



PALERMO & SICILY

Sicily is the largest island in the Mediterranean Sea, and the largest region in Italy. It is a concentrated distillation of history architecture and gastronomic delights, where incandescent volcanoes light up the night skies, mountain ranges jostle for supremacy and where the sea has sculpted a coastline of stunning variety and beauty.

With its wonderful climate, Sicily can be visited all the year round and each season has its own distinctive charm. Flying to Sicily is easy with its Airports:

- Catania-Fontanarossa International Airport - Passengers 6.400.127
- Palermo Falcone-Borsellino International Airport - Passengers 4.349.672
- Trapani Airport - Passengers 1.878.557
- Comiso Airport - Passengers 56.854
- Islands Airports - Passengers 330.491

Sicily is recognized by Unesco as a World Heritage, offering some of the most beautiful beaches in the world, like Spiaggia dei Conigli in Lampedusa, nature reserves, marine protected areas, wetlands and four Regional Parks: Park of Etna, Madonie, Nebrodi and Park of Alcantara.

Whenever you turn you will see evidence of Sicily's 3,000 years of history as the strategic crossroads of Europe. Art, Architecture, agriculture, jobs, language and way of thinking of Sicilians are simply unique.

It is the largest producer of wine in Italy, nearly all towns and villages have their own food and wine "sagra" and religious festivals. Visitors can purchase plenty of quality handcraft items, ceramics, artifacts and antiques. Palermo, Taormina and Agira are the best shopping centers of the island with some of the most Italian and foreign fashion houses.



PROJECTS BY:



Regione Siciliana



Access

- Airport: 14 Km
- Train Station: 6 Km
- Highway: 1,5 Km
- Port: 6,6 Km
- Public Transport (Bus/ Metro): Yes

Key opportunities

- High quality raw materials availability produced by the land of the property
- Strategic position that allows commercial trades
- Placed in the shade of Erice mount, medieval center internationally famous for its storic, artistic and cultural attractiveness, also thank of the Ettore Majorana centre of sciences (EMFCSC)
- Agricola Ottoventi is an undertaking marketing – oriented
- Discovery of the relationship among wine, art, history, culture, typical products and tradition and gastronomy towards wine touristic routes

Total area

Total Area 218.200
Winery 3.200

Authorization

No authorization nor concessions are needed.
It concerns an undertaking already producing revenues

Contact info

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Project description

The project provides the accomplishment of a winery with the annexed area composed by:

Organic and vegan winery extended in a covered area developed as follows: Cellar 1025 mq; ground floor mq 1434; first floor 714 mq; technical premises 50 mq; parking area 5000 mq;

The whole technical installations are in stainless steel
Capacity HI 8.000

Moreover, 5 winemakers of red wine, soft grape-presses, destemmers, two refrigerators , a power generators, a heat exchanger, a grape-crusher, 2 grape-filtration units, an osmosis unit, a monobloc for wine, cold storage for the sparkling wine production, cold room for the "passito" production, potable water supply and a water purification system.

MACCONE BIANCO GOLF & SPA RESORT

ISPICA (RAGUSA)





Access

- Airport: Catania 95 Km, Comiso 74 Km
- Highway: 95 Km
- Public Transport (Bus/Metro): 95 Km

Key opportunities

- Integrity of the area both from the landscape point of view and environmental point of view;
- Next to the sea;
- Area with a high density of UNESCO sites;
- Presence of the necessary planning and protection authorizations;
- Project assisted by unrecoverable grants to realize the Hotel Resort.

Total area

1,050,000 sqm

Tourism: 375.171,00 sqm

Leisure: 674.829,00 sqm

Authorization

As for the hotel project with annex the golf course, as of today the file is undergoing final investigation by the S.U.A.P. of the Comune di Ispica in order to get the building permission, and is already in possession of the following opinions:

- favorable opinion of the Ecology Office on the discharge of waste water;
 - favorable opinion of the Public Hygiene Office - A.S.L. of Ispica;
 - favorable opinion of the Provincia di Ragusa - A.A.P.I.T. on temporary classification on a 5-star project;
 - favorable opinion of the V.V.F. on fire prevention;
 - favorable opinion to the water connection to the public conduct.
- Both the villas projects and the village projects have all the required authorizations.

Contact info

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Ragusa, Sicily

Project description

The project called "Maccone Bianco" concerns the construction of a tourist settlement that includes a 202-room-resort-hotel with a 3.700 square meters area of spa and beauty farm, a 1.500 square meters convention center, a 18-hole golf course and a real estate tourism development with villas and village. The area falls in the Comune di Ispica in the Provincia di Ragusa, in the Val di Noto area, UNESCO site and location of the Montalbano fiction. The project is spread over an area of about 105 ha, inside there is an ancient farm of about 2000 square meters, whose characteristics reflect the typical architecture of the area, with the use of local stone for the construction of the building elements, except for the roofing, whose original technique uses wood for the beams and the canopy for the secondary covering over-structure, as well as the roof covering made with typical Sicilian roof tiles.

The existing building, barycentric to the development of the new golf course, will be assigned to the clubhouse, and will be an integral part of the planned expansion.

The whole hotel complex, formed by the existing one and enlargement, will realize a receptivity of about 516 beds with 202 rooms.

The location of the site near the sea allows to reach the coast (beach with very fine sand) with a fascinating route through a wooded area, which is well suited to the creation of nature walks, with the opportunity of excursions aimed at rediscover the local flora.

The village, with architectural characteristics fit for the architecture of the area, consists of 14 two-level-buildings for a total of 130 flats.

The villas, for a total of about 9.500 square meters, designed with typologies and materials of the local tradition, are organized on two levels and may have different characteristics as for the position and the articulation of the volumes.

The project has the necessary planning and protection authorizations. For the realization of the hotel the project benefits from unrecoverable grants under the Fondo Sviluppo e Coesione 2014 - 2020 managed by Invitalia - M.I.S.E., of € 17.600.000,00 against an expected expense of € 50.300.000,00.

REAL ESTATE ENHANCEMENT IN THE INDUSTRIAL AREAS MANAGED BY IRSAP

AGRIGENTO, CALTANISSETTA, CATANIA, ENNA, MESSINA,
PALERMO, RAGUSA, SIRACUSA, TRAPANI



irsap

Regione Siciliana



Access

- Airport: From 4 up to 160 Km
- Train Station: From 0.4 up to 48 Km
- Highway: From 0.7 up to 56 Km

Total area

2,800,000 sqm

Authorization

Variable datas lead to the single intervention of promotion to be realised and because of the competent local administration where the action is focused.

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Project description

The project provides several interventions directed to the real-estate assets promotion in the productive areas of Sicily (industrial, commercial and small-scale).

The aim is to convert structures and buildings that otherwise could not be utilized by the Group. With the synergic action of foreign investors. In the meanwhile the project wish to implement the establishment of companies in the available areas or to be converted in the present industrial agglomeration of Sicily

SS COSIMO AND DAMIANO COMPLEX

ERICE (TRAPANI)



Access

- Airport: 15 Km
- Train Station: 3,5 Km
- Highway: 8 Km
- Port: 3,5 Km
- Public Transport (Bus/ Metro): Yes

Key opportunities

- Placed in the shade of Erice mount, medieval center internationally famous for its storic, artistic and cultural attractiveness, also thank of the Ettore Majorana centre of sciences (EMFCSC)
- The activity is aimed to tourist accommodation (for the seaside area, characterized by the little beach with the availability to add a seasonal pier for small boats
- Commercial business thank to the proximity to Trapani, Custonaci, Valderice, etc..
- Wine and gastronomic tourism

Total area

2,800,000 sqm

Authorization

The project above mentioned authorized by the municipality of Erice with Titolo Unico SUAP – n. 43 given on 29 september 2015 to the owner's real estate Prof. Antonino Mazzara to execute the reconstruction and resurfacing of an aged industrial plant by changing the intended purpose to an hotel. For the mentioned authorization the urban costs have been paid but the projects didn't take place.

Contact info

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Project description

The project provides the accomplishment of a 4/5-star tourist accommodation placed in a finest location but actually abandoned. All the interventions on it could be made with a low environmental impact, by restoring the existing structure, by redeveloping external areas and by qualifying the action using local materials. The aim is the achievement of the best optimal solution considering the bioclimate factors and to realize a 30% enlargement of the structure.

ORIGINAL STATUS OF THE PLACE

As pointed out by the plans, in the property there are 3 buildings (indicated A, B, C) and the ENEL electrical room and the premise that is contiguous. The structure is in architectural static deterioration and the action foresees the demolition and the reconstruction without ignoring the current shape. In sum, the characteristics of the tourist accommodation that the projects want to realize: a 4-star hotel, with 42 rooms and a capacity of 127 beds.

BUILDING A

In Building A the ground floor is entirely dedicated to the tourist reception and common facilities such as the restoration and the bar. The same floor comprises the administration offices, the area destined to the staff and the required areas for the restaurant. On the upper floors you can find the rooms of which on the second floor they are equipped with terrazzas.

BUILDING B

Building B is composed by two bodies.

- The first facing the north, characterized by the sea proximity; here there ara located the most prestigious rooms and facility areas.
- A body that is perpendicular to the sea and it closes the property on the eastern side. Here, on the two existing floors – ground level and basement- there are collocated facilities such as fitness area, spa area; the second floor is dedicated to the leisure and bar.

VILLA SOFIA HOSPITAL PALERMO



Regione Siciliana



Access

- Airport: 25,4 Km
- Train Station: 12 Km
- Highway: 17 Km
- Public Transport (Bus/Metro): 0,1 Km

Key opportunities

- The area of interest is located in the heart of the city, in a valuable area with a residential profile.
- It is intermixed with green spots.
- Main sport and fitness point of interest are located in this area of the city, including soccer stadium, horse race building, swimming pool and athletics stadium.
- The area is perfectly connected with the highway and close to the airport.
- The monumental building is of great value with a high perceived profile in the city.

Total area

59,834 sqm

Authorization

We have obtained an informal agreement by the Regional Health Authority and by the Metropolitan City Major on the vision of this proposal.

Contact info

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LOCATION

Palermo, Sicily



Project description

The aim of the project is to requalify our two hospitals. One pole (Villa Sofia) is located in the city center and was built starting from an historical building (Monumental Villa). So far, 3 additional main buildings (Geriatrico, Biondo and Polichirurgico) have been added over the last century.

The plan of the Management is to concentrate all health care activities in the "Cervello" hospital area, located on the western side of the city belt. Thus, the entire "Villa Sofia" area might be dedicated to alternative scopes, including commercial activities.

We look for commercial partners who have the resources and capabilities to start this kind of project.