



**ALTO MONFERRATO**

**PROJECT OF THE**

**"VILLA SCATI GOLF CLUB"**

**MELAZZO (ALESSANDRIA)**

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**Unless otherwise indicated, the plans have the North up**

# INTRODUCTION

The last few years have seen a gradual and continuous increase of the tourist presence in the territory of Alto Monferrato, between the towns of Acqui Terme, Strevi, Cassine, Nizza Monferrato, Canelli, Bubbio and Melazzo.

This territory extends between the river valleys of the Bormida, Erro and Belbo torrents, where, since ancient times, agricultural vocation and valuable viticulture have alternated with DOC and DOP classifications.

In this context, where time is marked by the alternation of the seasons, the role of the town of Acqui Terme contributes to characterize this area as a center of welfare and relax, where the therapeutic activity merges more and more with acquisition and maintenance of psycho-physical wellbeing.

The charm of the Medieval Castles of Melazzo, Morsasco, Orsara Bormida, Castenuovo Bormida, Trisobbio, Carpeneto, Prasco and Cremolino, marks the surrounding landscape, bordering Nizza Monferrato and the territories of Barbera, UNESCO world heritage.

Markets, wine fairs, antique trade markets, cultural and musical events, theatrical season, cultural circles and visits to the archaeological sites and ruins of the Roman period, make up a wide tourist offer throughout the year.

Excellent food and wine, high quality of artisan production, horse-riding, farm holidays and trekking, complete the offer of this green oasis nestled among the gentle hills of Monferrato, faraway from the daily chaos of the city.

Cities that are just under 90 minutes by car from Acqui Terme, such as:

- Genoa 80 km (A26-A10), Cristoforo Colombo Airport 70 km.
- Turin 105 km (A21-A6) Caselle Airport 130 km.
- Milan 120 km (A26) Malpensa Airport 150 km and Linate Airport 125 km.

Nearby highway are:

- Alessandria Sud at 32 km (at 21)
- Alessandria Est to 49 km (A 21)
- Ovada at 20 km (E 25)

The nearby Aviosuperfici of Acqui Terme, Novi Ligure and Alessandria (AeroClub) are also working; about 10 km from Acqui Terme there is the Orsara Bormida heliport.

Easily reachable by ordinary road conditions are the touristic locations of:

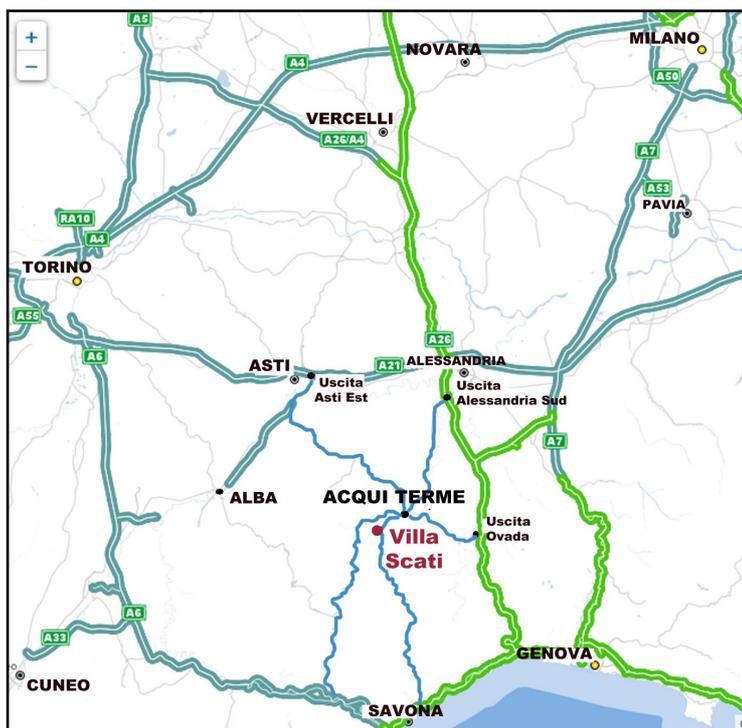
Barolo (Langhe)	a 70 km (75')
Alba (Langhe)	a 59 km (60')
Portofino (Liguria)	a 105 km (110')
Beaches of Albisola (Liguria)	a 50 km (50')
Outlet di Serravalle Scrivia	a 45 km. (45')



Plan n° 1

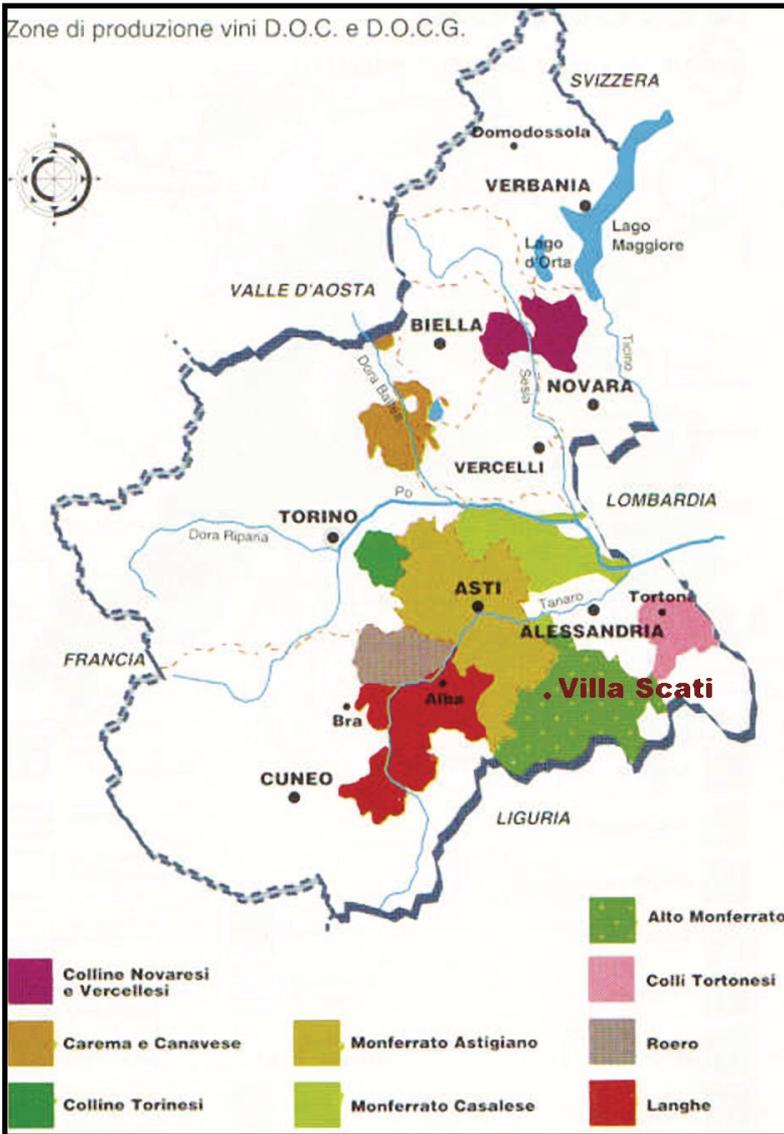
Highway map of the North-West of Italy; metropolitan triangle of Milan-Turin-Genoa (Tyrrhenian Sea), within which is located the district of Acqui Terme, Nizza Monferrato and Melazzo, in the Province of Alessandria (Piedmont Region).

Plan n° 2



# MISSION

## Plan n° 3



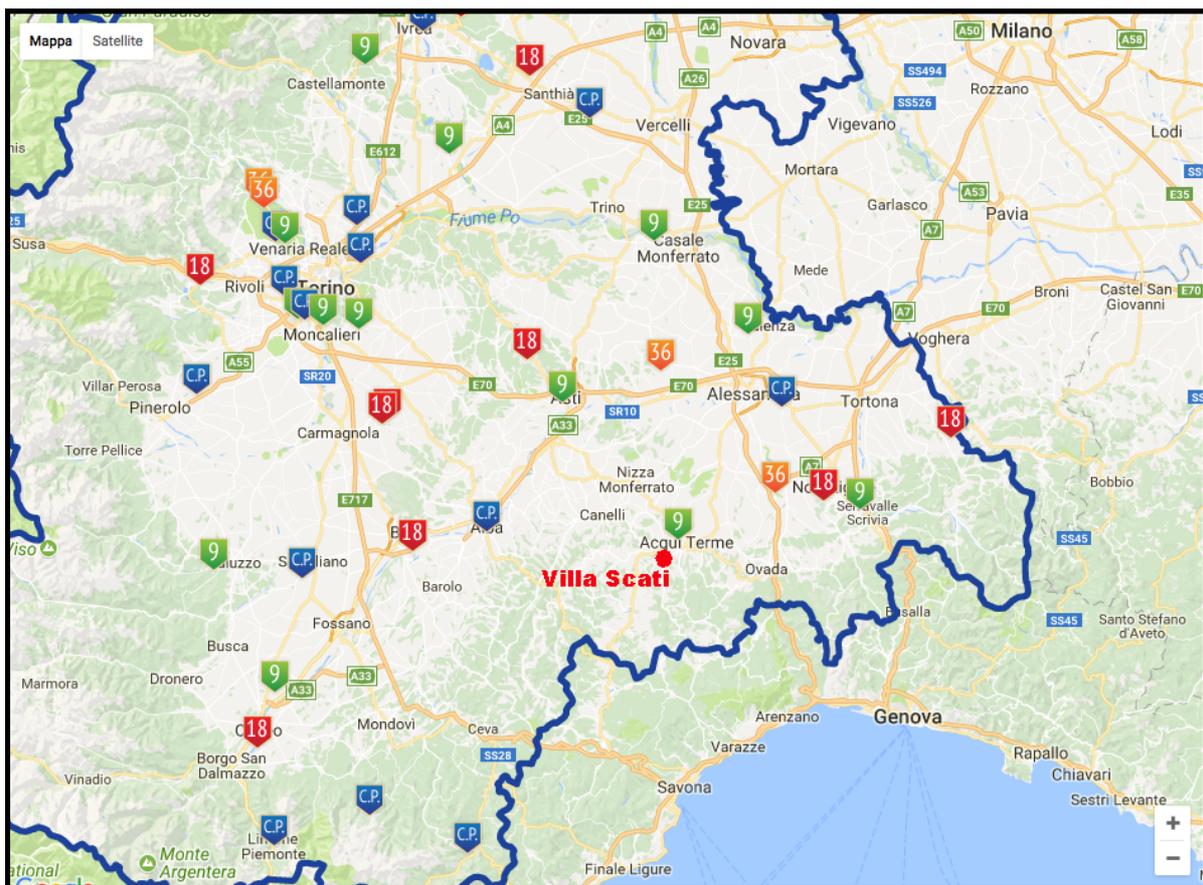
The Alto Monferrato, as highlighted in the map on the side, is the heart of a large territorial area of great food and wine value.

The high demand for therapeutic and well-being services, supported by the historical and precious spa tradition of the Acqui Terme area, today still leaves space for further growth, expanding its offer to both the national and international markets.

In order to satisfy a continuous and growing demand coming specifically from the North-European clientele, this project aims to represent the attractive center of the psycho-physical and turistic wellness of the Alto Monferrato and Langhe regions.

Currently, in the Municipality of Acqui Terme, there is only a 9-hole golf course, which having a surface of only 11 hectares, is ultimately a practice area, as highlighted in the plan below of the Italian Golf Federation.

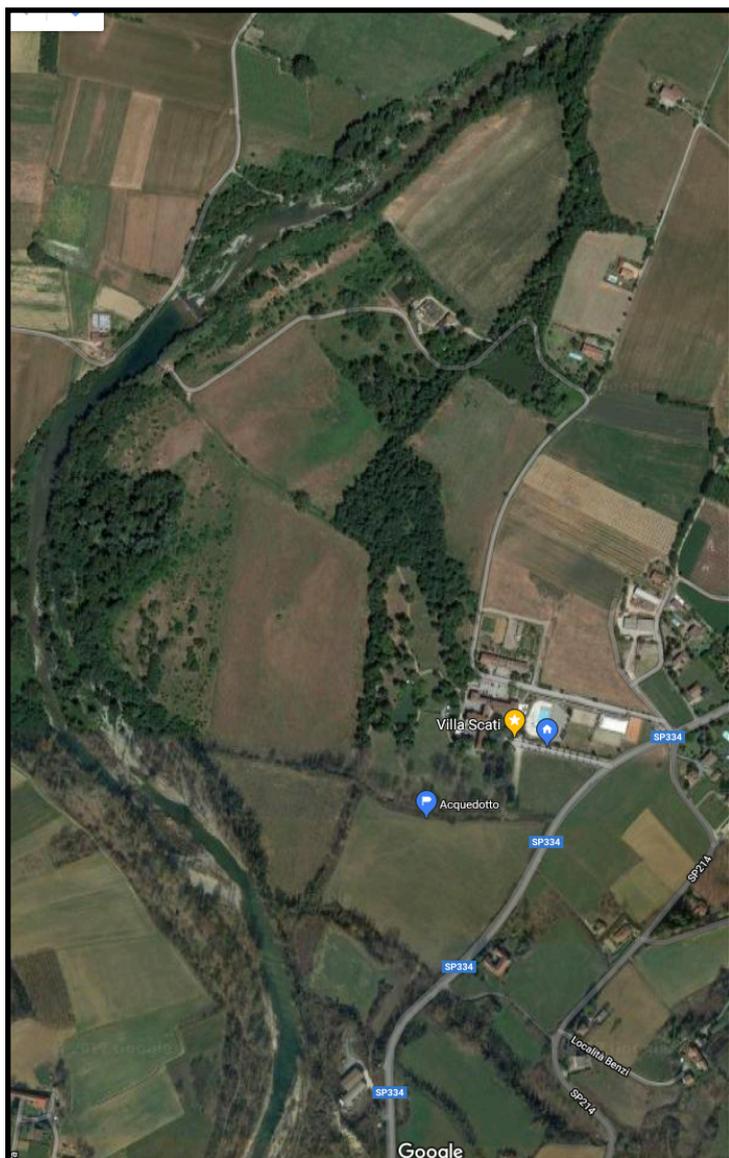
## Plan n° 4



# LOCAL AREA



Plan n° 5



Map of the area in the Province of Alessandria (Piedmont).

In this context, in the municipality of Melazzo only 5.5 km from Acqui Terme, on the Provincial Road n. 334 for Sassello - Albisola Mare (Liguria), in the locality Quartino is located the residential-tourist-accommodation complex and sport of **VILLA SCATI**.

In the map on the side, aerial view of the entire complex of the proposed **Villa Scati Golf Club**, between the right bank of the Erro Torrent and the Provincial Road n. 334.

Plan n° 6

# DESCRIPTION OF THE COMPOUND

Immersed in a large wooded park, among Lebanese cedars trees and water lily pools, with Reception Center, Sporting Club, B & B and Restaurant, the property of VILLA SCATI (Barbero Ltd) consists of 41 apartments distributed by 5 stairwells on two floors and a deconsecrated Church used for cultural events; the Restaurant is on the basement floor with cross-vaulted ceilings in exposed brick, capable of 160 seats, while on the Ground Floor are placed, in a living room characterized by elegant Art Nouveau decor, another 120 seats with an outdoor gazebo with permanent structure, can hold another 200 seats.

The area used for parking consists of 7 garages covered on the Ground Floor, n. 28 car garage in the basement and 50 outdoor parking lots.

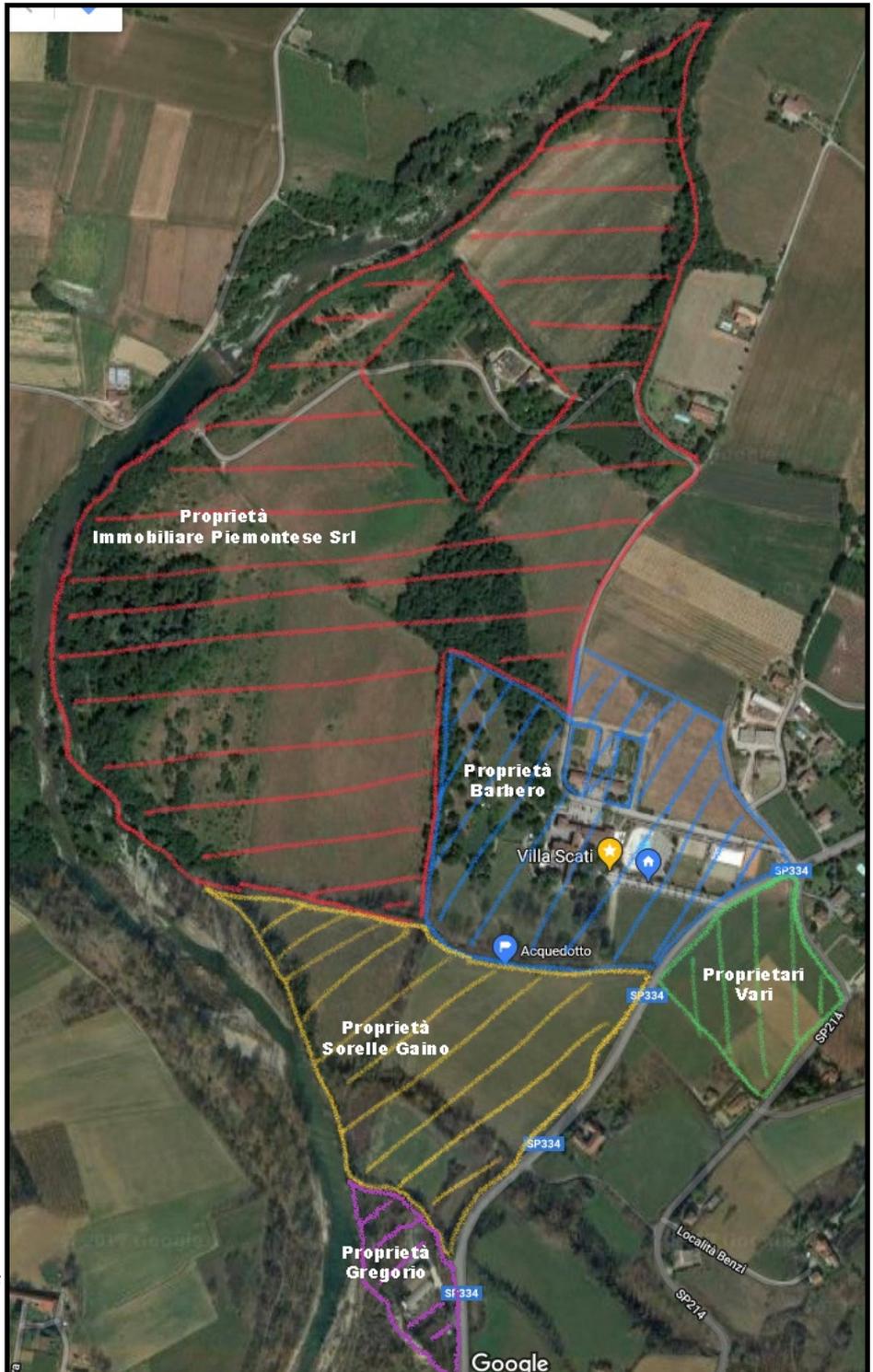
In the East wing of the compound, on the Ground Floor, there is the Sports Center with own Restaurant-Pizzeria for 80 seats, the Club-House with changing rooms, bathrooms and showers, a pool of mt. 25 x 12.5 with a children's pool 6x6 meters, 3 beach volley courts, a soccer field, a tennis court and a multi-purpose indoor court. Another 200 parking spaces are distributed between the two access roads to the sports complex, with direct access to the Provincial Road n.334, for a total area of 11.8 hectares.

To complete the sector, bordering with the property Barbero srl (VILLA SCATI), a large flat area for agricultural-arable land of 42.8 hectares, belongs to the Piemontese Immobiliare Immobiliare srl while a further area of 7.63 hectares is owned of the Gaino sisters.

OVERALL, THE SURFACE OF THE ENTIRE COMPARTMENT IS OF 62.23 hectares.

The area is located on the right bank of the Erro Torrent and mainly consists of heterogeneous alluvial terraces located between + 155 meters and 175 meters above sea level, consisting of rough gravels, sands, slime silts and marls with thick layers variable between 5 and 10 meters depth; the first part of the water level is located between -3 meters at the flood-plain area and the -10 mt near the VILLA SCATI building.

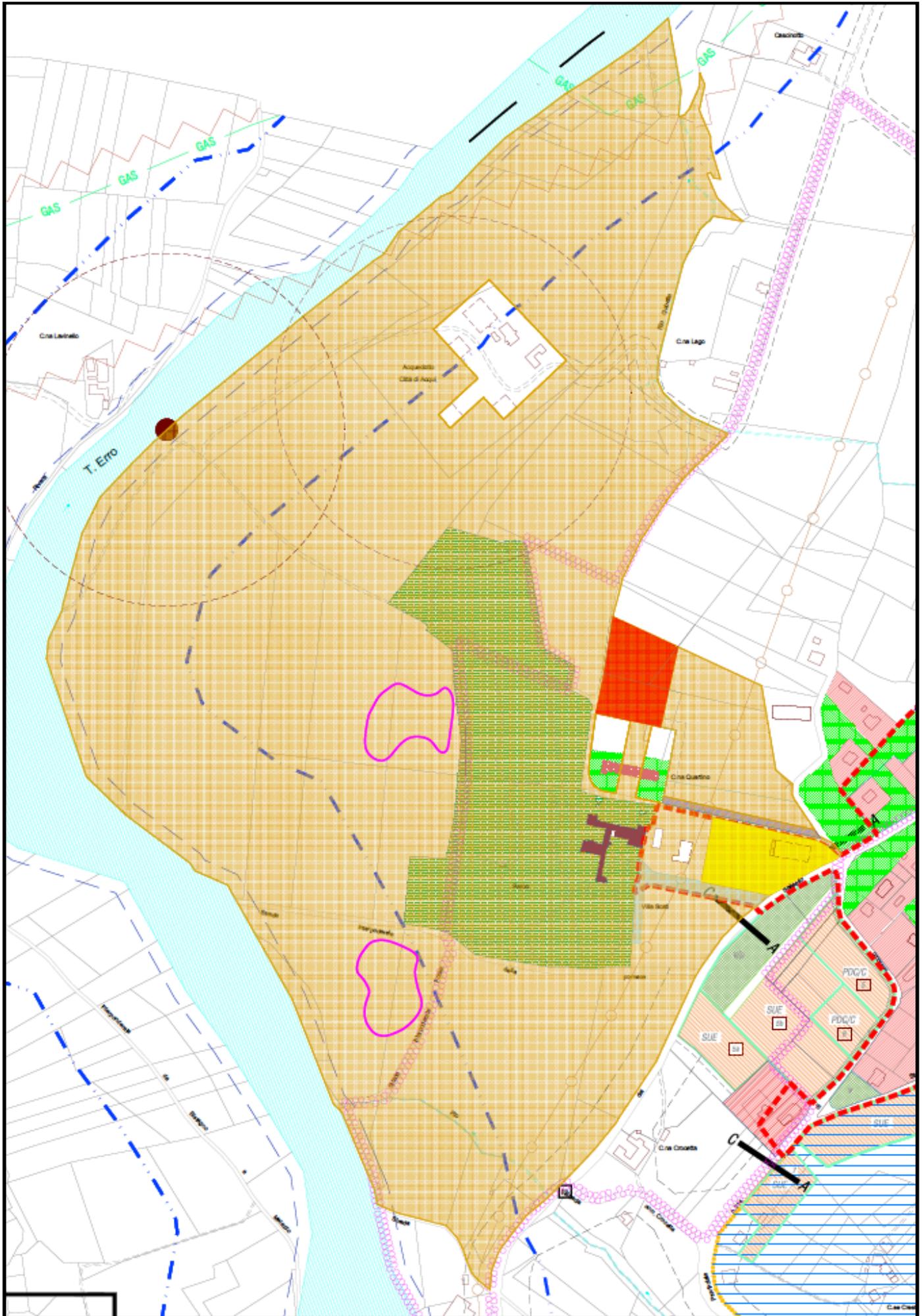
In the marginal area, downstream of the sector, in the flood-plain area at the right bank of the Torrente Erro, there is a water intake of the municipal aqueduct, with an adjacent access road, for a length of about 120 meters, which however it does not interfere with the course of the golf project.



**Planimetria n° 7**

A	Property Barbero	118.000	sqmt
B	Property Immobiliare Piemontese Srl	428.000	sqmt
C	Property Sisters Gaino	76.350	sqmt
	<b>Total Area of the compound</b>	<b>622.350</b>	<b>sqmt</b>

# MASTER PLAN



Plan n° 8

# **GENERAL DESCRIPTION OF “VILLA SCATI GOLF CLUB”**

The project consists of the following implementation phases:

- A) Construction of the 18-hole golf course
- B) Construction of a guest house consisting of 38 two-bedroom apartments, 18 three-room apartments, relative common garage and a wellness center with annex SPA. as reported in the outline project on page 11.
- C) Exploitation with possible works of adaptation of the current spaces of the Villa, such as the Club House, the Reception, the Restaurant and the 41 apartments, currently leased.
- D) The possibility of creating a further residential complex indicated to the letter D in the explanatory map shown on the side, accordingly with the approved Master Plan of the Municipality of Melazzo; this area, facing the Provincial Road, is NOT included in the Golf Club Project but is available for purchase.



Plan n° 9

# PROJECT OF THE GOLF COURSE

## PRELIMINARY DESIGN OF THE 18 HOLE GOLF COURSE

Plan n° 10

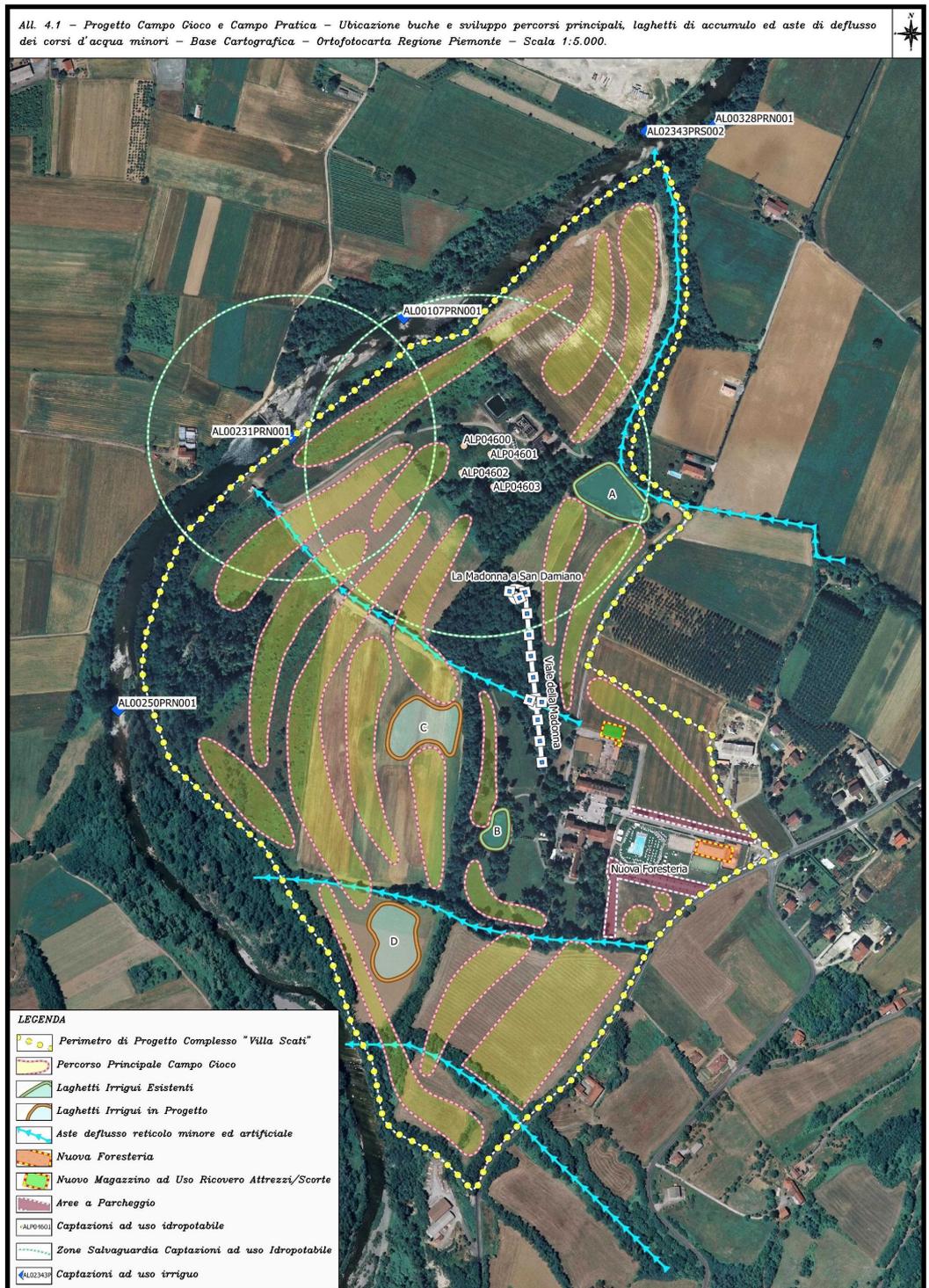
### GOLF COURSE

It is proposed the construction of an 18-hole course, complying with international tournaments, with a length of 5,895 meters and PAR 70

A Driving Range (see plan n° 10, preliminary Design).

It is foreseen the realization of two irrigation ponds (indicated in the plan of the Preliminary Design, the letters C and D) and two existing irrigation ponds (letters A and B of the plan of the Preliminary Design) that will alternate between the distribution of Gaming areas connected to each other by pedestrian paths, capable of allowing the use of small electric service vehicles and first aid.

The 18 hole courses will be traced mainly in the areas currently destined for agricultural-arable cultivation, crossing the less wooded areas and enhancing the landscape of the existing woodland and the centuries-old park.



### VILLA SCATI GOLF CLUB - Expected costs -

<b>Construction of the Golf Course</b>	Holes	18	330.000 €	5.940.000 €
<b>Acquisition of the maintenance center and hypothesized cost of any necessary adjustments (see map page 8 in purple)</b>				290.000 €
<b>Possible cost of any adjustments to existing Club House facilities</b>			indicatively	270.000 €
			<b>Grand Total</b>	<b>6.500.000 €</b>

# ADDITIONAL SERVICES

The additional services will be located on the ground floor and basement of Villa Scati:

**A** - La Club House e reception sarà nell' ala Est della Villa ( dove già attualmente si trovano la Reception, la Pizzeria-Bar, e gli Spogliatoi della Piscina) con una superficie complessiva di circa 600 metri quadrati, la piscina potrà essere collegata per i servizi alla SPA in Progetto.

**B** -The Club House and reception desk will be in the East wing of the Villa (where the Reception, the Pizzeria-Bar, and the Swimming pool changing rooms are already present) with a total surface of about 600 square meters, the swimming pool can be connected to the services at the SPA in the project

**C** - The old Chapel that can be exploited with a 60-seat meeting room

**D** - Goods storage and service areas for activities

Plan n° 11



Plan of the Basement

Plan n° 12



Plan Of the Ground Floor

# GUEST HOUSE / HOTEL

(PRELIMINARY DESIGN)



Plan n° 13



The project of the Foresteria, indicated in letter B of the plan n 9 of page 8, proposes the creation of common areas and apartments for the weekly stay of the players and their families.

The residential structure is spread over three floors above ground and consists of 38 two-room apartments and 18 three-room apartments.

On the ground and semi-basement floor there is a Wellness Center with an adjoining SPA for an internal area of 590 square meters and a contiguous common garage able to house 50 cars.

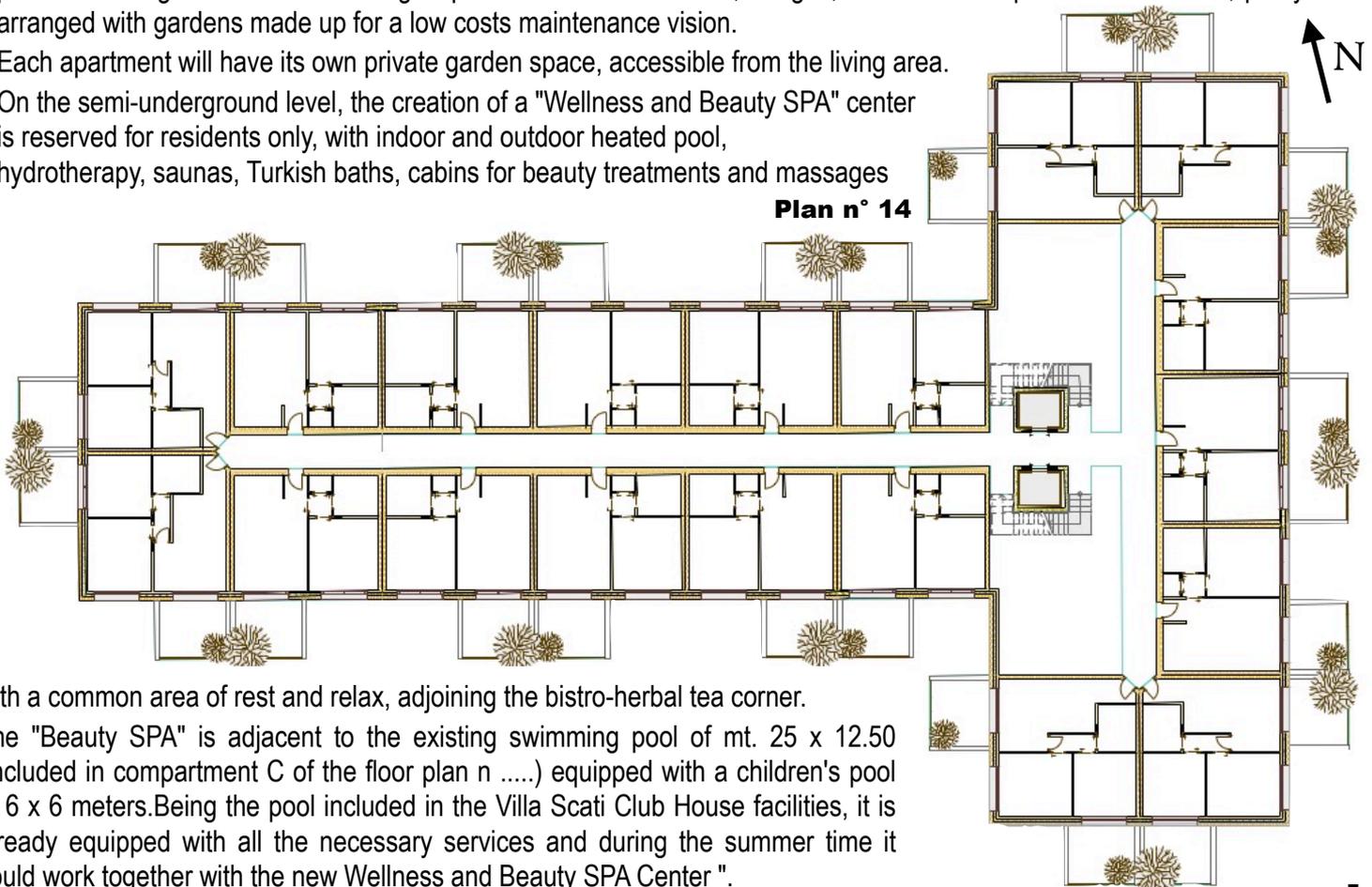
The architectural design is aimed at replacing the current sports facilities included in the area indicated in letter B of the general plan n 9

that will be replaced by a residential complex whose structure is camouflaged in the surrounding environment, with a prevalence of green areas consisting of plantations of small trees, hedges, meadows and pedestrian terraces, partly arranged with gardens made up for a low costs maintenance vision.

Each apartment will have its own private garden space, accessible from the living area.

On the semi-underground level, the creation of a "Wellness and Beauty SPA" center is reserved for residents only, with indoor and outdoor heated pool, hydrotherapy, saunas, Turkish baths, cabins for beauty treatments and massages

Plan n° 14

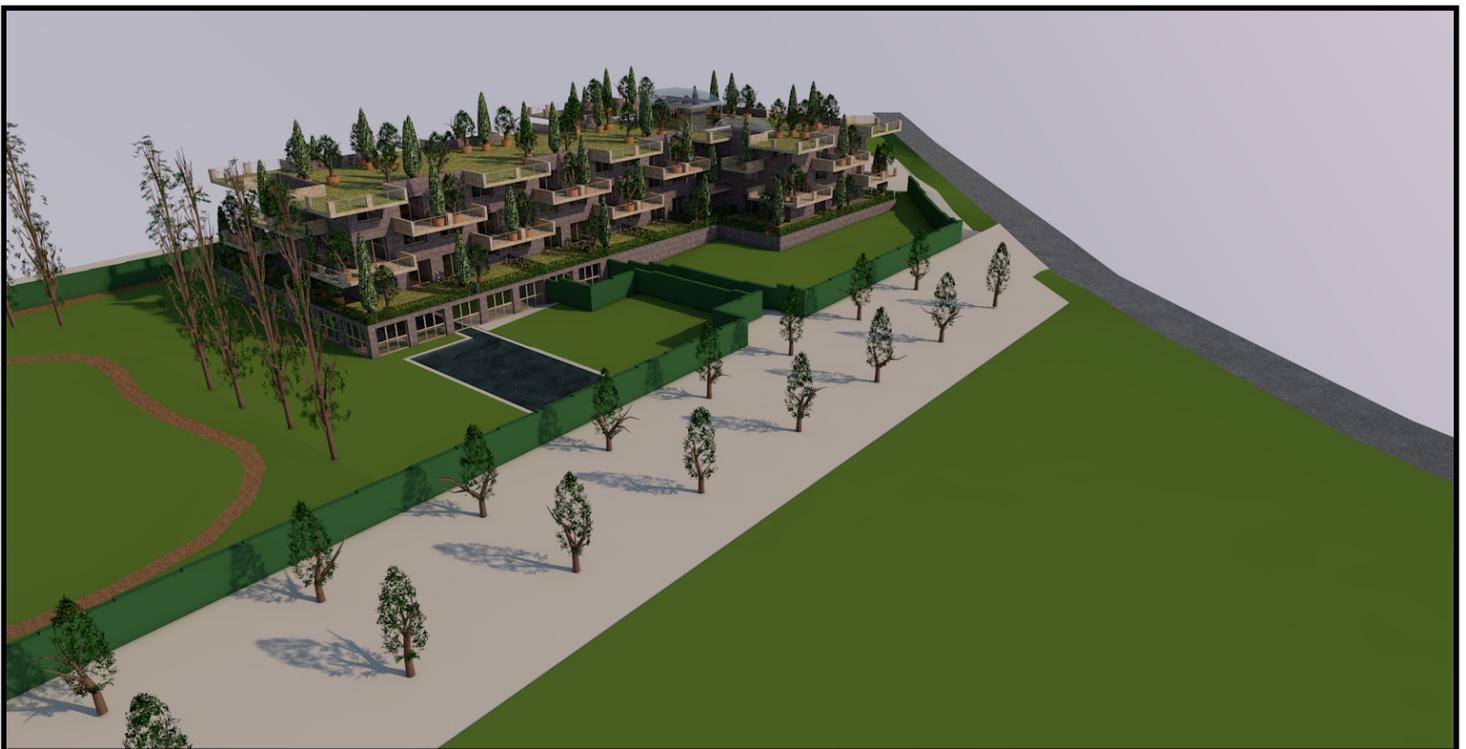


with a common area of rest and relax, adjoining the bistro-herbal tea corner.

The "Beauty SPA" is adjacent to the existing swimming pool of mt. 25 x 12.50 (included in compartment C of the floor plan n ..... ) equipped with a children's pool of 6 x 6 meters. Being the pool included in the Villa Scati Club House facilities, it is already equipped with all the necessary services and during the summer time it could work together with the new Wellness and Beauty SPA Center ".

## SUMMARY Table of the Surfaces

Descrizione	Unit	Surface		Number		Total Surface
Two-room apartments	sqmt	68,5	x	38	=	2.603
Three-room apartments	sqmt	97,5	x	18	=	1.755
Wellness Center and Beauty SPA	sqmt					590
Garage	sqmt					1.130
<b>GRAND TOTAL</b>	sqmt					<b>6.078</b>



## Possible Construction Costs

Construction of Guest House/Hotel	sqmt	4.358 €	x	1.200 €	=	5.229.600 €
Construction of the Wellness Center and Beauty SPA	sqmt	590 €	x	2.400 €	=	1.416.000 €
Unforeseen costs						354.400 €
<b>GRAND TOTAL</b>						<b>7.000.000 €</b>