

## **Technical Factsheet | Paradiso Project**

### **The Project**

In the Municipality of **San Pellegrino Terme**, Sanpellegrino supports the Paradiso Project, a regeneration initiative involving the redevelopment of the Paradiso Area, an approximately 6-hectare site located near the mineral water concession area.

The initiative includes the restoration of the former Paradiso Hotel, improvements to access infrastructure, the construction of stormwater management systems, and interventions aimed at enhancing public access to the area and the surrounding natural heritage.

The project will be implemented with the support of specialized partners selected according to the specific expertise required for each area of intervention. These include Etifor for technical and scientific support, PBeB Paolo Belloni Architetti for the architectural design of the hotel redevelopment, and Studio Taccolini for the design of the stormwater management systems.

### **Investment**

Total investment: €10.7 million

### **Investment Timeline**

#### **2026 | €2.6 million**

Launch of the operational phase of the project, including the restoration and safety works on the former Paradiso Hotel, the detailed design of the planned interventions, and the development of the first infrastructure works to improve the area's accessibility and regeneration.

At the same time, a preliminary ecological assessment will be carried out to characterize habitats, map flora and fauna, and establish the foundations for the site's ecological management plan and subsequent environmental monitoring activities.

#### **2027 | €3.4 million**

Continuation of the restoration works on the historic building and access infrastructure, including stormwater management systems and visitor-use facilities.

Completion of the ecological assessment and environmental baseline study, followed by the implementation of ecological restoration activities and initiatives aimed at enhancing local natural heritage.

#### **2028 | €2.5 million**

Completion of a significant portion of both infrastructure and ecological restoration works, including visitor trails and habitat enhancement measures.

Launch of environmental monitoring activities to assess biodiversity indicators against the baseline established in previous years.

#### **2029-2030 | €2.2 million**

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#### **SANPELLEGRINO S.p.A.**

Società soggetta all'attività di direzione e coordinamento della Société des Produits Nestlé S.A.

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Completion of the project and full implementation of site management and enhancement activities.

Continuation of ecological monitoring and reporting on biodiversity, habitat conservation, and visitor-use indicators.

Consolidation of the long-term management model for the conservation and enhancement of the site.

### **Expected Benefits**

- Restore and make accessible again an area of significant historical and landscape value.
- Improve site accessibility and safety through new infrastructure and stormwater management systems.
- Promote conditions that support the conservation and enhancement of biodiversity through targeted ecological restoration measures and educational initiatives dedicated to raising awareness of the area's natural heritage.

### **Measurement, Monitoring and Reporting**

- The design and implementation of the regeneration activities are being carried out in accordance with the project approved by the Municipality of San Pellegrino Terme.
- Project progress will be monitored through documentation of completed interventions, the definition of an initial environmental baseline, and the identification of specific monitoring indicators.
- Starting in 2028, data relating to the selected indicators will be collected and periodically analyzed using methodologies developed as part of the project.

Project progress and related monitoring indicators will be independently verified on an annual basis by a qualified third-party provider. The outcomes of this verification process will contribute to ensuring the transparency and reliability of the information disclosed.