

LAKE & RIVER REAL ESTATE COMPLEX



LUINO, LAKE MAGGIORE, ITALY



GEOGRAPHIC LOCATION



- Ex-Silk Factory owned for a 100 years by Swiss family STEHLI, in the center of town of Luino (Germignaga municipality) on the left shore of the river Tresa, connecting Lake Lugano in Switzerland to the lake Maggiore in Italy, within walking distance from lake Maggiore parks and beaches, 500m away from Luino Railway station and 3 km from the Swiss border.
- The population of Luino is 14.000 inhabitants, while that of Germignaga is 4.000.
- Luino acts the administrative, commercial and cultural center for the surrounding valleys. The Luino's famous lake front promenade is very well taken care of and well serviced with many bars, restaurants, and rest areas. The equipped beaches and the new marinas for yachts attract many tourists from Switzerland, Germany, Holland and France. By boat can be comfortably reached locations like Locarno (CH), Stresa, Borromeo Islands and other major points of interest on lake Maggiore.

TOWN OF LUINO ON LAKE MAGGIORE



The famous Luino Promenade extends for 1,5 km along the lake, starting from the new yacht marina. Today the Luino and Germignaga promenade is the longest and the most well services lake shore of public use of the entire Maggiore lake.



View on the Swiss side of the lake



Beaches on the lake within walking distance



Germignaga municipal park by the river Tresa

COORDINATED URBANIZATION PLAN (PIAC)



The Luino municipality has started the process of active promotion of the Coordinated Urbanization Plan (PIAC), representing an annex to the existing Territory Government Plan (PGT), aimed at full requalification of the central parts of the city and municipal property along the Tresa river.

In particular, this plan foresees:

- Creation of a new center of sailing and watersports with the reorganization of the utilized for it today spaces and real estate facilities by modification of the existing port infrastructure of the city and beach territories, which will become the new watersports center on the lake, including swimming, sailing, thermal baths and SPA centers.
- Increase by more than 20% of the existing 240 public parking lots for yachts, as well as creation of new marinas and new yacht club.
- Completion of connection of Luino to the wide network of cycling routes, connecting the major part of the pre-Alpine lakes of the Lombardy region to the routes system of the northern part of Maggiore lake towards Ceresio which is the most panoramic and picturesque.
- Creation of pedestrian and cycling routes between Tresa park (ex football field) and Boschetto park and beaches of Germignaga, which will undoubtedly increase the attraction of this area and give higher value to the substantial investments into development of this territory.
- The historic weekly market, on the streets of the downtown of the city represents an important tourist attraction for Luino and a marketing image.
- Opened in 2016 new railway tunnel ALPTRANSIT, the longest in the world, has considerably increased the Luino's role as a railway connections hub. Now it is possible to reach easily by rail multiple destination in Italy and in Switzerland, including Milano (1 hour) and Malpensa Airport (40 min).
- The nearby location of the Swiss border attracts investors' interest to Luino, due to the Swiss Canton Ticino legislation, strictly limiting secondary housing construction on its territory.
- Environmental conditions and, especially, the air and water quality in Luino area for a long time are highly appreciated, as confirmed by the historic glory of the resort with its beaches where it is possible to swim in a perfectly clean waters, which condition is constantly monitored and maintained by special programs of improvement of purification system and maximum distancing from the shore of the wastewaters, carried out by the Varese province authorities.

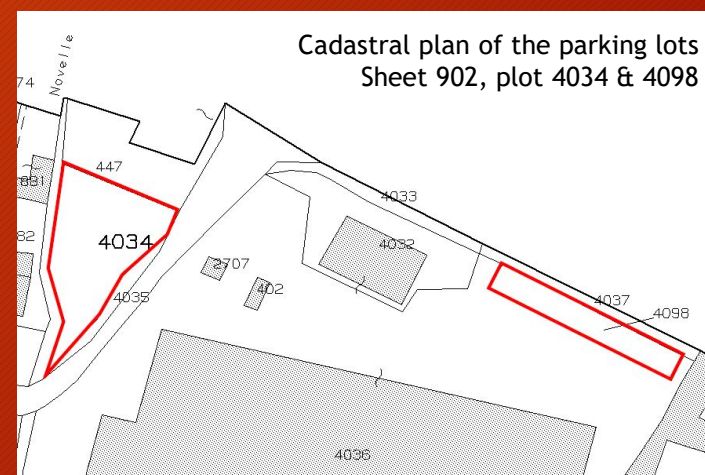
THE PROPERTY DESCRIPTION



250 sq.m parking lot in Via Huber



533 sq.m parking lot in Via Filzi



- Land plot between the Tresa river and Huber street: 3.790 m²
- Area covered by the buildings: 2.850 m²
- Total area of indoor premises 9.432,5 m²
- Total existing volume of the buildings: 28.500 m³
- 2 adjacent owned parking areas: 250 m² in Via Huber + 533 m² in Via Filzi

AUTHORIZED CHANGES OF INTENDED USE OF THE PROPERTY



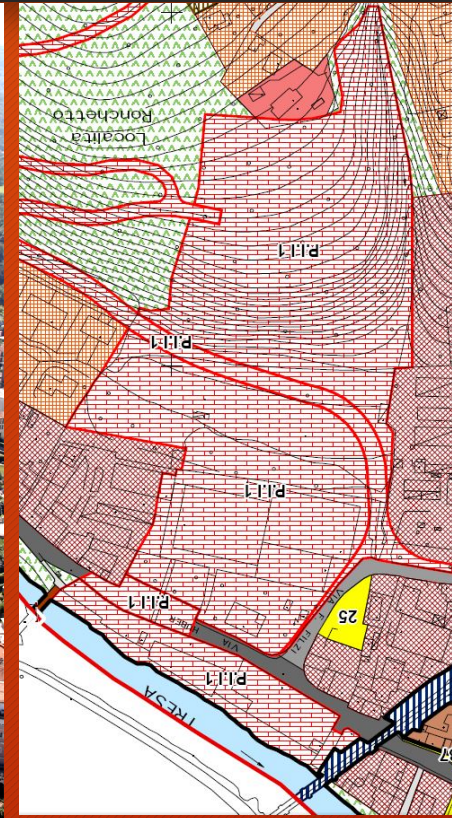
- The change of intended use from Industrial to residential/commercial/services/welfare has been approved by the Germignaga Municipality and integrated into the adopted in 2022 Territorial Government Plan (PGT) PGT and Integrated Intervention Plan (P.I.I.), ready for prompt realization.
- The admitted functions are: **Tertiary services, Tourist Facilities & Hotels, Residences, Social and Welfare Facilities, Directinal functions (offices), Commercial (including medium size supermarkets up to 1.500m2), integrated neighbourhood businesses, Infrastructure & Services for the culture, shows and leisure, Public spaces and facilities and/or of public use.**
- The choice of use is completely free within the above range and their distribution/combination is negotiable with the local Municipality.
- Internal spaces distribution can be modified without any limitations.
- The Facade of historic value of the eastern part of the building, facing the river and the old bridge may be requested to keep as it is.

VIEW OF THE SURROUNDING AREA AS IT IS TODAY



INTEGRATED INTERVENTION PLAN

P.I.I. / P.G.T 2022



- The approved in 2022 Integrated Intervention Plan (P.I.I.), including the change of destination of use of the property and the adjacent land plots on the opposite side of the main road, imposes modification from industrial to residential/commercial/welfare use of the entire area.

INDUSTRIAL BUILDINGS IN THE WEST PART OF COMPLEX



Total existing Gross Floor Area (Slp) of this industrial part of the complex on 3 floors is $1.450 \text{ m}^2 \times 3 = 4.350 \text{ m}^2 / 14.500 \text{ m}^3$.

The P.I.I. authorizes complete modification of the internal spaces while keeping (and possibly increasing) the entire existing volume of the industrial buildings within the existing external overall dimensions.

The facade of this part of the complex can be also modified, if required.

CENTRAL PART OF THE BUILDING



Access from the main road with possibility of realization of the arcades and passing through galleries

Car parking lots owned by the property in front of the building (250m²+533m²)

Ample covered terrace with a rigid canopy/ pergola by the river

Large Internal open spaces perfect for realization of lofts/ restaurants/ bars / leisure areas, SPA etc.

EASTERN PART OF THE PROPERTY OF HISTORIC VALUE



Connected by a pedestrian bridge of XIV century to the center of Luino

The eastern part of the building represents one of the symbols of Luino and has a historic value of industrial archeology. It is not under direct protection of the Ministry of Fine Arts though.

Large Carrefour 24/7 supermarket within 5 minutes walk. Luino and Germignaga lake front promenade, beaches and parks are located within 5-7 minutes walk from the property.

New yacht-club and marina for sailing and motor boats are within 10 min walk

VIEW FROM THE WINDOWS ON THE RIVER FACING SIDE OF THE BUILDING



The Real Estate Complex is uniquely located along the left bank of the Tresa mountain river, starting at lake Lugano in Switzerland.

Its clear and transparent waters are full of trout fish, which can be caught right from the covered terrace of the building.

Pedestrian and cycling routes are foreseen and partially realized along the building by the Tresa river bank, connecting it to the tens of km of cycling routes and to the lake shore. On the opposite side of the river there is currently a dry boats parking on a 3.000 sq.m plot., which can be purchased and transformed eventually into additional car parking areas.

CURRENT STATE OF THE BUILDING



The structure of the building is over 100 years old with thick brick walls and in healthy structure conservation state

Currently there are no heating systems installed.

The building is locked and unused for many years.

The property is completely free of any financial commitments, debts and mortgages.

It is owned 100% by a private Italian real estate company, shares of which can sold together with the property, or used as conferment to the share capital of a new joint venture.

The change of destination of use is already approved by the local Municipality and construction permits can be promptly issued upon presentation of building conversion project.

Distribution of internal spaces can be freely modified.

Based on the latest Government incentives for requalification of the old industrial buildings, there are government fees reductions and internal volume increase opportunities available.

POSSIBLE RENOVATION STYLE



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

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|--------------------------------|---------|
| Compilata da: Biason Enrico | |
| Iscritto all'albo: Geometri | |
| Prov. Varese | N. 1302 |

| |
|-------------|
| Piano terra |
|-------------|



Ultima pianificazione: 2010-2011
 Totale scuole: 4 - Formato di acquisizione: A3(297x420) - Formato stampa richiesta: A3(297x420)
 Data: 22/09/2011 - 12:28:07.5 - Richiedente: CIR/MIRC841.30D2867

Data: 22/09/2015 - n. 1286075 - Richiedente: CIR/MIR/84L30D286Z

CURRENT CADASTRAL PLANS OF THE PROPERTY

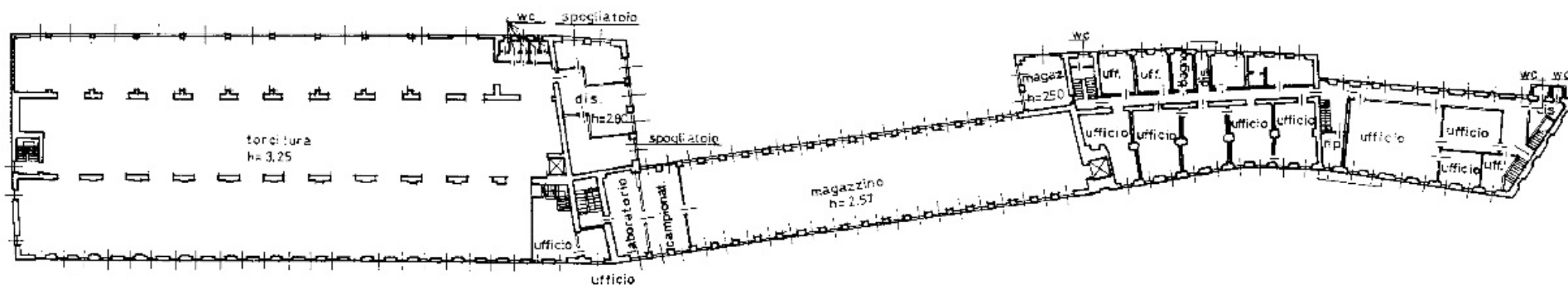
Agenzia del Territorio
CATASTO FABBRICATI
Ufficio provinciale di
Varese

Dichiarazione protocollo n. del
000071685 06/03/2002
Foglio 2 Particella 405 Subalterno 4
Via F. Huber civ. 2/4

Identificativi Catastali:
Sezione:
Foglio: 2
Particella: 405
Subalterno: 4

Compilata da:
Bianco Enrico
Iscritto all'albo:
Geometri
Prov. Varese N. 1302

Scala 1: 500



First Floor

Piano primo



Agenzia del Territorio
CATASTO FABBRICATI
Comune di GALLARATE (VA) - 20021
Ufficio provinciale di
Varese

Identificativi Catastali:
 Sezione:
 Foglio: 2
 Particella: 405
 Subalterno: 4

Compilata da:
 Biason Enrico
 Iscritta all'albo:
 Geometri
 Prov. Varese N. 1302

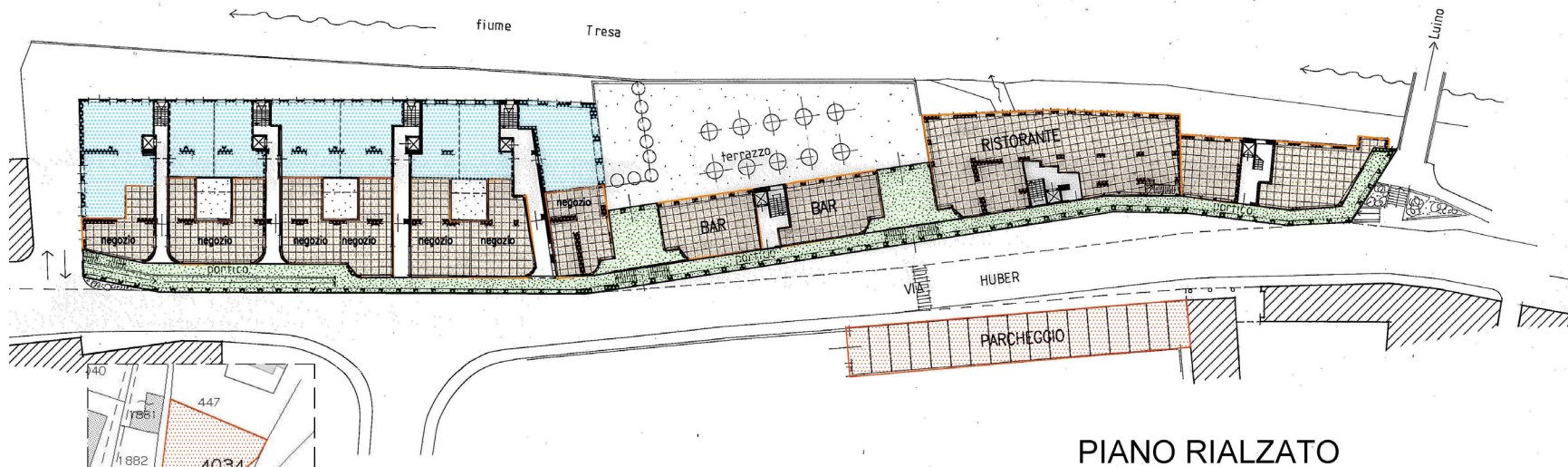
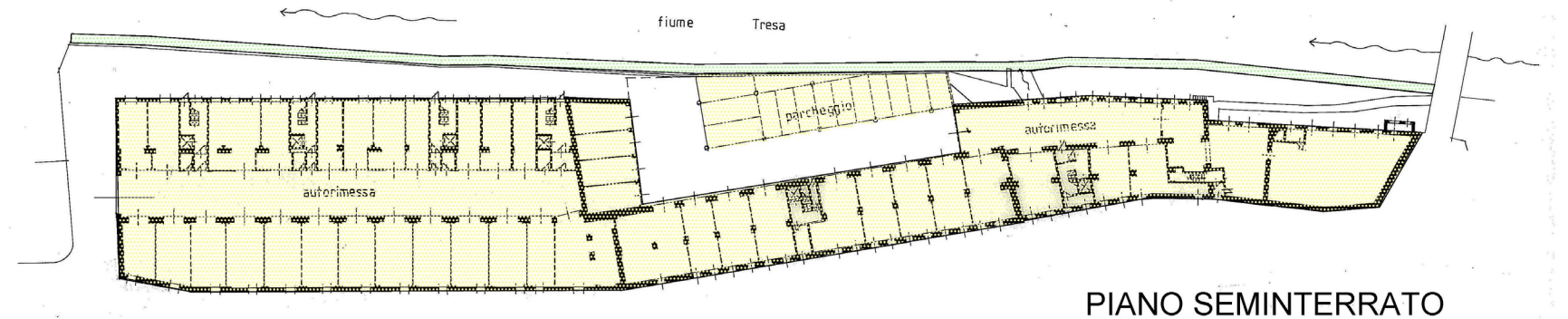
Scale 1: 500

Second Floor

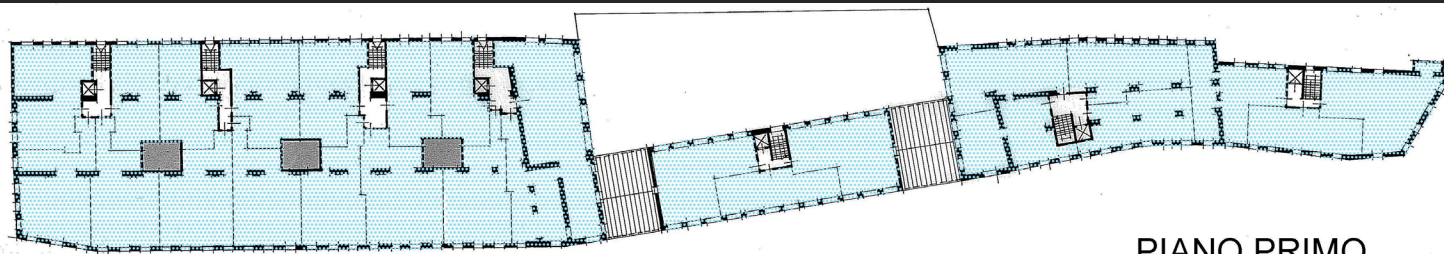
Piano secondo



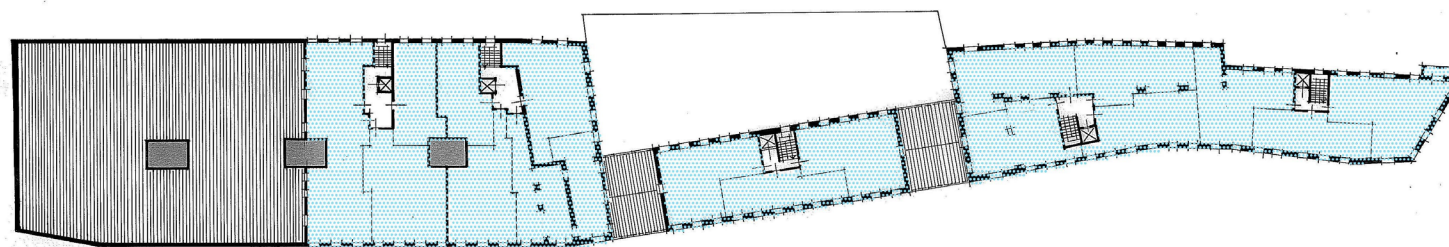
BUILDING RENOVATION PLAN



BUILDING RENOVATION PLAN

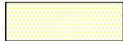

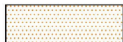




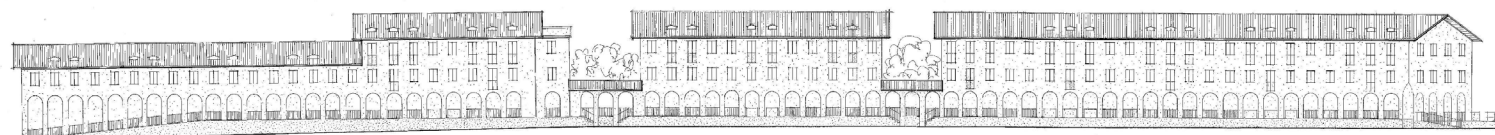
PIANO PRIMO



PIANO SECONDO

LEGENDA

-  PARCHEGGI PERTINENZIALI
-  AREA A PORTICATO E PASSEGGIATA (PUBBLICA)
-  ATTIVITA' COMMERCIALI
-  RESIDENZA E ATTIVITA' COMPATIBILI
-  PARCHEGGI PUBBLICI (IN CESSIONE)



PROSPETTO

| | | | | | | |
|--|-----------------|------------------------|----------------|---|-----------------------|---------|
| Cliente Innovatis s.r.l. | | | | | C1 | |
| Commissa Proposta di Piano per il recupero dell'immobile di via Huber - ex Stehli | | | | | | |
| Elaborato/Documento/argomento Progetto: piante e prospetto | | | | | Emiss. MEB | Approv. |
| | | | | | Aggiornamenti Data | |
| | | | | | Emiss. | Approv. |
| Cod. cliente T50 | Cod. comm. A | Cod.fasc./FILE T50A | Scala 1:500 | Data feb.2018 | | |
| STUDIO BIASON viale Dante Alighieri, 53 - 21016 Luino (VA) Internet: http://www.studiobiason.com | | | | tel. 0332 532125 fax 0332 537320 E-mail: studiobiason@studiobiason.com | | |
| | | | | | | |

BUILDING RENOVATION PLAN



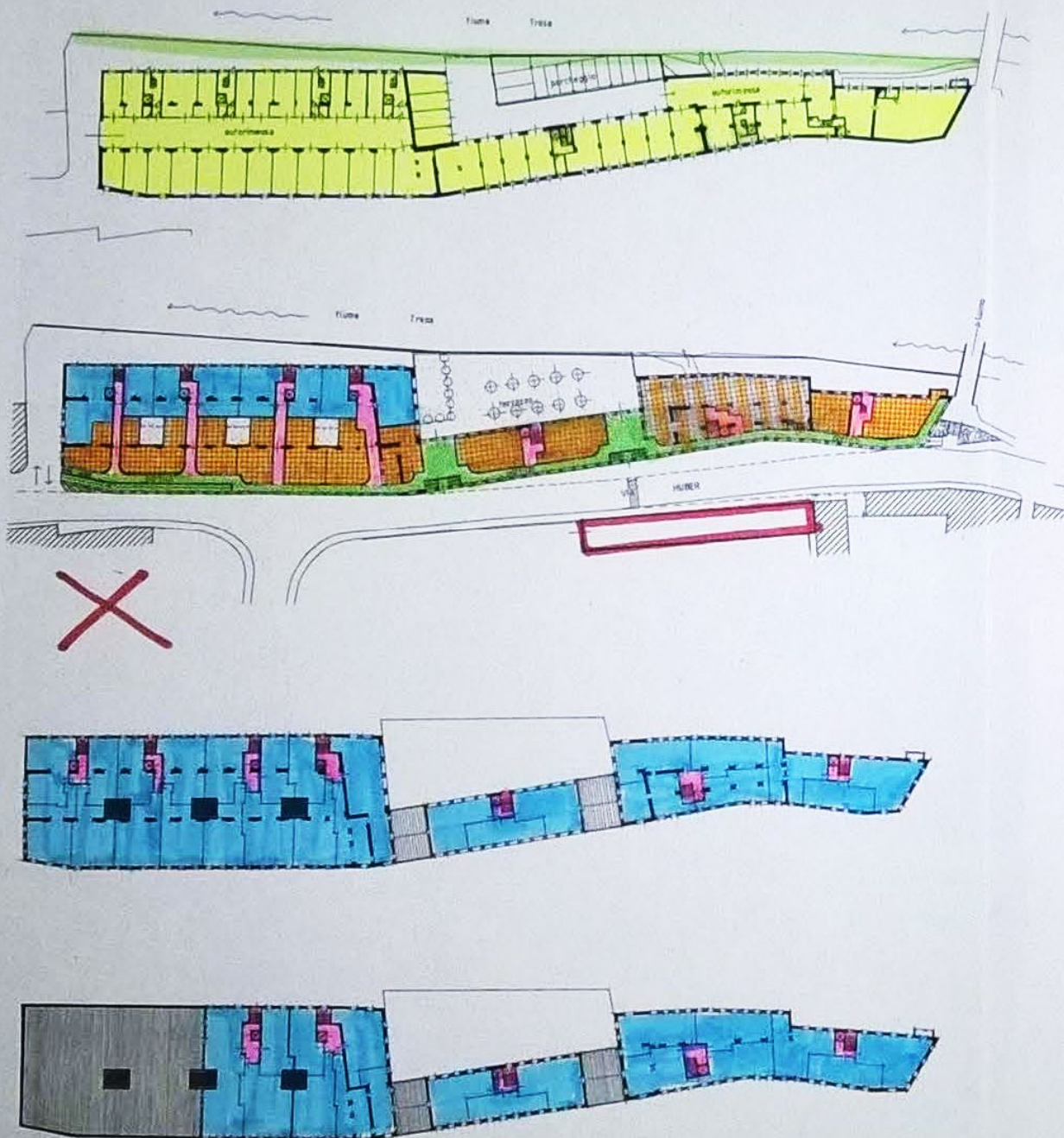
LEGENDA

- fabbricato oggetto di intervento
- portico pedonale
- demolizione per rettifica stradale

URBANIZZAZIONI

- primarie
 - A) miglioramento viabilità
 - B) esecuzione marciapiede
 - C) esecuzione aiuola di protezione
 - D) delimitazione stradale
- secondarie
- parcheggi

| | | | | | | |
|---|-----------------|------------------------|----------------|------------------|---|---------|
| Cliente Innovatis s.r.l. | | | | | C2 | |
| Commessa Proposta Piano di Recupero immobile di via Huber - ex Stehli | | | | | | |
| Elaborato/Documento/argomento Opere di urbanizzazione | | | | | Emiss. | Approv. |
| | | | | | MEB | |
| | | | | | Aggiornamenti | |
| | | | | | Data | |
| | | | | | Emiss. | Approv. |
| Cod. cliente T50 | Cod. comm. A | Cod.fasc./FILE T50A | Scala 1:500 | Data feb.2018 | | |
| STUDIO BIASON viale Dante Alighieri, 53 - 21016 Luino (VA) Internet: www.studiobiason.com | | | | | tel. 0332 532125 fax 0332 537320 E-mail: studiobiason@studiobiason.com | |



Verifica standard

| | |
|---|-------------|
| Volume esistente | 28.500 m³ |
| A dedurre | |
| - volume seminterrato per autorimesse | 6.960 m³ |
| 2.900 m² x h 2,40 = | |
| - volume da demolire per rettifiche stradali | 105 m³ |
| 10,00 x 1,50/2 x h 9,00 + 6,50 x 1,15/2 x h 10,50 = | |
| - volume da demolire per interruzione dei corpi di fabbrica | 1.335 m³ |
| 7,15 x 10,35 x h 9,50 + 6,40 x 10,35 x h 9,50 = | |
| - volume da destinare a porticato aperto di uso pubblico | |
| 600 x h 3,00 = | 1.800 m³ |
| Sommano | 10.200 m³ |
| | - 10.200 m³ |
| A sommare | |
| - Volume da realizzare a piano terzo per il recupero delle porzioni da demolire | |
| 26,05 x 25,60 x h 3,00 = | + 2.000 m³ |
| Totale | 20.300 m³ |
| | ===== |

Verifica aree a standard

| | |
|---|----------|
| Volume residenziale (16.581 m³) | |
| Art. 8.1 PdR: m³ 150 = n. 1 ab = 30 m² aree | |
| 16.581 m³ / 150 m³/ab = 111 ab | |
| 111 ab x 30 m²/ab = | 3.330 m² |
| Sup. commerciale (1.370 m²) | |
| Art. 8.1 PdR: 1 m² ogni 1m² SIp comm | |
| 1x1.370 m² | 1.370 m² |
| Sommano | 4.700 m² |
| | ===== |

Aree a parcheggio (da cedere al Comune)

| | |
|---------------------------|--------|
| - Parcheggio di via Huber | 267 m² |
| - Mapp (ex 634) 4034 | 533 m² |
| Sommano | 800 m² |

Area porticato e passeggiata (area pubblica)

| | |
|------------------------------------|------------|
| - Porticato lungo la via Stelli | 600 m² |
| - Passeggiata lungo il fiume Tresa | 300 m² |
| Sommano | 870 m² [*] |

Da reperire/monetizzare

4.700 - 800 - 900 = 3.000 m² (x € 35/m² = € 105.000)

Parcheggi pertinenziali

| | |
|-------------------------------|----------|
| - Residenziali (1 m² / 10 m³) | |
| 16.581 m³ / 10 = | 1.658 m² |
| - Commerciali (1 m² / 1 m²) | |
| 1.370 x 1 = | 1.370 m² |
| Sommano | 3.028 m² |

Parcheggi pertinenziali di progetto

| | |
|----------------------------------|---------------------|
| - Parcheggio sotto il fabbricato | 2.900 m² |
| - Parcheggio esterno | 250 m² |
| Sommano | 3.150 m² > 3.028 m² |

[*] Superficie minima area pubblica : 850 m² (870 > 850 verificato)

LAKE & RIVER

REAL ESTATE COMPLEX



VIA HUBER 2 – 8, GERMIGNAGA (VA)

LUINO, LAGO MAGGIORE, ITALY

INFO@LAKEANDRIVER.IT WWW.LAKEANDRIVER.IT

100% OWNED BY INNOVATIS S.R.L.

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