

## **TOURIST-HOTEL COMPLEX** **ITALY-SICILY-**

The company proposes to divest a land with a project for the construction of a new accommodation, type of course framed as a tourist complex - equipped hotel, which provides for a maximum daily capacity of 2000 people.

This inclusion involves the construction of a complex network of civil buildings in tourist destination and a common and general services, the execution of works of external arrangement to be allocated to equipped and accessible by the user spaces for sports, leisure and common animation.

The structures are proposed to be carried out within an area of high tourist attraction; this attractiveness is based closely on the physiological and natural vocation of the territory, by virtue of its unique favorable geographical position, which places it in the Middle East low portion of the volcano, a beautiful area from a naturalistic point of view and with a pleasant climate.

Another point in favor of the inclusion is the presence of road infrastructures that allow easy access to the nature trails of Etna Park, the beaches of the nearby Ionian coast, the most popular tourist attractions and cultural centers of the area, and finally, of Catania airport.

The Sicilia Regional Operational Programme emphasizes the importance of adopting a strategy to ensure *"stable and sustainable growth of the tourism sector, both qualitatively and quantitatively, without damaging and altering the environmental balance of the areas most affected by tourism. The strategy aims on the one hand to seasonally adjust the question through the qualification of special tourist segments with high added value, the other to qualify the offer, acting both on the integrated supply systems of the region through the enhancement of archaeological, historical, cultural, thermal and natural areas, both through the upgrading and expansion of facilities and extra hotel favoring intervention aimed at reducing energy consumption and reducing environmental impacts."*

The Provincial Territorial Plan of Catania (PTP) calls for an economic development of the tourism sector, based on the development and growth of the variety of products that the territory can offer. From reading the PTP it is also evident that in the face of a growing interest in the tourist destinations of this area, there is still the inability of accommodation facilities in the area to take full advantage, for reasons related to the quality of services provided and the context infrastructure (the density of hotel and complementary exercises of Catania province is well below that of the darkened main Italian provinces), the potential represented by the natural and cultural heritage of the country this area.

The tourist inclusion in the project has been designed to operate in a wide time range of the year and, therefore, in addition to being bound to a target mainly interested in nature tourism (the territory of the Etna park is a daily destination for high visitor flows, in the summer months, they can be quantified in several thousands of daily attendance) is aimed at offering a product aimed at satisfying a diverse question of summer tourism; Congressional kind, not necessarily seasonal and sports tourism. You want to make sure that the service ends with the match the expectations of various target market, as well of that of clientele segment that pays particular attention to aspects of comfort of stay.

A goal that we propose is also the seasonal adjustment of arrivals, in harmony with what are all the Community directives, national and regional.

In the guidelines of the Spatial Plan of the regional mascalese landscape territory it is entered in the territorial n. 13 called "area of the volcano Etna" characterized by the strong presence of natural resources, historical, architectural, urban and landscape.

Mascali which is the furthest downstream from those of the Etna Park is characterized by its location between the sea and the mountains and attracts both tourists flock to the beaches, both winter ones attracted by the beautiful landscapes of the volcano.

Urbanistically the intervention area is framed, in the manufacturing floor of Mascali as an agricultural area. The project is proposed in a variant of the current planning instrument (Pof F).

The site affected by the construction of the tourist complex, is located northwest of the town of Mascali (CT), the area in question lies in the north eastern slopes of Mount Etna to the west of the City of Mascali at an altitude of 480 meters, 00 approximately above sea level at the foot of 10 minutes, from the Ionian sea, 30 minutes from Etna and 20 minutes from Taormina.

The area which sees the creation of new tourist complex, has a total land area of 158,920.00 square meters. (Cadastral sheet 6 particle n. 27, cadastral sheet no. 14 1 particle)

The affected land, made up of lava is currently vacant and unused.

From the geomorphological point of view has a gradient of more than 20%, from the north to the east, which acts as a natural terrace overlooking the Ionian Sea; precisely these features make the site in question adequate for this project proposal.

With regard to the road system, the whole area is equipped with a road network in a longitudinal direction which provides comfortable movement both within municipal that with the common neighbors.

The site in question, in general is connected with several major arteries such as:

- highway 114 connecting Siracusa to Messina;

A18 connecting Messina to Catania;

Fontanarossa Airport, located about 38 Km from Mascali. From there you can reach daily all the main Italian and international locations;

With the marina of Ripon about 12 Km, with the port of Catania and Messina 32 Km 64 Km;

The project involves the construction of a hotel with other type of accommodation (hotels, hotel-resort and residences) addressed to meet the demand for different types of customers (families, young people), through a variety of activities within the structure (sports, cultural, entertainment, worship, etc.) with new design and management solutions, with good quality standards, have the dual objective of qualifying incoming tourism in the area and to lengthen the periods of activity.

Based on these premises, the project involves the construction of the following works:

- N. 1 hotel of 3,000 meters (109 double rooms with a total of 218 beds) consisting of:

cellar floor (technical rooms, warehouse, garage, bar and disco with related services;

First Floor (Hall, rooms with services, area used as common services (television, lounge and reading room, conference room size for around 350 users, restaurant size room for up to 400 users, local food, staff changing rooms, storage commodities with access from the outside);

second and third floor (rooms with bathrooms);

- N. 88 tourist-hotel residences as well differentiated:

Type A n. 31 residences having a total area of 200 square meters each;  
Type B n. 40 residences having a total area of 173.40 square meters each;  
Type C n. 17 residences having a total area of 200 square meters each;

- N ° 1 Heliport

- N ° 1 building for worship:

The church will have reduced size and will respect the building traditions of the various religious buildings present in the foothill areas.

- Sports facilities:

n. 2 pools

n. 2 tennis courts

n. 1 rink

n. 1 gym

Changing rooms and toilets.

- Natural Forest riding

residual areas equipped to green, complemented by trees and shrubs with the same characters of the local flora.

- Parking The parking areas are two;

The first near the entrance to the village, will allow users the stand of the car and use the special shuttle service that will ensure the connection with the residences and other facilities provided, thus limiting vehicular traffic within the village;

the second has been inserted near the hotel and will almost exclusively used for parking of buses.

- Roads

The internal road to the village, consists of a main road that connects all the services in the village until you reach the car park near the hotel.

From this road branch off other secondary roads of smaller width which guarantee the connection with the residences.

Related documentation and projects are available by appointment at 3491387696 or email: [residenceorizzontemascali@gmail.com](mailto:residenceorizzontemascali@gmail.com)