VISTA OSTUNI.
DESIGNED FOR HEALTH,
SUSTAINABILITY, AND YOU.
VISTA
OSTUNI

VISTA OSTUNI

PROMISES

THROUGH ACHIEVING
THE LEED CERTIFICATION

A building equally conscious and responsible in its renovation as in its day-to-day operations, where heritage and sustainability are seamlessly intertwined.

A destination thoughtfully rooted in its surroundings where architecture and landscape exist in harmony - preserving biodiversity and celebrating the local environment.

A mindful approach to water where every drop is valued.

A refined balance of comfort and efficiency where energy is carefully considered through passive design, advanced systems, and the integration of renewable sources.

A conscious selection of materials chosen for their quality, longevity, and respect for the environment and guests' health, embracing a life-cycle approach to luxury.

An elevated indoor and outdoor experience where spaces and natural elements come together to promote wellness and healthy living through slow mobility and everyday physical activity.

INTRODUCTION

What is LEED?

LEED (Leadership in Energy and Environmental Design), developed by the **U.S. Green Building Council**, is a globally recognized vision for building in harmony with the planet. It guides projects toward a thoughtful future, reducing climate impact, nurturing human well-being, and preserving the Earth's most precious resources.

At **Vista Ostuni**, this vision comes alive. LEED evaluates projects across **nine core categories**, including energy, water, materials, and innovation.

In this brochure, we highlight seven of those categories, showing how the hotel has proudly achieved all **seven LEED goals:**

1. **Reduce** contribution of buildings to climate change.
2. **Improve** human health.
3. **Support** regenerative, long-term material use.
4. **Conserve** natural resources.
5. **Preserve** freshwater resources and enhance water efficiency.
6. **Prevent** biodiversity loss and protect ecosystems.
7. **Build** thriving communities and foster neighborhood development.

Through this, **Vista Ostuni** was awarded the **LEED Gold Certification** - a prestigious recognition that celebrates excellence in sustainability and responsible luxury.

110

Platinum Certification

80

Gold Certification

60

Silver Certification

50

40

LEED Certified

LOCATION AND TRANSPORTATION

RESPECTING THE LAND

EMBRACING CONNECTIVITY

With this category, LEED encourages buildings that are thoughtfully placed in connected communities, leveraging existing infrastructure and amenities. By promoting walkability, cycling, and transit access, we aim to reduce environmental impact, enhance wellness, and support the surrounding community.

LAND AND HERITAGE PROTECTION

Nestled within a region rich in protected parks and natural reserves, Vista Ostuni is thoughtfully sited away from protected natural habitats, ecologically vulnerable areas or floodplains.

The only delicate landscape on the property is an existing olive grove, which the hotel carefully preserves and protects, honoring its natural beauty and heritage.

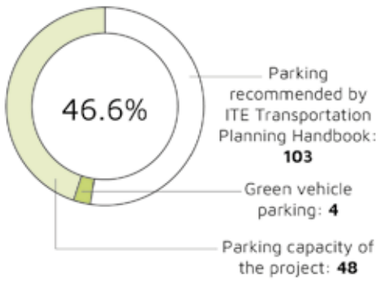
LT - Sensitive Land Protection

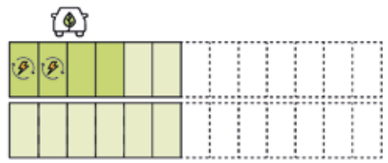
GREEN VEHICLES

Vista Ostuni reduces its parking footprint to minimize environmental harm, providing less than half the space recommended by the ITE Transportation Planning Handbook.

Near the entrance, four preferred parking spots - including two electric charging stations - are reserved for green vehicles, supporting sustainable transportation and low-emission mobility.

LT - Reduced Parking footprint
LT - Green Vehicles



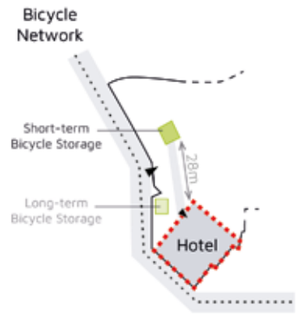


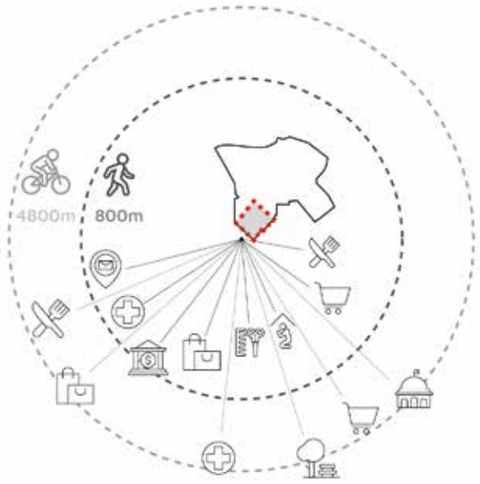
SLOW MOBILITY

Situated next to Ostuni's historic center and old city walls, Vista Ostuni offers guests convenient bicycle facilities, making it easy to explore the vibrant surrounding district.

With shops, restaurants, and cultural attractions all within walking or biking distance, guests can enjoy slow, active mobility while connecting with the city and surrounding landscapes.

LT - Surrounding Density and Diverse Uses
LT - Bicycle Facilities





SUSTAINABLE SITES

PROTECTING AND ENHANCING — THE LANDSCAPE

In this category, we aim to highlight the importance of integrating buildings with their natural surroundings, promoting ecosystem preservation, habitat restoration, and the protection of biodiversity for healthier, more resilient landscapes.

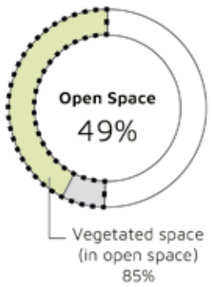
LIVING LANDSCAPES

Though Ostuni lies in a region prone to occasional heavy rains and flood events, Vista Ostuni is thoughtfully positioned on elevated, stable ground. Permeable surfaces throughout the property allow rainwater to flow naturally into the soil, supporting healthy drainage while creating a lush, green environment.

SS - Site Assessment

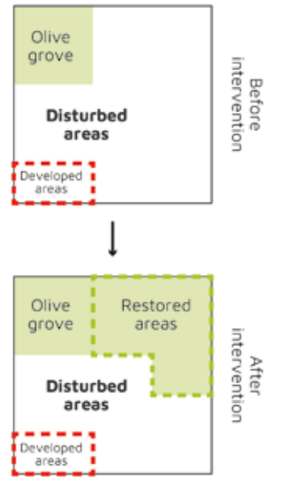
Nearly half the site is dedicated to open, lush spaces -85% of which are now vibrant greenery - designed to encourage interaction with the environment, foster social connections and support passive recreation and physical activities.

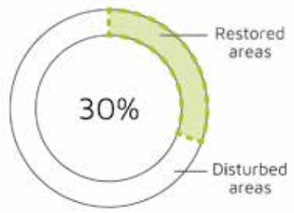
SS - Open Space



The landscape has been carefully restored with native plants and flowering pollinators, rejuvenating the soil, supporting local biodiversity, while protecting existing greenfields and expanding rehabilitated areas by 30%, creating a serene sanctuary for both guests and surrounding wildlife.

SS - Site Development - Protect or Restore Habitat





WATER EFFICIENCY

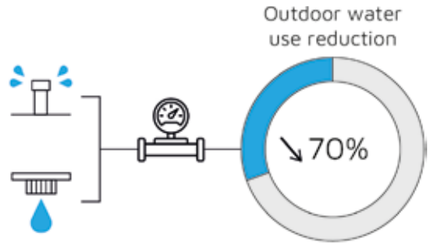
CLOSING THE WATER LOOP

Through this category, we intend to promote a holistic approach to water efficiency, encouraging reduced consumption, smart reuse, and the integration of alternative water sources to preserve this precious resource.

RESPONSIBLE WATER DESIGN

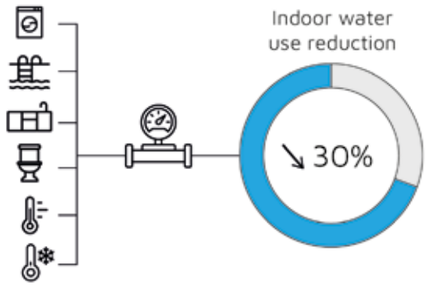
Water in the region of Puglia, one of Italy's driest areas, is a precious resource. For this reason, Vista Ostuni thoughtfully captures and reuses rainwater from its rooftops to nourish the gardens, while excess runoff is managed through infiltration trenches, together handling 376 m^3 on site. This mindful approach reflects the natural hydrology of the land while enhancing water quality and balance.

SS - Rainwater Management
WE - Water Metering



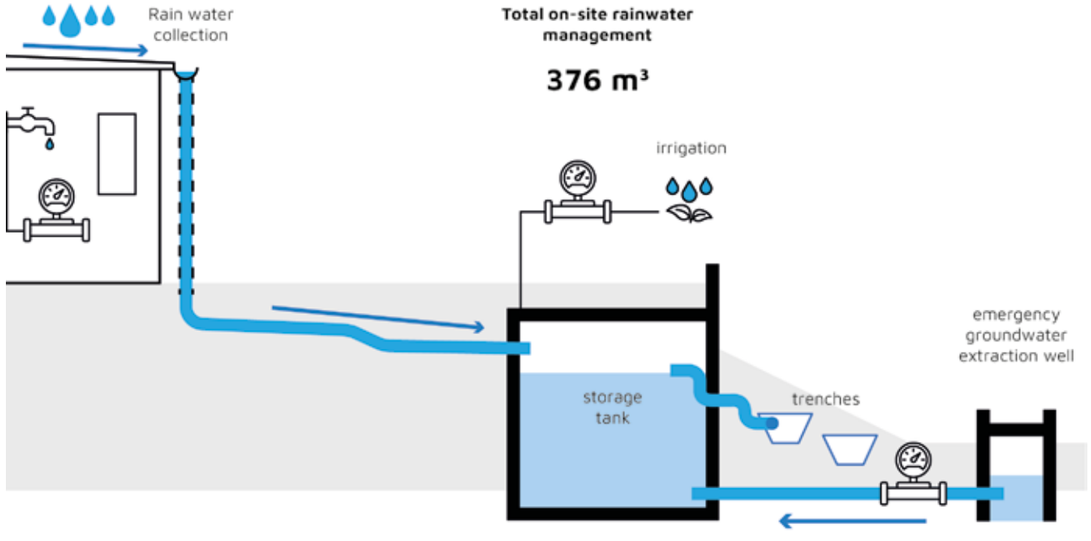
Through efficient irrigation strategies, the hotel reduces water consumption during peak watering months by 70% across its landscaped areas, using advanced drip and rotor systems and a careful choice of low-irrigation vegetation.

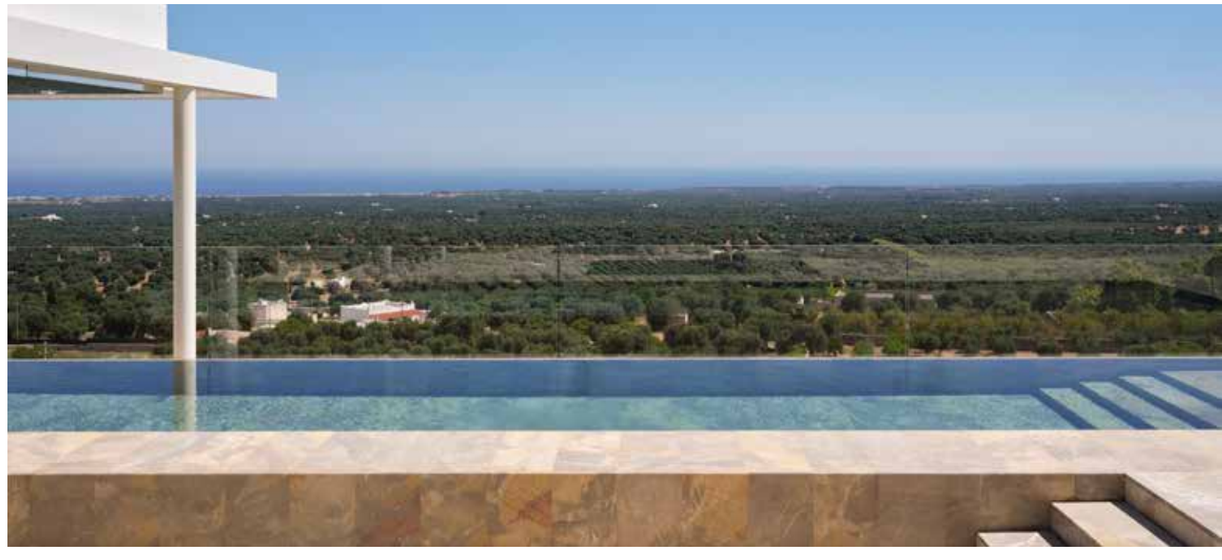
WE - Outdoor Water Use Reduction



Indoors, high-efficiency faucets and toilets are seamlessly integrated into the hotel's design, reflecting a conscious approach to every detail and significantly reducing water use.

WE - Indoor Water Use Reduction





ENERGY AND ATMOSPHERE

POWERED BY THE SUN

Following this category, we embrace a refined approach to energy, combining efficient design, renewable solutions, and energy tracking to reduce impact while enhancing comfort and long-term performance.

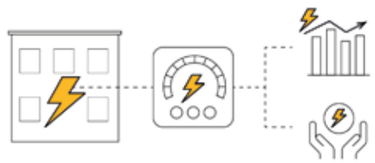
RENEWABLE ENERGY

Through a harmonious blend of passive design, advanced systems, and on-site photovoltaic energy to power the spaces, Vista Ostuni achieves a refined balance between comfort and sustainability.

EA - Renewable Energy Production

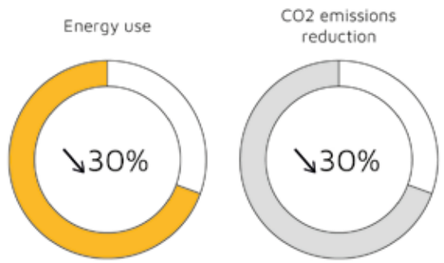
Discreet building-level energy monitoring further enhances this approach, allowing energy use to be carefully tracked over time, ensuring thoughtful performance, continuous improvement, and a lasting commitment to a lower-impact future.

EA - Building-Level Energy Metering



Vista Ostuni manages to reduce energy use and CO_2 emissions by 30%, embracing a quieter, more responsible way of living.

EA - Minimum Energy Performance
EA - Optimize Energy Performance



MATERIALS AND RESOURCES

CIRCULAR — BY DESIGN

In this category, we aim to promote a thoughtful approach to materials, reducing waste through reuse, recycling, and responsible sourcing to transform resources into lasting value.

RESPONSIBLE MATERIALS

Vista Ostuni preserves the soul of its historic architecture through the careful reuse of 91% of its original structure - from walls to floors and roof - honoring its heritage while avoiding the impact of new construction.

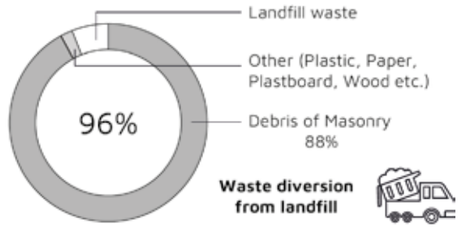
MR - Building Life Cycle Impact Reduction

We honor both craftsmanship and the environment across the entire life cycle of our materials. More than 40 products used in the construction are thoughtfully selected and guided by Environmental Product Declarations. Each choice reflects a commitment to enduring, responsible luxury.

MR - Building Product Disclosure and Optimization - Environmental Product Declarations

Responsibility extends beyond design - during restoration, 96% of construction and demolition materials were diverted from landfills, reflecting a refined and responsible approach where even the unseen details contribute to a more sustainable expression of luxury.

MR - Construction and Demolition Waste Management

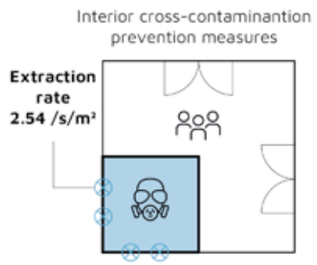


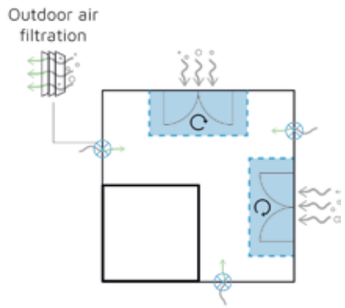
INDOOR ENVIRONMENTAL QUALITY

HEALTHY SPACES — BETTER LIVING

Through this category, we intend to promote a holistic approach to water efficiency, encouraging reduced consumption, smart reuse, and the integration of alternative water sources to preserve this precious resource.

ATMOSPHERE OF WELL-BEING





At Vista Ostuni, the purity of the indoor environment is carefully preserved, where fresh air and thoughtful design come together to create a sense of effortless well-being.

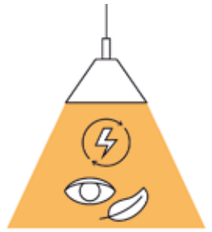
Advanced ventilation, discreet filtration, and carefully planned spatial separation ensure that every space remains clean, balanced, and serene, while the use of VOC-free (Volatile Organic Compound) materials enhances the quality of the air you breathe.

EQ - Low Emitting Materials

Across all common areas, climate and humidity are gently regulated through intelligent sensors, while in private rooms, guests can intuitively adjust their own environment. This offers a consistently comfortable atmosphere where every moment feels perfectly attuned.

EQ - Thermal Comfort

DESIGNED IN LIGHT

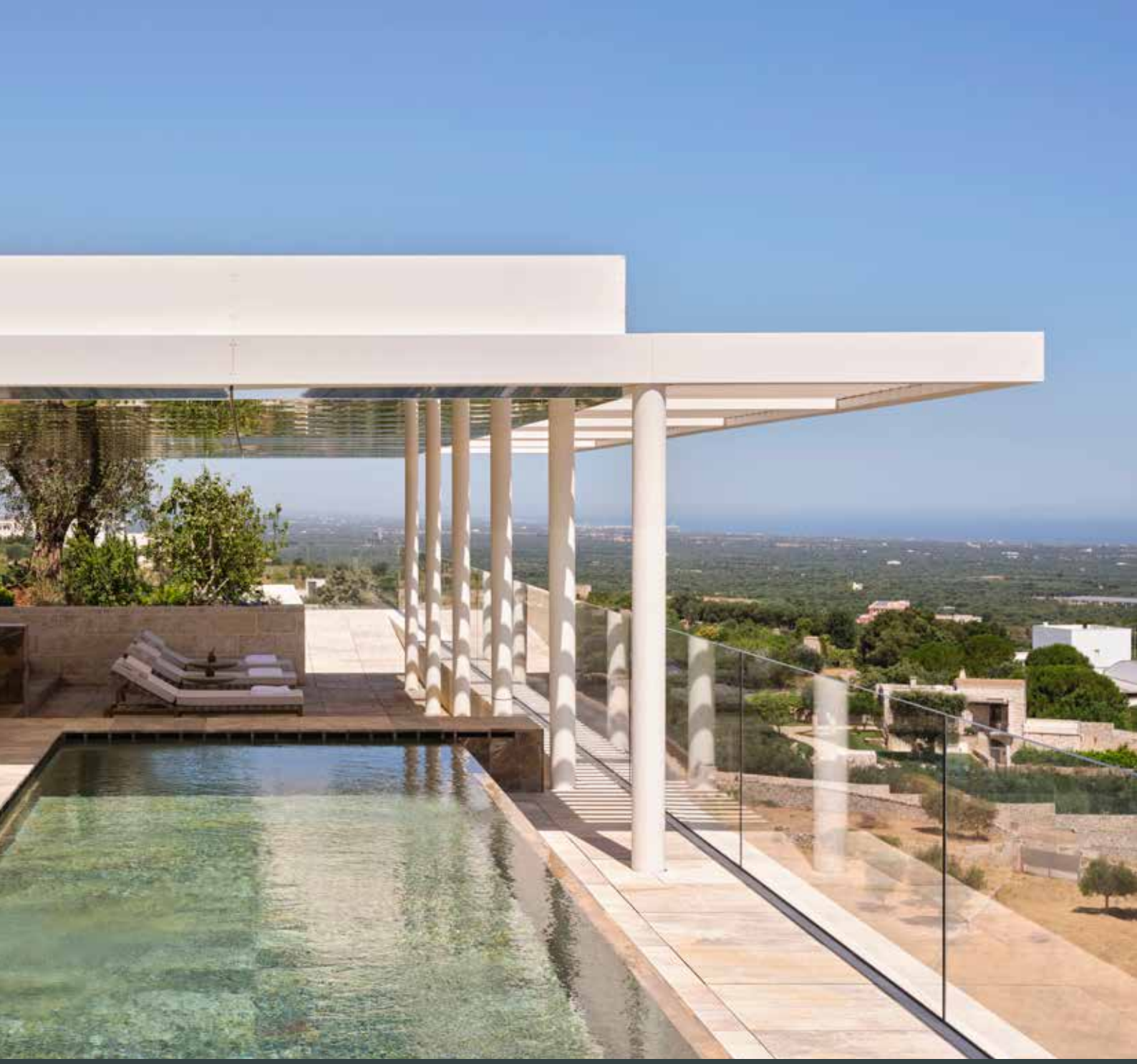


At Vista Ostuni, a warm, gentle glow shapes a relaxed and inviting atmosphere, enhancing both comfort and visual elegance. Carefully selected lighting with a high CRI (Color Rendering Index) reveals the true richness and vibrancy of each space, bringing materials and textures to life.

EQ - Interior Lighting

Thoughtfully illuminated with energy-efficient LED (Light Emitting Diode) lighting throughout, the hotel balances ambiance with sustainability, reducing energy use while enriching every moment.

IN - Purchasing Lamps



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