



**INVESTMENT PROPOSAL**  
**THE CASA DI LED BOUTIQUE ESTATE**  
BY LEDERLE HOLDINGS







EUR 2 700 000

A RARE OPPORTUNITY TO INVEST IN  
TIMELESS ITALIAN LIVING

## Shares include

- Two fully independent designer villas
- Two swimming pools and outdoor entertaining spaces
- Olive grove with ancient olive trees, producing world class olives as well as lifestyle experiences
- Protected panoramic valley views
- An ancient olive grove producing artisan olive oil
- Established luxury rental income potential
- Close proximity to Spoleto, Assisi, Montefalco and Perugia
- Access to world-class food, wine, culture and festivals

## Other Costs

- Italian taxes and transfer costs
- Contract fee

A B O U T

# Casa Di Led

B O U T I Q U E P R O P E R T I E S

Perched high above the Clitunno Valley, surrounded by ancient olive groves and sweeping views toward Spoleto's medieval castle, the Casa di Led Collection offers something exceptionally rare in Italy today — an authentic Umbrian lifestyle estate with both emotional and commercial appeal. Just two hours from Rome, this extraordinary hilltop property combines two independent luxury villas, **Casa di Led and Casa Olivi**, each with its own pool, privacy and beautifully curated interiors, together forming a private retreat in one of Umbria's most breathtaking positions.

Created by interior designer Sue Lederle, the homes blend restored Italian character with sophisticated yet deeply welcoming interiors inspired by travels through Morocco, India and Africa. Every space has been designed for relaxed luxury, long lunches, unforgettable gatherings and the slower rhythm of authentic Italian living.

Unlike Tuscany, Umbria remains wonderfully authentic — quieter, greener and increasingly sought after by discerning international travellers looking for a more genuine Italian experience.

Casa di Led has already established itself as a successful luxury rental destination with exceptional guest feedback praising its breathtaking setting, stylish interiors and unforgettable atmosphere.









BEYOND THE NUMBERS ,

*This is a property that  
creates memories.*

The Casa di Led Collection is not simply a real estate opportunity.

It is a chance to own a little piece of Italy, beautifully executed, deeply authentic and increasingly rare.

A B O U T

# Casa Di Led

Nestled in the heart of the Italian countryside, 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.

























CASA DI LED

## In the area

- 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  
*Castel 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.







# 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.



Casa di Led

Casa Olivi



CASA OLIVI

# Emerging From The Olive Groves

Following the success of Casa di Led, a property consistently booked throughout the season and proudly holding 100% 5-star Airbnb reviews, the vision for its counterpart took shape amongst the surrounding olive groves.

## CASA OLIVI

After acquiring the neighbouring olive grove, an additional 1600m<sup>2</sup> of land, the team carefully navigated local planning requirements, securing approval from both the community and historical committee to build a 150m<sup>2</sup> home within close proximity to Casa di Led.

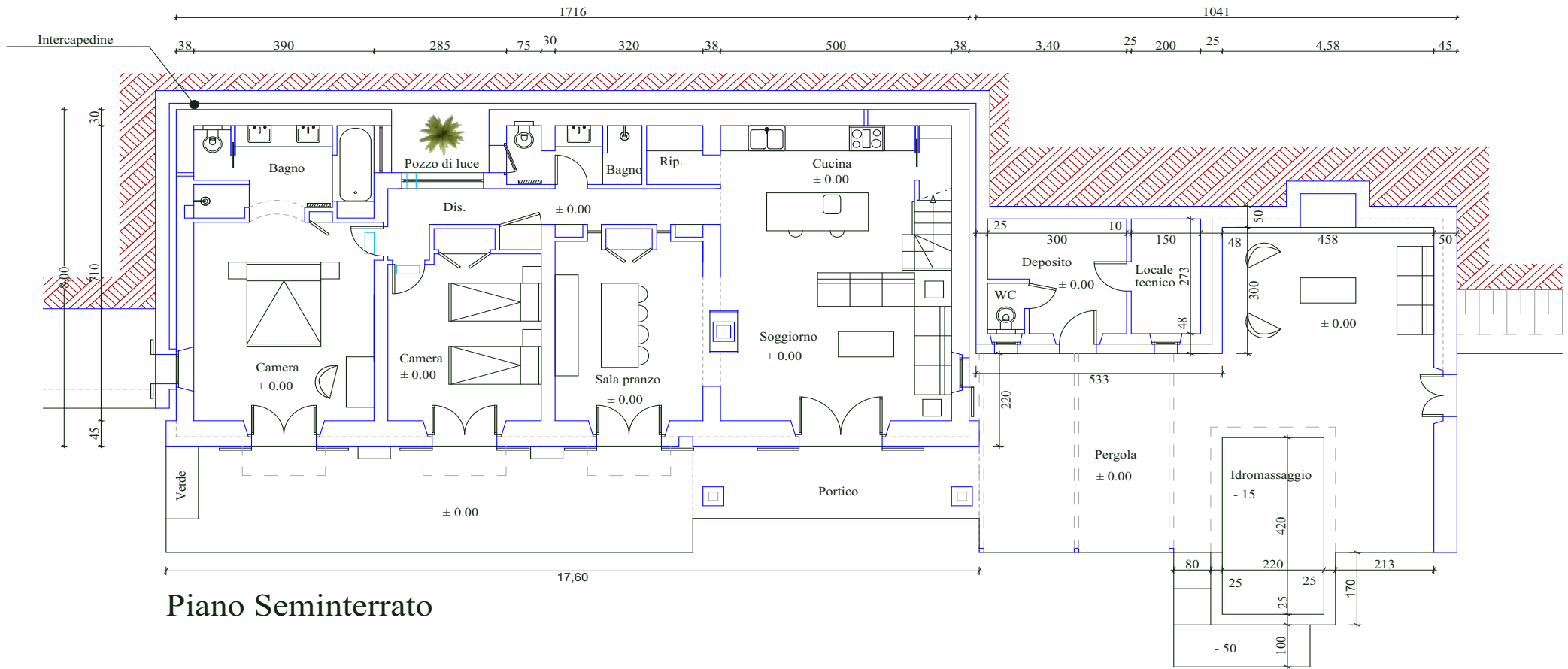
Construction commenced in early 2024, and today, Casa Olivi stands beautifully realised.

Emerging gracefully from the picturesque Umbrian mountainside, it has quickly established itself as a sought-after holiday destination in its own right, thoughtfully designed to complement its sister property while retaining its own distinct identity.

Together, Casa di Led and Casa Olivi create a uniquely versatile estate offering. The two properties can operate independently or be seamlessly combined to host intimate weddings, family reunions, retreats, celebrations, and larger group gatherings — balancing privacy, lifestyle, and hospitality appeal within one remarkable setting.

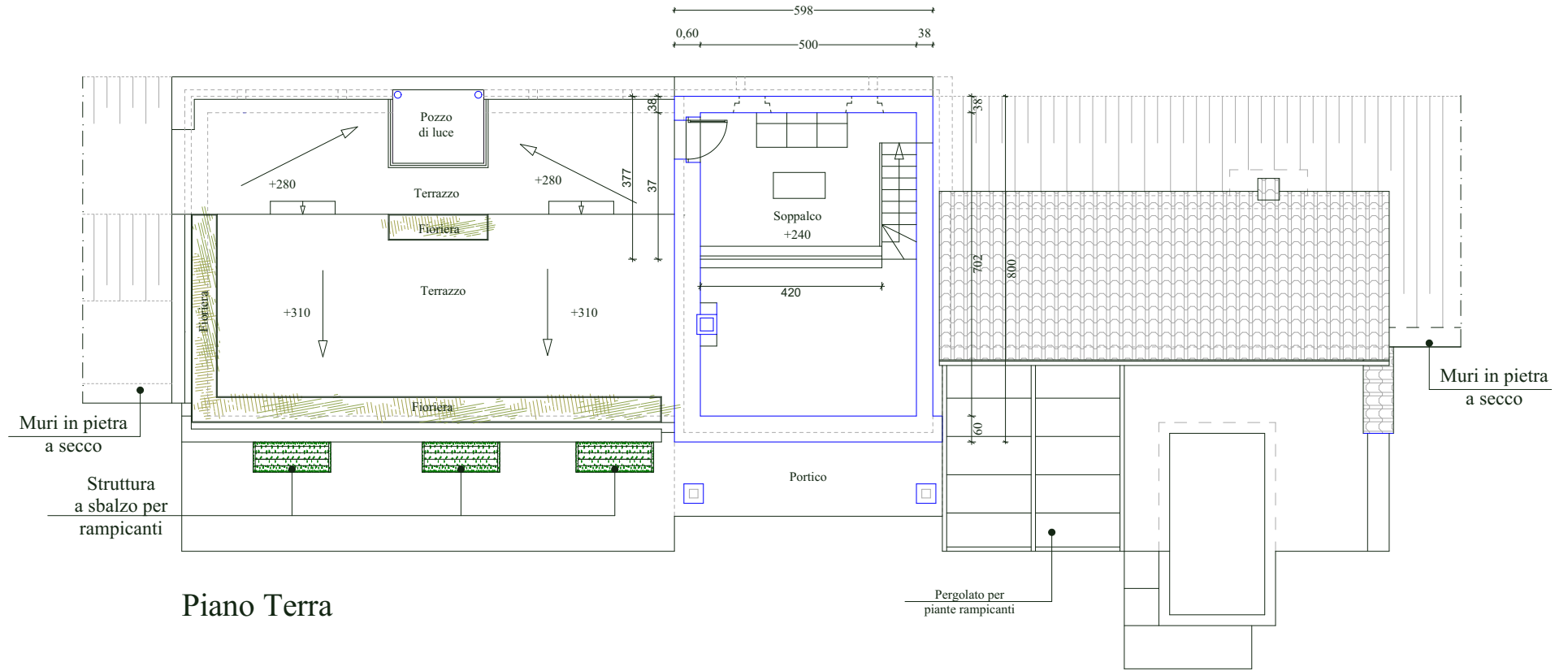


# GROUND FLOOR



Piano Seminterrato

# GROUND FLOOR TO TERRACE LEVEL





eco

















A photograph of a rustic outdoor patio. In the foreground, there are two wicker chairs with light-colored cushions. Behind them is a long wicker sofa with white and green cushions. To the left, a stone fireplace is visible under a wooden pergola. The background features a stone wall with a small window. The scene is bathed in natural light, with shadows cast across the furniture and walls.

THE DEVELOPER

Sue Lederle



**SUE LEDERLE**  
**FOUNDER & CEO**

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.



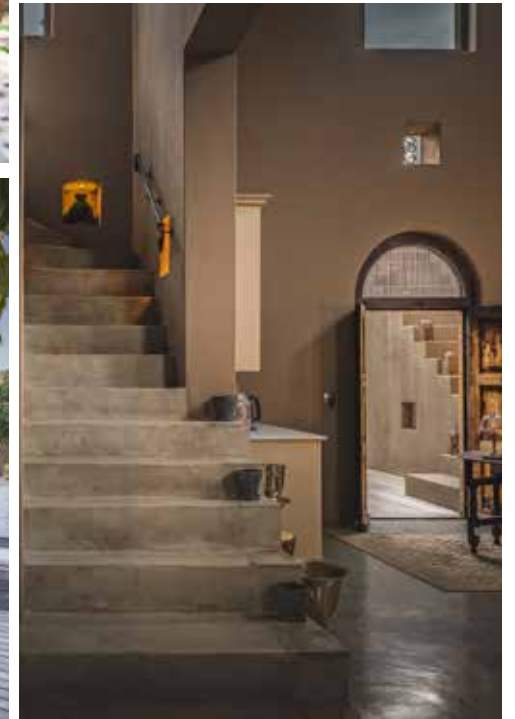
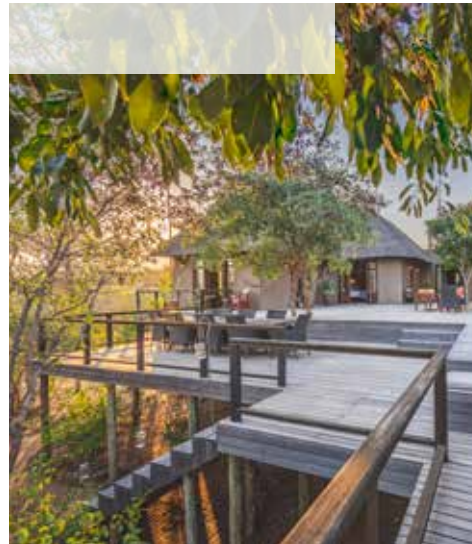


YOUR INVESTMENT IS IN GOOD HANDS

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.







## 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



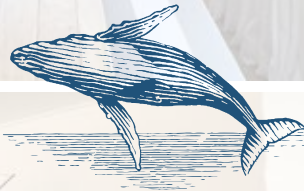




OUR SUCCESSES

## 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







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