



PROJECT FOR RE-CONSTRUCTION & SALES A THERMAL LUXURY BATHS & SPA



THE SPA EXTENDS OVER A COVERED AREA

The spa extends over a covered area of 5,000 m², and it is immersed in the heart of a large thermal park of 11 hectares. The Italian spas and thermal baths present this project after in-depth studies and market analysis. Our studies have brought to light data that is substantially useful for us to understand that some sectors of activity do not know crises like the one we are dealing with: **health and wellbeing.**





A Unique Destination for Health, Wellness & Luxury

Welcome to an exclusive integrated wellness complex where **advanced medical care, thermal therapies,** and **luxury relaxation** coexist in perfect harmony. Designed to deliver a holistic healing experience, the facility combines state-of-the-art healthcare services with premium spa and leisure amenities in an elegant and tranquil environment. **Medical & Specialist Services** The medical area hosts a selection of specialized outpatient clinics, ensuring comprehensive and personalized care:

- **Rheumatology** – Advanced diagnosis and treatment of joint, bone, and connective tissue disorders.
- **ENT (Otorhinolaryngology)** – Specialized care for ear, nose, throat, and balance conditions.
- **Orthopaedics & Physiotherapy** – Rehabilitation, mobility recovery, and musculoskeletal treatments supported by modern equipment and expert therapists.
- **Dermatology** – Clinical and aesthetic skin care treatments in a refined medical setting.
- **Complementary Medicine** – Natural and integrative therapies designed to support overall well-being.



RHEUMATOLOGY



ENTHINOLARYNGOLOGY



ORTHOPAEDICS



**COMPLEMENTARY
MEDICINE**



DERMATOLOGY



NUTRITION



Thermal & Spa Experience

At the heart of the complex lies a **luxury thermal pool**, seamlessly connected to indoor and outdoor wellness areas. The thermal water experience promotes relaxation, circulation, and muscle recovery, offering both therapeutic and leisure benefits.

The **SPA & Wellness Center** includes:

- Private treatment rooms
- Massage and body therapy areas
- Relaxation zones
- Dedicated changing rooms and high-capacity bathrooms for maximum comfort

Fitness & Rehabilitation Area

A fully equipped **fitness and rehabilitation zone** supports medical recovery and physical conditioning, featuring:

- Modern gym equipment
- Functional training areas
- Physiotherapy and postural rehabilitation spaces

Comfort, Privacy & Design

Every area is designed to ensure:

- Discretion and privacy
- Easy accessibility
- Smooth flow between medical, wellness, and leisure spaces
- A refined architectural style that blends functionality with elegance



TERME SPA

PHARMA1HUMANITAS TERME SPA







**FUTURE ITALIAN LUXURY HEALTH-CARE
LIFE-STYLE PROJECT. IN ORDER TO SALES
THE INFRASTRUCTURE TO THE
CUSTOMERS.**



3D DESIGN CONCEPT OF THE EXTERNAL INFRASTRUCTURE VIEW



RENOVATION OF THE ENTIRE COMPLEX ACCORDING TO ANTI- SEISMIC STANDARDS AND REPLACEMENT OF FURNISHINGS, FURNITURE AND EQUIPMENT WITH MORE MODERN AND LATEST GENERATION COMPONENTS.



A SPA FACILITY AVAILABLE TO ALL YEAR

Coverage from the tubs external with integration of heating systems to welcome customers both in summer and during the winter, where they can enjoy our thermal waters, perhaps after spending a morning at the nearby ski resorts in lands with thermal springs various

Construction of renewable energy plants: photovoltaic system on the roofs of the buildings, as well as a geothermal system, which will make the entire structure self-sufficient thanks to the production of clean energy. The excess energy produced will be sold to the national grid.



EXPANSION OF THE THERMAL COMPLEX WITH MEDICAL FACILITIES SPECIALIST

Both within the complex and/or in surrounding areas, specialized medical facilities will be built for the treatment of various pathologies:

Rehabilitation therapies;

Support for autistic children;

Support for people with eating disorders.





**SURGERY-
BEAUTY
AREA FOR
CARRY OUT
FILLER AND
BOTOX**





THERAPEUTIC-REHABILITATION HEALTH FACILITY.

**The structure will be contracted with
the Regional Italian
Clinicals.**



FACILITIES FOR AUTISTIC CHILDREN

**Two modules with 25 rooms plus service rooms,
for the support and assistance of autistic
children**

THEDCA (*eating disorders*) are disabling, often fatal, psychiatric disorders that compromise the physical health and social functioning of the individual. They are disorders characterized by a pathological relationship with food and with one's body.



FACILITIES FOR THE TREATMENT OF EATING DISORDERS

The construction of 2 modules is planned. The structure will be agreed with the ASL.



A person with dark hair, wearing a white tank top, is sitting on a light-colored floor. They are holding a silver fork in their right hand, with a piece of green lettuce on it. Their left hand is resting on their knee. The background is a plain, light-colored wall.

THE DCA (eating disorders) are pathologies characterized by an alteration of eating habits and by an excessive concern for weight and body shape. They arise mainly during adolescence and mainly affect the female.



- wellness center spread over several buildings,
- swimming pools,
- gyms,
- rooms,
- various external areas...),
- movable property.
- furnishings contained in the various buildings.

CHARACTERISTICS OF THE THERMAL BATHS

The historic Italian Terme establishment, with its sulphurous and oligomineral waters among the most famous and effective in Europe, allows for inhalation and mud-bath therapy cycles.

The water are sulphurous mineral waters with a high sulphide content, with the first of the two having a particularly high hydrogen sulphide content.

These waters have anti-inflammatory and eutrophic properties on the respiratory, osteoarticular, digestive and dermatological systems and are also indicated for the treatment of ENT pathologies.



CHARACTERISTICS OF THE THERMAL BATHS

They are used both for the treatment of related pathologies and as a prevention and rehabilitation tool. The “Italian natural land” source, oligomineral water with a characteristic diuretic effect, promotes an increase in the urinary elimination of urea solutes. The waters of the Italy spa also have specific therapeutic indications, very rare in Italy and therefore highly sought after: among these, there is the treatment of gum disease and gynecological diseases.

We believe in the quality and quantity of the thermal waters of the Italian Terme with regards to the classification as mineral waters.



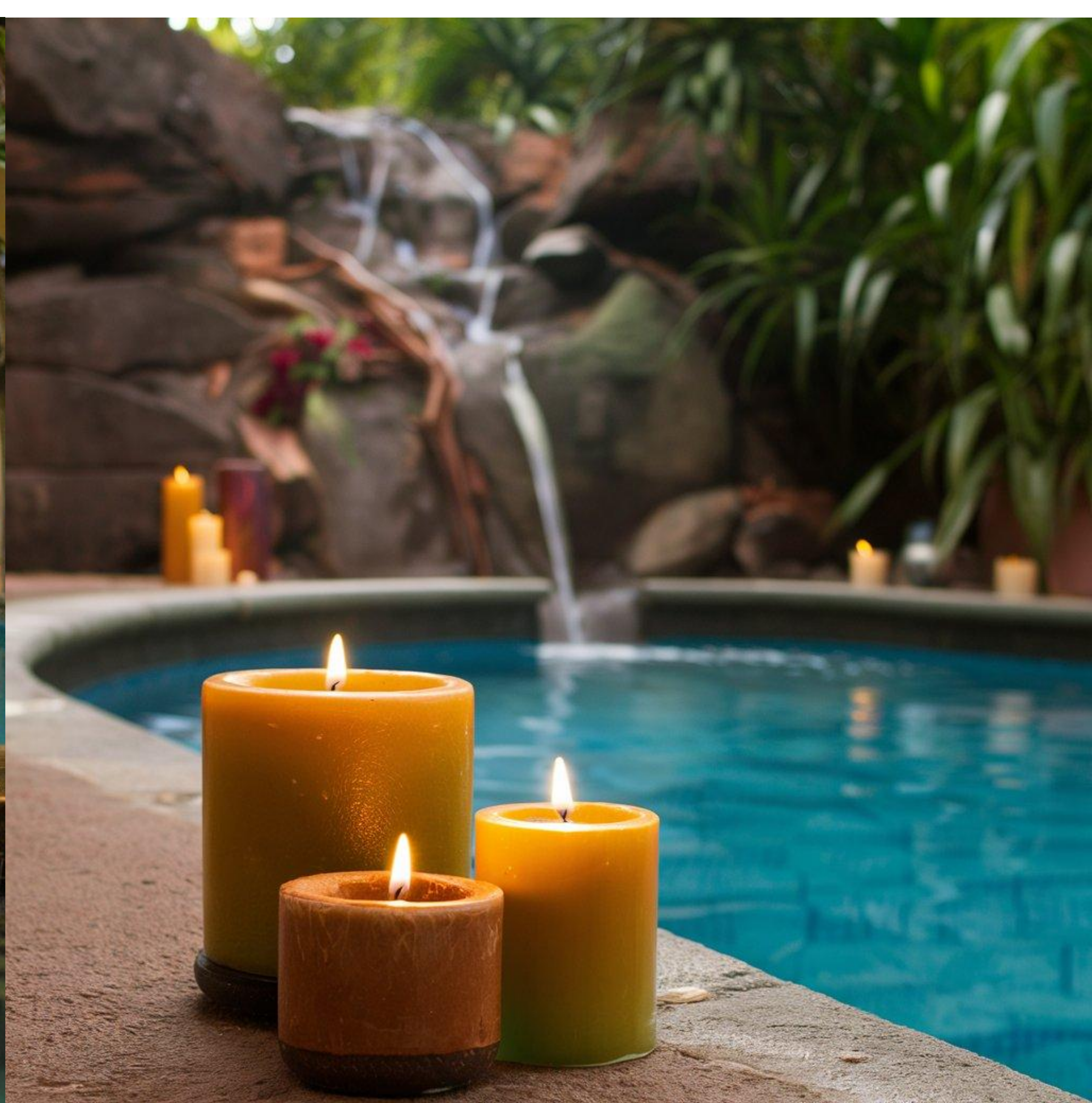














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