

Villa Castelbarco

Information &
Investment Brief



By



Hospitality . Wellness . Lifestyle

Rebirth of a heritage
strengthens the heart of a
nation and its glorious history!

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Villa Castelbarco, a 15th Century heritage mansion, spread across over 54 acres of land, built by the Castelbarco family on the banks of River Adda, near Milan in the Lombardo province of northern Italy.

Investment Requirement -

- The asking price the property is US\$ 18 million
- New Owners would have to renovate the property for its optimum potential with funding of estimated US\$ 25 million.

Renovation loan – Can be arranged with the property as collateral for up to 10 years.

Hotel Location – On the banks of River Adda, near Milan in the Lombardo province of northern Italy.

The entire Villa Castelbarco complex, extends over two neighboring municipalities of Trezzo sull'Adda and municipality of Vaprio d'Adda.



The Property:

Lot 1 considers the central area where the Villa, the stables and gallop, the little theatre and the baths are located. The area extends around for a total of **180,000 square meters** up to the Martesana canal. The parking area of sq. m. 95,690 is in this lot.

Lot 2 considers the hotel complex with all its appurtenances and dependencies, the area around fenced appurtenances of sq. m. 26,400, the part with woods behind and all the rest of the woods for **sq. m. 325,000**.

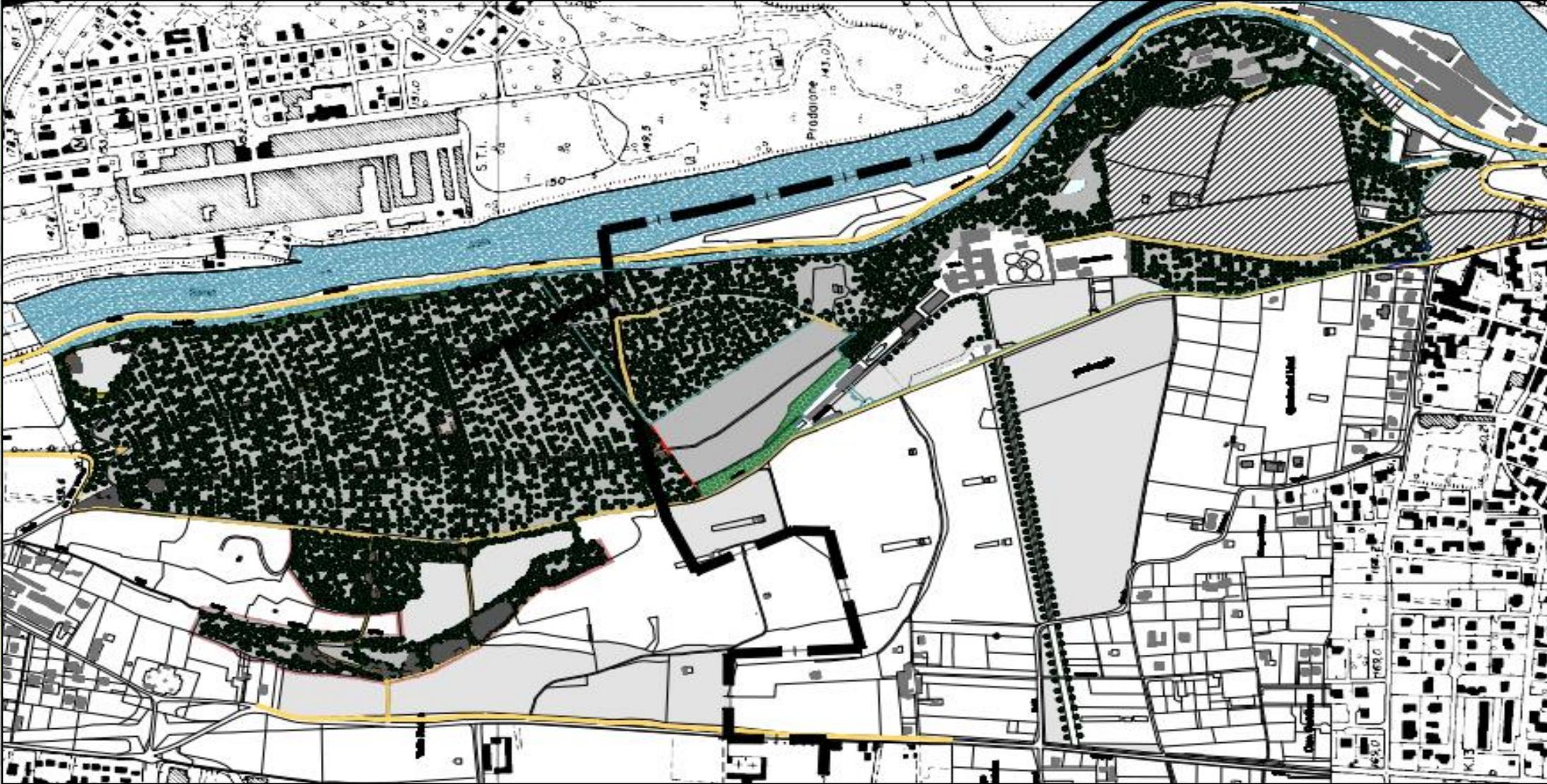
Lot 3 the restaurant area with its appurtenant area is defined by fences and hedges up to the lions' gate for a total area of **sq. m. 65,400**.

Lot 4 considers the area of the paper mill farmhouse with the farmhouse the stables and porches, with an appurtenant area of **sq. m. 54,403**.

Lot 5 groups the outdoor areas shared on the two neighboring municipalities.



Property Land



Buildings:

- Villa with fair/exhibition use including in the calculation of the reference value also the share of the attics, including the little church and its bell tower, including also the rooms of the entrance building. **sq. m. 7,600**
- Theatre consisting of raised stalls and stage, entrance and side boxes, first floor with central and side boxes, basement connected to the ground floor by under-stalls. Spa consisting of rooms on the ground floor, water tank and hall on the first floor, in good state of artistic value. **sq. m. 400**
- Underground cultural use destination in good state of preservation and with high artistic value. **sq. m. 1,030.**

Room base & Facilities –

- 40 Rentable Rooms
- 1 restaurant for 40 seating



Current Status

6

- Clear legal titles and Ownership records.
- Property has been surveyed by 5SENSI and it is estimated that the following needs to be added for its optimum business potential.
 - ✓ 150 additional guest rooms to its existing 40.
 - ✓ 2 more restaurants with a main kitchen
 - ✓ Larger staff & Back-of-the-house facilities
 - ✓ Relevant infrastructure (pathways, water/ wastewater pipelines, STP, electrical wirings, new room AC, sustainable energy set-up, F&B and HK storages, etc.)
 - ✓ Dedicated parking area for an additional 100 vehicles
 - ✓ Elaborate Spa & Wellness facility.
 - ✓ Children's play area
- All relevant Environmental, Geotechnical, Hydrology, Archaeological, reports are available.
- The property can be renovated while existing business keeps open!
- **We estimate an excellent IRR & NPV for this property.**



Hotel Management & Brand –

- Currently the Hotel is being managed by a local hotel management company at a fee.
- Kempinski Hotels, an international hotel management company is under MoU to manage this property after acquisition and renovation.
- **5SENSI can render the design, interiors, infrastructure plans, renovation, development, branding and Asset Management works.**

Proposed Hotel category – 4 star

Renovation Loan collateral –

- Land and property

Due Diligence - Open to investor company team to visit Villa Castelbarco for Due Diligence.



Thank You

