



CASTELBRANDO



TREVISEO AIRPORT VENICE AIRPORT
12' to motorway Vittorio Veneto Nord
45' to Treviso airport /railway
55' to Venice Airport

IN THE HEART OF EUROPE



CASTELBRANDO

between Venice & Dolomites



VENICE



DOLOMITES & CORTINA



Only an hour from Venice, where a thousand years of art, culture and history have their meeting place

It dominates the pleasant Hills of Prosecco and is the base and point of departure for visiting Veneto

Veneto is one of the most well-equipped regions for skiing in the Alps and Dolomites (Unesco heritage site)

A crossroads of 3000 years of history and culture in the middle of Europe

CastelBrando is 200 mt. above the Valmarino Valley where the Dependance and Villa Marcello Marinelli are located and connected through a panoramic lift



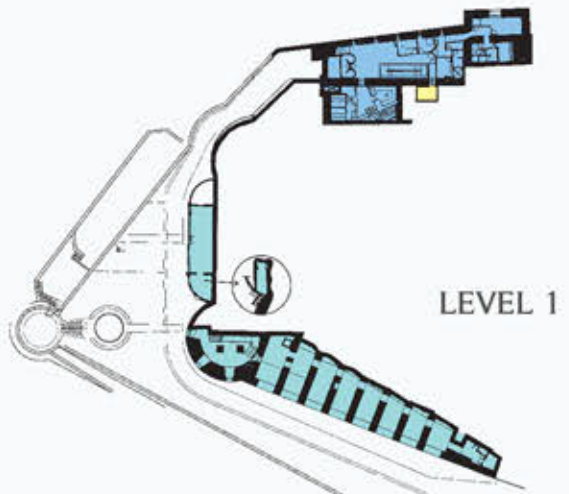
CASTELBRANDO

lodging where once historical figures lived



From left to right:
Dante, Gattamelata, Brando Brandolini, Casanova, Canova, Paolo da Conte

CastelBrando historical walls and gardens:
stone floor garden decorated with sculptures and fountains: m² 5.688
garden with century-old trees: m² 3432



LEVEL 1



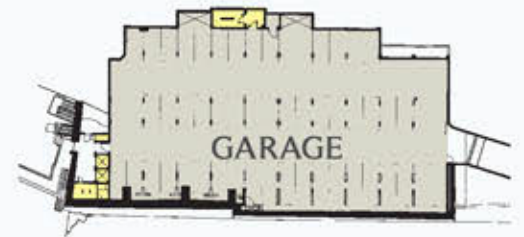
LEVEL 4 - 5



LEVEL 6



LEVEL 6



LEVEL 5



LEVEL 2



LEVEL 7

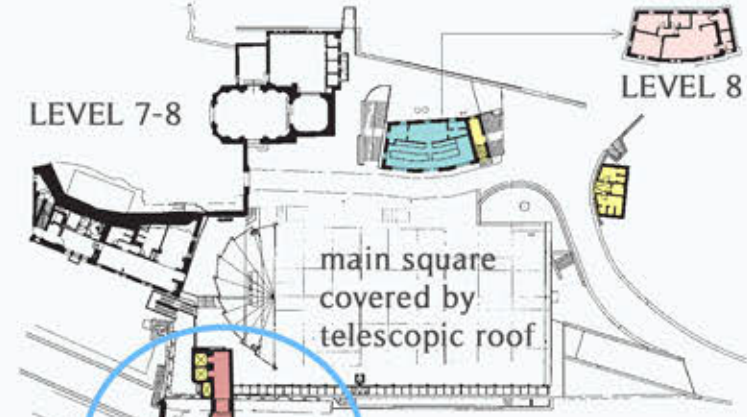


LEVEL 8



LEVEL 9

VIP FLOOR
(approximately 2000 M²)



LEVEL 7-8

LEVEL 8

main square covered by telescopic roof

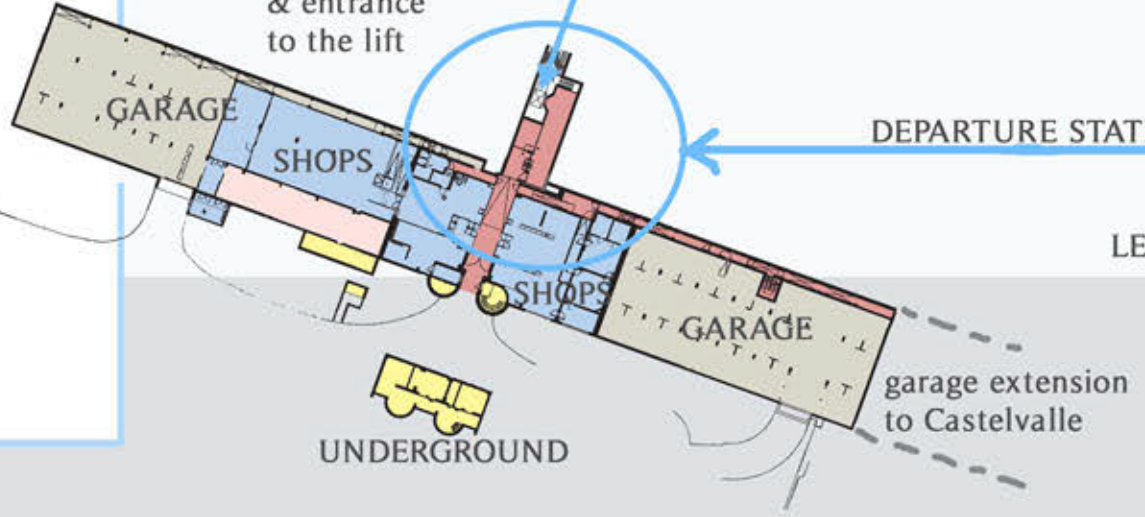
ARRIVAL STATION

shops, garages, & entrance to the lift

panoramic lift

DEPARTURE STATION

LEVEL 0



UNDERGROUND

garage extension to Castelvalle



TOWERS FROM LEVEL 0 to LEVEL 5

CASTELBRANDO

AS IT IS



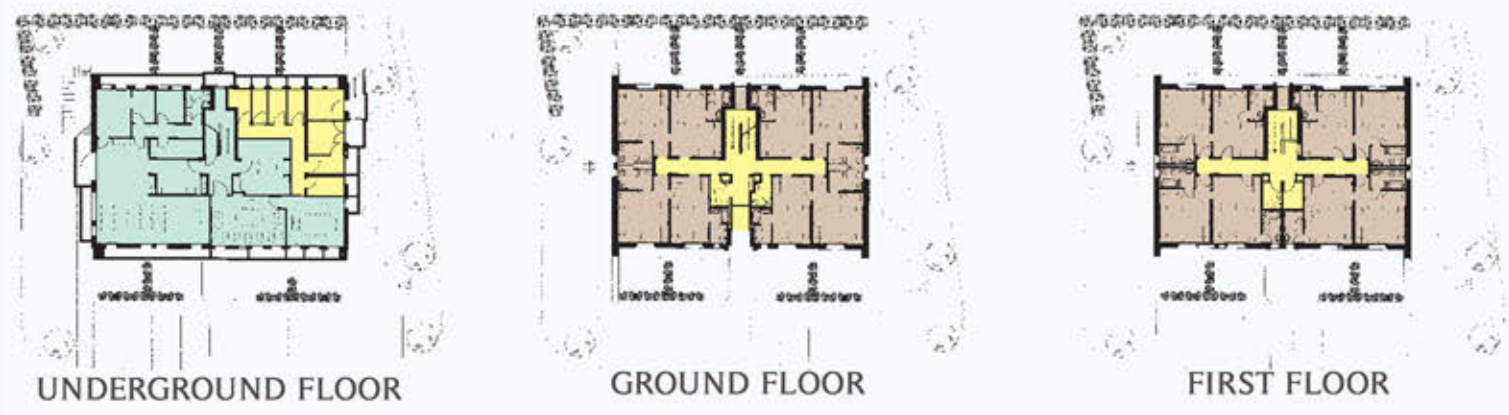
Hotel restaurants & bars	m ² 5796	m ³ 24.128
Beauty center	m ² 1.081	m ³ 4.656
Congress & event	m ² 816	m ³ 5.502
Museum & cultural activities	m ² 549	m ³ 2.144
Administration offices	m ² 827	m ³ 3.243
Public spaces	m ² 743	m ³ 3.273
Services	m ² 1.534	m ³ 7.649
Total	m² 11.346	m³ 50.596

Hotel restaurants & bars	m ² 794	m ³ 24.128
Congress & events	m ² 784	m ³ 5.502
Museum & cultural activities	m ² 230	m ³ 2.144
Administration offices	m ² 280	m ³ 3.243
Public spaces	m ² 483	m ³ 3.273
Services	m ² 540	m ³ 7.649
Parking garages	m ² 3.027	m ³ 11.962
Public shops, bank, museums	m ² 954	m ³ 4770
Total	m² 7.092	m³ 30.221





Hotel restaurants & bars	m ²	830	m ³	3.270
Wine bar	m ²	334	m ³	1.337
Apartments	m ²	435	m ³	1.599
Arcade	m ²	131	m ³	508
Services	m ²	474	m ³	1.254
Total	m²	2.205	m³	7.969



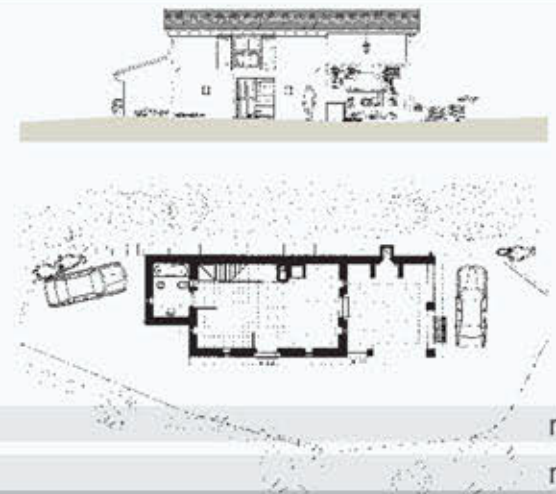
Junior suites	m ²	561	m ³	1.962
Area for training courses	m ²	240	m ³	955
Services	m ²	252	m ³	901
Total	m²	1.053	m³	3.817



DEPENDANCE



VILLA MARCELLO MARINELLI



m² 116
m³ 378

COTTAGE



- 1 CastelBrando
- 2 Dépendance
- 3 Villa Marcello
- 4 Heliport
- 5a Panoramic Glass lift
- 5b 2 New extra lifts with an exhibition gallery
- 6 Parking (1000 places)
- 7 8 New development
- 9 Bus & camper parking
- 10 50 hectares of park & forest
- 11 How to reach the castle:
 - by panoramic lift
 - by car (private road)
 - on foot following paths through the wood



PURPOSES RELATED TO THE INVESTMENT

Option 1

The property could be run as *luxury hotel* by the investor directly or by an international management company (Kempinski, Four Seasons, Hilton, ecc.).

Option 2

The property could be partially or totally used as an amazing *private mansion* (incoming revenue from activities may support it).

Option 3

The castle could be partially or totally used as a king mansion or an *exclusive club* of which the investor could sell some quotas.

Option 4

The castle could be partially or totally reconverted in a *company headquarter*, or *training center*, *health & medical center* or *fashion center*, etc...

CastelBrando as it is:

	Total covered area			
CastelBrando	m ²	18.438	m ³	80.818
Villa Marcello Marinelli	m ²	2.205	m ³	7.969
Dependance	m ²	1.053	m ³	3.817

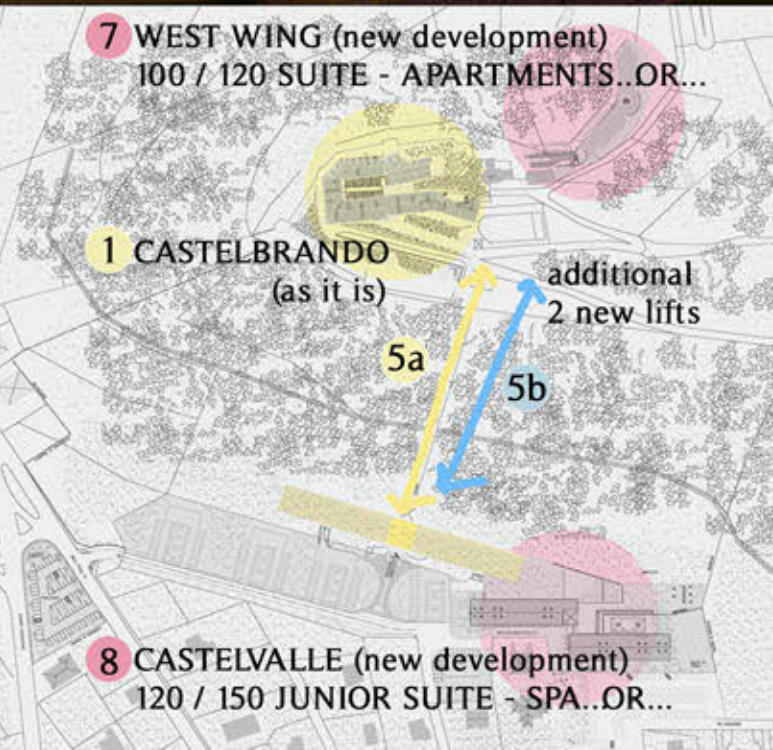
Total existing (as it is) m² 21.696 m³ 92.604

New development:

West Wing	m ²	5.000	m ³	20.000
CastelValle	m ²	12.500	m ³	20.000

Total existing + New development m² 41.196 m³ 132.604

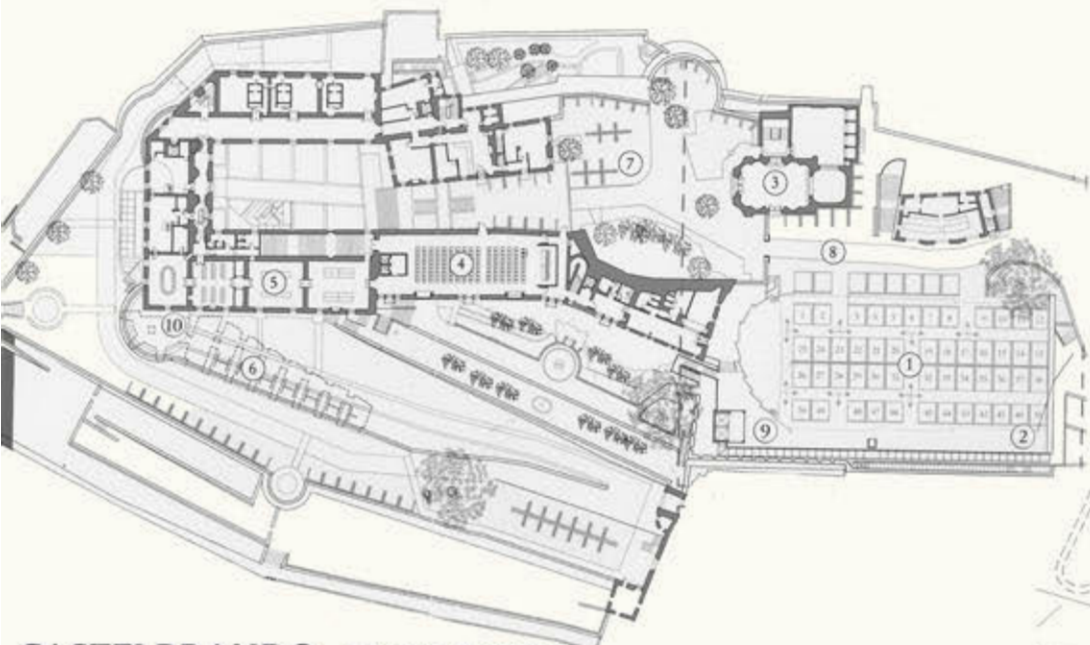
Total land area: 50 hectares (80 hectares measured in extension)



7 WEST WING (new development)
100 / 120 SUITE - APARTMENTS...OR...

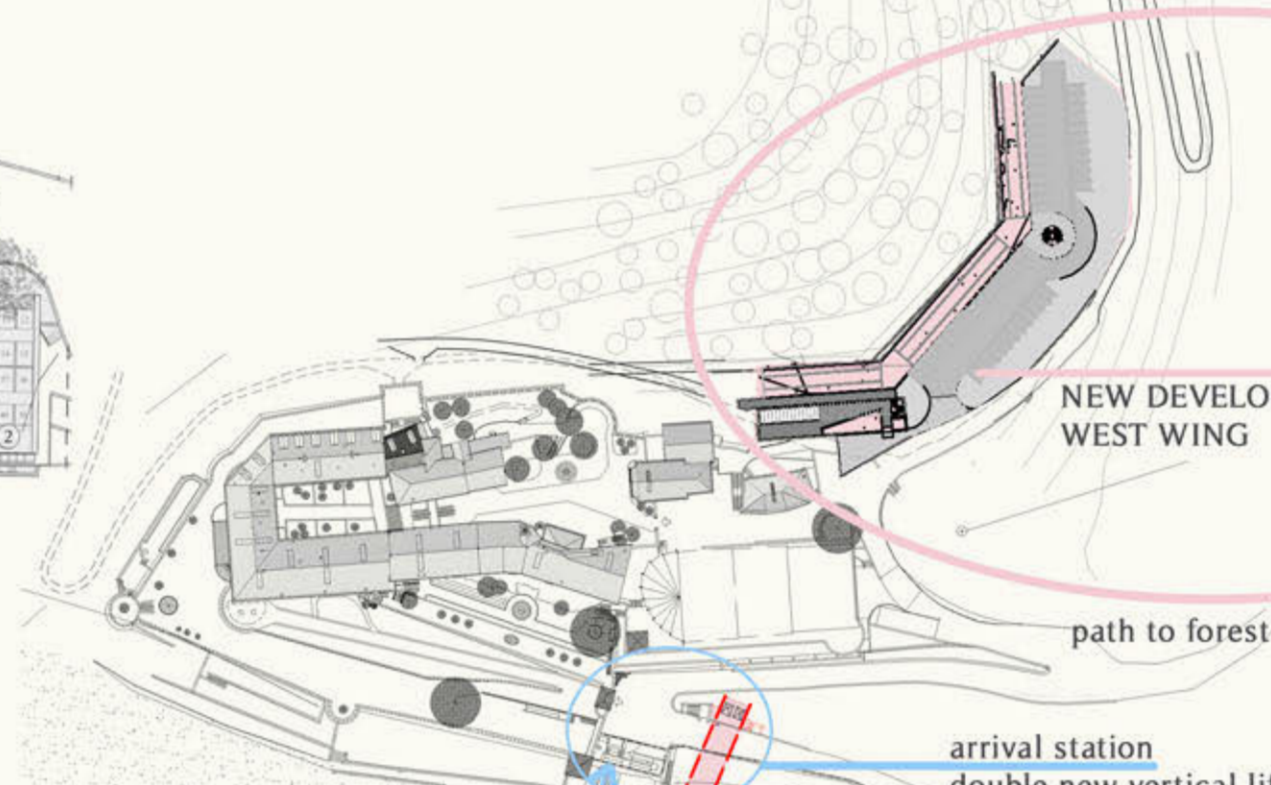
1 CASTELBRANDO (as it is)
additional 2 new lifts

8 CASTELVALLE (new development)
120 / 150 JUNIOR SUITE - SPA...OR...



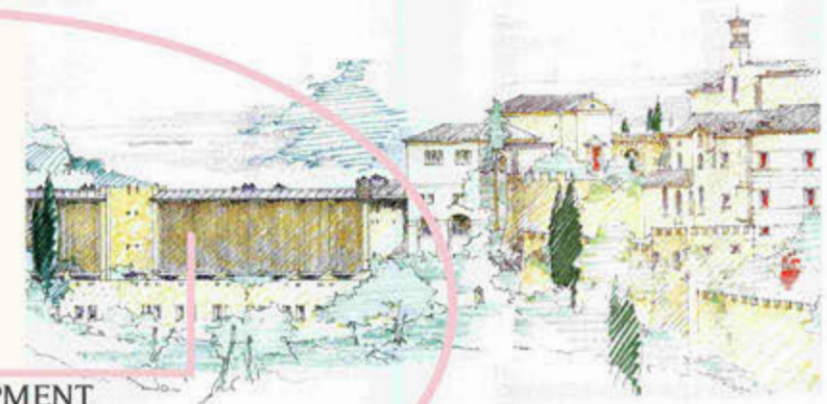
CASTELBRANDO - LEVEL 7 VIEW

- 1. Teatro Tenda
- 2. Teatro Magno
- 3. Chiesa e Sacrestia
- 4. Teatro Sansovino
- 5. Saloni del '700
- 6. Criptoportici
- 7. Piazza S. Martino
- 8. Piazza Grande
- 9. Ristorante La Fucina
- 10. Casanova Suite



NEW DEVELOPMENT WEST WING

path to forest

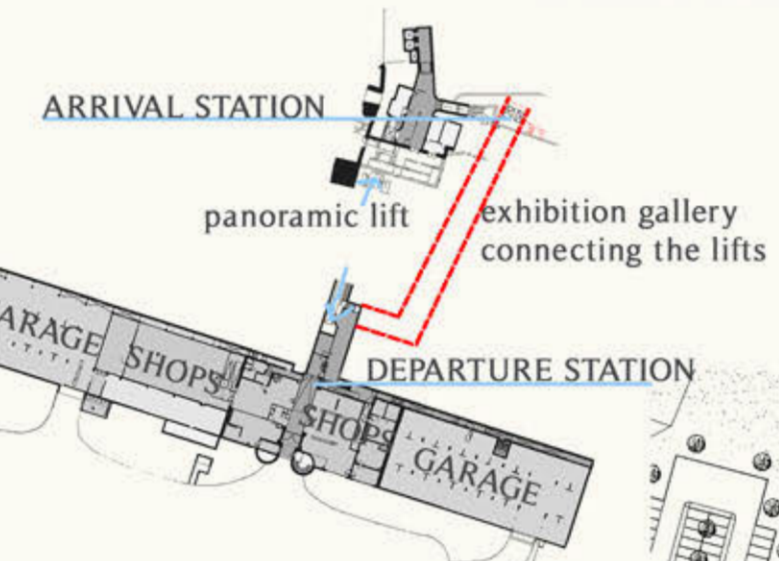


slop lift

arrival station
double new vertical lifts

2 vertical lifts

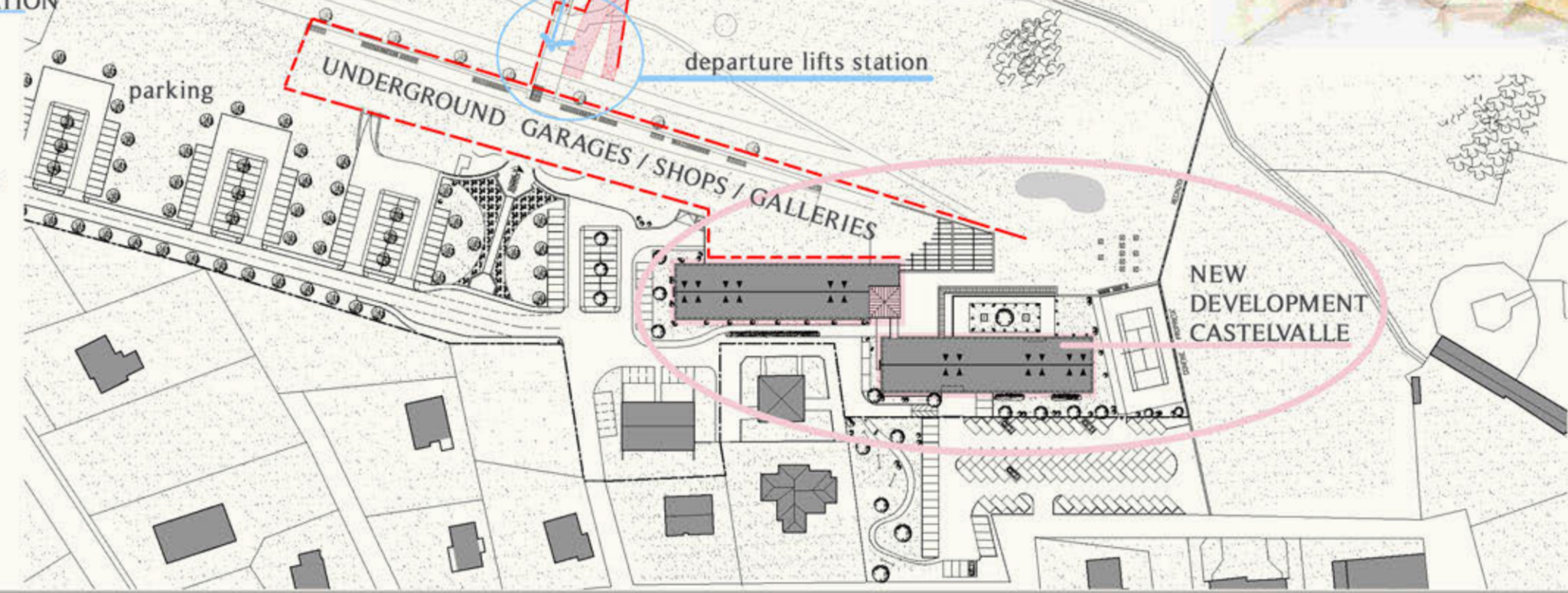
gallery



panoramic lift

exhibition gallery connecting the new lifts

departure lifts station



UNDERGROUND GARAGES / SHOPS / GALLERIES

NEW DEVELOPMENT CASTELVALLE

ROOF VIEW

SHOPS, GARAGES & ENTRANCE TO THE LIFTS



CASTELBRANDO NEW DEVELOPMENT



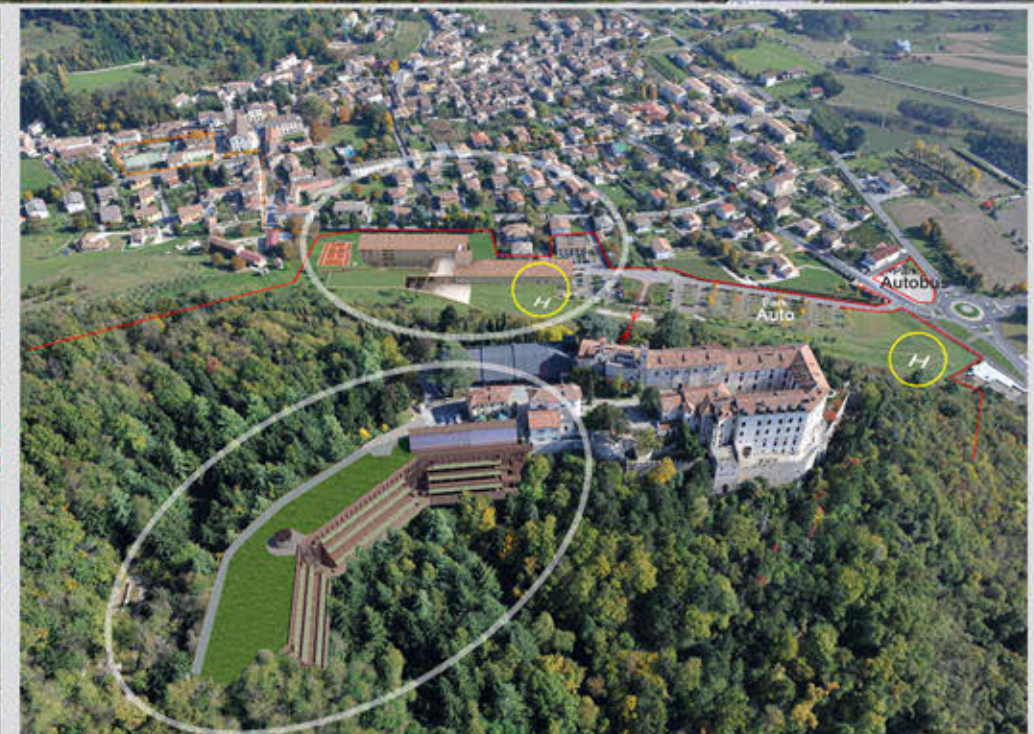
DETAILS of WEST WING



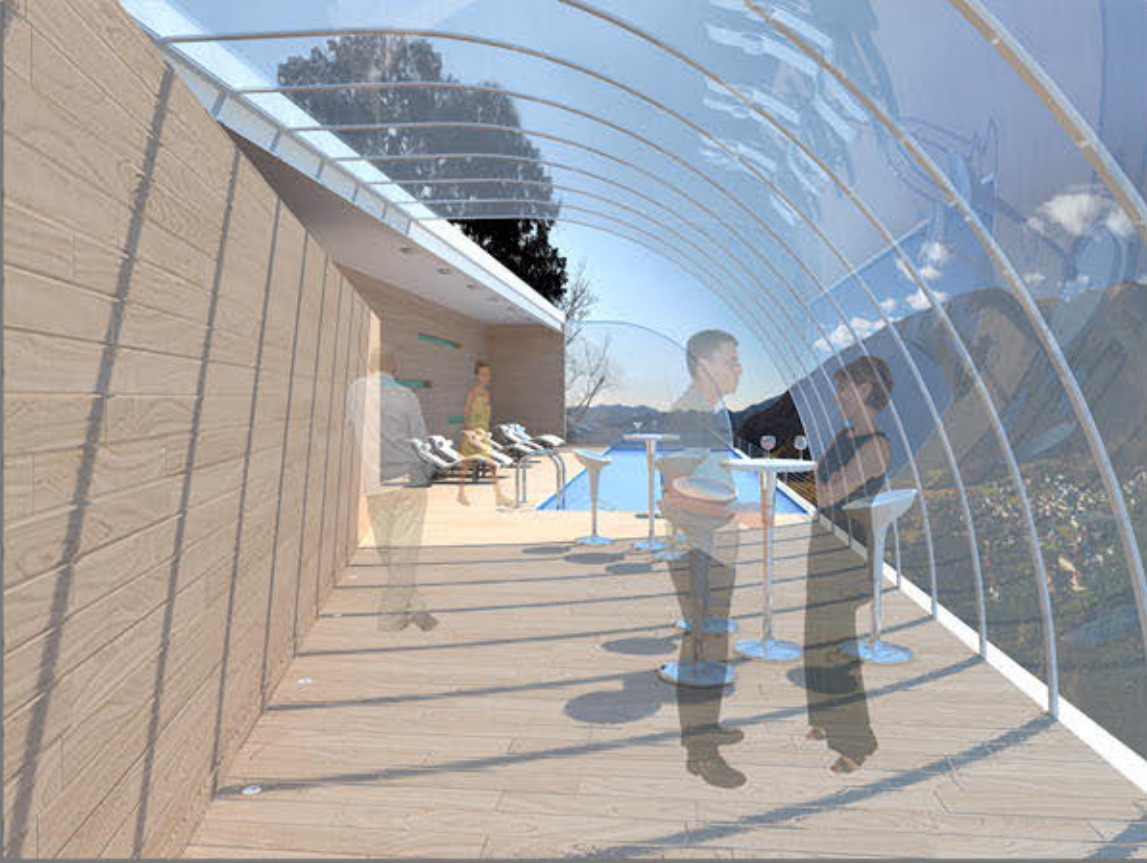
WEST WING + CASTELVALLE



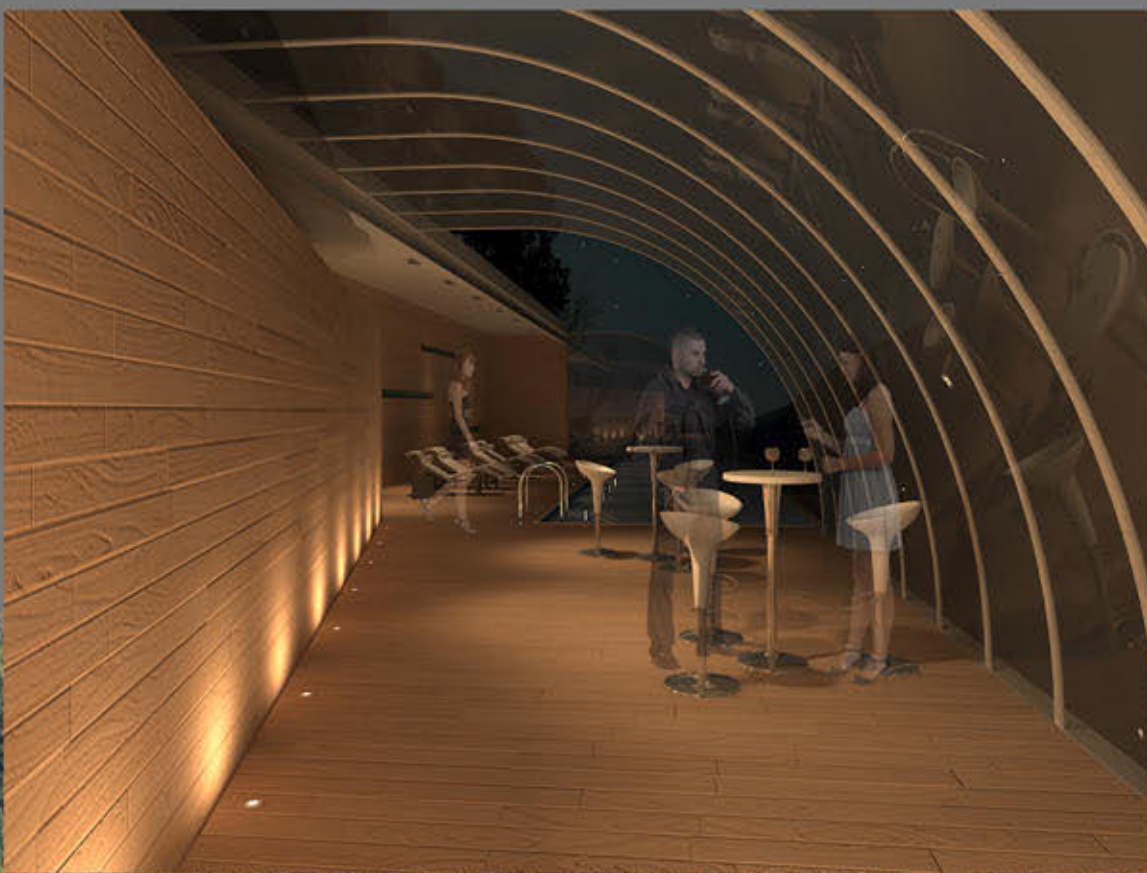
WEST WING & CASTELVALLE



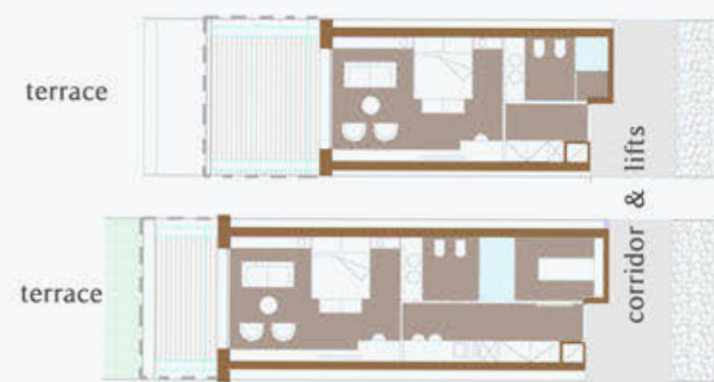
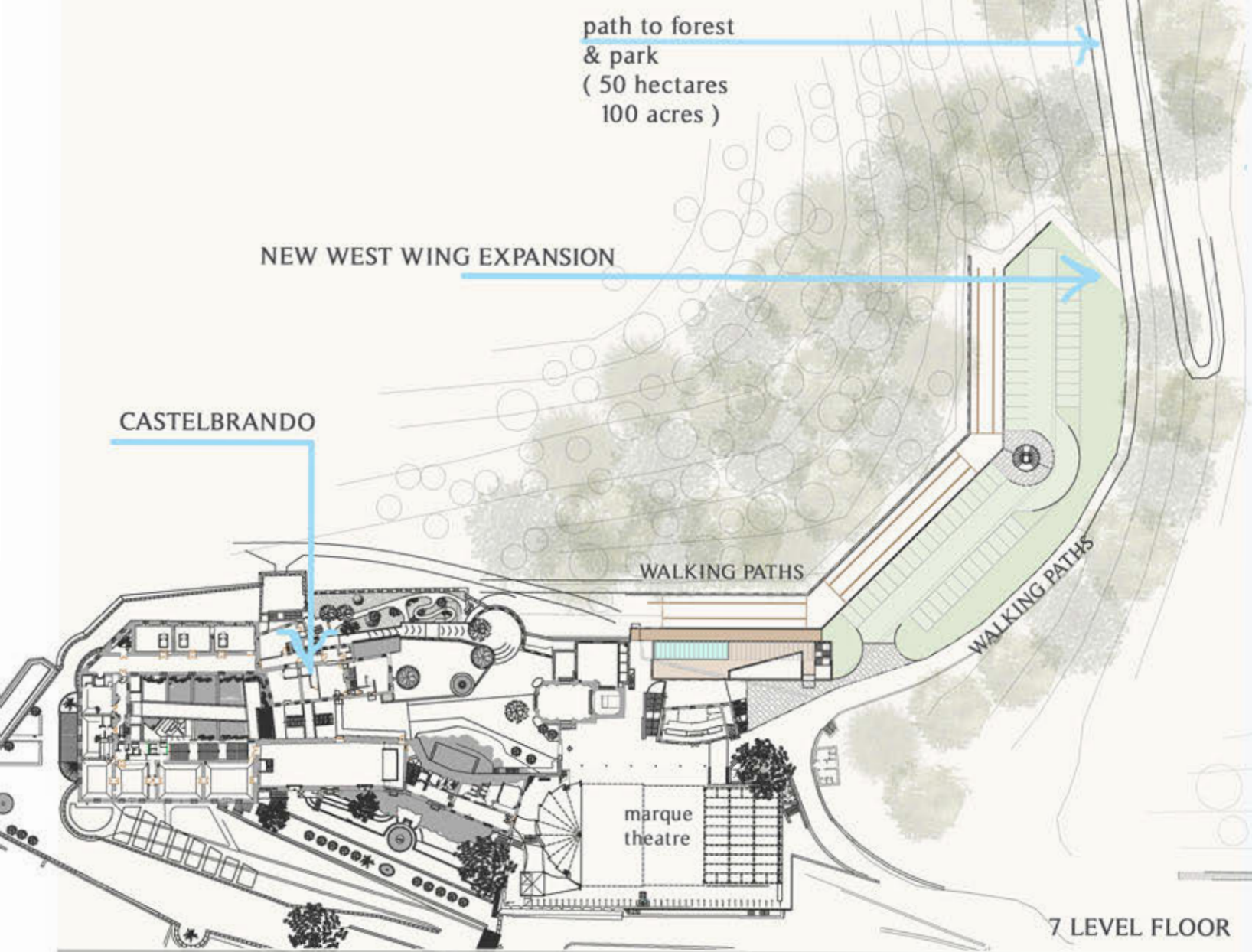
WEST WING & CASTELVALLE



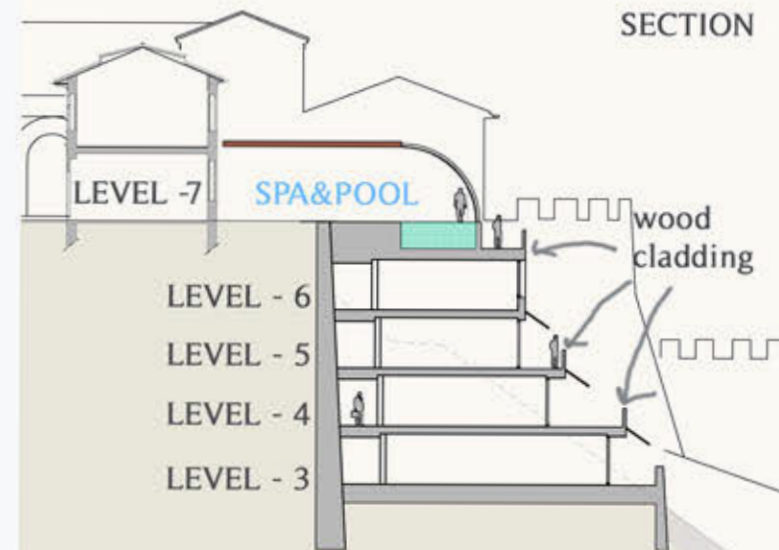
SPA & POOL VIEW
on
WEST WING
new development



WEST WING



TOTAL NEW WEST WING EXPANSION:
 (approximate surface)
 5.000 M²
 20.000 M³



OPTION'S for WEST WING

- OPTIONAL DESTINATION**
- 80 / 120 JUNIOR SUITES
 - 40 JUNIOR SUITES + 40 SPA - SUITES + 40 APART - HOTEL
120 TOTAL
 - 60 / 120 APART - HOTEL
 - 4000 / 6000 M² of OFFICE / HOTEL / APARTMENTS
 - 4000 / 6000 M² of LUXURY HOUSE CLUB





NORTH VIEW



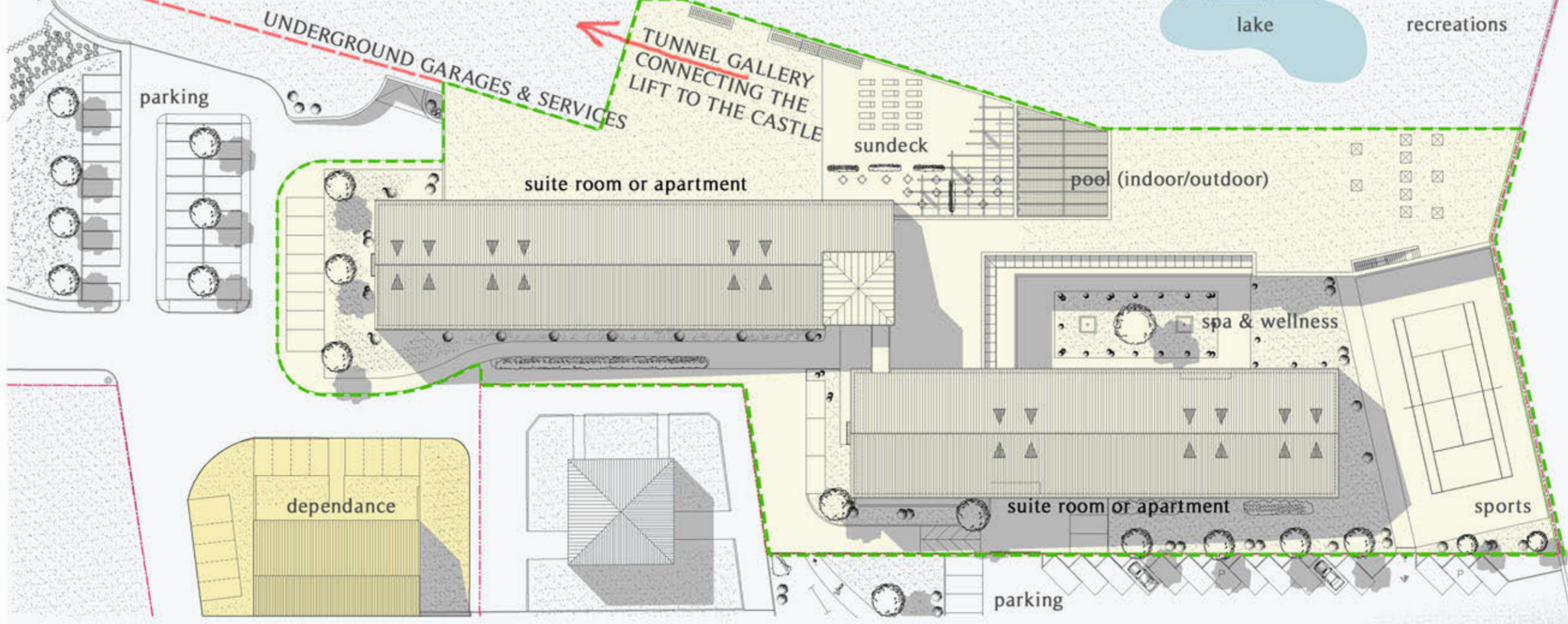
POOL VIEW (CLOSED INSIDE/OPEN OUTSIDE)



NORTH VIEW

SOUTH VIEW

CASTELVALLE



CASTELVALLE: NEW DEVELOPMENT

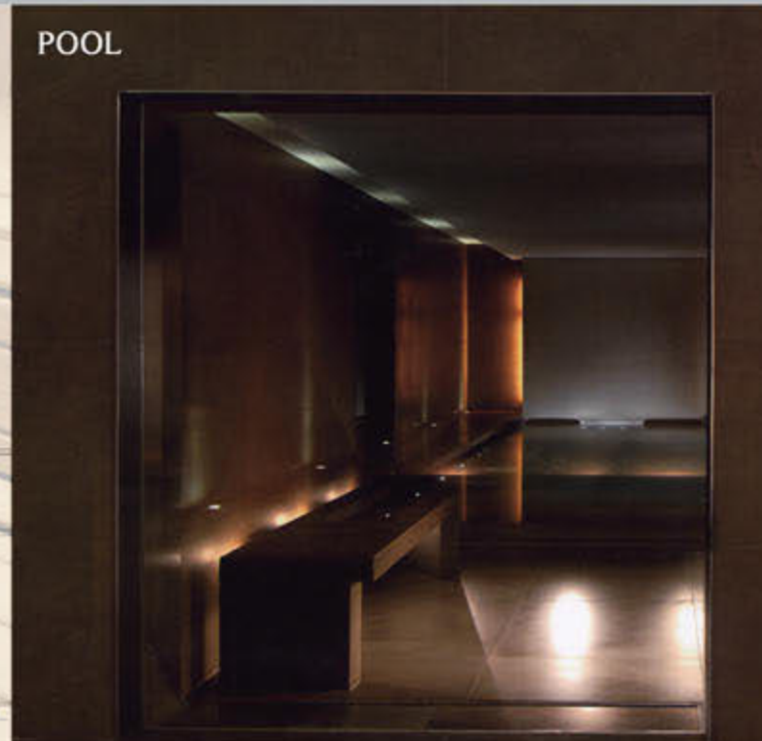
APROXIMATE SURFACE:

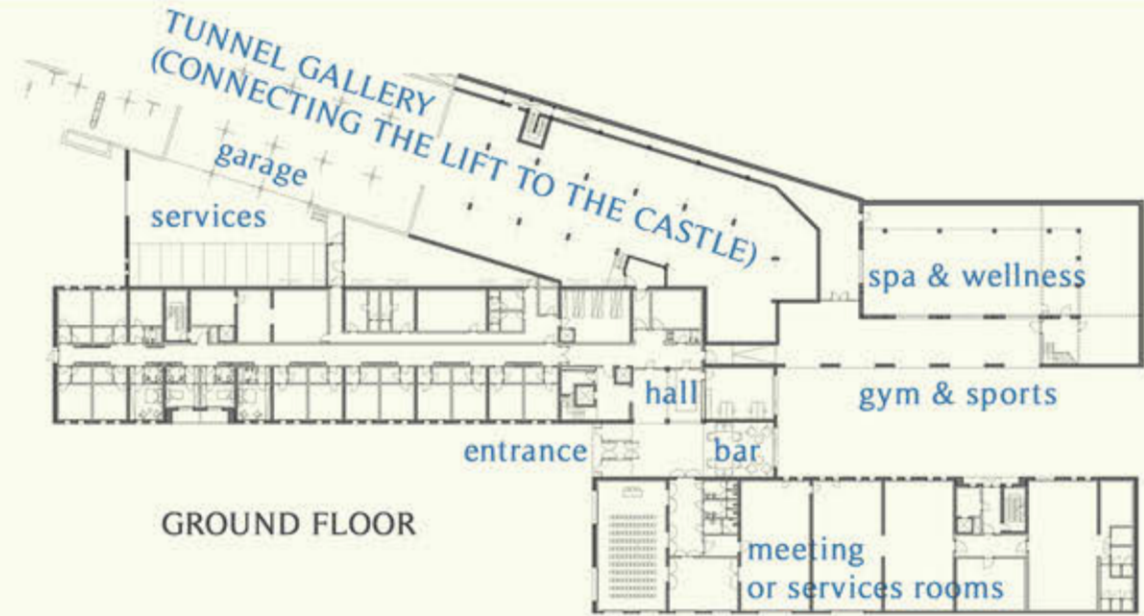
JUNIOR SUITES	m ²	4.000
PUBLIC SPACES	m ²	500
BEAUTY CENTER	m ²	5.000
SERVICES	m ²	3.000
PARKING AREA	m ²	2.000
TOTAL	m²	14.500



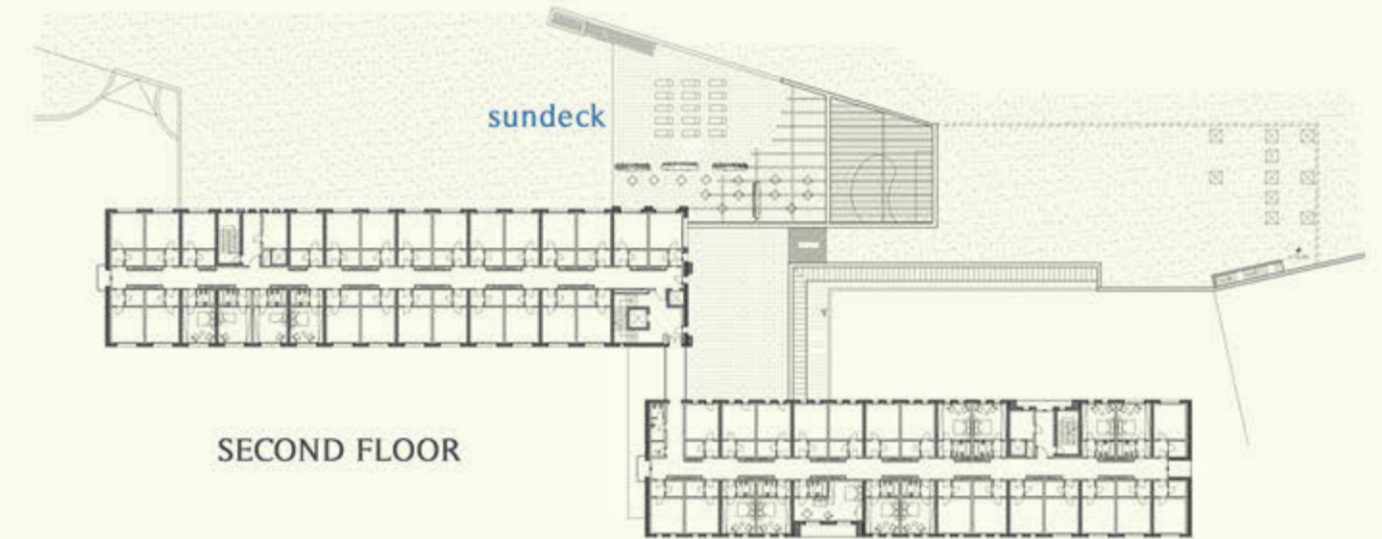
CASTELVALLE

New Developments in CastelValle

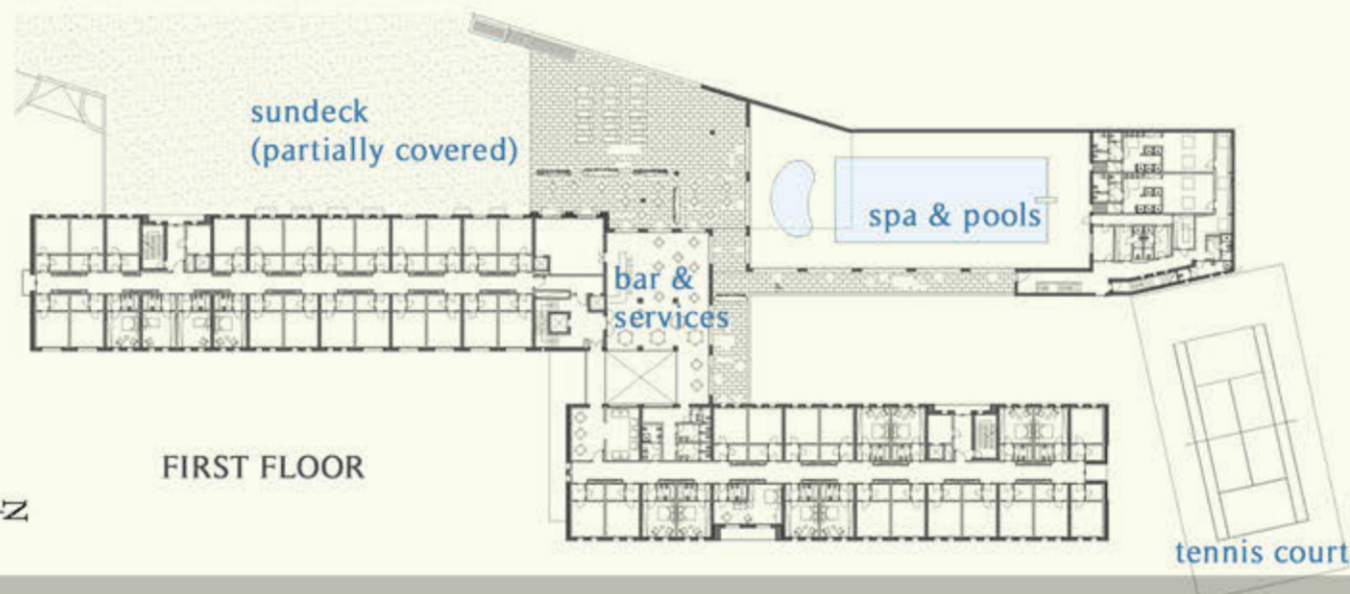




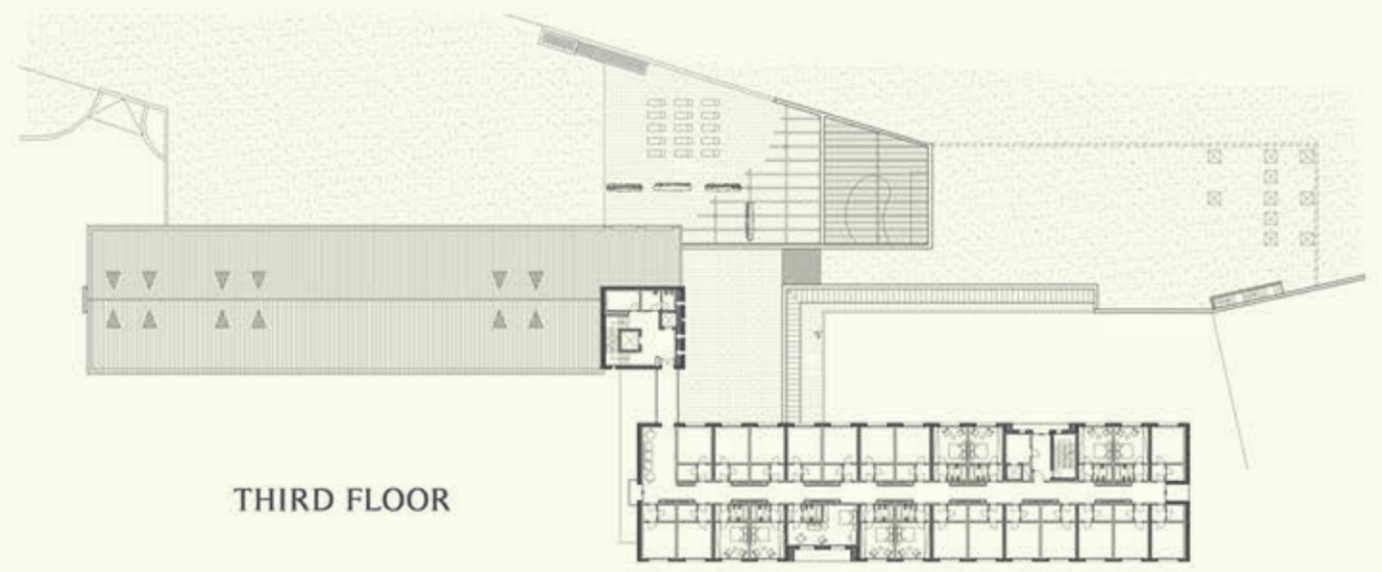
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

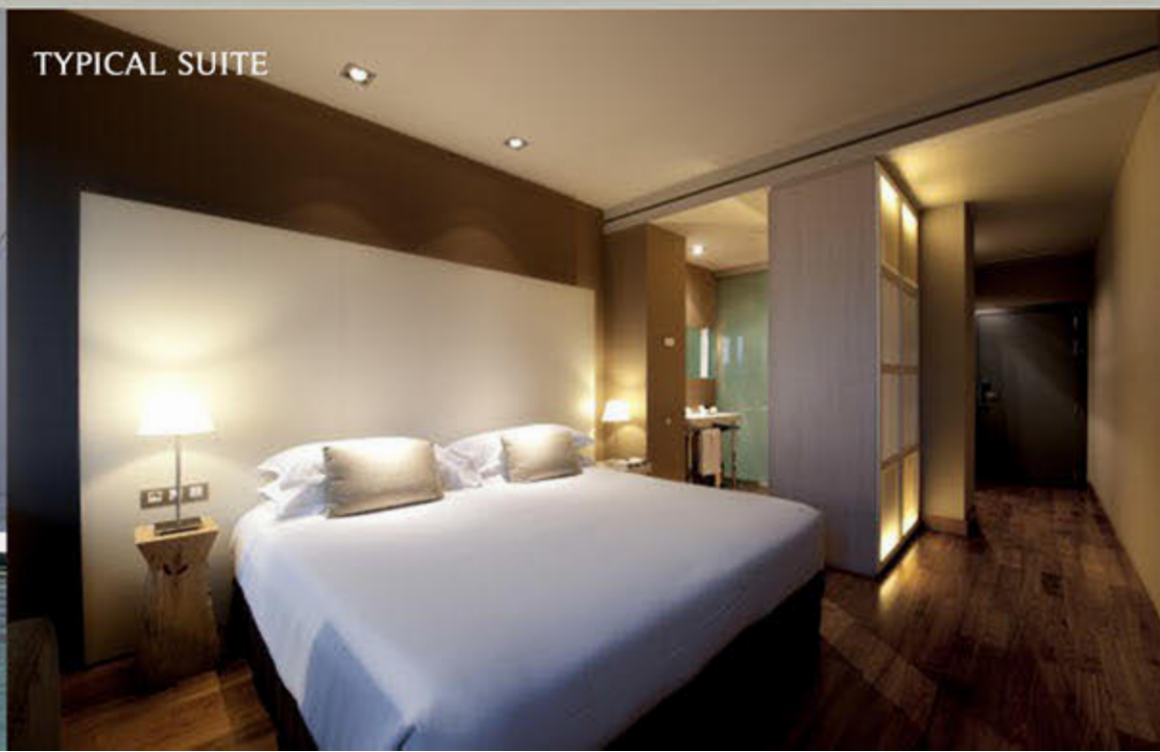


THIRD FLOOR

OPTION'S for CASTELVALLE



SOLARIUM & POOL



TYPICAL SUITE

- OPTIONAL DESTINATION**
- 120 / 150 JUNIOR SUITE & HOTEL ROOMS
 - MEDICAL CENTER
 - OFFICES HEADQUARTER
 - STUDIOS LABS
 - RETIREMENT HOUSES APARTMENT
 - TOURISM RESORT