

0315 – Padiglione degli Ufficiali

Peschiera del Garda - Piazzale della Serenissima

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Ownership

100% FIV – Extra Fund

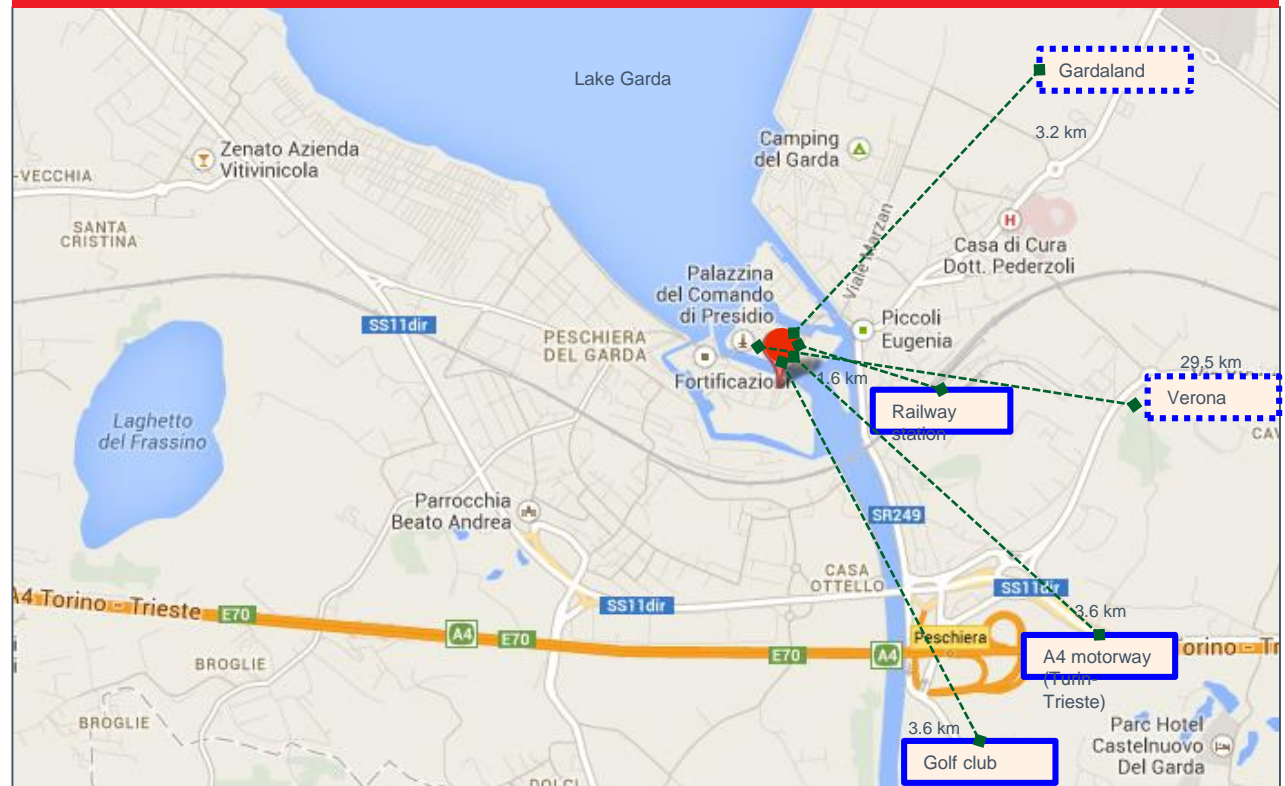
Location

The property known as the former officers' pavilion is situated near the La Rocca and XXX Maggio barracks in the south-eastern part of the 14th-century fortified city of Peschiera del Garda, in the province of Verona.

The site is in the immediate vicinity of Lake Garda, a short distance from Peschiera del Garda railway station and from the A4 motorway (Milan-Venice) tollgate.

The surrounding area is distinguished by historical and architectural heritage and by tourist and accommodation businesses.

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Description	The property is made up of a regular-shaped building with two floors above ground plus a connected outdoor area that is part of the property. The officers' pavilion is distinguished by a major building (central) to which the two side wings are joined. Designed for purely housing functions (it originally contained 29 flats for officers), it is in a mediocre state of preservation.
Restrictions	Subject to restrictions by the Ministry of Cultural Heritage and Activities.
Occupancy status	Vacant.
Planning status - Procedure for development	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. Specifically, residential uses and public-use support functions (business, recreational, cultural, etc.), standard areas (public green space) and areas for public use (ornamental parks) are allowed. In order to implement work, an implementation programme (PUA) for a single project that can be carried out in different stages is necessary.

Property details	
Data	
Gross area	6,195 sqm
Outdoor area	approximately 4000 sqm



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