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Investment Opportunities in Real Estate and Tourism

January 2020

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1. Asset up to 10,000 sqm



Description:

Thermal spa complex located in Sciacca (Agrigento).

Key opportunities:

- A manifestation of interest has been recently issued. The call does not exclude any potential future concurrent of the forthcoming call for tender.

Total area: 9,000 sqm

Sector: Hotel, senior housing, residential, office

Access: Highway at 1,5 km, Airport at 30 km

Type of contract: redevelopment long lease

Ownership: Italian State

Former Psychiatric Hospital – Palermo (Sicily)



Description:

Real estate complex, former psychiatric hospital and military prison, situated in the city of Palermo, close to the historical center, near the Norman Palace, the university city and D'Orleans Park. The building, a construction that goes back to the 18th century, over the time it has been used as a convent, psychiatric institute (Real Madhouse) and military prison: today in disuse, the property is in abandoned condition and needs important maintenance and requalification interventions.

Key opportunities:

- Located in the center of Palermo;

Total area: 3,829 sqm GIA

Sector: Hotel, senior housing, residential, office

Access: Highway at 1,5 km, Airport at 30 km

Type of contract: redevelopment long lease

Ownership: Italian State

Former Banca d'Italia Branch – Brindisi (Apulia)



Description:

The property complex, former branch of the Bank of Italy, is located in the historic center of Brindisi, close to the city port. The building, built in 1930 and used as office and residential building, has been declared historic-artistic dwelling.

Key opportunities:

- Strategic position in the old city of Brindisi
- It is located very close to the commercial and touristic port

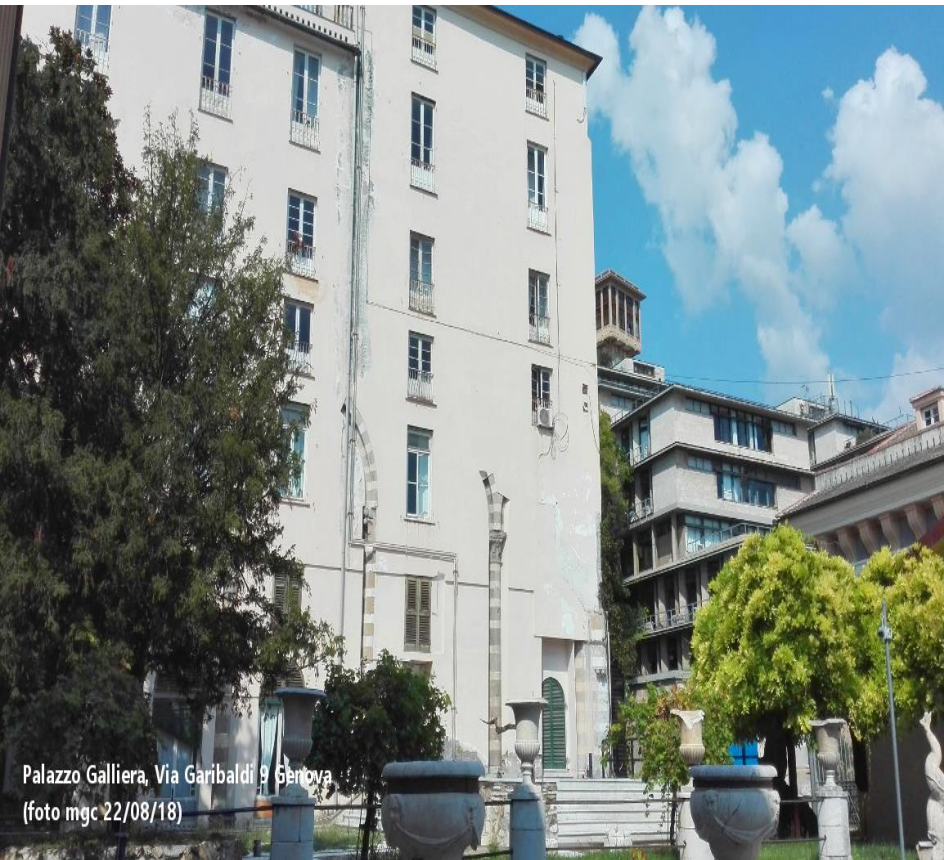
Total area: 4,607 sqm GIA

Sector: Office, residential

Access: Train station at 1 km, Airport at 6 km

Type of contract: sale of full ownership

Ownership: Banca d'Italia



Description:

The 18th Century building is composed of six floors above ground free on all four sides. The floor plan is identical throughout with a central staircase (an elevator is attached to one side), the main facade faces South. It currently hosts offices of the City Council and, for this reason, is linked to Palazzo Tursi & Palazzo Albini by internal pedestrian footpaths.

Key opportunities:

- The building is situated in an exceptional location
- Central location with panoramic view of the city and the sea
- Near numerous offices, institutions and services

Total area: 3,649 sqm

Sector: Tourism, Commercial, Office, Student house

Access: Airport 7 km, Old Port 500 mt, train station 1,4 km

Type of contract: Sale of full ownership/Redevelopment long lease

Ownership: Municipality of Genoa

Former Fish Market – Genoa (Liguria)



Description:

Built in the 1930s the former fish market (both wholesale and retail), is a four floor building that mainly develops on the ground floor (raised about 2 mt above the street level) with a large open space of about 9 mt in height. On the first and second floor there are offices surrounded by large panoramic terraces overlooking the harbor. In the basement there are all the technical rooms.

Key opportunities:

- Close to the University center of architecture and design
- Near the tourist hub of the Old Port of Genoa designed by Arch. R. Piano and the historic city center
- Close to Metro, Bus and public parking areas of high capacity

Total area: 3,517 sqm

Sector: Tourism, Commercial, Office

Access: Airport 8 km, Aquarium 600 mt, Train station 2 km

Type of contract: Sale of full ownership/Redevelopment long lease

Ownership: Municipality of Genoa

Former Convent of San Vito – Agrigento (Sicily)



Description:

Real estate complex, known as the “convent and former prison of San Vito”, located in the heart of Agrigento, one of the most visited cities in Sicily due to the presence of the Archaeological park “Valle dei Templi”, Unesco site since 1997. Thanks to its location, the property is well adaptable to be used for touristic-hotel or cultural and school activities.

Key opportunities:

- Close to Valle dei Templi archeological site,

Total area: 5,919 sqm (GLA)

Sector: Hotel

Access: Train station: 600 m, Airport (Trapani) at 150 km, Archeological site “Valle dei Templi”: 3 km

Type of contract: Redevelopment long lease

Ownership: Italian State



2. Asset from 10,000 to 20,000 sqm

Former Psychiatric Hospital – Reggio Emilia (Emilia Romagna)



Description:

The monumental estate, the former psychiatric-judicial hospital, is located in the historic centre of Reggio Emilia. The first structures were built in the 17th century, while new ones were constructed at the beginning of the 1900s, but the property has to be redeveloped. Due to its location, it will be redeveloped into tourist accommodation or into apartments.

Key opportunities:

- Asset located in the very center of Reggio Emilia

Total area: 10,224 smq (GIA)

Sector: Commercial, Office, Residential, Hotel and leisure

Access: Station 2,8 km, Motorway at 5 km, Airport at 68 km (Bologna)

Type of contract: Sale of full ownership

Ownership: Province of Reggio Emilia



Description:

The structure, with its octagonal shape, designed by Paolo Portoghesi, has a hotel with 171 double rooms, a hotel management school and a staff accommodation building with 60 rooms.

Key opportunities:

- Located on the Gargano, famous seaside area in Apulia and National Park;
- The structure is in fair condition and free
- The building complex will have to maintain the original destination for tourist uses
- The outdoor area goes down to the beach

Total area: 19,000 sqm total GIA 52,000 sqm land area

Sector: Tourism

Access: Airport 152 km, train station 78 km, city centre 10 km

Type of contract: Public tender sale of full ownership

Ownership: Apulia Region

Piazza Vittorio Veneto – Trieste (Friuli Venezia Giulia)



Description:

The building was built in 1895 by the arch. G. Sagors, spread over five floors plus the attic for a gross area of 17,813 square meters, of which approximately 14,413 sqm for office use. In the building there are, in addition to the office rooms and related accessories, an apartment of about 251 sqm located on the second floor with main access, a cinema / theater of 1,090 sqm on the ground floor, a bar of about 300 sqm with a main entrance on Piazza V. Veneto. The building does not have internal areas for parking or outdoor areas.

Key opportunities:

- Open tender;
- Located in the historic centre;
- Most of the rooms located on the ground floor have direct access from the square or the surrounding streets.

Total area: 17.813 sqm

Sector: Retail, office, tourism

Access: Train station 500 mt, Airport at 32 km

Type of contract: Sale of full ownership

Ownership: FS Sistemi Urbani

Procedure: Tender currently open – Due date: 7th January 2020

Asking price: 9.5 million €

*Description:*

Palazzo degli Esami is located in the Trastevere neighbourhood. The rectangular building was built at the beginning of the twentieth century and consists of four floors above ground and a basement floor. It has undergone significant structural renovation work, but the interiors are yet to be completed. The covered surface area is 11,833 m², 2,969 m² of which are constituted by the basement and terraces. The listed building can be used for commercial activities (with surfaces smaller than 250 m²), offices and tertiary activities, private services, hotel and conference centre.

Total area: 11,833 sqm GFA

Sector: Commercial, office, residential and social housing

Access: Airport at 11 km, train station 1 km

Type of contract: Sale of full ownership

Ownership: CDP Investimenti Sgr Spa



Former Varese Marine Colony – Cervia (Emilia Romagna)

Description:

The real estate complex was built in 1937 based on the project of the arch. Mario Loretì, and was partially rebuilt in. The structure, surrounded by a splendid pine grove is located in proximity of the shore, well suited to become a tourist or hospitality structure.

Key opportunities:

- Located in Milano Marittima, well-known sea-side resort of the Romagna shore;
- The asset is located in proximity of the shore;

Total area: 13,050 sqm total GIA, 60,050 sqm of land area

Sector: Hotel

Access: Airport at 44 km, Train station at 5 km, City centre at 25 km

Type of contract: Sale of full ownership

Ownership: Region Emilia Romagna

3. Urban Development projects

Venezia Mestre Station area – Mestre (Veneto)



Description:

The project consists in the development of a new building for tourism (10,000 sqm) next to the railway platform and retail area (10,000 sqm) in the railway hub. The regeneration site includes the former 65,000 sqm rail yard, and enlargement of the green area of Piragnetto Park

Key opportunities:

- Mestre is the main access to Venice;
- The station has 82,000 daily passes, 30 million visits per year and 500 trains in transit per day.

Total area: 200,000 sqm

Sector: Commercial, Hotel

Access: Highway at 4 km, Airport at 12 km

Type of contract: Sale of full ownership

Ownership: FS Sistemi Urbani



Firenze Porta al Prato – Florence (Tuscany)

Description:

Real estate complex of approx. 90,000 sqm close to the historic center, the Cascine park, the Exhibition Center ex Leopolda Station and the New Opera House. The transformation plan includes a new tramway to replace the railway, new road system, green areas, pedestrian paths and connections with the Cascine Park. The current planning assigns a maximum gross surface area of max 54,000 sqm, with the following destinations of use: residential including neighborhood shops (60%); commercial (9%); tourist-receptive destination (15%); directional, student house and private service activities (16%); with a flexibility of the mix of destinations equal to 20% of the overall gfa.

Key opportunities:

- Last call for tender (Oct. 2019) failed, expression of interest are welcome to be submitted;
- Located close to the historic centre;
- Offices (8,640 sqm), Hotels (8,100 sqm); Commercial (4,860), residential and social housing (32,400 sqm).

Total area: 54,000 sqm GFA

Sector: Retail, office, tourism, residential

Access: Train station at 500 mt, Airport at 5 km

Type of contract: Sale of full ownership

Ownership: FS Sistemi Urbani



Description:

The area is one of the 7 disused railway yards in Milan. It is located in the northwest urban sector and represents a connection between the development area of Bovisa and the new central district of Garibaldi-Repubblica. It is located very close to the main railways, the subway stations and the airport.

Key opportunities:

- Master Plan of the area approved in July 2019
- SPV to be set up, partners to be fund
- Strategic position able to merge two city areas
- High concentration of offices

Total area: 358,094 sqm GFA

Sector: Commercial, office, residential and social housing

Access: Airport at 11 km, train station at 1 km

Type of contract: Tender for the selection of partners for the SPV

Ownership: FS Sistemi Urbani

Porta Romana Disused Railway Yard – Milan (Lombardy)



Description:

The area located in the south-east quadrant of the city of Milan, near “Porta Romana” railway station, along Corso Lodi, develops within the railway yard perimeter. It covers an area of 187,300 m². The area is situated between the border of the semi-central district bounded by Viale Isonzo, Piazza Trento and Corso Lodi, and the suburban one developing along the road links of Via Brembo and Via Lorenzin, where the Prada Foundation and the Prada Museum have recently been inaugurated.

Key opportunities:

- Strategic position in the centre of Milan;
- Area to be destined to the 2026 Winter Olympic residencies;
- Sell of the area foreseen in 2020.

Total area: 187,226 sqm (land area)

Sector: Residential, social housing, commercial, office, hotel

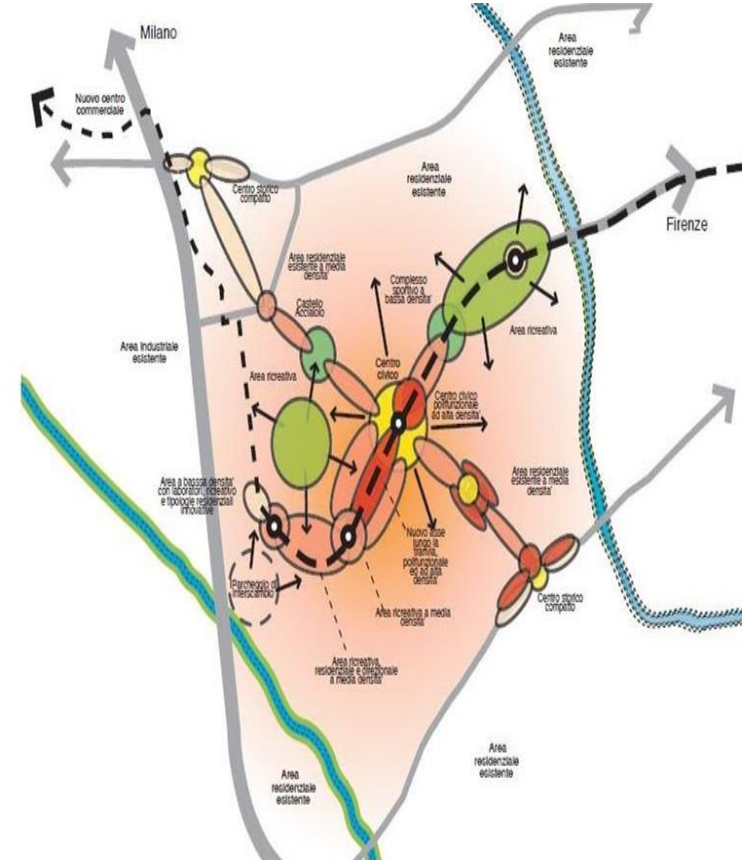
Access: Airport at 11 km, subway stop “Lodi”

Type of contract: Sale of full ownership

Ownership: FS Sistemi Urbani



Urban Development by Arch. R. Rogers – Scandicci (Tuscany)



Description:

Real estate development for the construction of the New Urban Center of the city of Scandicci, along the T1 tramway line, connecting the first Italian intermodal car park on the highway and the most important production center in Europe for luxury and leather goods with the city center of Florence. The project, designed by the architect Richard Rogers, allows different intended use: residential (42,600 sqm), office (46,179 sqm), commercial (14,000 sqm), student house (12,200 sqm) and tourist-accommodation (11,700 sqm).

Key opportunities:

- Presence of strategic infrastructures (tramway, highway, exchanger parking);
- Close to the luxury, fashion and leather goods district;
- Advanced authorization and planning phase;
- Area very close to the center of Florence.

Total area: 114,000 sqm GFA

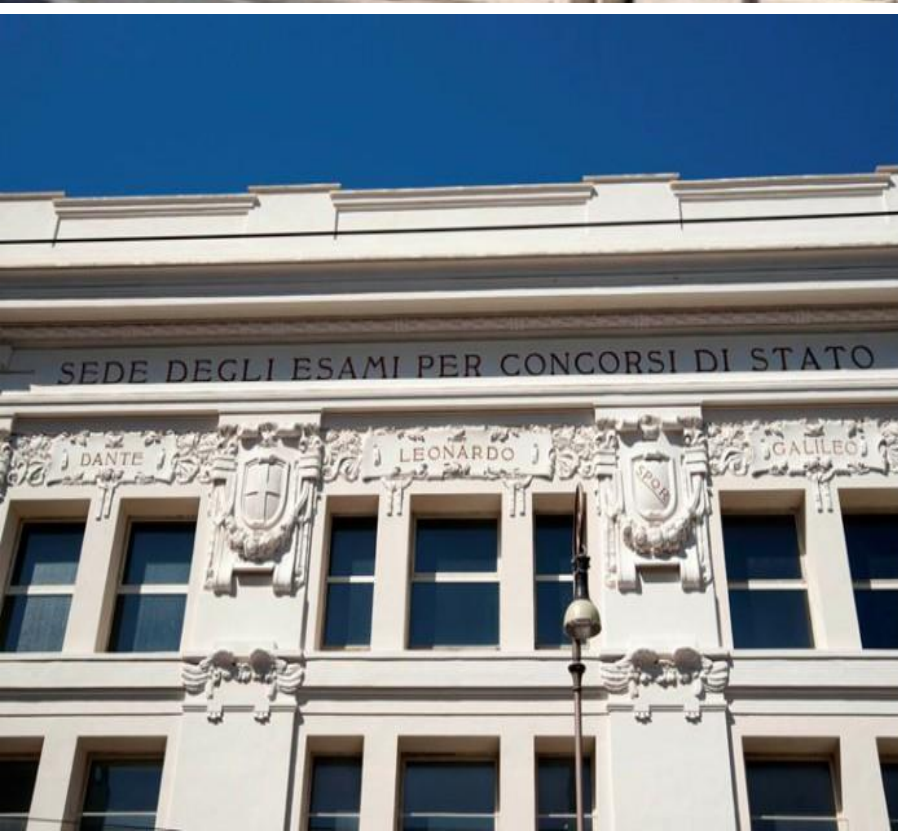
Sector: Retail, commercial, office, tourism, residential, student housing;

Type of contract: Sale of full ownership

Ownership: Municipality of Scandicci & private companies



4. Asset by Cassa Depositi e Prestiti



Description

Palazzo degli Esami, is located in the Trastevere neighbourhood. The rectangular building was built at the beginning of the twentieth century and consists of four floors above ground and a basement floor. It has undergone significant structural renovation work, but the interiors are yet to be completed.

The covered surface area is 11,833 sqm, 2,969 sqm of which are constituted by the basement and terraces. The listed building can be used for commercial activities (with surfaces smaller than 250 sqm), offices and tertiary activities, private services, hotel and conference centre (former Legislative Decree 42/2004).

Total Area: 11,833 sqm

Sector: Hotel, residential, office

Intervention: Renovation, restoration

Ownership: CDP Investimenti Sgr Spa

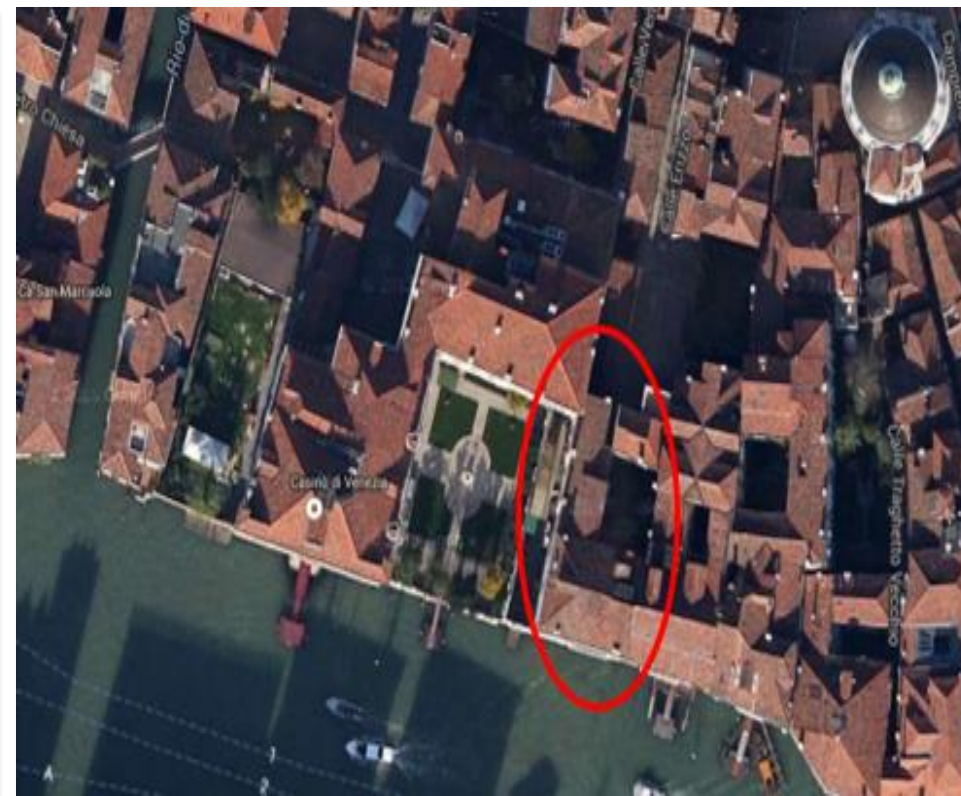


Description:

The building, called Palazzo Duodo, was built in 1700 by connecting two pre-existing buildings, and is located on the Canal Grande, Venice's most important canal. It can be accessed both from the water and inland. The property is distributed over four floors above ground and includes a mezzanine and an attic with dormer windows, for a total covered surface of 2,408 sqm. The listed building (former Legislative Decree 42/2004) is currently vacant. The general town planning scheme allows for private use, with certain limits for commercial and production activities.

Key opportunities:

- Located in the heart of the Municipality of Venice in the Sestriere Cannaregio, along the Canal Grande.



Total area: 2.408 sqm GIA

Sector: Historical building, residential, hotel

Access: Airport at 15 km, train station at 1,2 km

Type of contract: Public Tender Sale of full Ownership

Ownership: CDP Investimenti Sgr

Palazzo Ziani



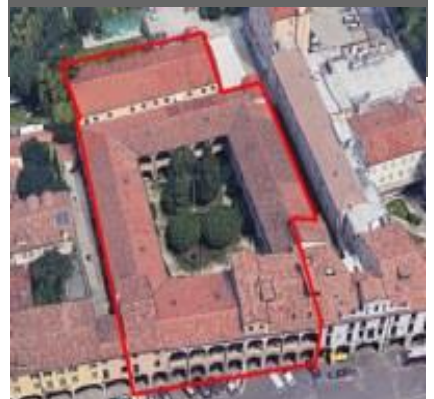
Overview

- Palazzo Ziani is located in the historic center of Venice, inside the Castello district;
- The property can be used to host a functional mix of intended uses.

Key Features

- **Location:** Venice - Veneto
- **Property type:** Historic Building - Mixed use
- **Total GLA:** 1,200 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Caserma Barzon



Overview

- The former barrack is a sky-earth building of two floors above ground, plus an attic and basement. It's located in the historic center of Padua;
- The building, used until 2012, is currently vacant. The main building dates back to the fifteenth century, while the building located north is from a much more recent era.

Key Features

- **Location:** Padua - Veneto
- **Property type:** Hotel, residential, commercial and office
- **Total GLA:** 4,100 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Corte d'Appello



Overview

- The property is located in the historic center of Turin;
- The area is surrounded by buildings of high historical value & architectural complex of great value;
- The building consists of three floors above ground plus the attic and the basement.

Key Features

- **Location:** Turin - Piedmont
- **Property type:** Hotel & residential
- **Total GLA:** 6,700 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Ex Barrack Mazzoni



Overview

- The asset is located in the first southern suburbs of the Municipality of Bologna, in the Murri area (S. Stefano district);
- The complex consists of a vast military area whose origin dates back to the fortifications of the defensive belt called "Forte di Beldiporto";
- The compendium consists of 33 buildings, different for functions, dimensions, period of construction and type.

Key Features

- **Location:** Bologna - Emilia Romagna
- **Property type:** Historic Building - Mixed use
- **Total GLA:** 29,400 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Ex Barrack S. Eufemia



Overview

- The asset is located in the historic center of Modena, a few steps from the Duomo;
- The main functional destination is residential and commercial;
- The building is spread over four floors plus a basement.

Key Features

- **Location:** Modena - Emilia Romagna
- **Property type:** Residential, commercial and office
- **Total GLA:** 3,900 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Ex Barrack Garibaldi



Overview

- The asset is located in the historic center of Modena, spread over three levels above ground;
- The property, portion of the ex Benedictine Abbey, represents today the only example in Modena of monastic architecture of the early Renaissance.

Key Features

- **Location:** Modena - Emilia Romagna
- **Property type:** Residential, commercial and office
- **Total GLA:** 4,900 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Palazzo Vivarelli Colonna



Overview

- The asset is located in Via Ghibellina in the historic center of Florence, in the Santa Croce district;
- The asset has mainly a residential intended use;
- The building consists of two communicating buildings connected on each floor.

Key Features

- **Location:** Florence - Tuscany
- **Property type:** residential
- **Total GLA:** 5,700 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Palazzo Gerini



Overview

- The asset is located in the historic center of Florence in the Santa Croce district;
- The real estate complex is a free-to-use building on four sides, elevated by four floors above ground, plus a basement floor, surrounded by two pertinent gardens.

Key Features

- **Location:** Florence - Tuscany
- **Property type:** Tourism and residential
- **Total GLA:** 2,500 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Former Artale Barrack



Overview

- The property complex consists of an entire block of the S. Maria Maggiore district in the area north-west of Pisa;
- The real estate compendium consists of n. 5 main sky-earth buildings on an independent lot and large internal square;
- The military headquarters was built at the end of the 19th century.

Key Features

- **Location:** Pisa - Tuscany
- **Property type:** Student house, tourism and residential
- **Total GLA:** 13,306 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Via Cassia



Overview

- The property is in the one of the most exclusive area of Rome, Ponte Milvio - Farnesina;
- The area is characterised by the presence of embassies and financial headquarter companies;
- The asset, formerly a research institute, can be transformed into public services, hotel or residencies;
- An external area of 6.400 sqm with a garden is annexed to the property.

Key Features

- **Location:** Rome
- **Property type:** Hotel, residential, office
- **Total GLA:** 5,700 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

SMOM



Overview

- The asset is located in the municipality of Pozzuoli, in the metropolitan area of Naples, in a wonderful position overhanging the sea;
- Formerly used as an hospital, can be transformed into an hotel;
- Pozzuoli is a famous tourist destination thanks to its gulf, the Solfatara, the ancient roman ruins and numerous wellness spa in the neighborhood.

Key Features

- **Location:** Pozzuoli - Naples - Campania
- **Property type:** Hotel
- **Total GLA:** 7,300 sqm
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

Ex Barrack Curtatone



Overview

- The asset is located in the historic center of Pisa;
- The property can be transformed into a mixed-used asset with an higher component of public services and residential units or student house.

Key Features

- **Location:** Pisa - Tuscany
- **Property type:** Mixed-used, Student house
- **Total GLA:** 7,017
- **Procedure:** Competitive negotiation
- **Occupation status:** Vacant

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