

MONFERRATO s.r.l

'la Margherita' Residence. Strada provinciale n°17 Gallareto – Castelnuovo Don Bosco



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MONFERRATO s.r.l. P.zza Dante 22 Castelnuovo Don Bosco (AT)

Transform project of an old farmhouse in a 9 luxury apartments fractionated condominium with private gardens, swimming pool and sports court

the location



The building, was built about sixty years ago and it has hosted several generations of the same family. The old farmhouse consists in the manor house with attached barn. For a time it was also used as a vivarium; it is surrounded by greenery and the calm of the countryside, but is also strategically located just a few minutes from the town center where is possible to find all kinds of services and facilities



the area

The external communal layout guarantees the rationality of driveways and the accessibility to the garages. In addition to the communal gardens, all around the complex, there is a 8000 square meters area of planted park land with medium sized essence trees. The footpaths in the perimeter of the garden will be paved with concrete paving blocks and completed with benches and other urban furnitures. In addition to the project there is a (12mx6m) swimming pool that is exclusive for the condominium and a synthetic grass field with the necessary sporting facilities such as tennis or five player's soccer.



the project





the garages

The project provides the construction of nine residential apartments located in a 3 floors above ground condominium with 4 units with private gardens on the ground floor, 3 units on the first floor and 2 on the second floor. On the back of the building are provided 10 basement garages.

The guidelines of the work are almost conservative, in fact, the structure will be maintained, insulated and fully renovated; and to give more space and comfort to all apartments, the roofs will be adjusted and raised.

Adjacent to the residential complex there are 10 basements garages. The structure is about 3.5 m high and 38 m long, it is made with reinforced concrete and the NE wall acts as a containing wall.

the pool



Slightly secluded, but adjacent to the complex, there is a infinity pool with Roman steps, that is positioned to be exposed to sunlight for most of the hours of the day.

The pool is for the exclusive use of the condominium.

sport facility



Not to disturb the peace and the tranquility of the place, the exclusive sports court (tennis / football) is far from the building, and makes the area more prestigious and complete.

the park



8000 square meters of park land planted with medium sized trees are corollary to the building and give it broad, avoiding that in future the surrounding area could be built up maintaining the tranquility and privacy of the place.

the interiors

some examples of interior desing for the most significant units



UNIT 4: is on two levels and has private garden, is suitable for a 3-4 people family, there is the possibility to reserve the upstairs to children who will have a bedroom, a private bathroom and a completely games, recreation and study dedicated room.



UNIT 5: the most special piece of the 'whole' building. It's placed into the old barn and it's large and bright. It is a real Loft on several levels, ideal for a young couple that loves design with a modern vision of the spaces.



UNIT 8: the studio flat, small and cozy, ideal for a young and dynamic single person, that can completely enjoy the pool and the tennis court.



UNIT 4





UNIT 8



UNIT 5

