

The Italian Military Real Estate: a unique public and private partnership

MIRAGLIA BARRACKS

a real treasure in the Venice Lagoon



Ministero della Difesa



The Venice project

The project:

- rationalization of military presence;
- give back to the City of Venice a gem of the lagoon;
- synergistic approach.

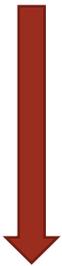
Miraglia barracks:

- strategic position;
- docking of vessels;
- surrounded by the lagoon typical greenery.

The Venice project



Miraglia barracks



Bafile barracks - Mira



Construction of new structures and relocation of operational activities currently carried out in Miraglia barracks

Authorization process

- **Agreement between:**
 - Ministry of Defence**
 - MIBACT**
 - MIT**
 - Municipality of Venice**
 - ITA public Real Estate Agency**
- **Permissions granting ongoing**
- **Timely update of obtained authorizations on Difesa Servizi website**



Main features



- **Buildings: 48**
- **Surface: 196.933 m²**
- **Volumes: 96.952 m³**
- **Natural canal :**
Length 800 m
Width 70 m

The call for tender

- ✓ *Concession Procedure*
- ✓ *Enhancement Concession up to 50 years*
- ✓ *The tendering procedure is divided in two phases:*
 - *Phase one: 29th September – 18th January 2018*
 - *Phase two: March – June 2018*

The call for tender

➤ **Phase one** (29th September – 18th January 2018):

■ **To whom?**

- *Real Estate developers/Investors;*
- *Managers of tourist accommodation facilities and hotels with high quality standards;*
- *Mangers of marinas and/or tourist harbours.*

■ **Capacities:**

- *Investment in tourist accommodation facilities no less than 50 MLN €;*
- *managing /owning tourist accommodation facilities or marinas no less than 50 MLN €.*

The call for tender

- **Phase one** (29th September – 18th January 2018):
 - ***Mandatory Inspection by 5th December 2017***
 - ***Evaluation of the applications***



Short list



Letter of invitation

The call for tender

- **Phase two** (March - June 2018):
- **Letter of Invitation will includes:**
 - a) **Tendering Documentation;**
 - b) **Technical Offering, including;**
 1. **Technical Design for the Miraglia compound;**
 2. **Descriptive report of the technical design and enhancement proposal for the Miraglia compound;**
 3. **Value of the investment for the interventions that the tenderer commits to execute, as indicated in the specific economic and financial plan**
 - c) **Economic offering.**

The call for tender

➤ *Application*

- *Dead line: 18 January 2018, 4:00 pm;*
- *Mandatory inspection: by 5 December 2017;*
- *Documents: www.difesaservizi.it*
- *Italian is the official language of the procedure.*



www.difesaservizi.it



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