



PRESS RELEASE Antoitalia Hospitality – February 8, 2011

ANTOITALIA HOSPITALITY APPOINTED AS ADVISOR FOR THE SALE OF THE HISTORIC VILLA MUSELLA COMPLEX, NEAR VERONA

The Milan-based company will handle the conversion project for the building.

Milan, February 8, 2011 – The Milan-based company Antoitalia Hospitality has been appointed as sole advisor for the sale and conversion of the historic Villa Musella complex, located in San Martino Buon Albergo, 5 km (3 miles) from Verona, in the Soave wine district.

The magnificent property includes the main villa and three additional buildings, with an overall floor area of approximately 8 000 sq m (86 114 sq ft appr.). The buildings are surrounded by 40 hectares (almost 99 acres) of parkland which is part of the complex and contains some rare and protected species of trees.

The ancient villa – and the hill on which it is situated – go by the name of “Musella” or “La Musella”, from the surname of the Muselli family from Verona who, between 1654 and 1709, transformed the previous manor house into a residence fit for nobility. The villa is also known as “Villa d’Acquarone”, after the Dukes of Acquarone who, from 1922, were the last owners of the entire property that extended to over 365 hectares (almost 902 acres) of park and woodland.

The conversion project involves the development of a luxury complex for residential and hotel purposes. Of extraordinary architectural beauty and artistic prestige, the property is ideally suited to such a mixed use. With its dominant, panoramic position, the “palazzo” lends itself to a development that will in no way spoil its original features.

The first planning ideas involve using the villa to house a restaurant, wellness centre, conference centre and ancillary services. The other buildings in the complex would be used to create luxury serviced apartments, based on the “condo hotel” formula. Part of the vast surrounding park could be used to create a practice range golf course, fully respecting and safeguarding the original features of the park, once again.

Expressions of interest have already been received by potential investors from the Middle East and America.



Additional information to the press release

Some of the most renowned villas in the Veneto region are to be found within an area of ten square kilometres around the small town of Soave. The beautiful landscape, the easy access to Venice by land and water, and the vicinity to the cities of Vicenza and Verona led many great families to choose this area from the 15th century onwards to build their splendid country houses.

Villa Musella d'Acquarone is one of these villas which, from the end of the 17th century, began to be built within the boundaries of the small borough of San Martino Buon Albergo. The jewel in the villa's crown is its magnificent park. Dozens of hectares in size, the park is host to various superb rare species of trees that are well worth protecting and safeguarding. The villa – or "palazzo" – was built between 1654 and 1709 by the Muselli family from Verona, and the property takes its name from them. They transformed an existing mansion into a noble residence with terraced Italian-style gardens. The most important room in the villa is the central "Salone dei Venti" (Hall of the Winds) with its groin-vaulted ceiling, decorated with frescoes of mythological scenes, and small elliptical central dome. To the four sides of main hall lie four other halls, also decorated with frescoes of mythological scenes. On the upper floor, the villa has four further frescoed rooms. Despite some touching-up, the frescoes are all perfectly preserved.

The complex has undergone numerous redevelopments and extensions over the centuries, but great attention has always been paid to the architectural features of the buildings. Built on various levels, today the villa is eclectic in style and continues to dominate the plains of San Martino and the Marcellise valley. The four main parts are built around a square courtyard in different styles and heights, according to plans drawn up between 1860 and 1894 by the architect Giacomo Franco, commissioned first by Matilde Muselli, and then by the new owner, the banker Luigi Trezza, who bought the villa in 1861. Between 1861 and 1862, the architect Giacomo Franco carried out extensive and radical work on the villa, completely changing its appearance, but preserving all the frescoed rooms. The "piano nobile" was completely altered, as were the bell-tower and the chapel – the bell-tower taking on a neo-Gothic appearance, the chapel neo-Romanesque – and the conservatory was added. The southern and eastern façades were rebuilt in Moorish style, and the north façade was also altered, with the addition of a covered porch. The façade of the Roman Emperors also dates from this period. The internal courtyard was altered, too, with neo-Renaissance-style arched doorways and columns, and an old 17th-century fountain in the centre. The courtyard was again remodelled by the Turin architect Midana between 1927 and 1939, when an internal cloister surrounding the fountain was added along with the library and the formal west entrance.

The alterations carried out by Giacomo Franco – bearing witness to the style of the late-romantic period – were, therefore, not the last. The villa was again remodelled at the end of the 19th century, at the same time as the park was being restored. Cesare Trezza, the son of Luigi Trezza, renovated the villa by superimposing a porticoed neo-classical front on the Moorish-style eastern façade, with a monumental staircase inside decorated with stuccoes, marble and other rich decorative elements, also adding a high terrace dominating the Marcellise valley. The daughter of Cesare, the Duchess Maddalena Trezza, engaged the architect Midana to restore and update the villa in the 1930s, modernizing the property by adding completely new bathrooms and central heating. The last individual owner of the villa and the Musella estate, with an extended 365-hectare (902-acre) park, was the Duke Luigi Filippo d'Acquarone (in fact Villa Musella is also known as Villa d'Acquarone), who died in 1993.

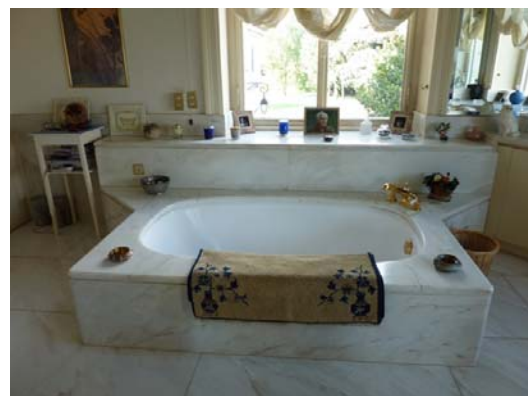


VILLA MUSELLA: Photos





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ANTOITALIA (www.antoitalia.it) is the leading Italian operator providing real-estate services for corporate clients. **Agency and advisory services for the sale of whole buildings** and property portfolios - with a specific focus on trophy assets - **represent the core business** of the company.

ANTOITALIA brings together the outstanding know-how of a skilled management team that boasts over thirty years' experience in the sector. Thanks to its team and to strategic alliances with specialised operators, ANTOITALIA provides an integrated mix of services in the real-estate sector, able to respond to its clients' every requirement. A network of over 1,200 real estate agents and professionals in Italy and abroad ensures the widest market coverage.

Based around a series of specialised business units and companies, ANTOITALIA acts as a single point of reference for the client. **Activities carried out include agency, advisory, valuation, property management, engineering and general contracting**, for entire buildings, sub-divisions and building-site operations, whether for residential, commercial or office use. **Antoitalia Hospitality** - headed by Piergiorgio Mangialardi – is the group's company specializing in developments and transactions relating to tourism and hospitality facilities (hotels, resorts, golf complexes, spas, marinas). **Antoitalia Property Management** is the business unit providing property management and valuation services aimed at enhancing value and return of the assets managed.

ANTOITALIA has recently created two new business units: **Antoitalia Engineering & Construction** and **Antoitalia High-Street Retail**. The former – headed by Gianni Buccheri – specializes in planning and design, civil engineering, construction, renovation and green building. The latter - a joint-venture with Andrea Lorenzato's company Sviluppo Negozi – is the business unit specializing in the high-street retail property segment, focusing on fashion and luxury.

ANTOITALIA's chairman is Fabio Tonello. ANTOITALIA is a member of FIMAA (*Federazione Italiana Mediatori Agenti d'Affari* – the Italian federation of agents and brokers), FIABCI (the international real-estate federation), Assoimmobiliare (the Italian real-estate industry's association) and Assolombarda (the Lombardy business association).

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