

FALKENSTEINER PARK RESORT LAKE GARDA - RELAXATION, SPORT, NATURE AND ECO-SUSTAINABILITY

THE GROUP PRESENTS ITS NEW HOSPITALITY PROJECT IN SALÒ: A FIVE-STAR HOTEL WITH 97 ROOMS AND SUITES PLUS 170 PREMIUM LIVING APARTMENTS. INAUGURATION IS SCHEDULED FOR 2025

MATTEO THUN



Eco-sustainability and innovation, nature and water: these keywords describe the new **Falkensteiner Park Resort Lake Garda** project, a €140-million complex comprising a **five-star hotel and 170 premium living apartments** in **Salò**, in the province of **Brescia**, right by the shores of one of the world's most famous lakes.

The design and masterplan for the hospitality project were unveiled in Milan in mid-July by **Falkensteiner Michaeler Tourism Group (FMTG)**, in the presence of **Otmar Michaeler**, CEO of FMTG, and **Erich Falkensteiner**, Chairman of the Supervisory Board at FMTG, as well as the designers themselves: **Matteo Thun**, founder of Matteo Thun and Partners, and the landscape architect **Joao Nunes**, from PROAP.



Falkensteiner Park Resort Lake Garda becomes the 32nd property for this international hotel group, present in seven European countries. The resort will take shape in a strategic position in Salò, on the site of a former mineral water factory. The construction work is planned to take place in **two stages**: the first will see **completion in 2025**, with building of the hotel and 96 premium apartments, while the remaining 74 flats will be finished during the second stage, **before the end of 2027**. The Milan-based company **Cap Advisory** acted as arranger and advisor for the financing operation. Besides FMTG, the **Kerbel** family from Bavaria and the **Robert König** group from Vienna are involved in the project as co-investors.

"With our latest project, we are creating a premium product that will not only fit perfectly with the area and increase regional added value here, but will also stand as an extremely attractive destination for our main markets – Italy, Germany, Switzerland and Austria."

Otmar Michaeler, Falkensteiner Michaeler Tourism Group



An oasis of relaxation nestling within nature

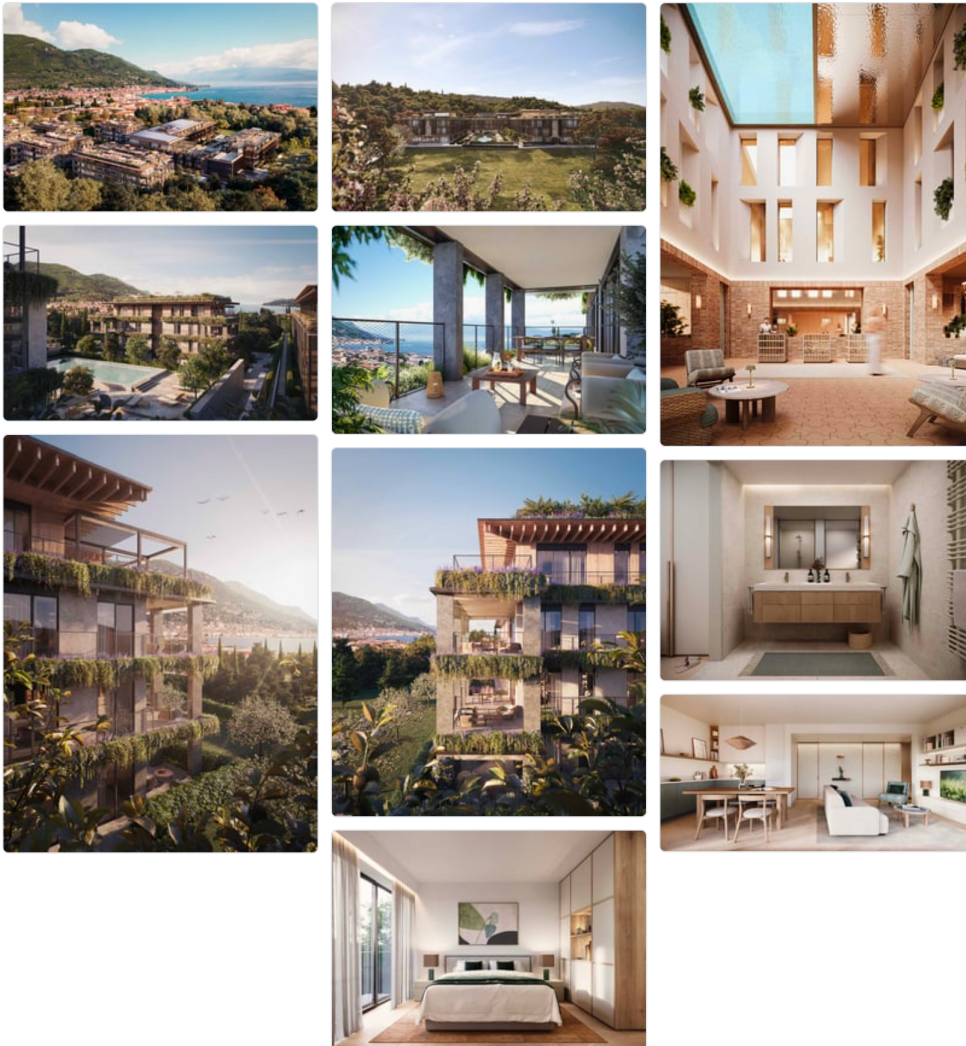
The **luxury hotel** has been conceived for families, couples and groups of friends, offering a broad range of **sporting activities** and **creative concept food proposals**. Perfect for anyone wishing to relax in a place for appreciating an enticing holiday, the hotel has **97 rooms and suites**. Ideal not only in the summer season, when various **family-friendly activities** and entertainment options are on offer, with an area specifically for the youngest guests, but also during the colder season, which is well-suited to trekking, bicycle tours, boat trips, wine-tasting or wellness stays enjoying the in-house **Acquapura SPA** facilities.

The **170 premium living apartments** will be grouped within 11 buildings. Thanks to Matteo Thun's design, these blend perfectly with Lake Garda's natural context, pairing design with **environmental sustainability**. This exemplary model of eco-building has also been confirmed as such through **LEED certification**, awarded even before the works have begun.

"Conscious architecture brings benefit to society while minimizing the impact on the environment. Nestling in a green oasis by the shores of Lake Garda, the new resort will offer guests the chance to enjoy a restorative experience, submerged in nature. Our approach to architecture and design responsibly and respectfully combines technological innovation with craftsmanship, tradition, cultural heritage and the spirit of the place." **Matteo Thun**

Native trees and plants have become the focus of **Joao Nunes' landscape design**, which has prompted the botanical garden where the hotel and apartments stand to fully display the **rich biodiversity of local vegetation** in harmonious symbiosis with the lake. A central and key factor in the entire complex is water, and its presence is accented by the many swimming pools and the soothing sound enveloping communal spaces.

"With this project, we have tried to create an atmosphere that reflects the uniqueness of the place and the region. Creating a conscious symbiosis between architecture and nature is a wonderful assignment and a great responsibility: this is the goal we have striven for in designing this extraordinary place where every square meter conveys the botanical concept underpinning it." **Joao Nunes**



Credits

Location: Salò, Brescia, Italy

Client: Falkensteiner Michaeler Tourism Group

Architect: Matteo Thun & Partners

Landscape: Joao Nunes (PROAP)

Rendering by Tecma / Matteo Thun & Partners, *courtesy of* Matteo Thun & Partners