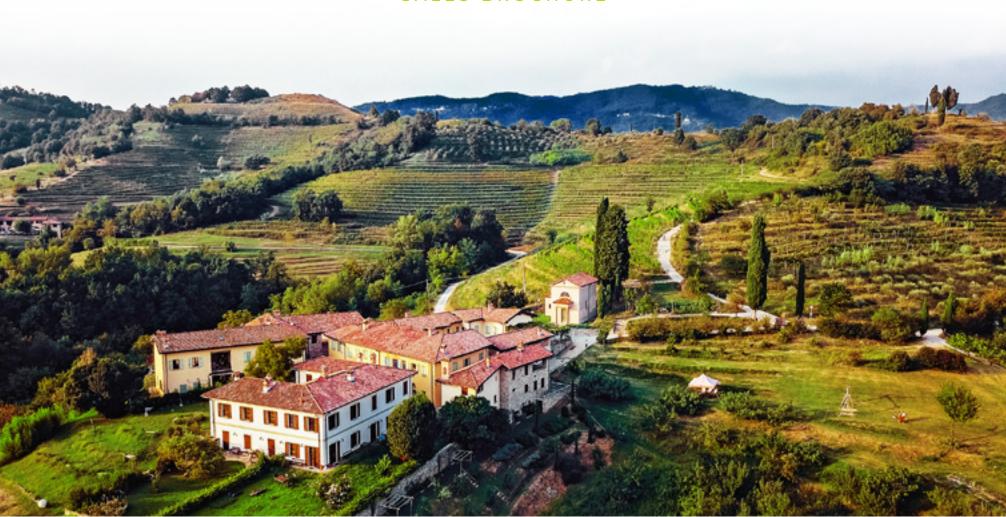


#### SALES BROCHURE





CREATING, SAFEGUARDING, GIVING BACK



#### SALES BROCHURE

Promoting the land and environment through an ethical and sustainable approach, with biodiversity of people, fruit and vegetables. Rediscovering the memories of an ancient hamlet in order to welcome visitors and reconnect with nature.

# oasis /əʊ'ei.sis/ noun

[from the late Lat. oăsis, Gr. ὄασις, word of Egyptian origin that arrived via French].
1. Circumscribed, fertile area, rich in water, where vegetation and humans flourish.

2. Place, moment or situation that is more pleasant than its spatial or temporal surroundings.

3. Area that artificially wrests an inhabitable space from the desert, which is under constant threat of being swallowed up by the rest of the surrounding area.

4. Area cultivated with loving attention.



### L'OASI GALBUSERA BIANCA

- The Oasi Galbusera Bianca is an enchanting Relais Bio, with an ethical and sustainable environmental approach to the area.
- A WWF biodiversity oasis in the Montevecchia and Curone Valley Park, 20 km from Como and 40 km from Milan..
- It occupies 20 hectares of terraced hills with meadows, woods, vineyards and orchards. The Oasi Galbusera Bianca grows 100 ancient apple varieties, 60 pear varieties, 40 fig varieties and 40 plum varieties, as well as including a synergistic vegetable garden. This ambitious project centred around integral organic and biodynamic agriculture can boast the crowning achievement of having salvaged more than 300 varieties of endangered fruit in the valley to date.
- An ancient 14th-century hamlet comprised of five farmsteads rebuilt using bioarchitecture, with renewable energy sources and zero carbon emissions. All the homes and operational facilities in the "Oasis" are made of organic materials and have organic certification.
- A boarding house with 12 rooms, each of which is different from the next and furnished with objects from the life of the owner, Count Gaetano Besana.
- A restaurant that serves natural cuisine and boasts the use of the very freshest raw materials grown in the Oasi, as well as a particularly varied offer of organic preserves and juices, all from the immediate vicinity.



"At a certain point in my life I chose to take over a baton from my past: the ability to recognise substantial acts. So I chose this valley, which I turned into a Biodynamic Oasis with a sustained, persistent and visionary effort, creating a natural paradise that can be shared and handed over to the future as a geographical site and as a value.

A small world apart where it is possible to invent a new sense of sustainable agriculture and a new form of hospitality starting from my personal history."

Gaetano Besana





### APPROACHING THE LOCATION













### HISTORY OF THE HAMLET

Archaeological remains testify to settlements dating back to at least the 5th century B.C., when local populations were influenced by the Celtic (Gallic) culture that spread to the Po Valley at the time.

The etymology of the name "Galbusera Bianca" can be sought in the root "Gallicus albus agger" (white Gallic fortifications), while the distinction "bianca" (white) seems to be linked to the cultivation of white grapes, or to the limestone conformation of the rocks that formed the walls of the fortification itself.

The Gallic influence, which lasted long after the Roman conquest, left a strong legacy in these areas, which can still be seen today in the place names.

The Romans were followed by the Lombards and then the Franks all of whom placed great importance on the Adda valley and the Milan-Lecco axis as a strategically important route. From the Middle Ages onwards, the religious and votive tradition really left their mark, as can be observed today in farmsteads and religious buildings throughout the region.

This agricultural complex was already known in 1348 in a census of the Parish of Missaglia as Valbissola, and in 1571 as Valbisèra.

In 1571, the Galbusera Bianca, together with the Galbusera Nera complex, numbered nine hearths with a total of fifty-three people. In the 1700s, the settlement was connected to the municipality of Cereda, which was the main town until 1928.

Spanish rule was followed by Austrian rule, which was very important as regards cadastral surveys.

The agricultural complex consisted of a manor house, three farmsteads, a stable and a small church, which were joined together to form a small village.

The recent renovation project began in 2008 and was completed in 2013.







### **RECONNECTING WITH NATURE**

The farm run by Gaetano Besana was established in 1999 and has always focused on growing ancient fruit varieties. In 2005 it became the first Italian farm to join the WWF Italia affiliated oasis network.

With a heritage of ancient fruit varieties, it has 100 different types of apples, 60 of pears, 40 of plums and 40 of figs, making it a living museum of biodiversity.

The farmland is all inside the Montevecchia and Curone Valley Park, incorporating three SCI (Sites of Community Interest) Projects: the Grasslands, Petrifying Springs and Wet Woods, and Life Projects, which aim to conserve the best natural areas on the planet, such as this one, and to extend environmental protection to territories and landscapes with exceptional characteristics to be preserved for our children's future.

Its particular conformation as an area surrounded by hills evokes the strong and intense sensation of being in a real "Oasis", a world apart in which nature preserves its harmony, where it is possible to rediscover the memory of the Earth in the landscape of hills and streams, terraces and orchards, meadows and gardens, and to recover one's balance with nature thanks to the special energy found here – something that is a fundamental need for everyone.







### AN OASIS TO BE CULTIVATED

The farm, run by Gaetano Besana, consists of 14 hectares of cultivated land in the hills, surrounded by 6 hectares of woodland, all within the Montevecchia and Curone Valley Park.

Since its establishment in 1999, the farm has been cultivated using a biodynamic method (Demeter) and an organic method (Bioagricert) in harmony with nature, the land and humankind. The fertilisation, cultivation and farming methods respect and promote the fertility and vitality of the soil and the typical qualities of the plant and animal species present. Cultivation follows cosmic and lunar cycles, using plant and mineral-based fertilisers and pesticides, and above all crop rotations, applying the principles of biodynamic agriculture, which considers the soil, cultivated plants, animals and humans as living organisms that work together to build a harmonious universe of life forces, so that the fruits of the earth become vital nourishment for humans.

The growth of the farm is planned with the expansion of the current cultivated areas, with new orchards of ancient varieties, vegetables, edible flowers and aromatic herbs, as well as free-range farm animals and pigs. The new products will be processed in the in-house workshop, which still has plenty of capacity to fill, and destined for the external e-commerce market.

### ORGANIC FARMING

A biodynamic (Demeter) and organic (Bioagricert) "farm" covering 20 hectares, affiliated with the WWF Italia oasis network since 2005 thanks to its biodiversity. Its land is used: to grow vegetables, fruit and medicinal herbs for its in-house restaurant and the external market;

for an in-house processing workshop for fresh produce;

for a biodiverse harvest with 100 ancient varieties of apples, 60 of pears, 40 of plums and 40 of figs;

for vegetable gardens and orchards that can be visited thanks to sensory trails open to the public and educational experiences.









### **RESIDENCE IN THE HAMLET**

"Il Borgo" (the ancient hamlet), reconstructed using bioarchitecture, comprises the residential area, currently inhabited by eight households, with another apartment for sale.









### ORGANIC "RELAIS"

"Organic Restaurant" serving natural cuisine and traditional recipes from the local area with food from sustainable farming, 160 indoor covers in five rooms, 60 outdoor covers in the Corte del Borgo;

"Organic Guesthouse" with twelve rooms and one apartment to sleep a total of thirty-five guests, each furnished on a theme using the original salvaged wood, with walls plastered in natural lime featuring intense water-based colours, and renewable energy consumption.



























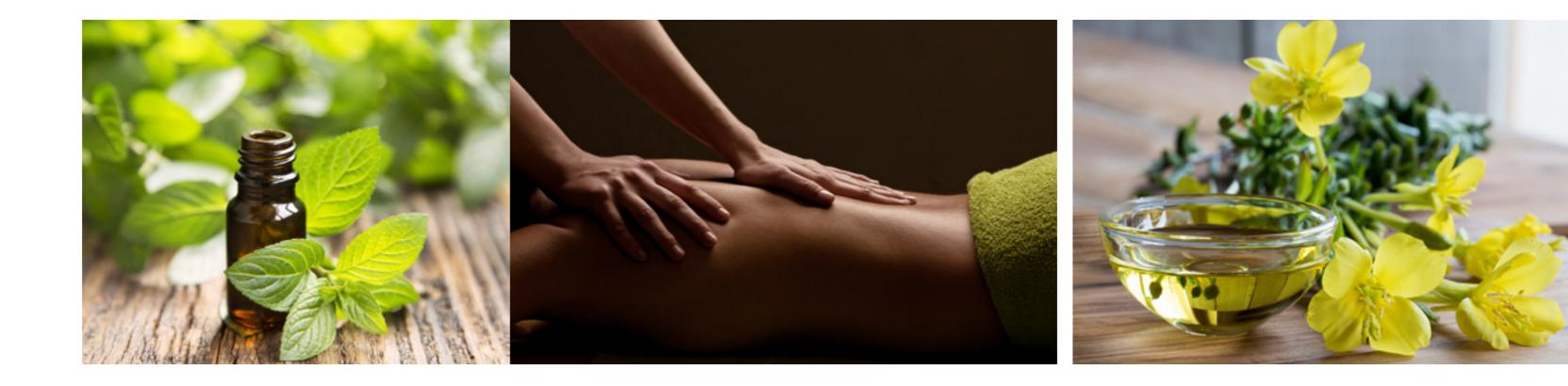
### SPACES FOR EVENTS

"Large indoor spaces" with exposed beams, windows overlooking the valley and natural light for corporate training, holistic courses, co-working and cultural and musical activities. Spacious marquees and gazebos out in the meadows and surrounding woods for parties and other activities.



### ORGANIC WELLBEING

"Experience in the belly of Mother Earth" with the Wellness Centre – spa (built in a rustic style), two hot-water pools at 36° with whirlpools, warm sauna, hot sauna, hammam, Turkish bath, massage and relaxation areas, also open to the general public.







### BUILDINGS FOR SALE

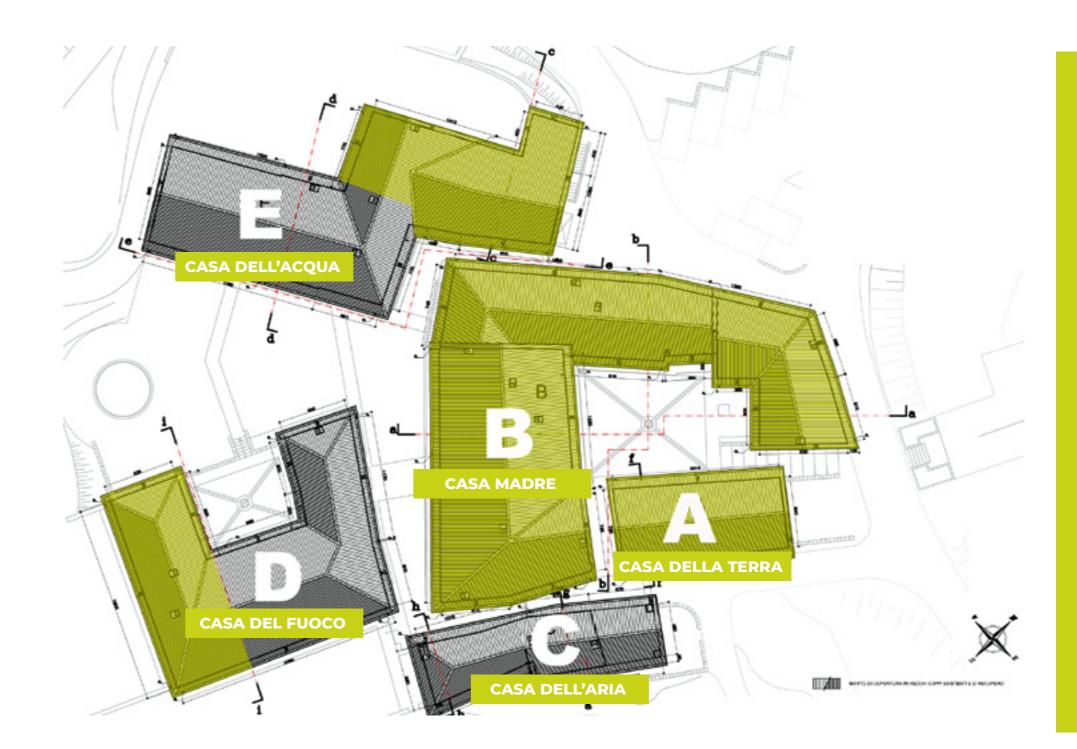
Areas available for purchase shown in green





<u>A - CASA DELLA TERRA</u> Entire building on 2 Floors	Office, Bathrooms, Kitchen Lecture Theatre Meetings Room Veranda <i>TOTAL</i>	Ground Floor First Floor First Floor	$102 \text{ m}^2$ $102 \text{ m}^2$ $42 \text{ m}^2$ $244 \text{ m}^2$
<b><u>B - CASA MADRE</u></b> Entire Building on 3 Floors	Restaurant, Bar, Living Space, Bathrooms, Kitchens Internal Courtyard 12 Bedrooms Storerooms, Warehouses, Laundry Wellness Centre and Spa 11 underground parking spaces Garage and agricultural vehicle store	Ground Floor Ground Floor First Floor Basement Floor Basement Floor Basement Floor Basement Floor	535 m <sup>2</sup> 140 m <sup>2</sup> 535 m <sup>2</sup> 290 m <sup>2</sup> 298 m <sup>2</sup> 150 m <sup>2</sup> 130 m <sup>2</sup>
	TOTAL		1.938 m <sup>2</sup>
<u>D - CASA DEL FUOCO</u> Part of building on 1 Floor	Apartment	First Floor	88 m²
	TOTAL		$88 m^2$
<u>E - CASA DELL'ACQUA</u> Part of building on 3 Floors	Workshop Apartment with terrace <i>TOTAL</i>	Ground Floor First Floor	$120 \text{ m}^2$ $117 \text{ m}^2$ $237 m^2$

Buildings C, part of E and part of D, are apartments sold to residents within the hamlet. They are completely separate and independent from the accommodation activities of the Relais and the Farm.

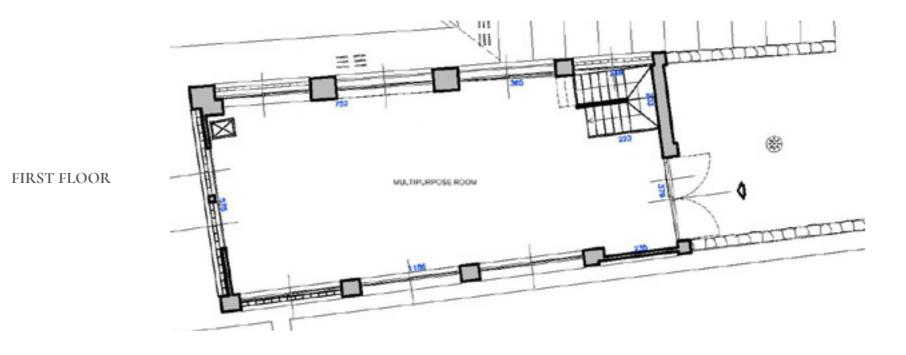


### A - CASA DELLA TERRA

### Entire building on 2 floors

Office, Bathrooms, Kitchen	Ground Floor	$102 \text{ m}^2$
Lecture Theatre Meetings Room	First Floor	$102 \text{ m}^2$
Veranda	First Floor	$42 \text{ m}^2$
TOTAL		244 m <sup>2</sup>







GROUND FLOOR

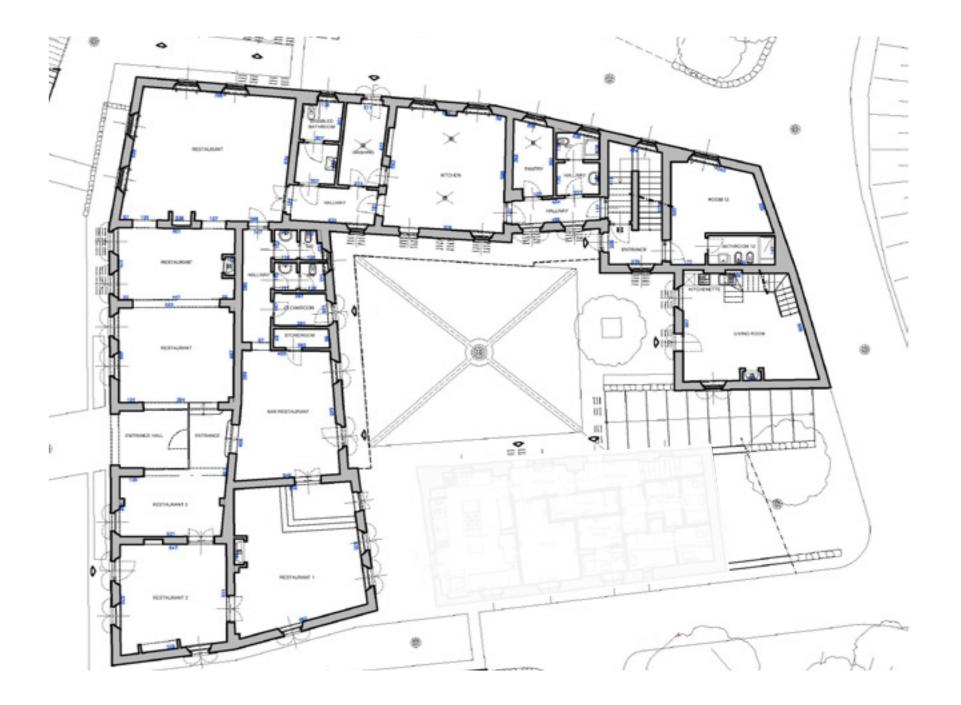
### B - CASA MADRE

GROUND FLOOR

## Entire building on 3 floors

Restaurant, Bar, Living Space, Bathrooms, Kitchens	Ground Floor	535 m <sup>2</sup>
Internal Courtyard	Ground Floor	140 m <sup>2</sup>
TOTAL		675 m <sup>2</sup>





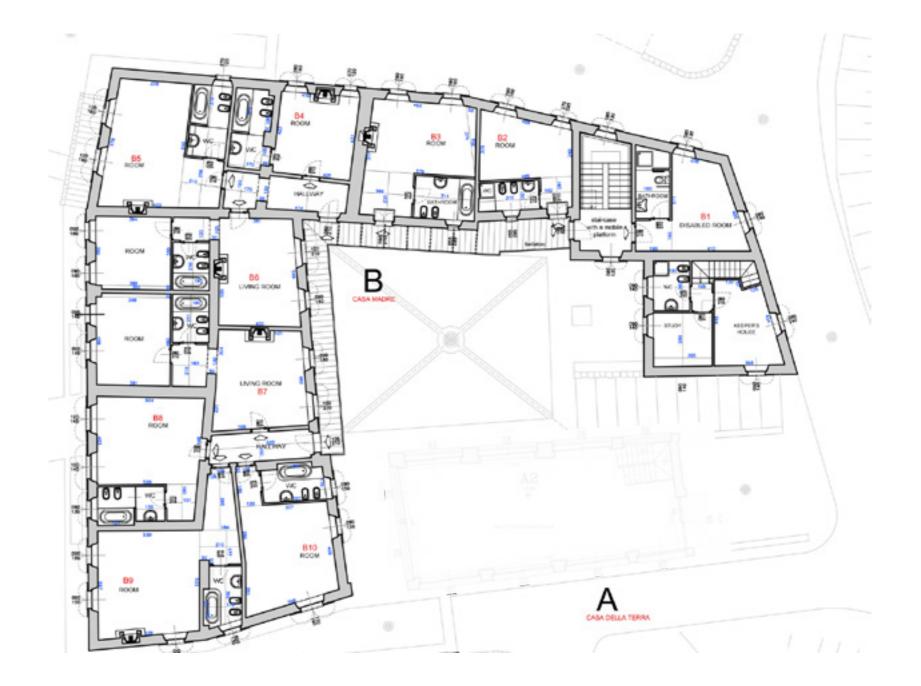
### B - CASA MADRE

FIRST FLOOR

### Entire building on 3 floors

12 Bedrooms	First Floor	535 m <sup>2</sup>
Storerooms, Warehouses, Laundry	Basement Floor	290 m <sup>2</sup>
TOTAL		1.360 m <sup>2</sup>





### B - CASA MADRE

#### BASEMENT FLOOR

### Entire building on 3 floors

Storerooms, Warehouses, Laundry	Basement Floor	290 m <sup>2</sup>
Wellness Centre and Spa	Basement Floor	$298 \text{ m}^2$
11 underground parking spaces	Basement Floor	150 m <sup>2</sup>
Garage and agricultural vehicle store	Basement Floor	130 m <sup>2</sup>
TOTAL		1.360 m <sup>2</sup>

(Areas available for sale shown in colour) The images are merely indicative of the design. The overall condition is rustic style.







### D - CASA DEL FUOCO

#### FIRST FLOOR APARTMENT

Entire building on 3 floors		
First Floor	Apartment	88 m <sup>2</sup>
TOTAL		





### E - CASA DELL'ACQUA

#### FIRST FLOOR APARTMENT

### Part of building on 2 floors

Ground Floor	Workshop	$117 \text{ m}^2$
First Floor	Apartment	157 m <sup>2</sup>
TOTAL		274 m <sup>2</sup>

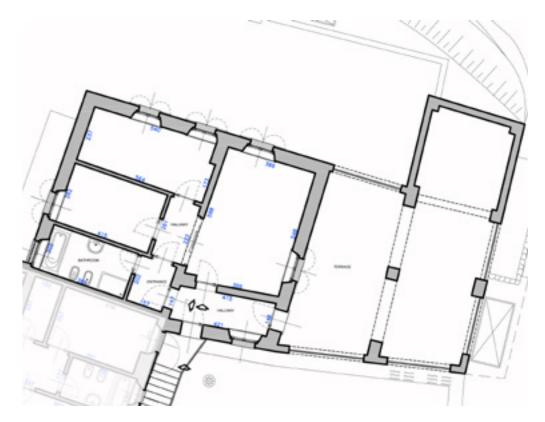




#### GROUND FLOOR

FIRST FLOOR





### **ORGANIC-CERTIFIED CONSTRUCTION MATERIALS**

#### LOAD-BEARING STRUCTURE

The load-bearing structure of the buildings consists of load-bearing masonry made of "Bioton Bp 42/23" perforated brick blocks, resting on continuous reinforced concrete foundations, separated by insulating material.

use of concrete and iron was limited to the perimeter beams by adding fibreglass mesh to the brace castings.

The ceilings for the ground and first floor floors are made of fir beams and joists, with machined planks measuring 50-47 mm thick, sandblasted in full after installation.

fir planking on top, roof covering with grooved brick roofing tiles, with new bottom tiles and salvaged top tiles. Both bottom and top radiant heating panel installation. tiles are attached.

pure cork panels. They are ventilated and comply with current legal values of the Lombardy Region standard for Class B multi-family applied to the external walls. buildings for roofing equal to 0.25 W/m2K.

The load-bearing walls, perimeter and interior infill are made of "Poroton" type brick blocks, Wienerberger Kiln, net density 0.70 kg/dm<sup>2</sup>, thermal conductivity l < 0.14 W/mK, laid with pure natural hydraulic lime approved for use (seismic/non-seismic zone).

Interior floors made of Poroton Z12/30 perforated brick laid with pure natural hydraulic lime.

For the horizontal load-bearing structures of the elevated parts, the Partition floors between the apartments made with Poroton B 12 bricks laid with pure natural hydraulic lime, thickness 12+12 cm, with pure expanded cork panel in between, thickness 3 cm.

> Perimeter walls in pre-insulated brickwork with additional insulating plaster using Biocalce mortar.

Insulation of horizontal floor slabs using an insulating screed of lime and perlite, Kenaf anti-noise cork sheeting, and additional lightweight The roof has a main and secondary structure of solid fir wood with screed of lime, mineral aggregates, kaolin and cork flour. Additional insulation provided by high-density wood fibre panel for

Parchment paper vapour barrier. All the walls of the interior living The roofs are all pitched, with roofing packages insulated with double and accessory rooms are plastered with Biocalce biocompatible insulating and dehumidifying mortars applied in several coats, with standards. The energy efficiency parameters comply with the threshold a natural hydraulic lime-based interior finish. Two layers of Biocalce



#### WALL CLADDINGS

Kitchen: single-fired ceramic tiles, 15x15 cm, antique effect for equipped walls, or alternatively antique-effect stone tiles. Bathrooms: tiles

#### DOORS AND WINDOWS

The exterior doors and windows are made of fir treated with waterrepellent protective bio varnish – 60 mm thick, with low-emission insulating glass, and external slatted doors made of solid fir wood 55 mm thick treated with bio varnish.

The interior swing doors are made of solid fir, with a double-panel frame and door, and a solid support.

The first entrance door is a security door with external slatted cladding to match the internal doors.



HEATING SYSTEM Hot water production for the heating and hot taps is provided with the help of heat pumps and twenty-one vertical geothermal wells, each 150 metres deep. The type of heating system planned for all rooms is of the radiant floor panel type.



#### COOLING SYSTEM

By reversing the heat pump thermal cycle, it will be possible to use the same heating system to cool the interiors. In addition, individual dehumidification systems are provided to ensure relative humidity control.

#### FLOORING

For owned residential premises:

Entrance/living-dining-kitchen-bedrooms: choice of flooring: solid oak planks 2 cm thick, laid with bio glue and wax-treated, handmade terracotta tiles, 15x30 cm, laid with bio mortar.

Bathrooms: tiled floor.





### LAND FOR SALE







### PARTIAL AND TOTAL SURFACE AREAS



FARM BRANCH	BUILDING	INTENDED USE	BASEMENT	GROUND FLOOR	FIRST FLOOR	APPROX. TOTAL SURFACE AREAS	PARKING SPACE
FARM	CASA DELL'ACQUA	AGRICULTURAL VEHICLE STORE	171			171	
FARM	CASA DELL'ACQUA	WORKSHOP		117		117	
FARM	LAND	WOODLAND		61.760		61.760	
FARM	LAND	AGRICULTURAL LAND		150.480		150.480	
FARM	LAND	OUTDOOR PARKING SPACES					9
TOTAL FARM BUILDINGS	5		171	117	-	288	
TOTAL FARMLAND				212.240		212.528	
AGRITOURISM	CASA DELLA TERRA	SERVICE OFFICES		102		102	
AGRITOURISM	CASA DELLA TERRA	MULTIPURPOSE			142	142	
TOTAL CASA DELLA TER	RA AGRITOURISM			102	142	245	
AGRITOURISM	CASA MADRE	RESTAURANT		458		458	
AGRITOURISM	CASA MADRE	ROOMS			478	478	4
AGRITOURISM	CASA MADRE	STOREROOMS	181			181	
TOTAL CASA MADRE AG	RITOURISM		181	458	478	1.117	4
RESIDENCE	CASA DEL FUOCO	FIRST-FLOOR APARTMENT			88	88	2
RESIDENCE	CASA DELL'ACQUA	FIRST-FLOOR APARTMENT WITH TERRACE			157	157	I
RESIDENCE	CASA DEL CUSTODE	APARTMENT ON TWO FLOORS WITH VERANDA	1	68	44	112	2
TOTAL RESIDENCE				68	289	357	5
TOTAL WELLNESS	CASA DELL'ACQUA	SPA	298			298	
TOTAL BUILDINGS						2.305	
TOTAL LAND						212.528	

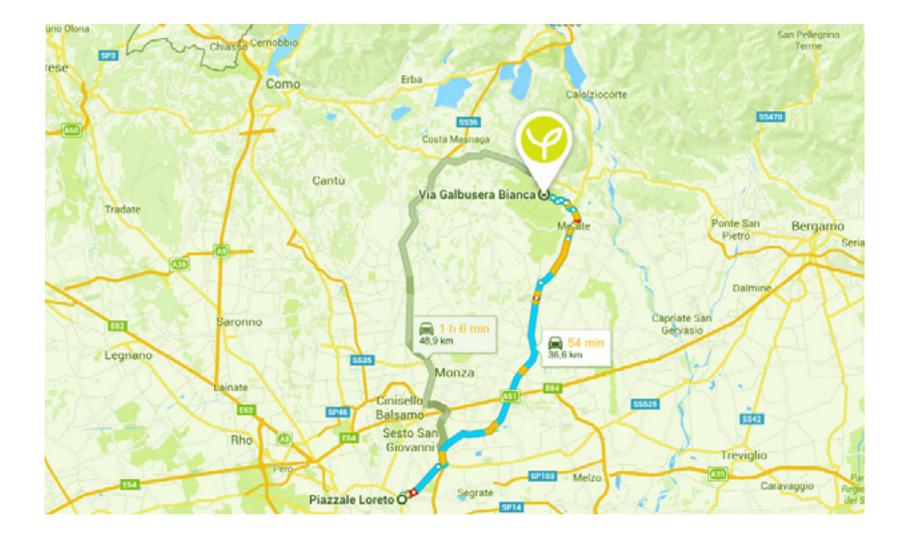
### HOW TO GET HERE

From Milan: Tangenziale Est towards Venice, pass the barrier towards Lecco and go straight (S.S 342 Dir.) towards Lecco for 18 km until reaching Merate.

At the first roundabout in Merate turn left towards Pagnano into Via Cappelletta, then take the first right into Via Aldo Moro towards Cà Soldato. Continue for 4 km along the valley floor, keeping straight ahead along Via Monte Rosa, Via Pianezzo and Via Bagaggera to the Cà Soldato car park. Carry on straight ahead for 1 km along Via Malnido until reaching the top of the hill. Turn left onto the Via Galbusera Bianca dirt track and continue for 500 metres to the car park in front of the Church of S. Francesco.

Have a safe journey!





GALBUSERA BIANCA RELAIS BIO DI CHARME



Via Galbusera Bianca 2, 23888 La Valletta Brianza (LC) Italy Montevecchia and Curone Valley Regional Park tel. +39.039.57.03.51 - email: info@ogb.bio Personal contact: cell: +39335284174 - email gaetano@besana.com





"THE EARTH NOURISHES PEOPLE WHO TEND THE EARTH"