owners have guest privileges?

Yes. Owners may invite guests to stay with them during their vacations and they may also invite unaccompanied guests to use any of their Planned, Space Available and or Short Notice Vacations without a guest fee.

What is the quality of construction, furniture and accessories at Borgo di Vagli?

Borgo di Vagli is the result of a ten-year Restoration Project by restoration Architect Fulvio Di Rosa. The Hamlet has been restored to its original charm, maintaining an authentic medieval feel while introducing modern day facilities, including fully equipped kitchens and cosy bathrooms. The property is furnished with rural Tuscan antiques, handcrafted cutlery, Busatti linens, satellite television and high speed WIFI.

Do owners pay annual fees?

Yes. The annual fees pay for the professional management and operation of all facilities and amenities. Included in these annual fees are funds for staff salaries, supplies, maintenance, legal/accounting, insurance, capital reserves, utilities and property taxes.

Do owners have a voice in the Borgo di Vagli's operations?

An Advisory Committee is in place to encourage and increase owners' participation in the operations and affairs of Borgo di Vagli in order to create value and enjoyment for its owners and their guests.

Who establishes the fees and controls the affairs of Borgo di Vagli?

The Management Company establishes budgets and fees on an annual basis, in concert with the advisory committee and in accordance with the management agreement and community rules. A copy of the Rules of Occupation is available. Will Borgo di Vagli be open to the public? When fully subscribed, the Hamlet will be operated for the exclusive use and benefit of the owners and their guests. Prior to full subscription, limited public use of developer owned inventory will be permitted for marketing purposes (discovery visits). This type of use will not diminish lodging availability for owners.

Do owners pay any lodging charges when they stay at Borgo di Vagli?

No. They only pay a weekly housekeeping fee.

If I purchase, when can I start enjoying the ownership benefits and vacations at Borgo di Vagli?

Immediately upon receipt of an initial deposit.