

# 0317 – Ex Caserma La Rocca e XXX Maggio

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Peschiera del Garda - Piazza Ferdinando di Savoia, 1

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## Ownership

100% FIV – Extra Fund

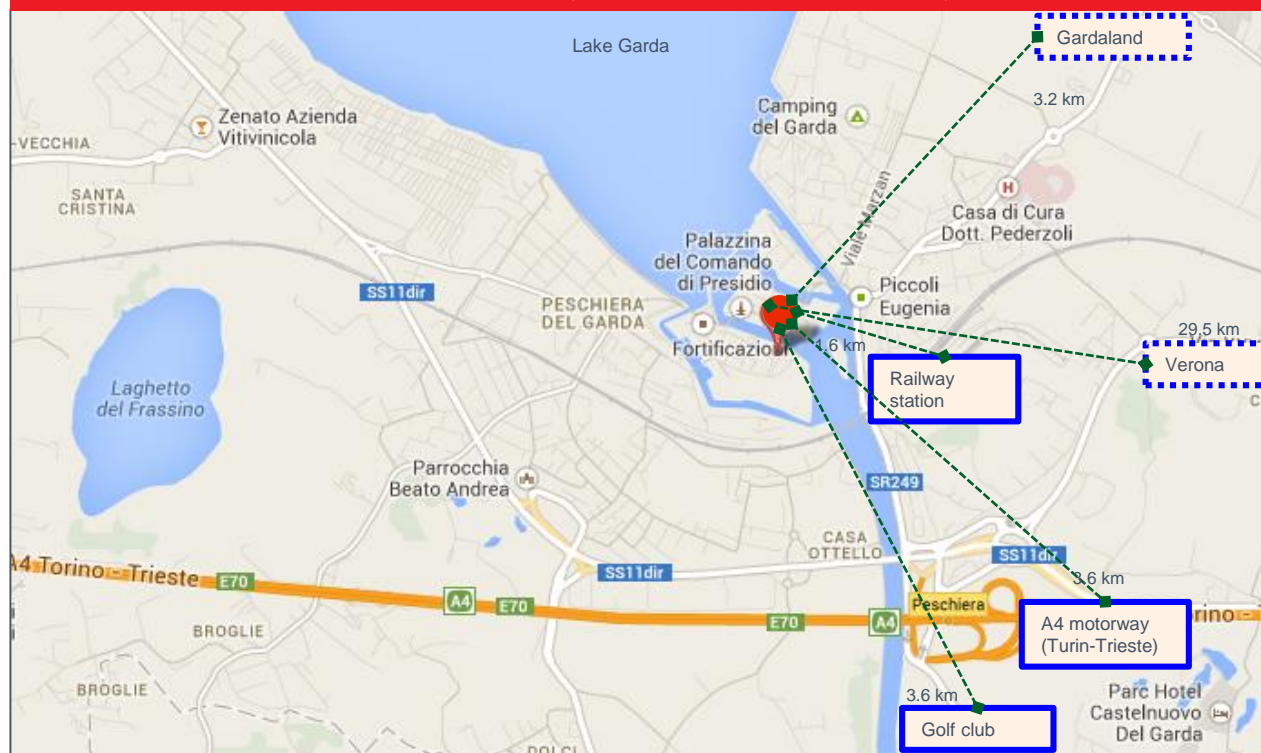
## Location

The former La Rocca and XXX Maggio barracks are situated inside the fortress of the city of Peschiera del Garda, in the province of Verona, in the south-eastern part of the fortified citadel dating from the 14th century. The surrounding area is distinguished by historical and architectural heritage and by tourist accommodation and businesses.

The site is a few minutes away from the Peschiera del Garda railway station and from the Milan-Venice motorway (A4) tollgate.

There are several paid car parks in the vicinity, and it is possible to reach the Lake Garda waterfront a few hundred metres away.

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<b>Description</b>	<p>The La Rocca barracks are an example of late 16th-century military architecture and consist of two buildings with three floors above ground in addition to attics. The property is in a precarious state of preservation.</p> <p>The XXX Maggio barracks date from the second half of the 19th century and have a distribution of spaces designed for military use. The building has three floors above ground and is in a mediocre state of preservation.</p>
<b>Restrictions</b>	Subject to restrictions by the Ministry of Cultural Heritage and Activities.
<b>Occupancy status</b>	Vacant.
<b>Planning status</b> - <b>Procedure for development</b>	<p>Details and functional mix were defined in the rule sheet contained in the 2011 detailed planning amendment for the historic centre and later updated regulatory and map amendment of August 2017. In order to implement work, an Implementing City Planning Programme (PUA) with unitary project that can be carried out in different stages is necessary. Three minimum intervention units are in fact contemplated, and they allow, respectively: UMI 1, comprising the buildings of the former XXX Maggio barracks, destined for tourist accommodation and private services for exclusive use UMI 2, comprising the former La Rocca barracks, destined for business and tourist accommodation as well as public-use services UMI 3, comprising a good section of the unbuilt areas belonging to the former XXX Maggio barracks, destined for public and private services</p>

Property details	
Data	
Gross area	23,500 sqm
Outdoor area	10,319 sqm



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