

POMERIO CASTLE



The Municipality of Erba is the owner of the real estate complex called “Medieval Pomerio Castle” located in Buccinigo, Erba (Como). Below is a short description of the sale procedure. The following pages illustrate the property, tell its story and describe its current state, its potential and its strengths.

SALE PROCEDURE

The sale procedure will take place following the main steps described below:

- the value of the asset to be used as the basis of the sale procedure is determined through an estimation report;
- except for special cases, the process involves a public auction, based on the method of the highest offered increase of the value determined through the estimation report and indicated in the call for bids. The offered increase is expressed through secret offers, in sealed envelopes;
- the auction is made public with public notice distributed through different channels and media;
- the submission of the offers must be carried out via CEM or through hand delivery to the Municipality protocol office within the deadline indicated in the call for bids. The offer must be accompanied by the proof of lodging of a security, in order to secure the offer itself;
- the opening of the envelopes is public and is carried out based on the procedures indicated in the call for bids;
- at the conclusion of the process, the award is in favour of the subject who offered the highest increase;
- the sale procedure is finalized with a notarial deed. All ancillary expenses and notary fees shall be borne by the successful bidder.









01 / view of the Castle from via Como



02 / main access from via Como



03 / view of the north-east elevation



04 / the park



05 / view of the north-west elevation



06 / view of the south-west elevation

KEY DATA

- Address: via Como 5 - Erba (CO)
- Castle (including technical rooms and barbecue area): GFA (gross floor area) 3132 m², GLA (gross leasable area) 3315 m² (source: estimation report by Agenzia delle Entrate 2018)
- Sports area (excluding the outdoor pool and the tennis courts): GFA (gross floor area) 510 m², GLA (gross leasable area) 513 m² (source: estimation report by Agenzia delle Entrate 2018)
- Outdoor area (excluding all attached areas): 13900 m² (source: estimation report by Agenzia delle Entrate 2018)
- Urban planning classification: listed building according to D.Lgs. 42/04 and subsequent amendments (castle only) included in an ancient urban nucleus (directional functions D1 and D2 and residential function R1 are allowed in the complex as well) (source: current PGT - Land Government Plan of the Municipality of Erba)





HISTORY

Pomerio Castle is one of the most valuable complexes in the Erba area from a historical, artistical and monumental point of view. The most ancient evidence of the castle traces back to the 11th - 12th centuries and consists of a group of curtain walls / fortifications of a garrison. The fact that the castle is located at a low level is based on its original function. Furthermore, the presence of a first military building is proved by the fortified tower in Lombard style located in adjacency to via Como, the provincial road between Como and Lecco.

In the 14th century, bishop Beltramo Parravicini had the castle rebuilt around the central rectangular courtyard and its ancient mulberry trees. In time, the castle buildings were arranged around the courtyard, taking on their present-day appearance.

After the Parravicini family, the castle was owned by the Visconti and Carpani houses, as shown in the family coats of arms painted on some castle walls. In 1647, the Archinto family became owner of the complex, which passed to the Corti family in 1714. At the beginning of the 19th century, the Corti family, renowned for their work in the local silk

production, started an activity in the castle. At the beginning of the 20th century, the complex was fully refurbished in neo-Gothic style. On this occasion, some new lancet windows on the west façade were created.

In the Seventies, the castle was once again refurbished and, at the same time, was subject to several interventions aimed at transforming the property into a hotel and restaurant. The construction of the sports area building, the outdoor swimming pool and the tennis courts dates back to this period. During the restoration works, some fourteenth-century frescoes were brought to light inside the oldest portion of the castle; in the central courtyard, two wells and ceramic fragments of dishes dated between the 14th and 16th centuries were discovered, as evidence of the daily life in the castle between the late Middle Ages and the Renaissance. These finds are currently preserved at the Museo Civico Archeologico of Erba.

THE PROPERTY

The property consists of the castle, the technical volume and

the portico (barbecue area), built in adjacency to the castle itself, the sports area and the park, which includes a car park as well.

The main access to the property (driveway and pedestrian access) is on via Como; the pedestrian access is protected by a wooden portico. There are two further pedestrian entrances that allow access to the south wing of the building; a second driveway access is located at the back of the park (north-west entrance).

The castle

The castle is the main building of the property and has a trapezoidal plan divided into four wings arranged around the central courtyard. Three wings are distributed on two/three floors, while the north-west wing also has a fourth and fifth level (in discontinuity).

The floors are connected by internal and external masonry and wooden stairs and by two elevators. The internal central courtyard has a cobblestone flooring and is embellished by







the presence of two wells and two ancient mulberry trees.

On the internal elevation of the south-east wing, a wooden stair and a balcony lead to the rooms on the first floor of the wing itself.

The internal layout for each floor is described as follows.

- GF. The ground floor includes the main entrance and reception area, the professional kitchen (currently out of order), several mixed-use rooms, restrooms and a two-storey glazed portico-veranda.
- L1. The first floor extends over some portions of the ground floor only. There are several mixed-use rooms, restrooms and some mezzanine rooms overlooking the ground floor halls.
- L2. The second level hosts a waiting room and a large hall embellished with frescoes, a goods lift room connected to the kitchen, two glazed verandas, two bedrooms with en-suite bathrooms, several mixed-use rooms and restrooms.
- L3. The third level extends over a portion of the north-west wing only and includes two bedrooms with en-suite

bathrooms and a loft.

- L4. The fourth floor extends over the north-west wing as well and includes nine bedrooms with en-suite bathrooms (some of the rooms have a loft area as well).
- L5. At the fifth floor there is one bedroom with bathroom en suite.

The technical volume and the portico (barbecue area)

The technical volume is a basement building adjacent to the north-west wing of the castle. It is connected to the castle itself through a covered walkway. The building has a rectangular plan, wooden roof and a masonry and reinforced concrete structure. The entrance hall of the building is reached from the castle through the covered walkway. The hall leads to the technical rooms and to several mixed-use rooms. The thermal power plant hosts a relatively recent biomass heating system.

The "barbecue area" is a wooden porch with wooden roof and terracotta flooring. This portico can accommodate large barbecue equipment.

The sports area

The sports area is located at the very heart of the park, north of the castle, and features a single-storey building, which extends horizontally on a stone-cladded podium. The structure of the building is mixed, partly in masonry and partly in reinforced concrete. The internal layout features an indoor swimming pool, a technical room, a gym, a jacuzzi room, a sauna, changing rooms, restrooms and showers.

The building overlooks a large outdoor swimming pool, which is currently not in use and in poor maintenance conditions. Very close to the pool, there are two synthetic tennis courts. These are currently abandoned.

The park

The property is surrounded by a 13900 sqm park. The park is slightly hilly and gently slopes towards the provincial road. The porphyry pathways are suitable for both pedestrians and vehicles and, on the northern side, they lead to a parking area adjacent to the tennis courts. On the west side, they are linked to stone walkways that wind through the park, allowing to admire the ancient tall trees all around.







THE PROPERTY TODAY

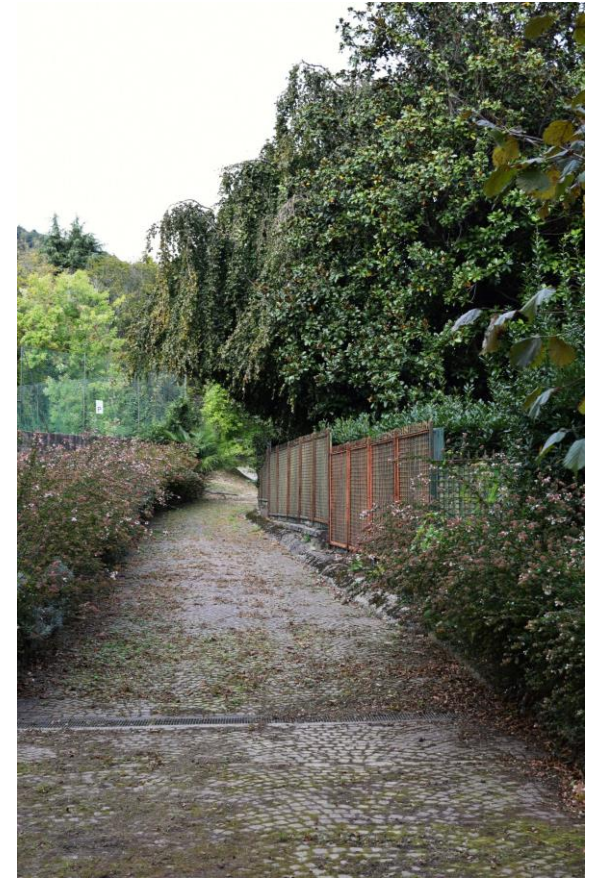
At the moment, the property shows different states of maintenance, depending on the building and on the areas of the castle. Inside the castle, several rooms in the south-west wing on GF, L1 and L2 are subject to concession for non-residential use and therefore their state of maintenance is good. Other areas, however, are currently in poor maintenance condition. With reference to the sports area, the building, the outdoor swimming pool and the tennis courts are currently in very poor maintenance condition and the technical systems serving the indoor swimming pool, the gym, the jacuzzi room, the sauna, the changing rooms, the restrooms and showers are not present or not up to standard. The technical volume at the back of the castle is in poor maintenance condition as well and the technical systems are obsolete (except for the biomass heating system, installed in 2016).

OPPORTUNITIES AND STRENGTHS

As a complex itself, the castle is highly valuable from a historical, artistic and architectural point of view. Therefore, the opportunities to enhance the property are very numerous and can be combined with a large variety of functions and uses of the buildings. Moreover, the strategic location of the castle in adjacency to the provincial road makes the property recognizable and easily reached from Como, Lecco, and from Milan and the southern Brianza as well.

The main travel distances to and from Pomerio castle are listed below.

- Milan: 50 km
- Como: 11 km, Varese: 38 km, Lugano (CH): 45 km

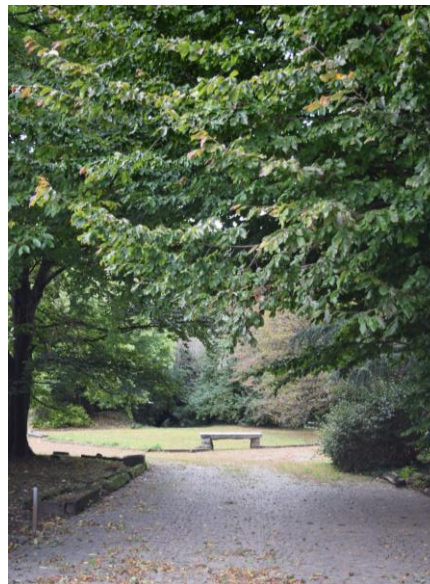


- Lecco: 20 km, Monza: 34 km
- Linate Airport (LIN): 50 km
- Milano Malpensa Airport (MXP): 57 km
- Orio al Serio Airport (BGY): 75 km

Despite the proximity of the road, once inside the property the visitors find themselves immersed in its wonderful park and its colours, which surround the visitors and make them feel far away from the urban context. All these features make the complex extremely attractive for any business related to hospitality: *hôtellerie*, restaurants, catering and events or a mix of these functions. The presence of sports facilities and the large park allow to make extensive use of the outdoor spaces and to provide the potential guests with a wide range of services, thus meeting the highest quality standards.

Furthermore, recently the PGT (Land Government Plan) of the Municipality of Erba has allowed the inclusion of the directional function D2 in the ancient urban nucleus (D2 function includes, for instance, management and administrative activities, financial and insurance offices, advanced tertiary services). D1 function, such as professional firms, medical practices, service activities for small and medium-sized businesses, agencies and bank branches, was already allowed. The residential function R1 is accepted within the ancient urban nucleus as well: the opportunity to establish multiple functions is a further strength of the complex.

In addition, for the sports area building alone, the PGT allows to increase the existing GFA by no more than 20%.







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