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IN ITALY

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REGIONE AUTONOMA  
FRIULI VENEZIA GIULIA

Agenzia Lavoro  
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Friuli Venezia Giulia  
Investment Development Agency

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THE OCEAN RACE  
GENOVA  
THE GRAND FINALE  
2022-23

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Investimenti Immobiliari Italiani

SISTEMI URBANI  
GRUPPO FERROVIE DELLO STATO ITALIANE

Regione Lombardia

invest in tuscany  
Regione Toscana

AGENZIA DEL DEMANIO

ANCE  
ASSOCIAZIONE NAZIONALE  
COSTRUTTORI EDILI

REGIONE  
PIEMONTE

Invest in Emilia-Romagna

# INVEST IN ITALY

## THE BEST REAL ESTATE OPPORTUNITIES IN THE ITALIAN MARKET

MIPIM 2022 CANNES 15-18 MARCH, 2022

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# Invest in FVG

*Lydia Alessio - Verni, General Director,  
Agenzia Lavoro & SviluppoImpresa  
Investment Development Agency  
Friuli Venezia Giulia Region*

**INVEST IN ITALY**

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# Friuli Venezia Giulia

## ✓ Strategic hub

Key role linking the Mediterranean Sea to Central and Eastern Europe

## ✓ Autonomous Region with special status

Fiscal and financial autonomy, high rating

## ✓ Export propensity

First Italian region for export/GDP ratio

## ✓ European Commission - Regional Innovation Scoreboard 2021

FVG: strong innovator since 2019

## ✓ Science and Innovation System (SiS) over 10,000 international researchers and employees



Agenzia Lavoro &  
SviluppImpresa - Investment  
Promotion Agency

**ONE STOP SHOP**

- **ICT** (SW, services, data centers, telecommunications..)
- **Engineering-related professional services**
- **Metalworking** (industry 4.0, engineering, consulting, plants, consulting..)
- **Life Sciences** (biopharmaceutical and medical devices)
- **Agribusiness** (innovative food)
- **Logistics**

**POPULATION**  
1,198,753

**AREA**  
7,932 Sq. km

# Efficient Administration

- ✓ **Autonomous region with a special status**  
Fiscal and financial autonomy, high rating
- ✓ FVG on the podium of the best regional administrations for the **Institutional Quality Index**  
(Source: Osservatorio Sui Conti Pubblici dell'Università Cattolica del Sacro Cuore di Milano)
- ✓ **Compliance with deadlines**  
The Region is a virtuous example in prompt payments, with a weighted average advance of 20 days compared to other Regions (Source MEF, Platform for Commercial Credits PCC)
- ✓ **FVG has a lower tax burden compared to Italy**  
(-21.7%) (Source: Sole24Ore)

# FVG Incentives and Services

<b>1. Friulia</b>	Regional investment Company that helps strengthening companies capitalisation.
<b>2. FRIE (rotation fund for economic initiatives)</b>	Subsidized financing for organic investment programs.
<b>3. Settlement and investment attraction incentives</b>	Incentives for companies planning new production investments and settlements.
<b>4. IRAP (regional tax on production activities)</b>	For the entities settling in the region, IRAP rate is cleared for the first 3 years, reduced by 2.9% for the following 2, and cleared forever for those settling in the mountain areas.
<b>5. Bucalossi Law</b>	These urbanization charges are not due for companies settling in the Industrial Parks of the FVG region.
<b>6. Regional offices at your disposal</b>	Free-of-charge services at companies disposal: staff selection and recruitment, identification of training needs, advice and information on regional and state incentives, implementation of internships, meeting and events in the area.

# A strategic hub at the heart of Europe

- ✓ **11 European Countries** and **9 European capitals** within a **600 km radius**.
- ✓ **3,602 km of roads**, connected to the **Austrian** and **Slovenian** highway networks.
- ✓ **466 km of railway lines**, several daily connections with Rome, Milan, Turin, Vienna (Austria), Ljubljana (Slovenia), Munich (Germany).
- ✓ **The Baltic-Adriatic Corridor and main railway connections with Europe**  
Railway Connection to: Austria, Germany, Belgium and Luxembourg, Hungary, Czech Republic, Slovakia, Poland.
- ✓ **1 Regional Airport** and 3 others about one hour's drive from the major cities.
- ✓ **5 Intermodal terminals** - Trieste, Cervignano, Pordenone, Gorizia, Pontebba.
- ✓ **3 Ports** including the **Free Port of Trieste**, the only international free port in Europe.



# FVG Investment Projects



**Trieste**



**Gorizia**



**Pordenone**

# Trieste

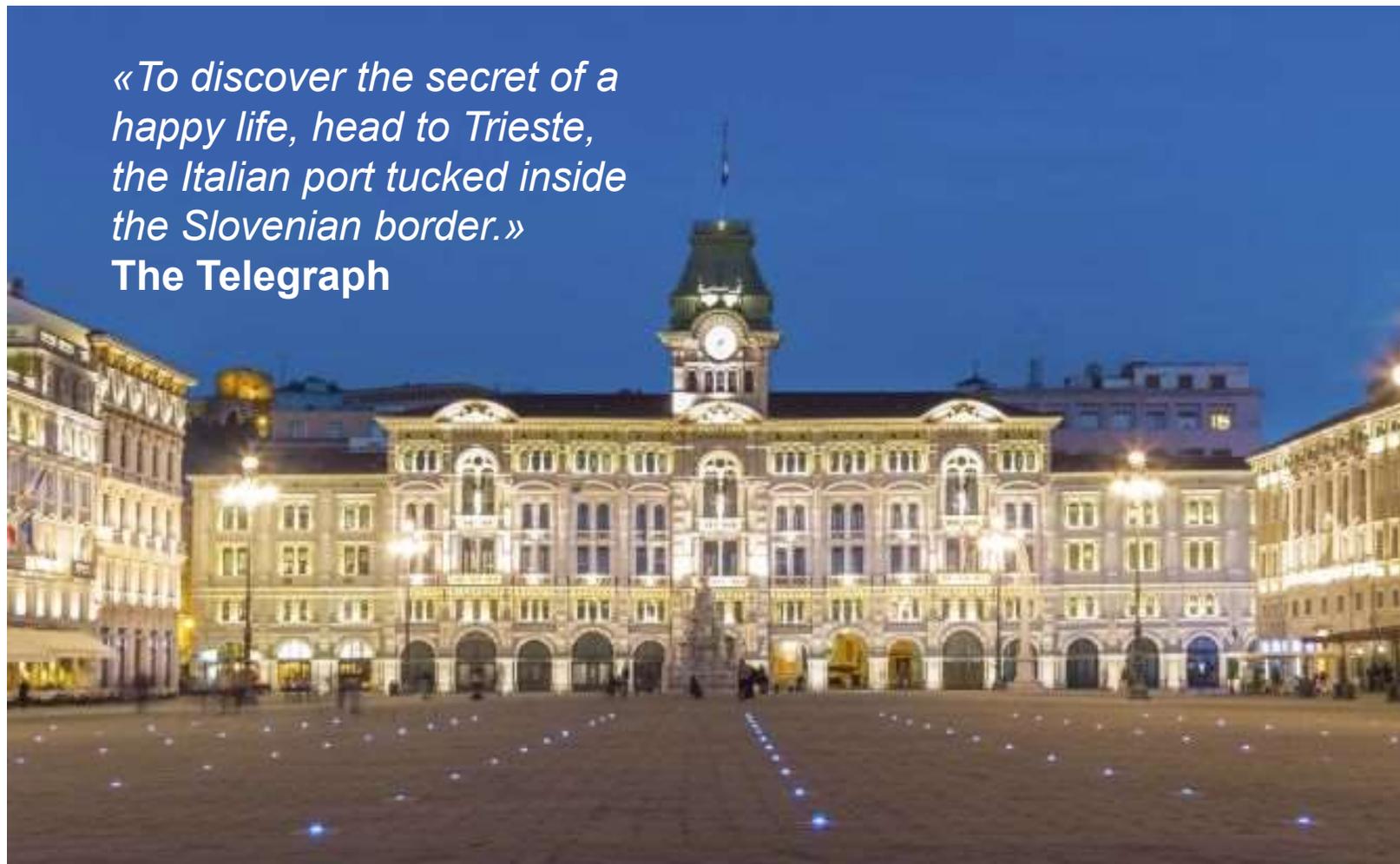
**Trieste, a Middle-European city *par excellence***, includes a medieval city centre, a neoclassical neighborhood from the Austrian period and residential areas which have developed in the 20th century, replacing former production sites.

The City has been ranked 1st in Italy in 2021 for **quality of life** by Il Sole 24 Ore.

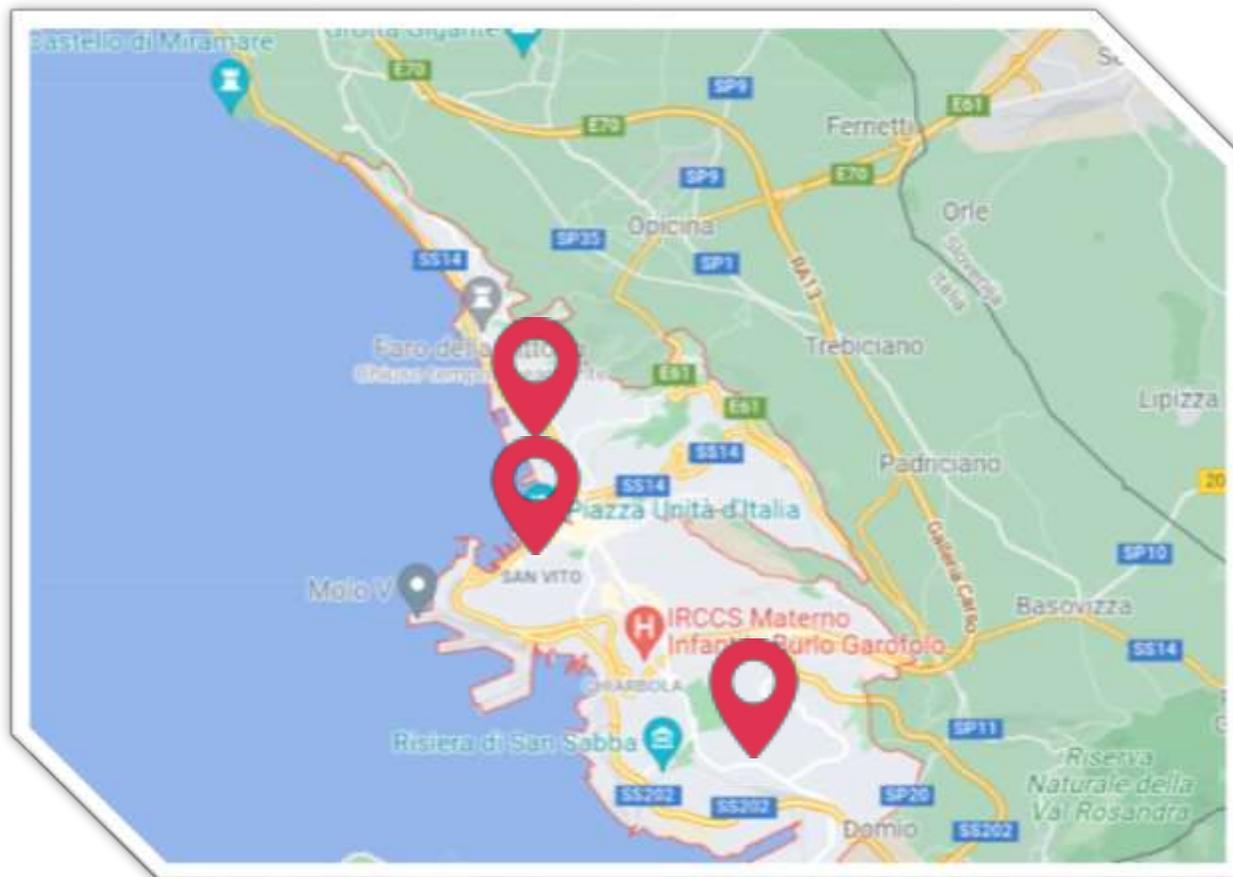
**Tourism** has been growing fast in the last five years.

*«To discover the secret of a happy life, head to Trieste, the Italian port tucked inside the Slovenian border.»*

**The Telegraph**



# Trieste



## Three Business Opportunities:

- ❖ *The **Old Port of Trieste**, known as **Porto Vecchio**, is an area located at 7 minutes drive from the city centre, which includes more than **20 buildings**. The area is subject to a project of renovation and urban regeneration.*
- ❖ *The **Industrial Complex** originally named "**Olcese**", located in the **Industrial Area of Trieste**, is composed of **5 buildings** intended for **craft, retail, services and wholesale commercial activities**.*
- ❖ ***Vucetich Palace** is a 1825 four-floor neoclassical building located in the historic centre of Trieste.*



- **Porto Vecchio** is an area of more than 66 hectares.
- It overlooks the sea from the end of the Ponte Rosso Canal, in the city center, to the seafront Barcola area.
- It develops in a succession of **large buildings**, originally used as **warehouses** for goods in transit under the regime of the Free Port of Trieste.
- It includes:
  - **5 piers**
  - **23 large buildings including**
    - **Hangars**
    - **Warehouses**
    - Other structures enclosed on the north front by the railway and Viale Miramare.

**Ownership:** Municipality of Trieste.



Porto Vecchio is subject to a project of **transformation and regeneration**.

It will become a **strategic area** for the whole Region, experimenting new forms of urban living.

There will be **three distinct areas**:

- public spaces for **social aggregation**
- **a public administration hub**
- **warehouses**, currently under real estate evaluation and destined to economic-productive settlements
  - Area already subject to interventions aimed at the creation of:
    - A museum and scientific/cultural area
    - Technological infrastructures and service networks
    - A conference center and some exhibition and museum areas
    - Sea Museum by the architect Consuegra currently being awarded.



**Type of contract:** Sale by public tender.

**Looking for:** Investments that can contribute to the transformation and redevelopment of the Old Port while preserving and enhancing the historical and monumental connotations, while allowing contextual transformations.

**Sectors:** Residential, offices, services, hotels, collective services and facilities, parking and garages.

**Accesses:**

- Intersection with Viale Miramare .
- Intersection between Corso Cavour and Riva 3 Novembre.

**Total area:** 66 ha (660,000 sqm).

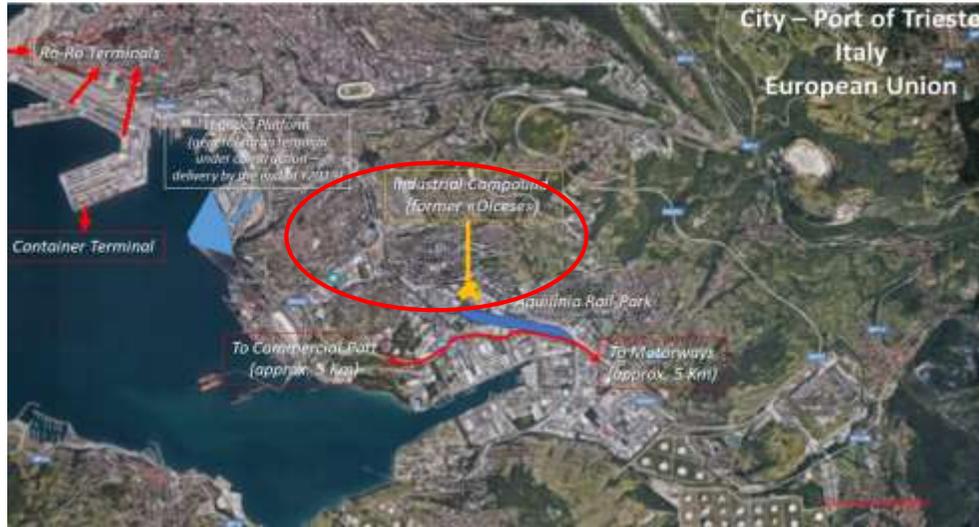
**Total gross floor area:** 71,285 sqm (sum surfaces of warehouses).

### **Available Areas**

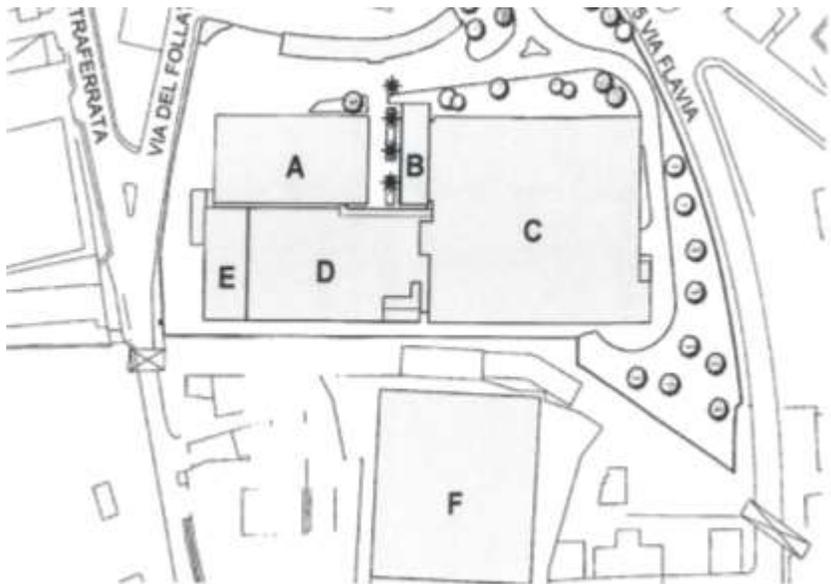
➤ **Total:** 32 areas, all of them are located in Trieste

Details	Surface sqm
20 warehouses	From 661 to 5,879
12 buildings	From 163 to 2,155





- The industrial compound consists of 5 buildings intended for artisanal, retail, services, offices and wholesale commercial activities.
- Located in the heart of the industrial area of Trieste.
- Perfectly connected to the urban, extra-urban and motorway network.
- Close to the port docks and the peri-port railway line.
- Built on an area of approx. 31,000 sqm.
- Industrial park infrastructures and services: water, electricity and gas connections.
- Industrial compound available for: craft, retail limited to food and beverage and low impact non-food outlets, services, offices, wholesale trade, collective services and equipment, hotels.



Building	Characteristics	Dimension
<b>Building A</b>	Reinforced concrete building in good structural conditions	3,382 sqm
<b>Building B</b>	Former offices of the factory	2,400 sqm
<b>Building C</b>	Warehouse with rectangular plan	11,196 sqm
<b>Building D</b>	Reinforced concrete structure	2,815 sqm
<b>Building E</b>	Basement, ground floor and first floor	1,755 sqm
<b>Buildings G-H</b>	Smaller buildings	550 smq
<b>Building F</b>		3,487 sqm

**Access:** Via del Follatoio n. 14, 16, 18, 34147 Trieste.

**Type of contract:** sale or lease by public tender.

**Ownership:** CoSELAG Industrial Park, (*Consorzio di sviluppo economico locale dell'area Giuliana*)

**Price:** € 7,500,000.



The Vucetich Palace is a 1825 neoclassical building located in the historic centre of Trieste. The four-floor building, which faces the seaside, was designed by Antonio Buttazoni.

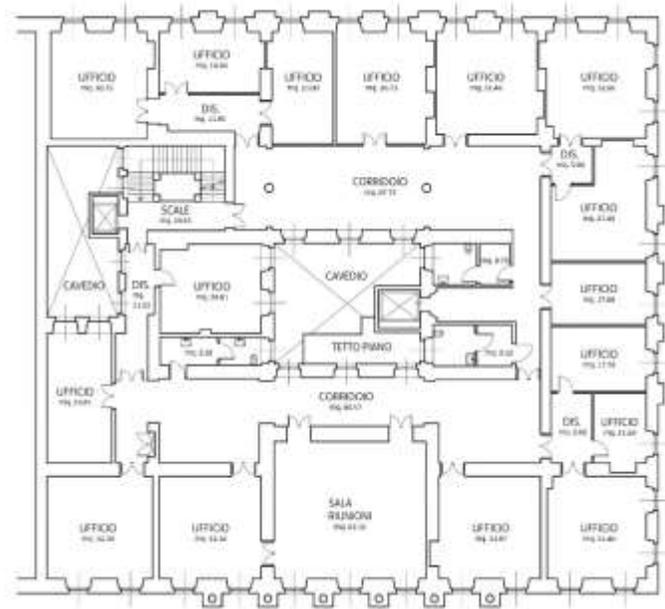
**Sectors:** commercial, services, residential.

**Intended uses:** residential, services, hotels, offices, retail, collective services and facilities, car parks and garages.

**Distances:** 400 m from the main square, 1 km from the railway station.

**The surroundings:** characterised by universities, libraries, shops, theaters, museums.

Cruise ships regularly disembark on the waterfront overlooking the property.



**Access:** Riva Nazario Sauro 8, Trieste.

**Type of contract:** Sale by public tender.

**Total area:** 3,959 smq.  
 Ground floor area: 1,014 sqm.  
 First floor area: 962 smq.  
 Second floor area: 924 sqm.  
 Third floor area: 924 sqm.

**Ownership:** Friuli Venezia Giulia  
 Autonomous Region.

**Price:** € 7,640,096.

# Gorizia

The city of **Gorizia**, just a few minutes from the **Slovenian border**, is located in the *collio* area, worldwide renowned for the quality of its wines.

The project is located in the **COSEVEG Industrial Park**, provider of services to its established companies.

Strategic position: **less than 10 minutes drive** from the **Trieste airport**, the **highway** and the **train station**.





- **Brownfield** with possibility of demolition and reconstruction ex novo and/or building to be renovated.
- Lot subject to a **redevelopment plan** for the area that includes the demolition and re-construction through the use of *green building* techniques.
- **Objective:** rent/sell the area to several companies.
- The existing building is to be demolished.
- The 28,000 sqm open area is to be **divided in 3 greenfield lots.**
- **A shed for production** suitable for the establishment of two or more production activities is **to be built in one of the three building lots.**



**Intended uses:** Production of pesticides, pharmaceutical products, paints, varnishes, printing inks, elastomers and peroxides.

**Production facility capacity:** > 35,000 tonnes/year of processed raw materials and other activities.

**Services:** Area served by gas, electricity, water, and fibre optic utilities, buses.

**Total area:**

- **Total covered surface area of the building:** 9,203.34 sqm
- Net of the office area of 172.55 square metres; while the surface area of lot no. 45 is approximately 28,000 sqm.

**Sectors:** productive, logistic, directional and services.



Access Point	Distance
Gorizia Railway Station	2 km
International Airport - intermodal hub TRIESTE AIRPORT	15 km
Commercial/Industrial Port of Monfalcone	15 km
Interporto SDAG di Gorizia	2 km
Interporto di Ferneti (Trieste)	30 km
Motorway access - A34 Villesse-Gorizia	1.9 km
Access Point	between Gregorcic and San Michele roads, Gorizia.

**Type of contract:** private sale.

Lot undergoing redevelopment and modernization.

**Looking for:** production activities

**Ownership:** CoSEVeG Industrial Park (*Consorzio di sviluppo economico della Venezia Giulia*)

**Price:** Around € 2,800,000.

# Pordenone

The NIP Industrial Park of the **Pordenone area** is surrounded by limited urbanisation. This is an **enormous advantage** because it **preserves the environment from degradation and pollution**, making the area attractive in terms of quality of life and tourism.

The **majestic river complex** of the Vajont, Cimoliana, Cellina and Settimana valleys form a **large water basin** of great importance for the entire Pordenone area.





## About the NIP Industrial Park

### Services:

- Logistic infrastructures
- Settlement support and funding
- Canteen and nursery
- fibre optics, gas, electricity, water
- partnerships.

### Distances:

- 30 minutes drive from the highway
- 35 minutes drive from the inter-port
- 1h15 minutes from the Trieste Airport
- 1h15 minutes from the Venice Airport



### ➤ Greenfield – West Ring

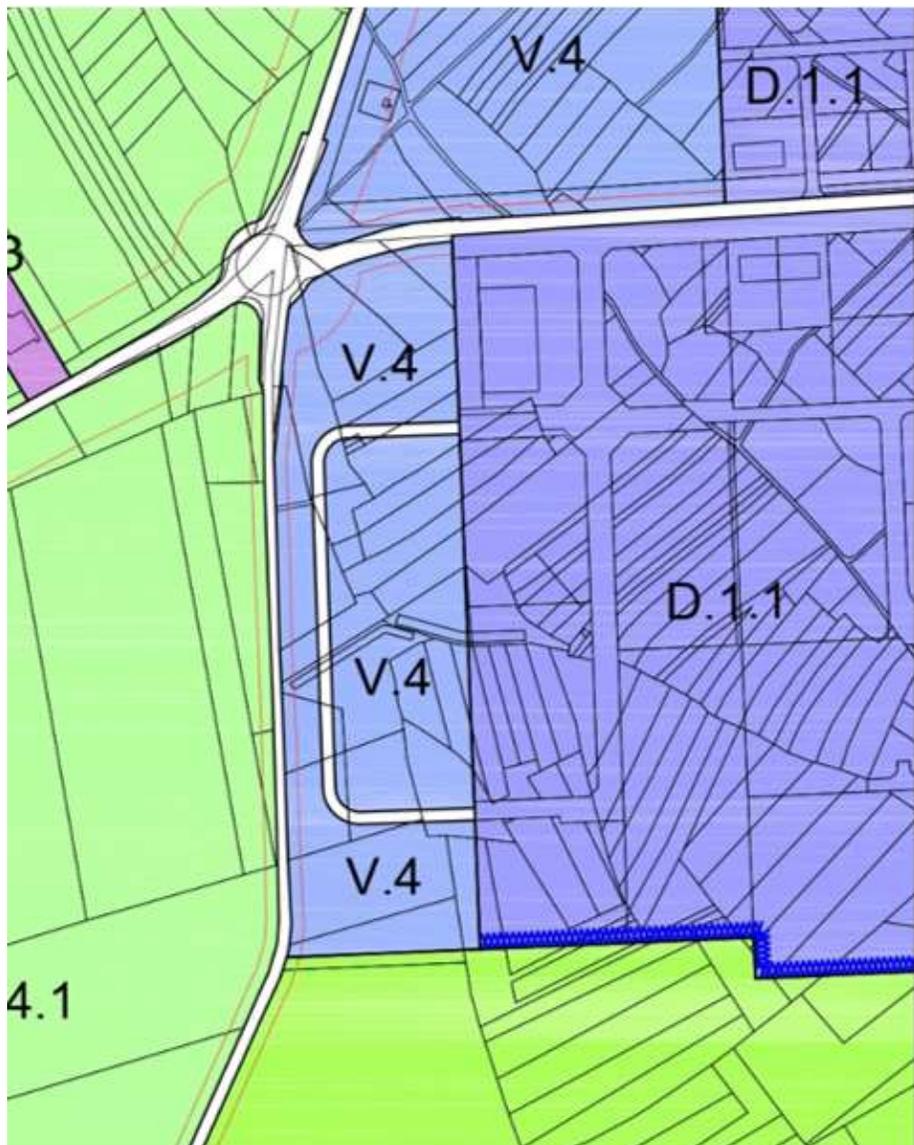
- This is a building lot of about 60,000 sqm that can be subdivided. Some urbanization works have already started.

Total area: 63,740 sqm

Sector: Production, logistics, offices and services.

### Key opportunities/ intended uses:

Industrial and craft production activities, commercial activities, technical, administrative and service activities, warehouses linked to the production activities, staff accommodation (1 person), technological plants, green furniture for environmental mitigation, parking lots, temporary storage of goods.



### Access:

- Via dell'Innovazione - 33085 Maniago (Pordenone).
- The land is located within the NIP Industrial Park, in the municipality of Maniago, Pordenone province.

Type of contract: sale - private negotiation.

Ownership: NIP Industrial Park - Consorzio per il Nucleo di Industrializzazione della provincia di Pordenone

Price: €/sqm 18.00.

Other lots with similar characteristics are available in the NIP Industrial Park.

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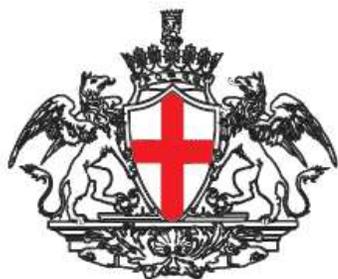


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# Genova: The Place to Be

*Simonetta Cenci*  
*Alderswoman for Urban Planning*  
*City of Genova*

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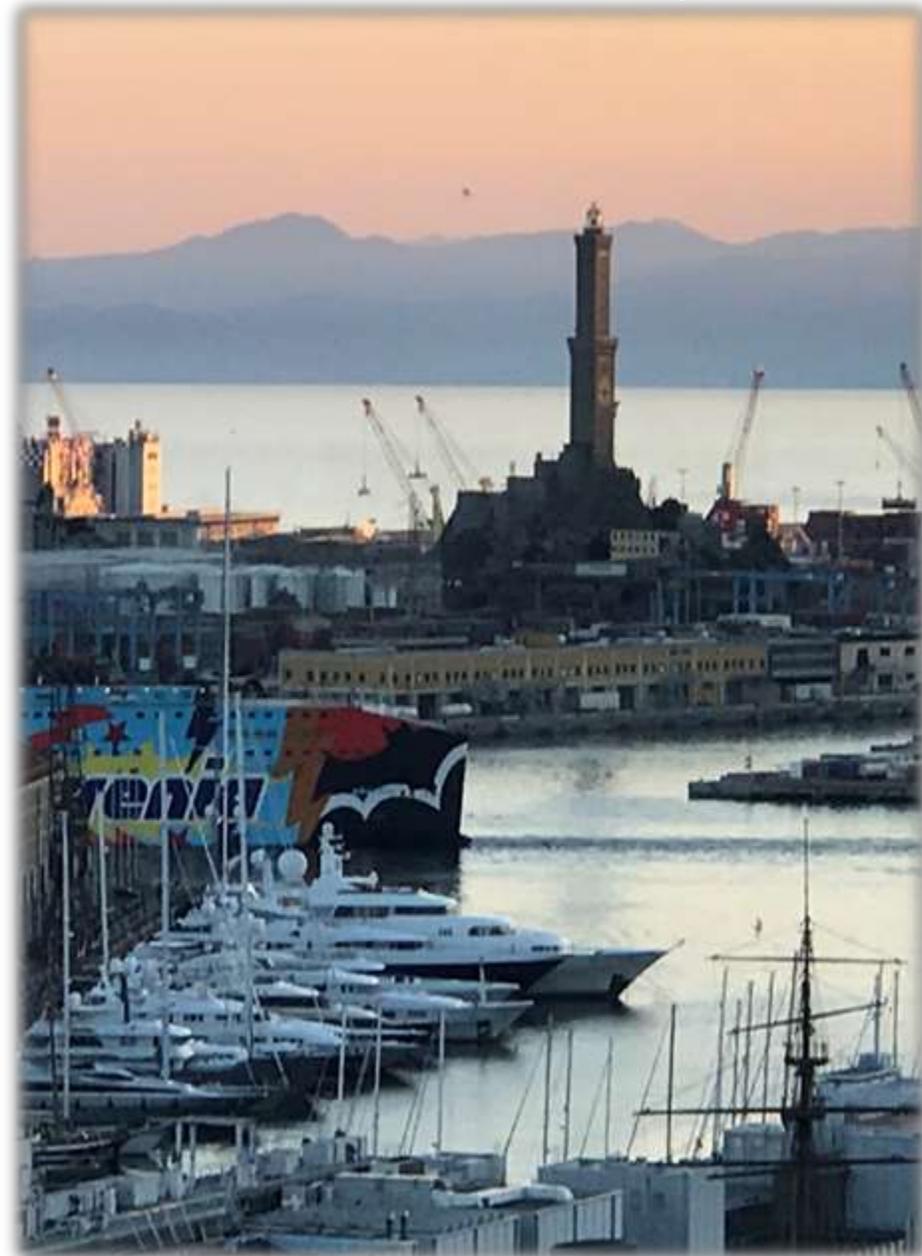


Where **Beauty, Research, Culture, Sustainability**, meet.

We **Think Big and Care for Small Things**: important transformation projects such as East Waterfront, Hennebique Building, Old Town Caruggi (small streets), together with bike lanes, pedestrian zones, local shops, terraces, student housing.

Our **Quality of Life** makes Genova a place where you can invest, work, live, study, breathe, enjoy, be happy.

**Genova: the Place to Be.**



Renzo Piano's simple and sophisticated project leading to a fast rebuilding of **San Giorgio Bridge**, shows the strong, committed team work of "Genova Model" reduces bureaucracy while guaranteeing lawfulness and transparency.

Genova is the **main Italian Port**, interlinked with urban spaces in a serious commitment on sustainability.

The **High Tech** district includes IIT – Italian Institute of Technology, the Robot Valley and two submarine cables, Blue Med and Equinix, making it **Europe's New Digital Gateway**.

**Colombo Airport's** 30 destinations and daily flights to Rome connect you to the world.

An extended **railway and highway network**, bring you to Milan in less than two hours, Zurich in less than five.

All **public transport will be green** by 2025, also enhancing "vertical" transport between seaside and mountains.

Top level university and international schools guarantee high **soft skills**.

# City of Genova: Great Achievements & Opportunities

San Giorgio Bridge



International Boat Show



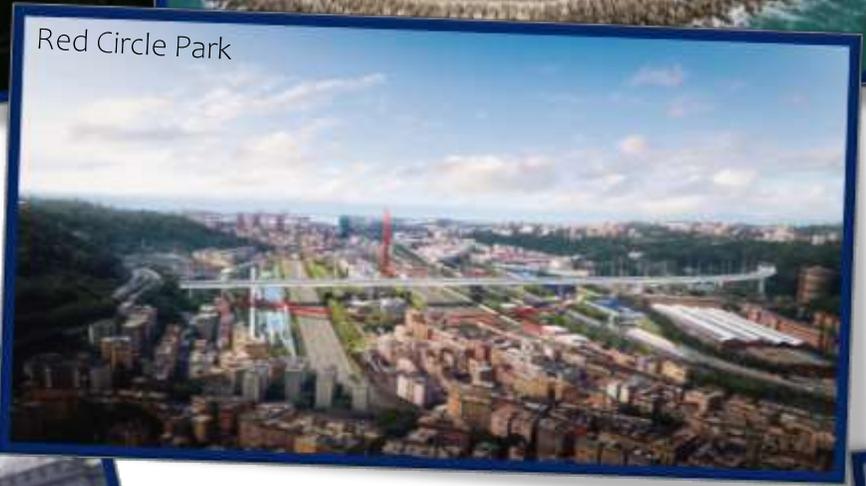
Erzelli Great Campus



Euroflora



Red Circle Park



The Ocean Race



Hennebique



New Dam



Eastern Waterfront





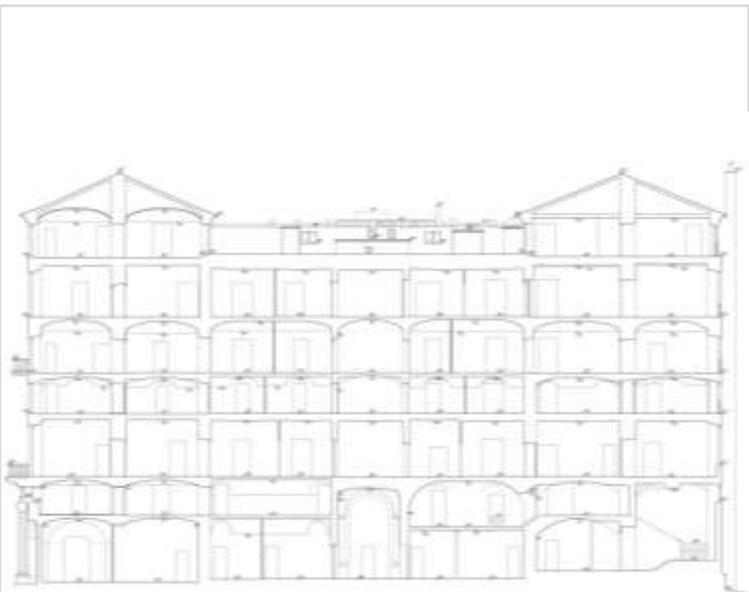
Exclusive central location in the Old Town, strategically placed near City Hall in prestigious Via Garibaldi.

Surrounded by renowned historical buildings and palaces, Palazzo Galliera is an 19<sup>th</sup> century freestanding seven storey building.

The building offers stunning views from the top floors, in a very quiet area.

Traces of the ancient church on which it was built can be seen on the façade.

Genova's Company for promotion of real estate assets S.P.Im. commissioned a study to architectural Studio OBR, CityO and Faculty of Architecture, University of Genova, which foresees two possible scenarios, in the residential and hospitality sectors.



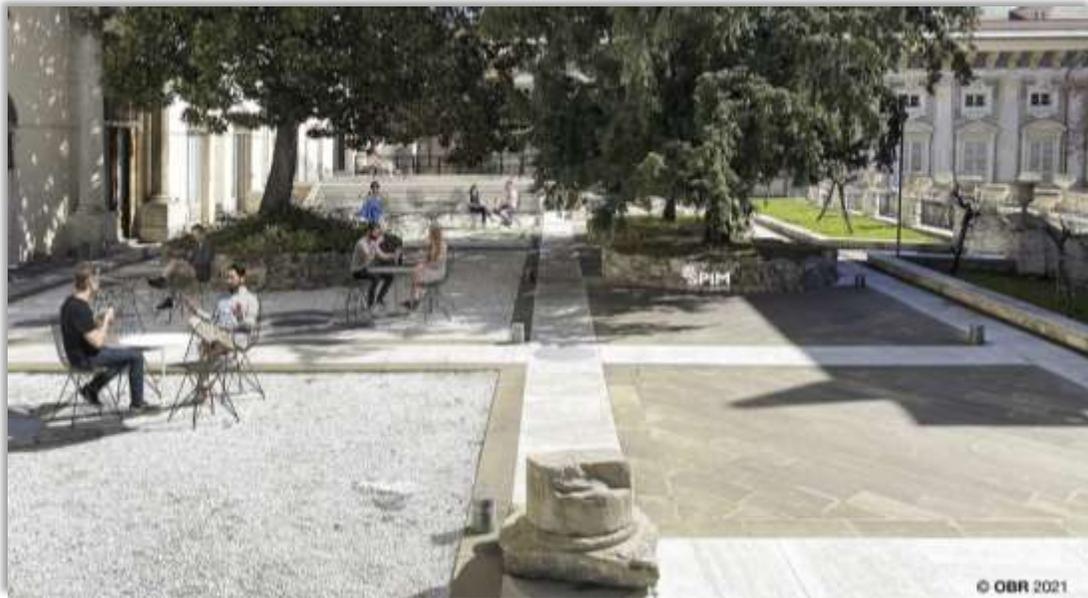
Part of the strong renovation process started by the City of Genoa, aimed at restoring a multiactivity, dynamic and energetic environment in its beautiful medieval center, the vastest in Europe.

Both scenarios in the seven storey building include services dedicated ground floor, offering reception, concierge, co-working, cafeteria, meeting rooms, lounge, locker service, art gallery as well as laundry rooms and bike storage .

- ☉ Scenario #1: residential - 23 flats
- ☉ Scenario #2: Home Stay Hotel - 39 studios and a rooftop restaurant.

*Gross floor area: 3,701 sqm*

*Net floor area: 708 sqm*



*Access:*  
Via Garibaldi and Salita San Francesco

*Type of contract:*  
Partnership, investments

*Looking for:*  
Investors

*Ownership:*  
Public – City of Genova



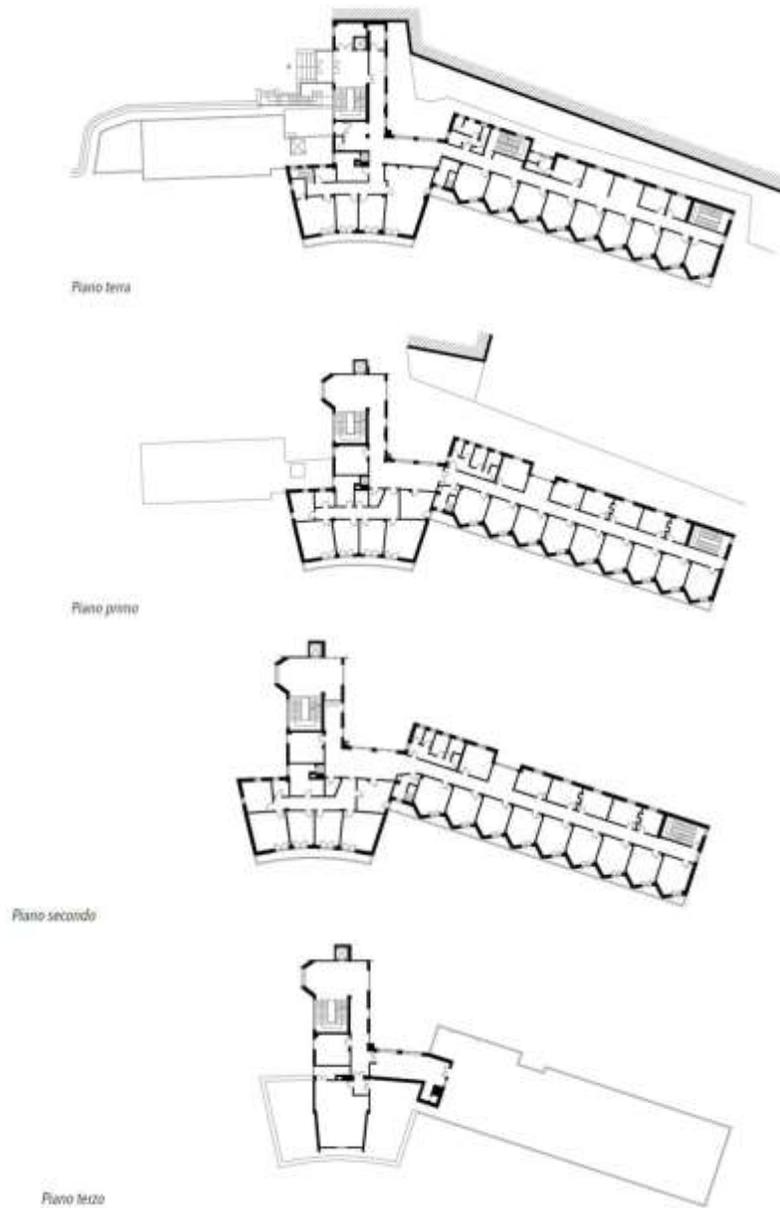


The estate is part of a modern block of flats located in the Neighborhood of Quezzi, on the hills north of the city centre, in a suburban residential context.

The building consists of seven floors, three underground and four above the ground floor, where the main entrance is located. The third underground floor includes a technical room, while level -2 houses the kitchen, the dining hall, the laundry and the utility rooms and is easily accessible from the inner pathway.

The rooms are at levels -1, 0, 1, 2, 3 and are distributed on each floor along a hallway. The single rooms (11 sqm) are oriented towards the interior court, while the double rooms (16,5 sqm) look outward and have a balcony/terrace overlooking the city.

There are numerous common spaces (halls, large terraces and a multi-purpose hall) and open spaces. The building exterior is in poor condition and the interior is badly deteriorated.



#### Intended use:

- public and private services
- accommodation facilities
- versatile spaces suitable for advanced tertiary

#### Strengths:

- panoramic view
- easy accessibility
- wide dimensions
- rational design of the building
- appurtenant outdoor areas.

*Gross floor area: 4,746 sqm*

*Land area: 4,746 sqm*

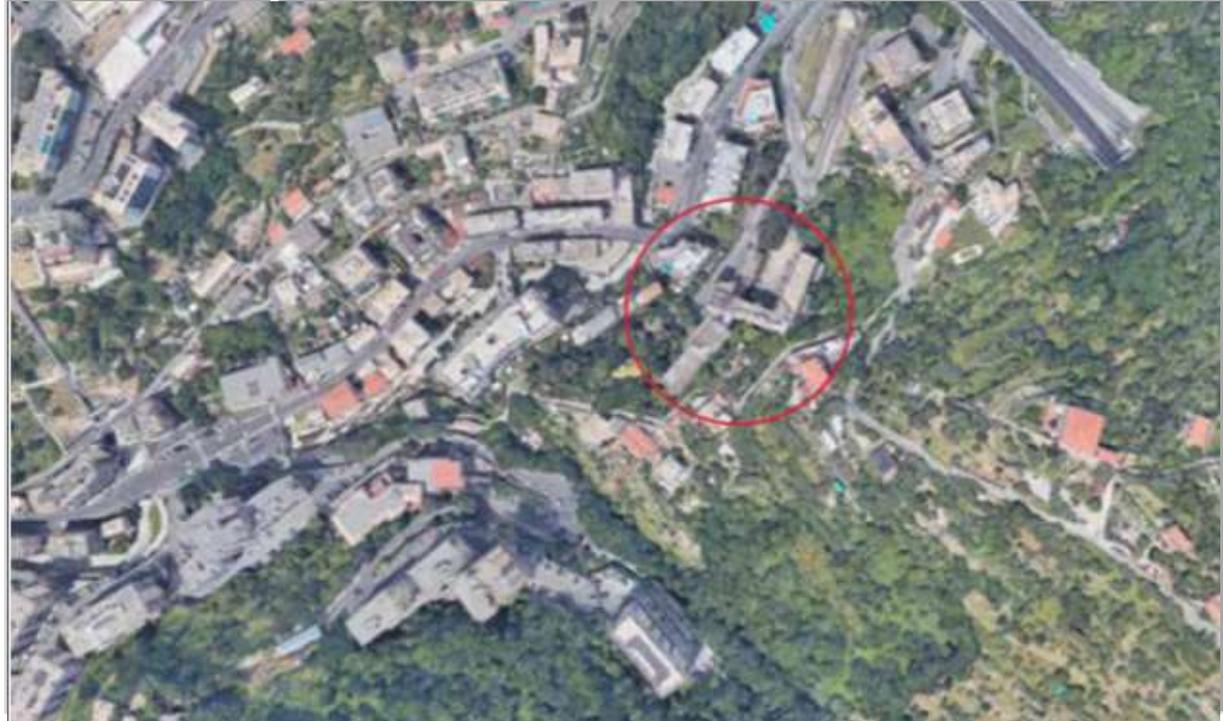


*Access:*  
via Tarcisio Donati

*Type of contract:*  
Public Tender Sale of full Ownership

*Looking for:*  
Investors

*Ownership:*  
Public – City of Genova





This historic 5 storeys 19<sup>th</sup> century building is located in San Martino neighborhood, in the heart of the Medical University Centre and next to the major city hospital.

The valuable architectural characteristics of the property, bounded by the Superintendence of Cultural Heritage, aren't hidden by the poor maintenance status.

Interior spaces show the architectural canons of the traditional Genoese villa, with a large vaulted entrance, overlooked by the other rooms, and a monumental marble staircase leading to the upper floors.

The ground floor features a courtyard, while the 2<sup>nd</sup> and the 3<sup>rd</sup> floor have some terraces.

SAL. SUP. DELLA NOCE 31-33

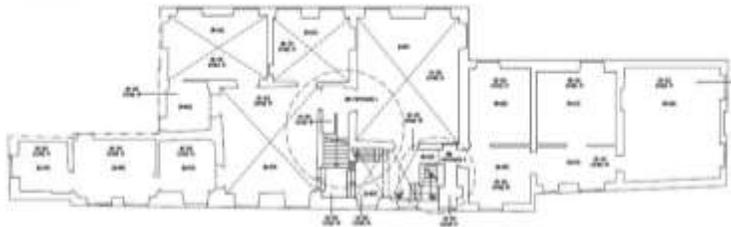
PIANTA PIANO 100



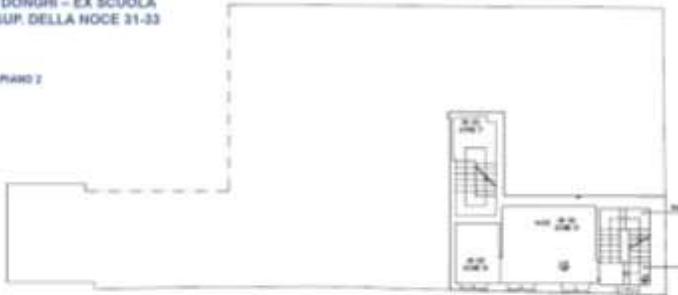
PIANTA PIANO TERRA



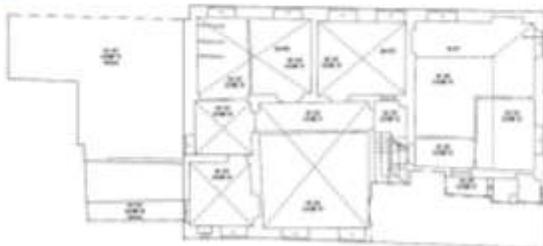
PIANTA PIANO 1

VILLA DONGHI - EX SCUOLA  
SAL. SUP. DELLA NOCE 31-33

PIANTA PIANO 2



PIANTA PIANO 3



### Intended use:

- public and private services (training, health care...)
- accommodation facilities
- student housing
- versatile spaces suitable for advanced tertiary

### Strengths:

- central and lively location
- well connected to the city centre and the railway station
- vehicular accessibility with parking
- rational division of large interior spaces
- external appurtenances

*Gross floor area: 1,471 sqm*

*Net floor area: 1,165 sqm*

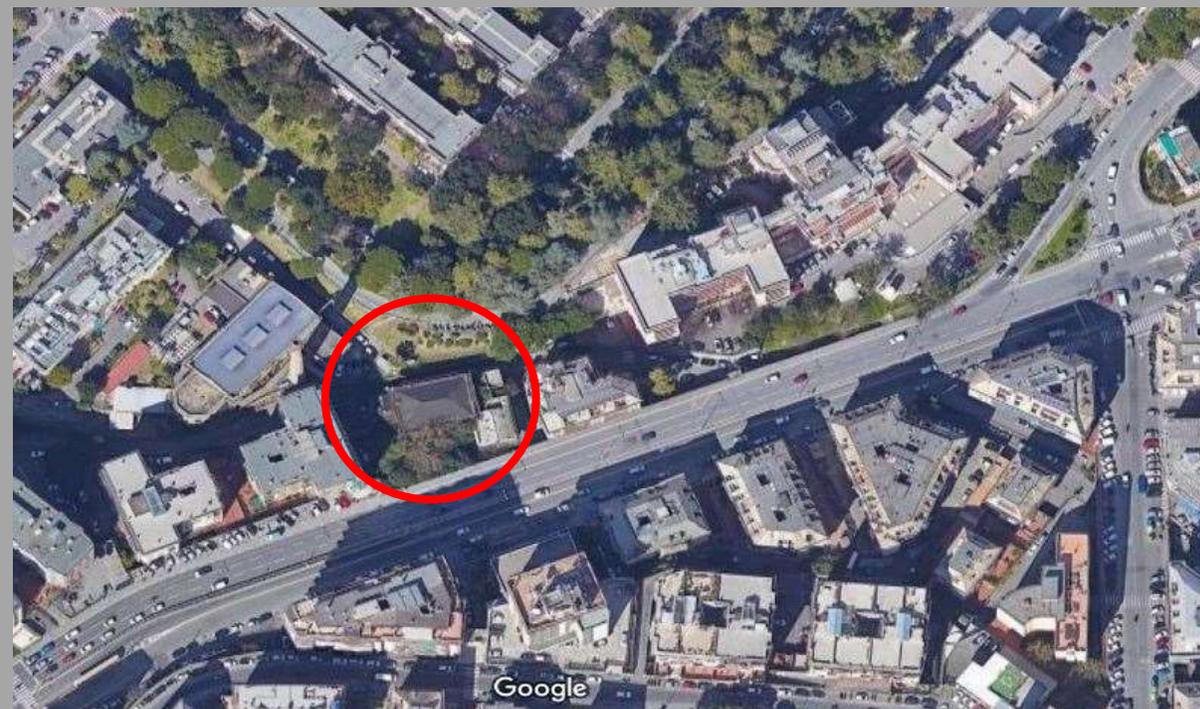


Access:  
Salita Superiore della Noce

Type of contract:  
Public Tender Sale of full Ownership

Looking for:  
Investors

Ownership:  
Public – City of Genova



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## Piazza D'Armi e Magazzini di Baggio

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## ○ OUR MISSION

Invimit operates through 12 Funds to become **the HUB** for investing in our National Real Estate.

Our mission is **to create value**, not only in term of yields, by turning the public assets owned into a more market-oriented objects and offering them to qualified private investors.

We aim to be the **bridge** between **public assets, private investors** and our territories.

**Our knowledge and our competencies** in managing public assets are key factors in order to be successful in our projects.





## ○ ABOUT US

Invimit is the asset management company, 100% Ministry of Economy and Finance, established with the mission to **valorize** and **manage** properties owned by the government and public entities, operating as an asset manager of real estate funds.

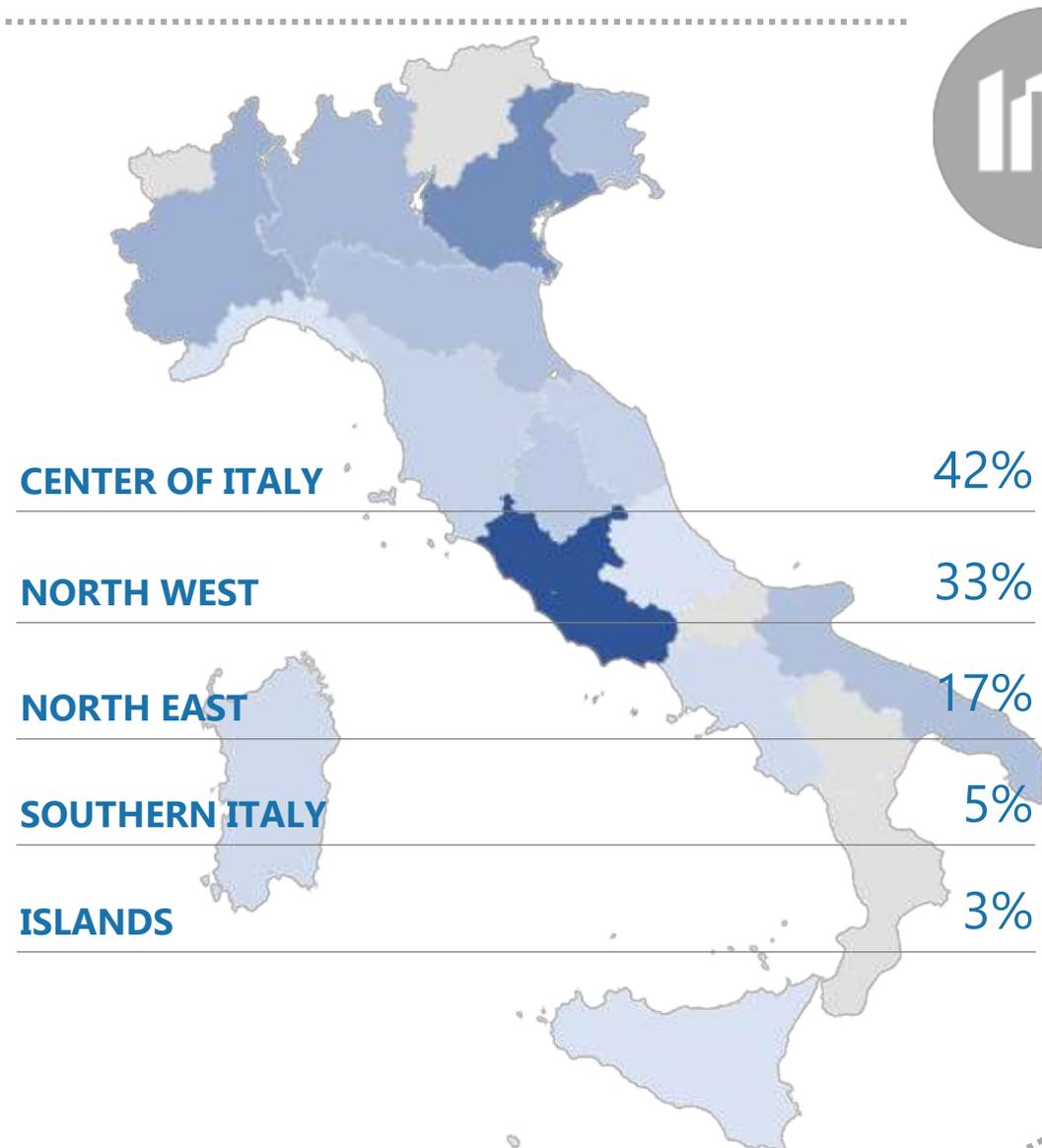
During the last five years, our company has increased the Asset Under Management, becoming a **competence center** for managing assets that can make a difference for our regions and our territory in general.

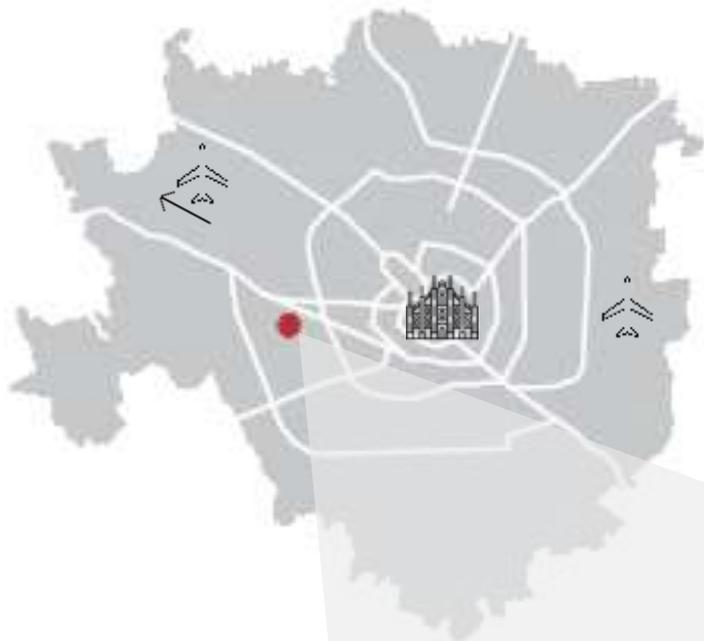
<b>NO. FUNDS</b>	12
<b>ASSET UNDER MANAGEMENT</b>	1,7 B €
<b>NO. ASSETS</b>	340
<b>ANNUAL RENT INCOME</b>	34 M €
<b>SURFACE (SQM)</b>	1 M

## ○ OUR PROPERTIES

Our properties represent a **unique opportunity** for foreign operators interested in investing in Italy, thanks to their historical and architectural value and above all, their exclusive location.

We manage properties in the **major Italian cities** like Rome, Milan, Bologna, Turin, Florence, etc.





**388.000 SQM  
DEVELOPMENT  
AREA**

**CLOSE TO  
MILAN CITY  
CENTER**



## ○ DESCRIPTION

The development area is located in the southwestern outskirts of Milan, consisting of former warehouses for military use (Magazzini di Baggio) and an undeveloped building area (Piazza d'Armi).

The area is in a strategic position, close to S. Siro, well served by the road network, public transport and many other services. The subway station "Inganni" (Red Line) is about 800 meters away.

The development initiative, which includes the reconversion of the entire property complex is one of the most significant requalification projects in the city of Milan.

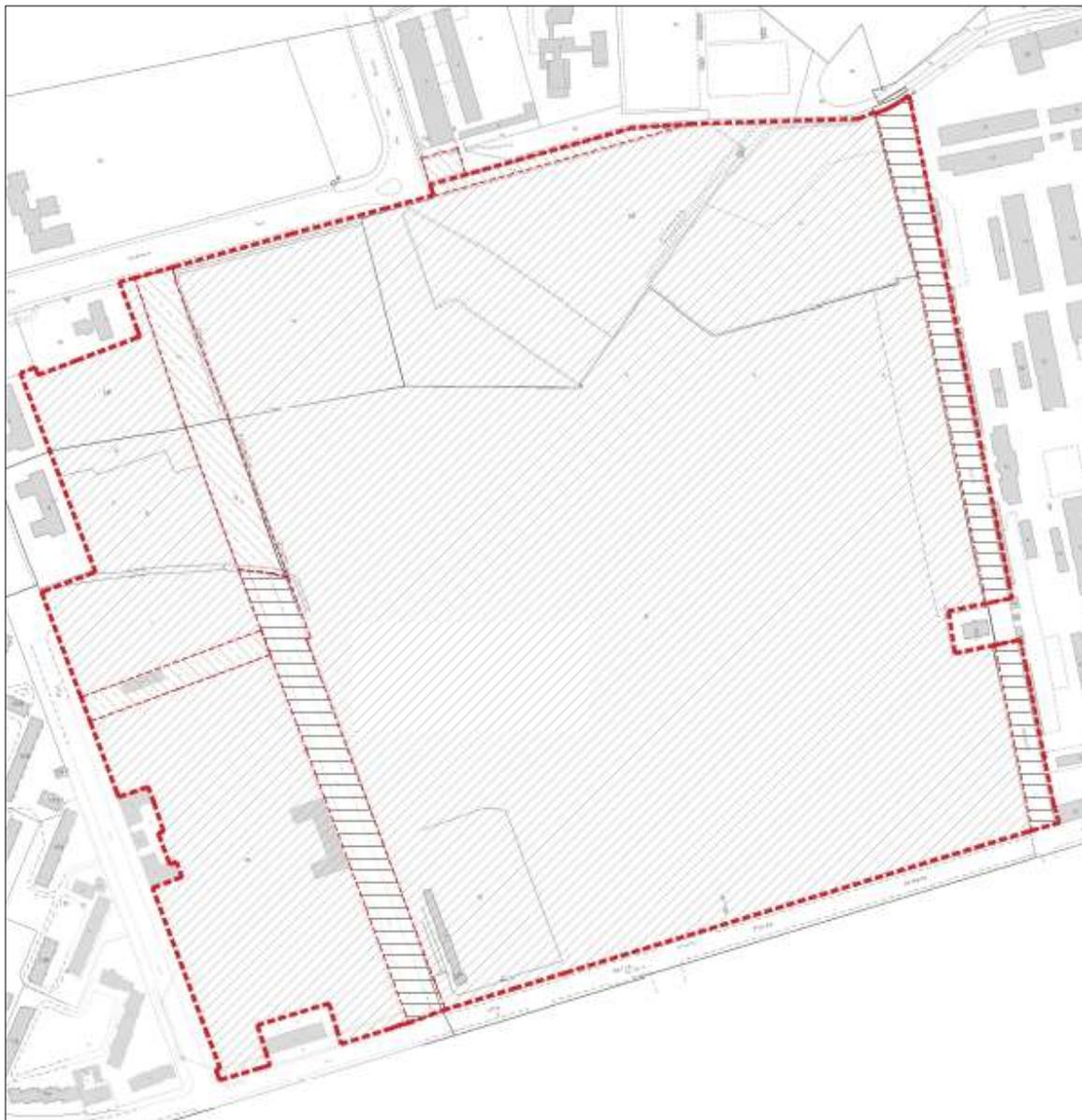


**LOCATION:** Pericentral area included in a consolidated urban fabric located between Via delle Forze Armate, Via Olivieri, Via Cardinal Tosi, Via Domokos and Via Giulio Mazzarino.

**THE PARK:** It is about 32 hectares, and it is designed to be the second largest park in the city, after Parco Sempione and before Giardini Indro Montanelli.

**ACCESSIBILITY:** The area is easily accessible on foot, due to the proximity of the metro stations of lines 1 and 5.

**URBAN REGENERATION:** A great opportunity for the City of Milan with a potentially great social and environmental impact.



**Land Area:** around **388.000 sqm**

Territorial Index: 0,35 sqm/sqm

**Buildable Area:** around **135.000 sqm**

**Functions allowed:** residential, manufacturing, directional tourist-receptive and private services, commercial.

**Excluded functions:** large retail outlets, industrial plants, large logistics facilities.

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**SISTEMI URBANI**  
GRUPPO FERROVIE DELLO STATO ITALIANE

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# FS Sistemi Urbani (FS Italiane Group) Investment Opportunities

*Sergio Salvio, CFO & CIO, FS Sistemi Urbani (FS Italiane Group)*

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FS Sistemi Urbani is the real estate asset manager of FS Italiane Group, the Italian national railway company. It is responsible for enhancing the Group's assets which are no longer needed for railway operations and of creating integrated urban services based on the principles of business, rationalisation, functional improvement and community service.

FS Sistemi Urbani's main focus is the management of real estate development and regeneration processes, particularly on stations and transportation hubs.





**Asset  
Management**



**Due Diligence**



**Urban  
regeneration**



**Marketing**



**Enhancement  
and sale**



MILAN



FLORENCE



ROME



NAPLES



PONENTE LIGURE



IMPERIA



VERONA



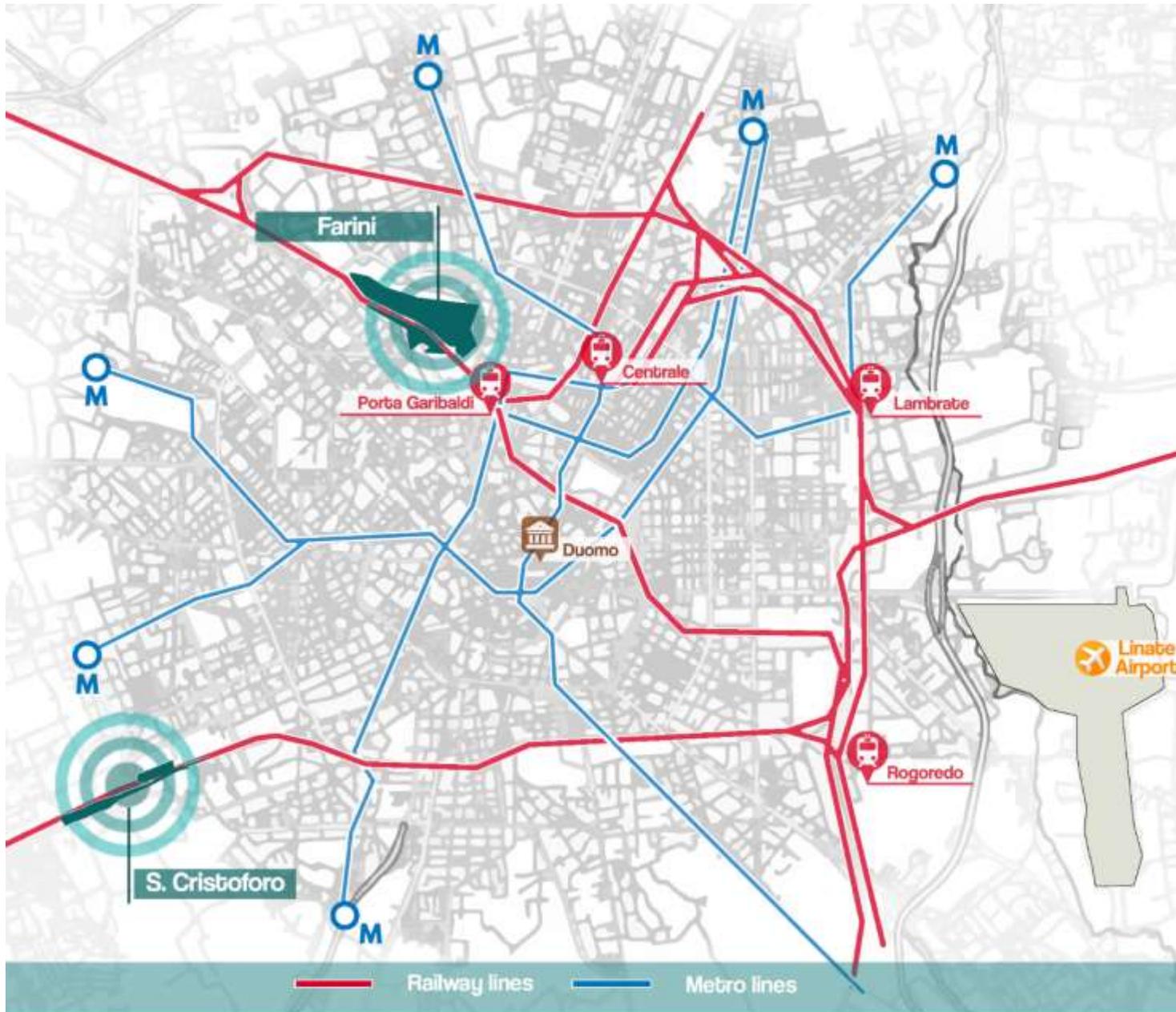
TURIN



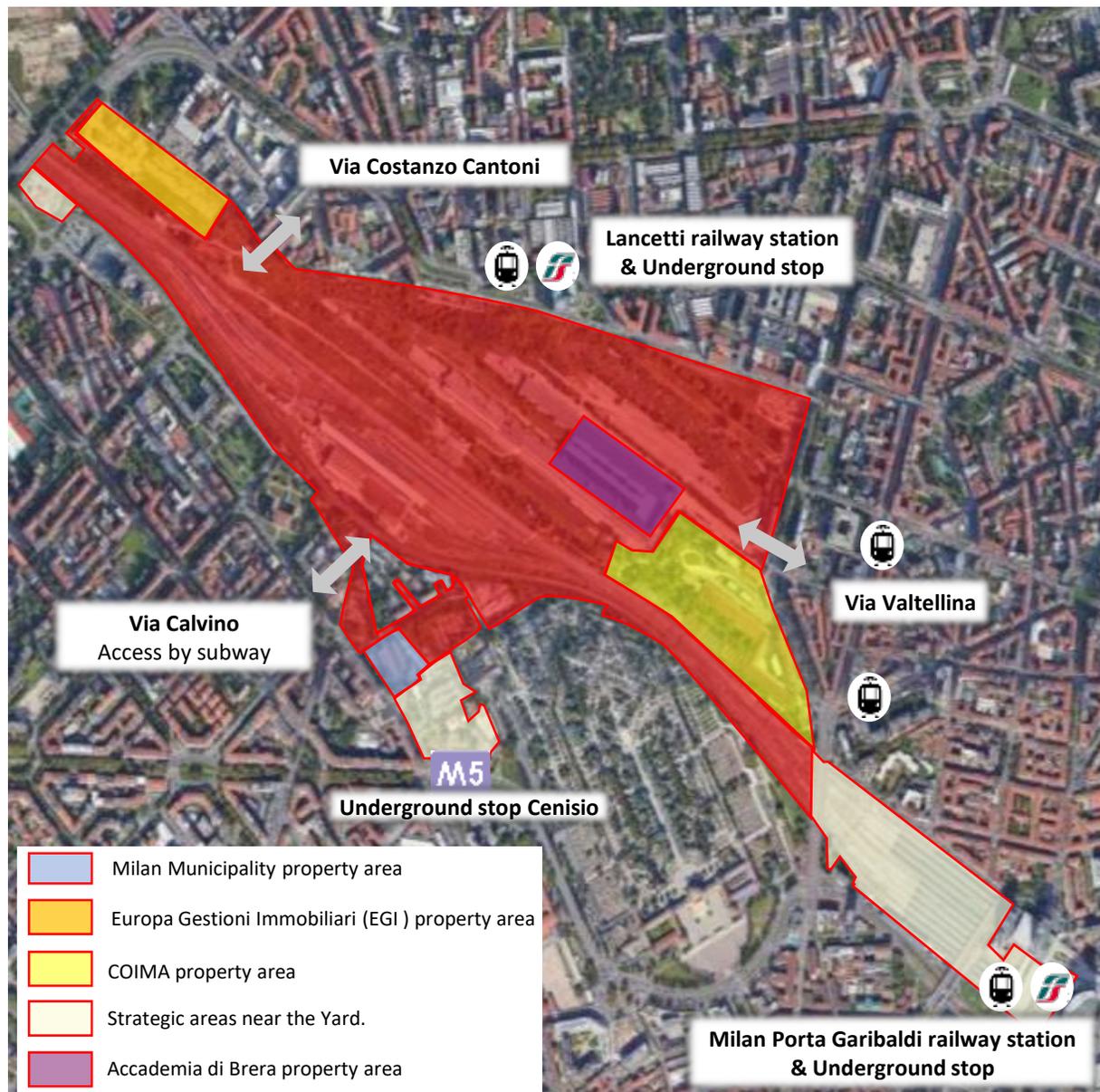
BERGAMO



BOLOGNA



For further information:  
<https://www.fssistemiurbani.it/content/fssistemiurbani/en/mipim-2022/milan-farini-yard.html>



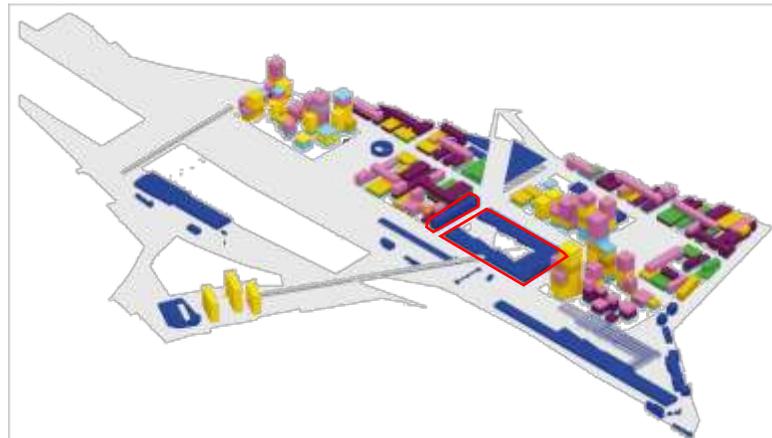
### Description:

The Farini yard is located in an urban quadrant subject to strong transformations and it constitutes a major break along the north-west urban axis that goes from Porta Nuova area through the Porta Garibaldi railway station and the Farini yard to the Bovisa area and the new projects under development on the Expo area.

This is an area characterized by a high suburban (Lancetti railway stop) and urban (M5 Cenisio metro stop) accessibility. This element can play an important role in the localisation logic of activities which can attract flows from large basins.

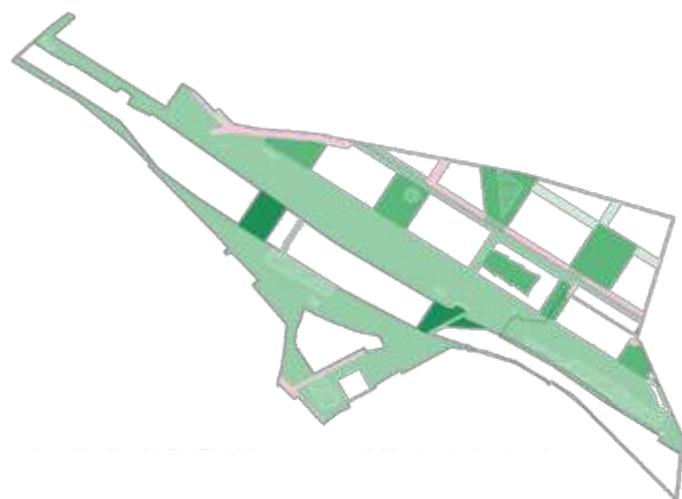
The priority and innovative direction of the urban development will make this area one of the main hubs of the city, thanks to the players which joined the site and to the high potential of the resources at stake, in order to reach the main goal of transforming Milan from a post-industrial and tertiary city to a city of knowledge.

## Antizoning, functional mix at the scale of block

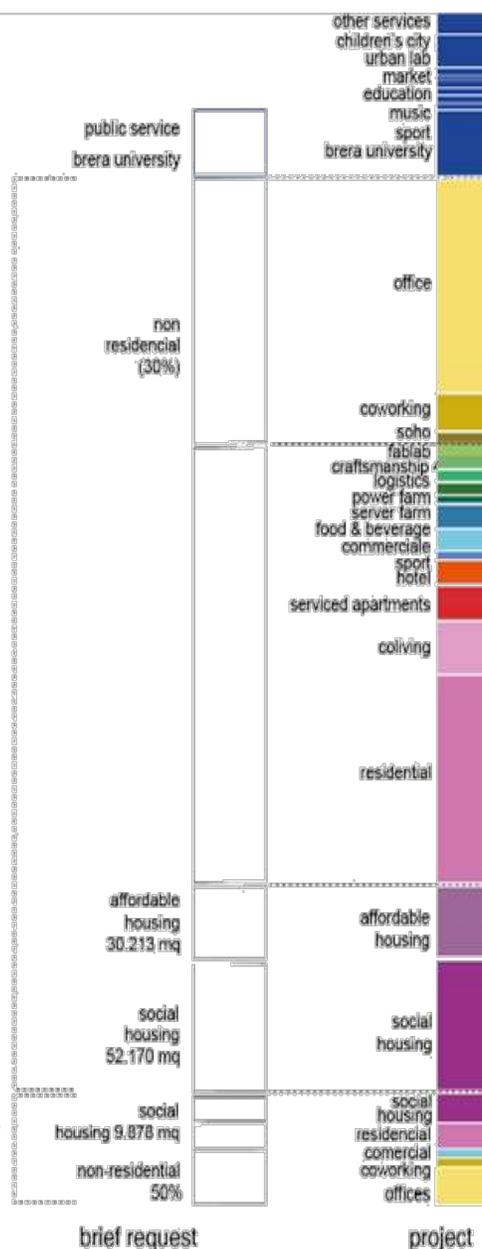


Parco Farini  
362.947 mq

## The surface area of equipped green



Valtellina  
39.514 mq



### Key opportunities:

Opportunity to submit a bid by participating in the call for tender to be launched by April 2022.

- The area is located in a central position, in the most dynamic urban context in the city of Milan (near Porta Nuova area);
- The development of the area is defined by the Masterplan "Agenti Climatici" by the team OMA & Laboratorio Permanente, which won the International Design Competition "Concorso Farini";
- Urban regulatory plan for the development of the area already approved through the Agreement signed in 2017 with local authorities;
- The Academy of Fine Arts of Brera has decided to develop its new headquarters inside the Farini Yard;
- The project gives the investor the opportunity to develop buildings with many different functions;
- Proximity to railway stations with high speed, regional and suburban railway services;
- Proximity to M3 and M5 metro lines.

Total area: 540,000 sqm (GFA 362.947 sqm - Green 264.882 sqm).

Sector: mixed use (please refer to the table on the left).

Scalo Farini



Scalo San Cristoforo

**Access:**

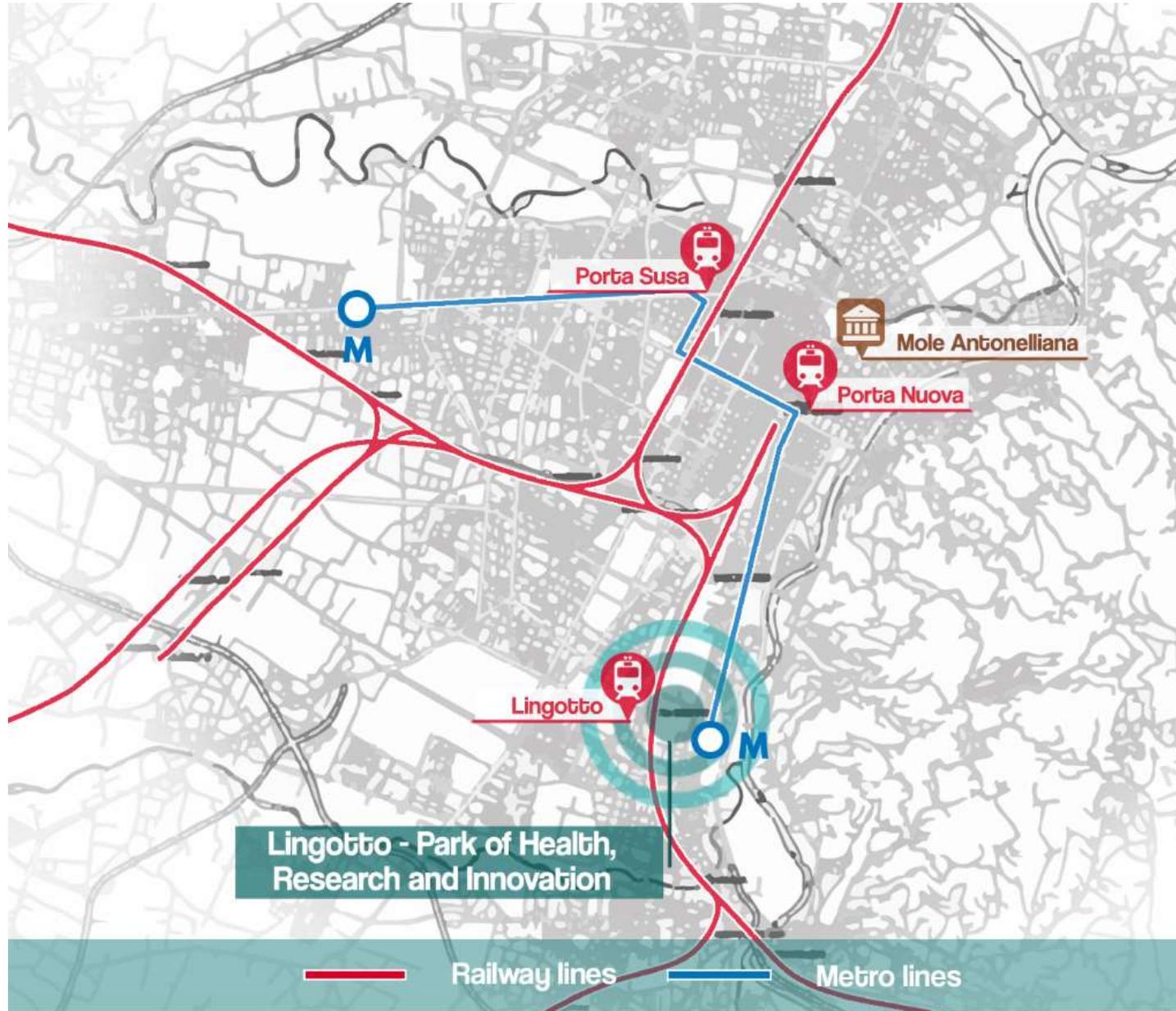
- Malpensa International Airport (MXP): 47 Km
- Linate International Airport (LIN): 10 Km
- Lancetti train station: less than 1 Km
- M3 metro stop: less than 1 Km
- M5 metro stop: less than 1 Km
- Garibaldi HS railway station: 2 Km
- Bus/Tram: 0 Km
- Motorway: 5 Km

**Type of contract:**

- Joint venture sales contract
- Direct sell after the tender

*Looking for:* investors interested in developing the area (call for tenders within April 2022)

*Ownership:* Ferrovie dello Stato Italiane Group



For further information:

<https://www.fssistemiurbani.it/content/fssistemiurbani/en/mipim-2022/turin-lingotto---park-of-health--research-and-innovation.html>



### *Description:*

The Park of Health, Research and Innovation is located in a strategic position in the south-east section of Turin, Italy's 4th largest city, between Lingotto railway station, "Italia '61-Regione Piemonte" metro station, the Lingotto complex, once home to the Fiat Avio plant, the Polytechnic, and Eataly & Green Pea, markets dedicated to food & beverage. In the Park there is the integration of medical and scientific-hospital functions with the Oval Lingotto sports centre, built as an ice-skating venue for the 2006 Winter Olympics that now houses a conference and exhibition centre, the skyscraper of the new headquarters of Piedmont Region, the area owned by FS Sistemi Urbani, that covers a surface of 42,210 sqm, and the new Lingotto bridge-station (+9,000 sqm of retail GFA), that will connect the Park of Health, Research and Innovation with the railway line.

Inside the FS Sistemi Urbani area it is possible to build 62,139 sqm of GFA with the following mix of functions:

- minimum 30% residential (15% social housing and 15% student housing);
- minimum 20% hospitality, offices and retail;
- maximum 50% equipment of general interest.

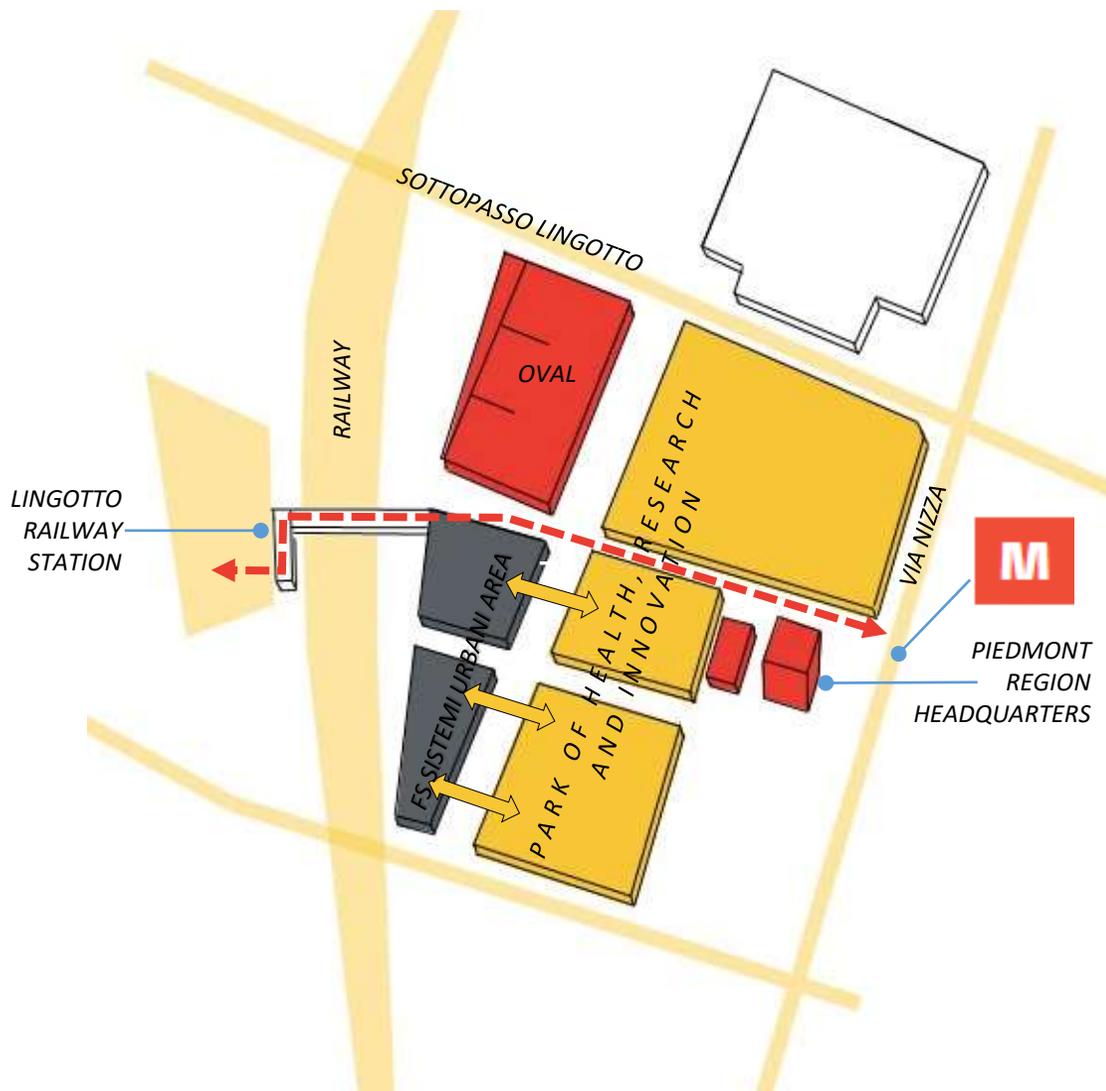


*Key opportunities:* investing in an asset located in a strategic area in constant development and with high accessibility which offers an interesting mixed use for a total GFA of 62,139 sqm.

- A huge hub including the main hospital of Turin, medical university and research centre will be developed in this area (deadline 2026);
- Urban regulatory plan for the development of the area already approved through different agreements (clear volumes, costs, burdens and duties);
- High concentration of strategic functions;
- Train stations with high speed, regional and suburban railway service (Lingotto and Porta Nuova);
- M1 Metro Line.

*Total area:* 42,210 sqm (GFA: 62,139 sqm)

*Sector:* mixed use of minimum 30% residential (15% social housing and 15% student housing), minimum 20% hospitality, offices and retail and maximum 50% equipment of general interest.



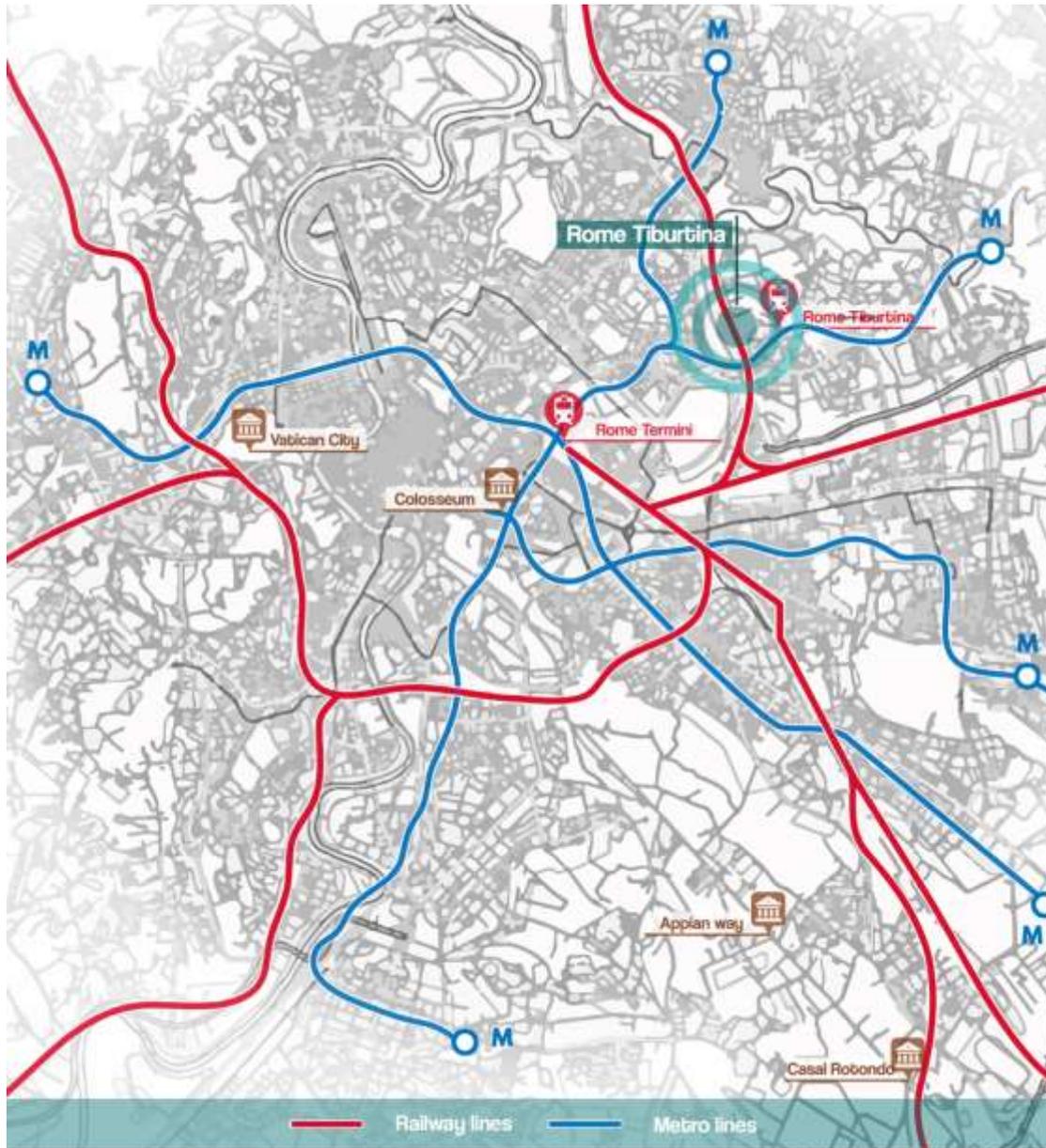
### Access:

- Torino-Caselle Airport: 23,8 Km
- Porta Nuova HS train station: 4,8 Km
- Porta Susa HS train station: 6 Km
- Motorway: 3 Km
- Bus/Tram: 0 Km
- Underground: less than 1 Km ("Italia '61–Regione Piemonte" metro station)

*Type of contract:* Sale of full ownership

*Looking for:* investors interested in developing the area (call for tenders within 2023).

*Ownership:* FS Sistemi Urbani



For further information:

<https://www.fssistemiurbani.it/content/fssistemiurbani/en/mipim-2022/rome-tiburtina.html>

### *Description:*

The initiative represents an important investment opportunity in the heart of the most important intermodal node of the Capital. The entire urban area around the New High Speed railway station of Rome Tiburtina has been the object of a Programme Agreement between the FS Italiane Group and the Municipality of Rome, that provides for the realization of important infrastructures already activated – the new HS station, the new ring road, new roads in the neighborhood, parking lots and public spaces – and strategic functions.

FS Sistemi Urbani, which is in charge of the development of the urban plan and sale of the building lots of the Tiburtina area, has already sold a first lot to BNL - BNP Paribas, for their new national headquarters, and a second lot to Sapienza University, for the new Engineering laboratories, on the East side. Whilst on the West side a new hotel structure will be built on the C1 lot, which was sold in 2020.

FS Sistemi Urbani has presented a proposal for a modification of the Development Plan, the result of the Understanding for the enhancement of the railway network and the urban regeneration of disused railway areas, which provides for an innovative development of the entire area. A modern district will be created on the East side with buildings distributed longitudinally along the railway axis. The project also includes a large park connected by a pedestrian bridge to the Bologna district and the new national and international bus station connected by an aerial and protected passage to the station.

The strategy is to densify the Tiburtina hub by concentrating the building rights owned by the FS Italiane Group, starting from those already present on the west side and those deriving from other urban areas, intended for a flexible and varied functional mix (office, retail, hospitality and cultural, residential...).

The urban variant proposal submitted in December 2020 by FS Sistemi Urbani to the Municipality of Rome provides the following dimensional data in discussion with and to be confirmed by new City administration:

Total surface area: 945,000 sqm

GFA: 290,000 sqm (out of which 56.700 sqm are already sold and developed)



### *Key opportunities:*

Investing in an asset located in a strategic area in constant development and with high accessibility which offers relevant volumes with an interesting mixed use.

- Rome Tiburtina HS railway station with high speed (HS trains reach Milan in less than 3 hours), regional and suburban railway services (HS and regional trains reach “Leonardo da Vinci” International Airport in 30/45 minutes);
- MB Metro Line;
- Realization of important infrastructures already activated;
- A huge hub with strategic functions;
- Densely populated area;
- International, national, regional and urban bus station;
- Proximity to A24 motorway.

*Total area:* 945,000 sqm (GFA: 290,000 sqm, out of which 56.700 sqm are already sold and developed)

*Sector:* mixed use with office, retail, hospitality and cultural, residential.



### Access:

- “Leonardo Da Vinci” International Airport (FCO): 30 Km
- “G. B. Pastine” International Airport (CIA): 29 Km
- Rome Termini HS railway station: 4 km
- A24 motorway: 0,5 km
- Rome Tiburtina HS railway station: 0 Km
- Public transport (metro and bus): 0 km

*Type of contract:* Sale of full ownership

*Looking for:* investors interested in developing the area (call for tenders within 2024).

*Ownership:* FS Italiane Group

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# Regione Lombardia



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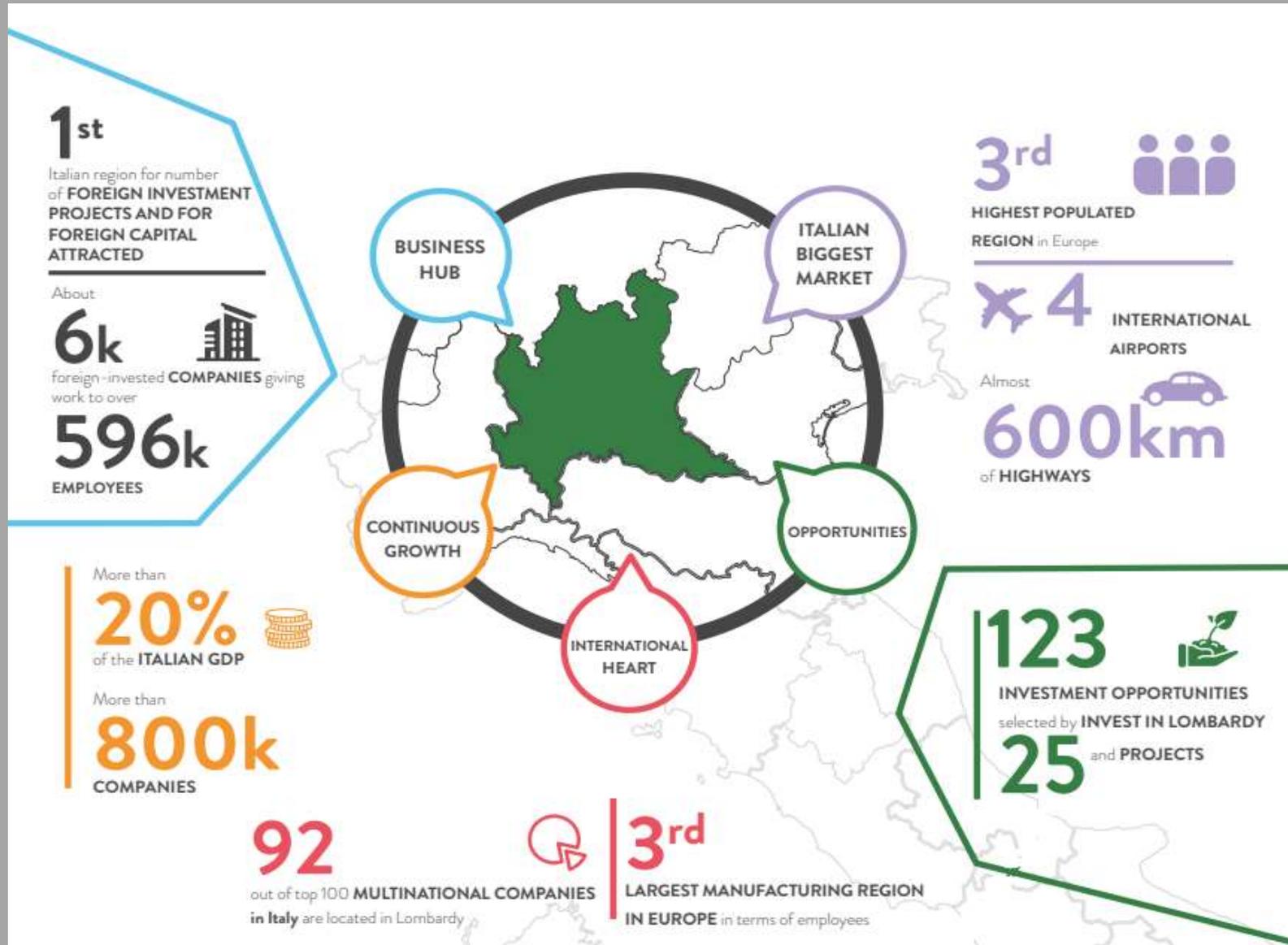
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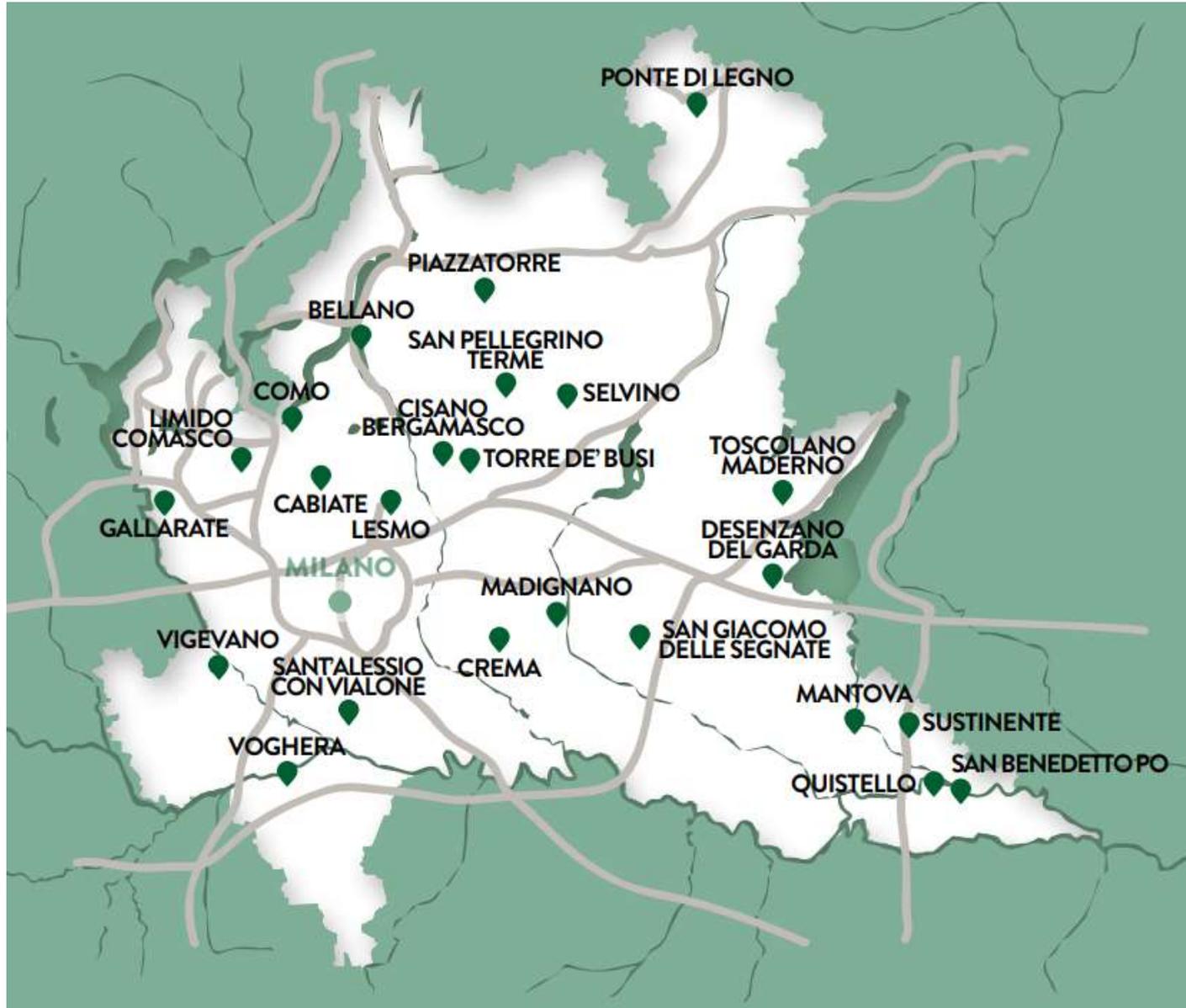


Lombardy is the business hub of Italy: it generates more than 20,6% of Italy's GDP, earning its name as one of the so-called "Four Motors of Europe". Lombardy is the Italian gateway for FDIs: over 45% of FDI coming to Italy come through Lombardy.

Lombardy is the Italian region with the most competitive Real Estate market:

- during 2021, investments in the Italian real estate sector reached € 10.3 billion, up 13% compared to 2020
- almost 10 million inhabitants, home to 800,000 companies
- 22% of the Italian office stock, almost 150,000 warehouses
- increasing opportunities in the hospitality sector in the region, with 52% of tourists being international





Lombardy Region selected, through a public call, 24 real estate development projects coming from 23 different municipalities of the region, representing a wide variety of opportunities offered to operators and investors. A new way of thinking about local redevelopment, urban valorisation and reuse of materials and natural resources is presented at MIPIM 2022. From the lakes to the mountains, from historical buildings to former industrial sites, several appealing projects in sectors like hospitality, residential, services, student and social housing, entertainment and logistics will be the core of the regional proposal.



The project stems from the increasingly widespread need to create new poles in close proximity to cities, with homes next to community centres where the elderly can socialize and lead a healthy life with sport, culture, and recreational activities in a quiet and suitable space, only accessible to eco-friendly means of transport.

## SANT'ALESSIO CON VIALONE (PV) – 65 ACTIVE BIOVILLAGE



The “65 Active Biovillage” project stems from the increasing demand for mixed residential complexes in close proximity to cities, where housing combines with leisure and community services.

It is designed for people over 65 who need to lead a healthy life with sport, culture, and socialisation.

Surrounded by a green area, accessible only to electric vehicles and bikes (except for emergency services), it includes small and medium sized studio apartments with centralized services like laundry, hobby room, tv room, cafeteria, dining room, shared kitchen, and areas for gardening. The buildings are designed according to the most recent bio-architecture technologies: with their straw bale walls and green walkable roofs, they perfectly blend in the landscape, like hills.

The project also includes other services destined to a broader aim: gym, indoor and outdoor pools, library, meeting room, restaurants, and health club. The village can house up to 224 self-sufficient elderly and employ directly up to 40 people.

*Total area: 80,500 m<sup>2</sup>*

*Sector: Other Functions, Residential, Healthcare/Senior Housing, Sport, leisure, events, Student House, Hotel*



### Access:

Sant'Alessio neighbours Pavia - 6km to city centre - and is 30km from Milano.

Is connected directly to both by SP2; the nearest railway stations are Pavia (10 km) and Certosa (12 km). There are several bus lines connecting to Pavia and Milano with 2 stops in town.

The Linate airport is only 35km away.

*Type of contract:* Purchase, Partial sale, concession

*Looking for:* Investors, Developers

*Ownership:* private project



The project consists of two areas: to the north of the State Road will be located the tourist complex, made of three blocks apparently detached but actually linked together through a common basement; the central part of the complex will house restaurants “on the slopes”, ski school and complementary activities. Due to its central position, this block is placed directly over the car parks and near the main street. To the south, the project involves the construction of a group of small residential buildings.



The project consists of two large areas, to the North and to the South of the existing road that is the object of redevelopment. To the north will be located the tourist complex, made of three blocks apparently detached but actually linked together through a common basement, partially embedded in the slope, with large windows in the downhill facing facades. Thanks to this basement, all the common areas are centralised in a single location. Over the basement stands the main volume of the complex (up to 5 levels above ground) with a fairly traditional architecture but strongly innovative design and materials. The view over the spectacular Adamello glaciers, and the proximity to ski slopes and to the road network are the strong points of this complex. The central part of the complex will house restaurants “on the slopes”, ski school and complementary activities (ski and trekking equipment shops and rental, delis).

Due to its central position, this block is placed directly over the car parks and near the main street. To the south, the project involves the construction of a group of small residential buildings. The entire project is shaped around the criteria of the sustainability, heterogeneity and complementarity of the interventions.

*Total area:* 93,000 m<sup>2</sup>

*Sector:* Commercial, Residential, Hotel and leisure



### Access:

The “Prati Alti Village ski and nature” project covers a 93,000 m<sup>2</sup> area that is placed 1650m asl and barycentrically with respect to the builtup areas of Ponte Di Legno and the Tonale Pass. It is located within the Adamello Park and it borders on the Stelvio Park, It is located within the Adamello Ski District. It is on the Cycle Route from Munich to Milan.

*Type of contract:* Purchase, partial sale

*Looking for:* Investors, final users

*Ownership:* SCS srl

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# R. Rogers Centre

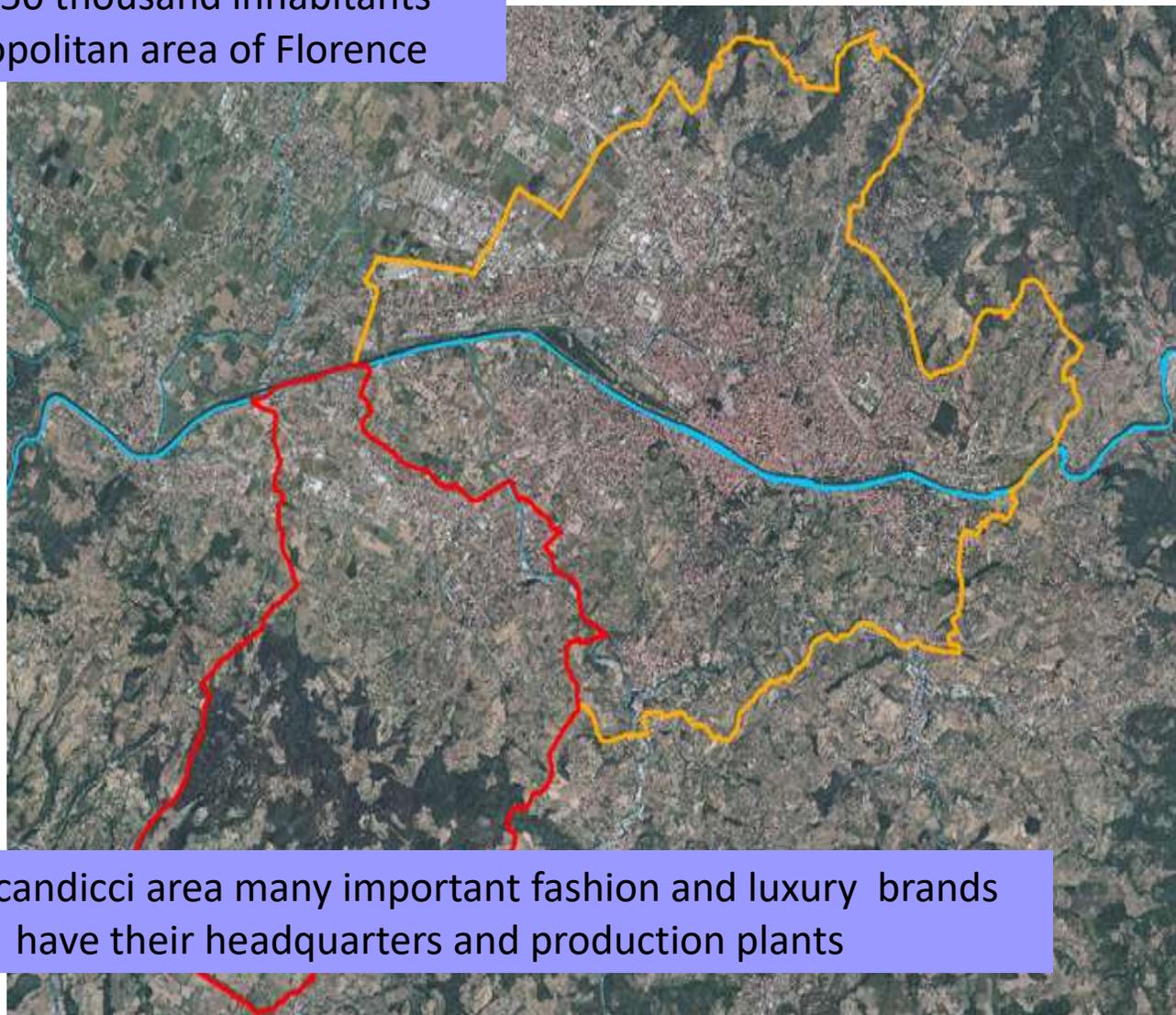
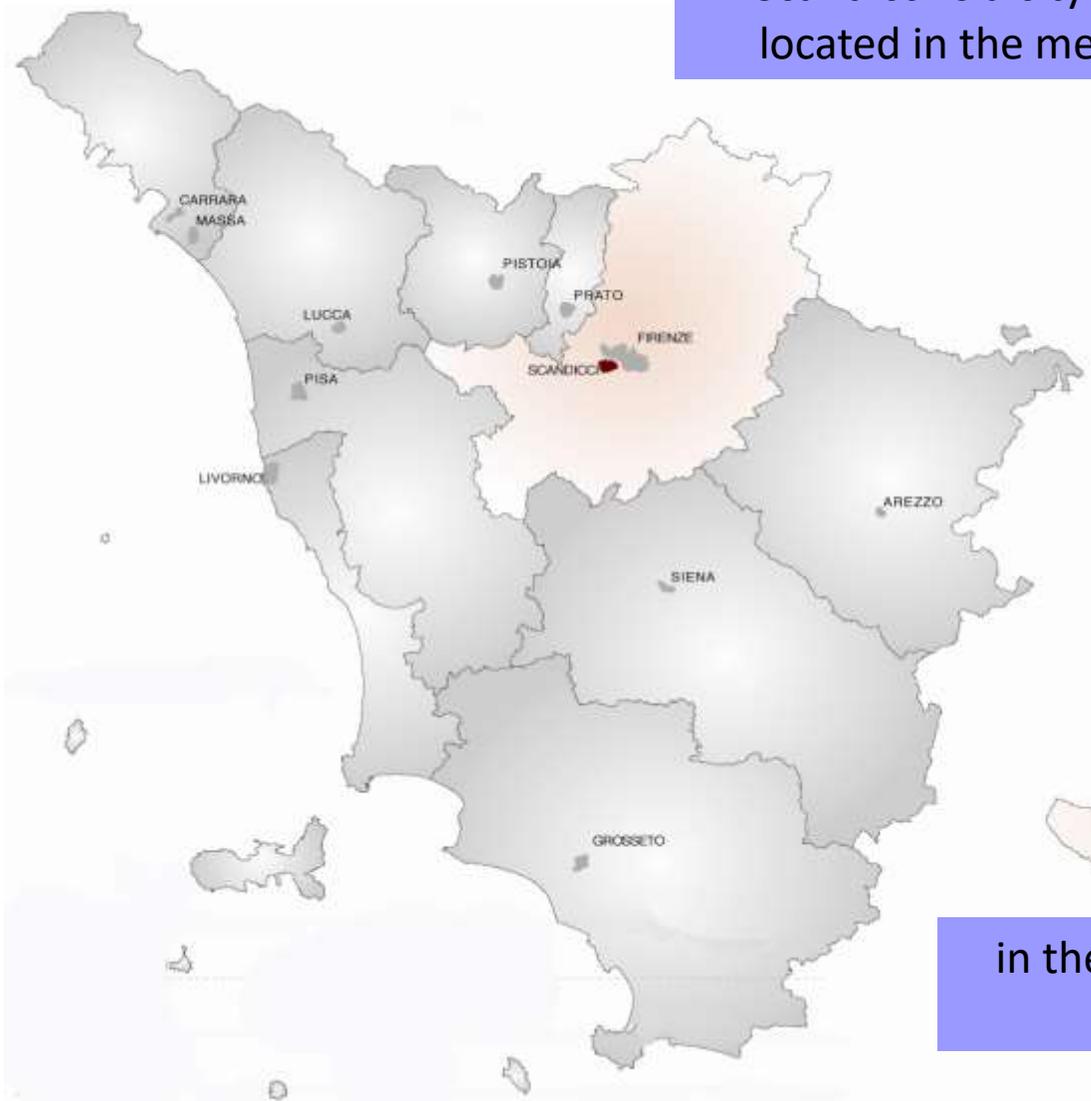
## Municipality of Scandicci (Florence)

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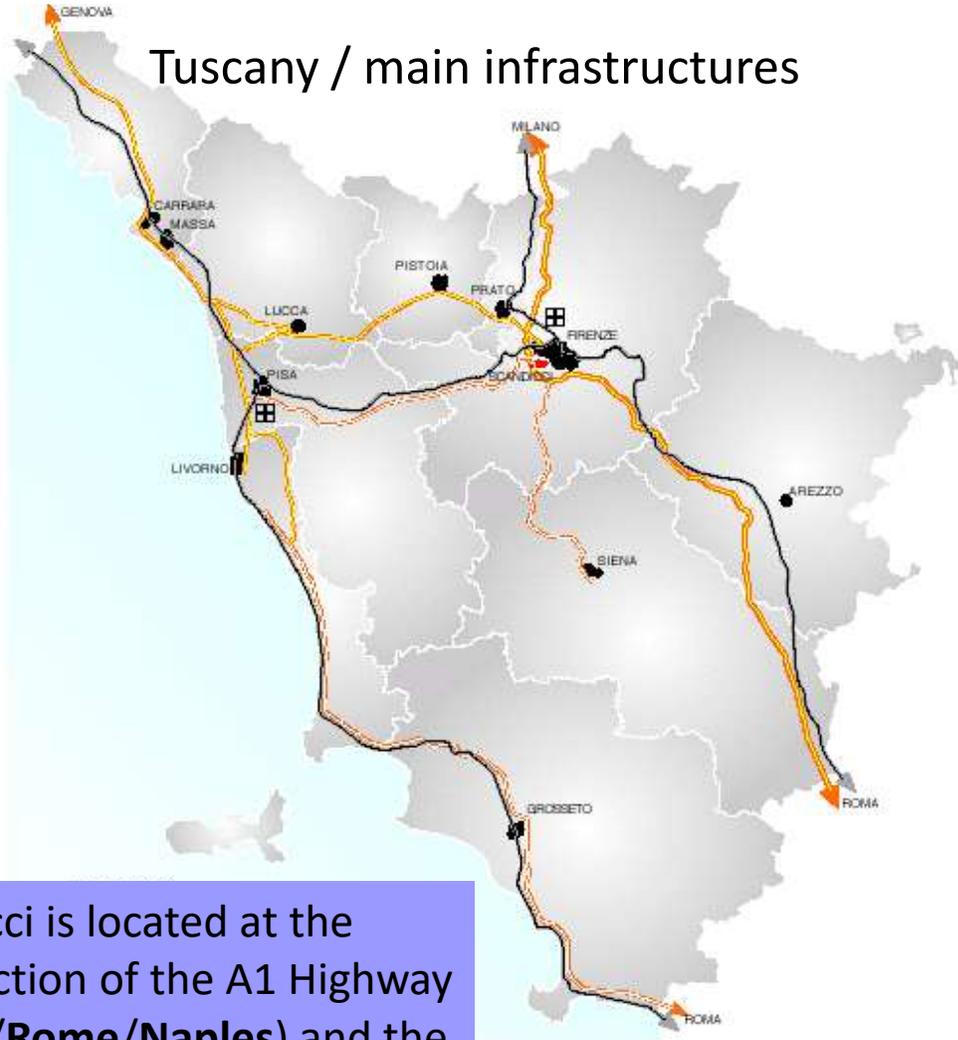
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Scandicci is a city of 50 thousand inhabitants located in the metropolitan area of Florence

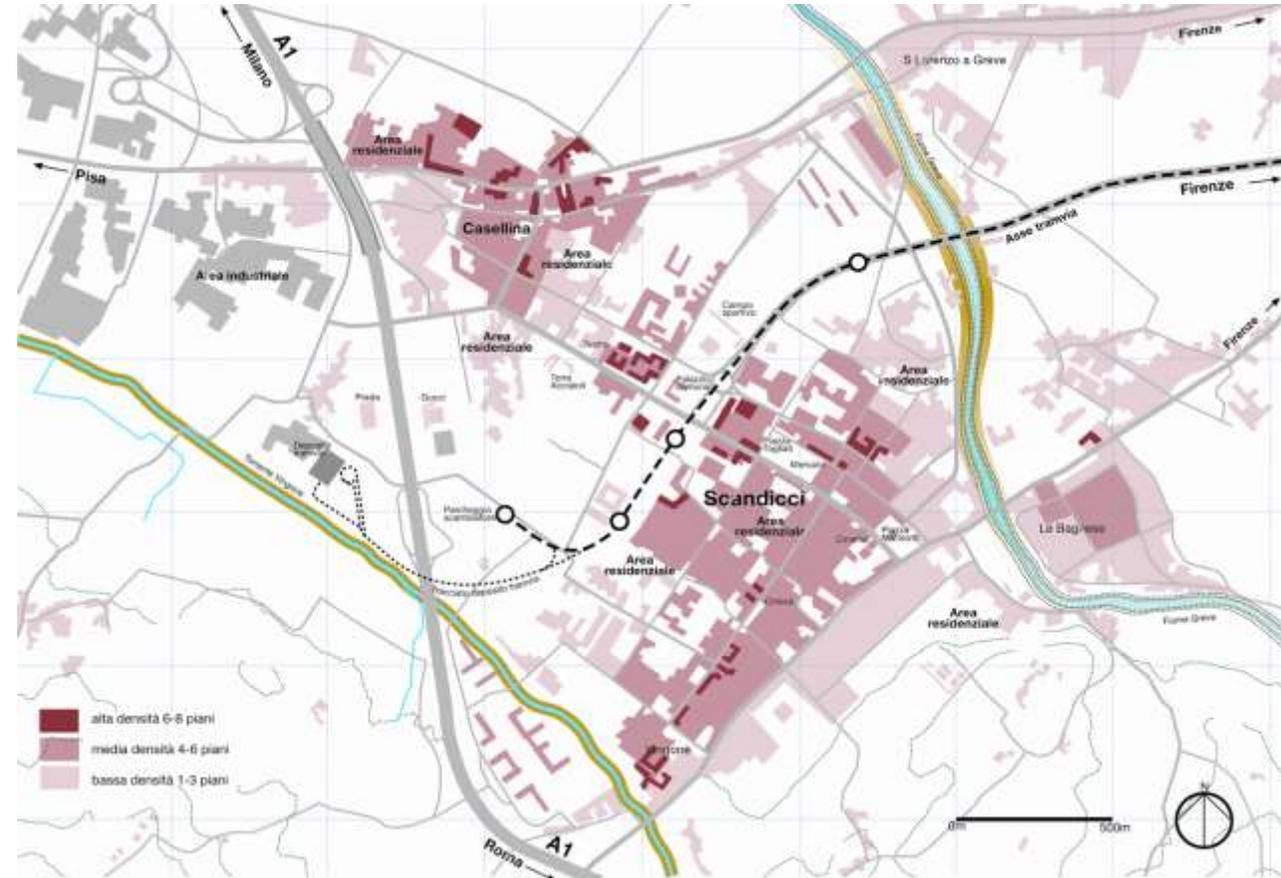


in the Scandicci area many important fashion and luxury brands have their headquarters and production plants



Scandicci is located at the intersection of the A1 Highway (Milan/Rome/Naples) and the Florence/Livorno Expressway

a fast tramway line connects Scandicci to the center of Florence in 15-20 minutes





## Description:

The project consists in the construction of the New Urban Centre in the city of Scandicci, which runs along the T1 line of the tramway and connects the first Italian inter-modal car park on the motorway, the most important production centre in Europe for luxury goods and leather goods, with the centre of Florence. The project, designed by architect Richard Rogers, includes residential, business and tourist destinations.

The objective of the project is to complete the urban fabric of the City of Scandicci through the construction of the New Centre that runs along the tramway axis that connects Scandicci to Florence. The development of the area includes the following uses: Tourism (11,700 m<sup>2</sup>), Residential (42,600 m<sup>2</sup>), Commercial (14,000 m<sup>2</sup>), Offices (46,179 m<sup>2</sup>) and Student House (12,200 m<sup>2</sup>).



### *Key opportunities:*

It is important to underline the presence in the area of two existing structures related to vocational training in the fashion industry, such as Polimoda and MITA, which every year train hundreds of students from around the world, who find immediate employment in the sector.

### *Total area:*

Gross Floor Area:

114.479

Land Area:

287.350

### *Sector:*

Hospitality, Residential, Student House, Office, Retail .



Abitare, Lavorare, Giocare - Un nuovo Centro Civico

### Access:

The tramway, inaugurated on 14.02.2010, is now used by about 21 million passengers/year. At its terminus, Villa Costanza, Autostrade per l'Italia has created the first Italian inter-modal car park, directly at the motorway, which allows you to leave your car and take the tram without leaving the ordinary road network. This infrastructural mix has made Scandicci the main gateway to the city of Florence.

Type of Investment: Sale of full ownership

Contract Dissolution Type: Public tender

Intervention: Land development / Greenfield

Ownership: Municipality of Scandicci (Florence)

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A G E N Z I A   D E L   D E M A N I O

# INVEST IN ITALY

THE BEST REAL ESTATE OPPORTUNITIES IN THE ITALIAN MARKET

MIPIII 2022 CANNES 15-18 MARCH, 2022



INVEST  
IN ITALY

ITCA  
ITALIAN TRADE AGENCY



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# Agenzia del Demanio



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Agenzia del Demanio plays a **central role** in the public real estate renovation and development policies under the new context driven by the investments and reforms provided by the NRRP



Agenzia has made a major step forward in establishing a new Department (“Struttura per la Progettazione”) tasked to implement the **highest standard and quality** in real estate project design



Agenzia provides the market with a continuous flow of **State properties to invest on** through redevelopment long lease or sale contracts

Agenzia is a **primary partner** for the construction, architecture and engineering industry, as well as real estate investors, developers and corporate end-users / occupiers

## How Agenzia engages the market for



### Design & Construction

Real estate renovation and development projects are designed and realized:

- measuring the sustainability and social impact
- devising the most suitable energy efficiency and digitization solutions (e.g. maximizing the green area, using innovative materials, etc.)
- achieving maximum involvement and acceptance by the territory
- maintaining the highest standard of transparency and communication on construction sites
- evaluating the quality of the design through a network of experts and adopting uniform criteria to establish best practice
- keeping permanent dialogue with designers and contractors through continuous project monitoring and management



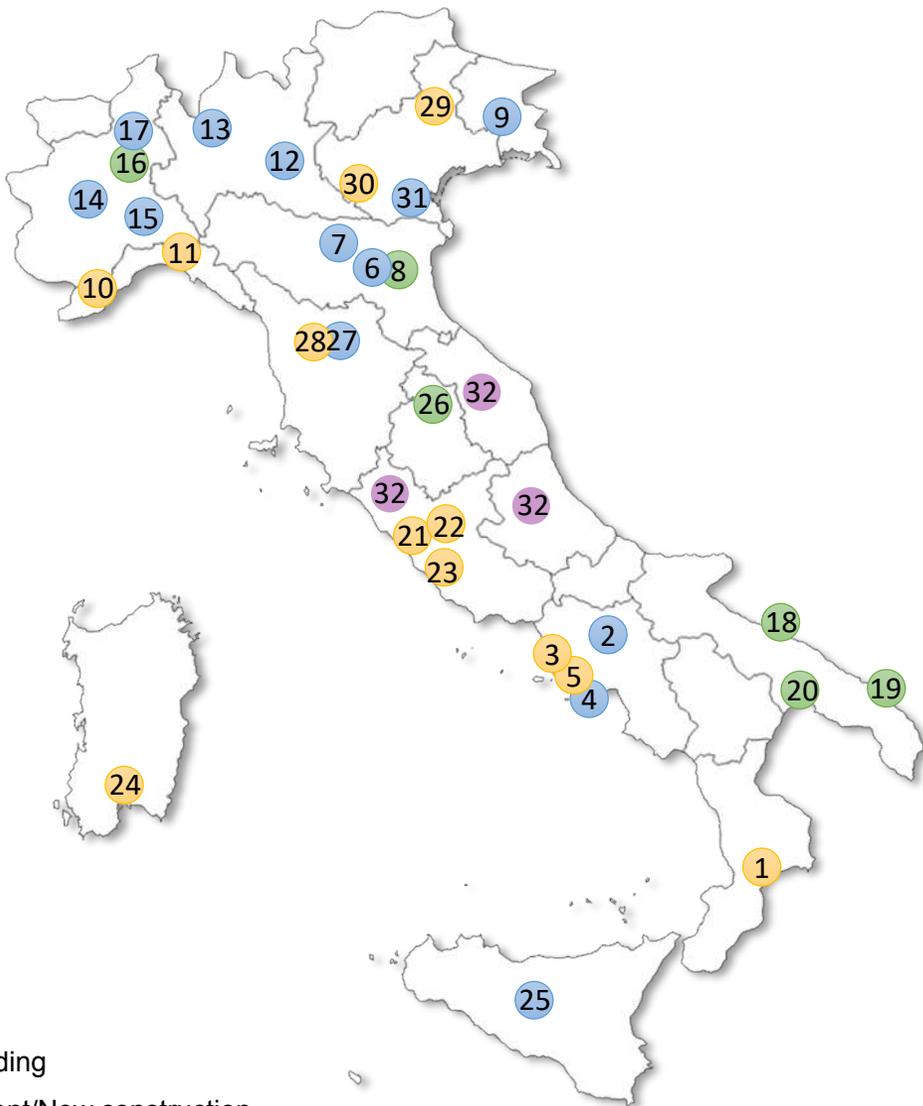
### Direct investment

Agenzia is responsible for promoting effective use of State properties no longer mission-critical to public administrations. These can vary widely in type, location and value, and may include:

- Office buildings
- Warehouses, commercial and industrial facilities
- Military holdings
- Single- and multi-family residences
- Undeveloped land

Making unneeded or underutilized properties available to the market to develop entrepreneurial projects brings about lasting positive impact for the local economy

To this aim private investors are called through a competitive procedure for redevelopment long lease or sale



- Justice hub
- Federal building
- Refurbishment/New construction
- 2016 post-earthquake reconstruction

- 1. NEW BUILDING. New fire brigade headquarters, Catanzaro – Calabria
- 2. EX CASERMA PEPICELLI. Federal building, Benevento – Campania
- 3. PALAZZO DI GIUSTIZIA. Space optimization and enhancement, Napoli – Campania
- 4. PALAZZO FIENGA. Federal building, Torre Annunziata (NA) – Campania
- 5. VILLA FAVORITA. Conservative restoration, Ercolano (NA) – Campania
- 6. EX CASERMA G. PEROTTI. Federal building, Bologna – Emilia Romagna
- 7. PALAZZO DELLE FINANZE. Public offices reallocation, Modena – Emilia Romagna
- 8. EX CASERMA STAVECO. Justice Hub, Bologna – Emilia Romagna
- 9. EX CASERMA CAVARZERANI. Federal building, Udine – Friuli Venezia Giulia
- 10. EX CASERMA CRESPI. Demolition and reconstruction, Imperia – Liguria
- 11. EX CASERMA PILO. Refurbishment, Genova – Liguria
- 12. EX CASERMA PAPA. Federal building, Brescia – Lombardia
- 13. EX CASERMA DE CRISTOFORIS. Federal building, Como – Lombardia
- 14. EX CASERMA AMIONE. Federal building, Torino – Piemonte
- 15. EX CASERMA VALFRÈ. Federal building, Alessandria – Piemonte
- 16. EX CASERMA GARRONE. Justice hub, Vercelli – Piemonte
- 17. EX CASERMA CAVALLI. Federal building, Novara – Piemonte
- 18. EX CASERME MILANO E CAPOZZI. Justice hub, Bari – Puglia
- 19. TERRENO. Justice hub, Lecce – Puglia
- 20. EX SEDE ANCIFAP. Justice hub, Taranto – Puglia
- 21. IMMOBILE VIALE TRASTEVERE. Refurbishment, Roma – Lazio
- 22. IMMOBILE VIALE BOSTON. Refurbishment, Roma – Lazio
- 23. IMMOBILE VIALE AMERICA. Refurbishment, Roma – Lazio
- 24. EX MAGAZZINI AERONAUTICA. Refurbishment, Cagliari – Sardegna
- 25. EX CASERMA FRANCO. Federal building, Caltanissetta – Sicilia
- 26. EX CARCERI MASCHILE E FEMMINILE. Justice hub, Perugia – Umbria
- 27. EX CASERMA PEROTTI. Federal building, Firenze – Toscana
- 28. PALAZZO BUONTALENTI. Refurbishment, Firenze – Toscana
- 29. EX CASERMA FANTUZZI. Refurbishment, Belluno – Veneto
- 30. EX CASERMA S. BERNARDINO. Refurbishment, Verona – Veneto
- 31. EX CASERMA SILVESTRI. Federal building, Rovigo – Veneto
- 32. RICOSTRUZIONE POST SISMA 2016 – Abruzzo, Marche, Lazio



## NEW FIRE BRIGADE HEADQUARTERS Catanzaro – Calabria

1

The intervention provides for the transfer of some offices of the Ministry of the Interior, Fire Department, located in the City of Catanzaro and Sellia Marina (CZ), in a newly built building, to be realized in a portion of area (50,000 square meters) located in Giulivetto, which will be the new Integrated Headquarters of the Fire Brigade of Catanzaro.



## PALAZZO DI GIUSTIZIA Napoli – Campania

3

Lot I: Optimization and enhancement of the spaces of the Public Prosecutor's Office and the Court, construction of a pedestrian bridge crossing the current driveway. Lot II: Realization of external spaces, area and parking to support both users and the community, with redefinition of the areas intended for vehicular and pedestrian mobility.



## Ercolano (NA) – Campania

5

The Villa is one of the sumptuous Eighteenth Century residences of the Vesuvian Villas complex. The interventions are part of an overall plan of restoration and enhancement to be implemented in steps with the MIC. The redevelopment of the main body of the complex and of the external spaces of the Upper Park is foreseen in order to foster the fruition of a site of high environmental and historical value in the heart of the urban context.



## EX CASERMA PEPICELLI Benevento – Campania

2

It is foreseen the realization of a Federal building in which the offices of various PAs will be grouped, unifying the services to the citizens. The objective of the rationalization is to recover an unused public property and generate substantial savings through the elimination of passive rents and the reduction of running costs.



## Torre Annunziata (NA) – Campania

4

Refurbishment of the building into an operational and housing hub for the State police, the Carabinieri, the financial police, the judicial police, the metropolitan police and the local police of Torre Annunziata.



## EX CASERMA G. PEROTTI Bologna – Emilia Romagna

6

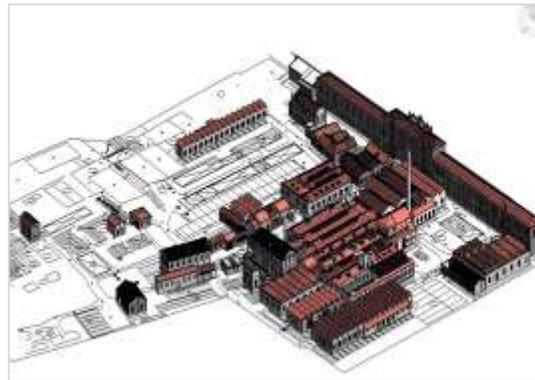
Realization of the new provincial headquarters Bologna 2 and supra-regional archives center of the Agenzia delle Entrate. The project foresees two main bodies and a connecting body, which make up the volume that combines office and archive spaces. The archives building has a green roof. The choice to organize the offices in height helps to reduce the footprint of the building on the ground.



## PALAZZO DELLE FINANZE Modena – Emilia Romagna

7

Restoration of the Palazzo delle Finanze (known as Principe Foresto building) to be used as the headquarters of the Prefecture and the Provincial Command of the Carabinieri. The intervention provides for the recovery of an asset of great historical and symbolic value for the city of Modena, the closure of the current passive leases with the destination of the building to institutional representative offices, combining restoration and architectural quality and design oriented to sustainability.



## EX CASERMA STAVECO Bologna – Emilia Romagna

8

The project involves the construction of the Justice hub in Bologna. The complex consists of about 40 buildings of different structure and consistency, gradually abandoned since the late '90s after the disposal by the Ministry of Defense. The project will give back to the city a large green area removed from military use, the recovery of an asset of great historical and symbolic value and the closure of current leases.



## EX CASERMA CAVARZERANI Udine – Friuli Venezia Giulia

9

The hypothesis of rationalisation and regeneration of the "Cavarzerani Barracks" is the result of a complex concerted effort between public administrations, with the aim of redeveloping a military site that had been disused for some time, reconnecting it to the urban fabric of the city, creating green spaces to serve the inhabitants of the neighborhood and at the same time generating considerable cost savings in terms of leasing. The project consists of three public poles with different functions: an archives pole, a pole for the state police and another pole with a public function.



## EX CASERMA CRESPI Imperia – Liguria

10

In order to realize the new Carabinieri barracks on the west side and the new headquarters of the Agenzia delle Entrate on the east side, the building will be demolished and rebuilt maintaining the existing shape and volume, with two buildings separated from the functional and seismic point of view by a structural joint. The design and construction of the new building will be developed entirely in BIM and will be geared towards obtaining certification according to the most common protocols of environmental sustainability.



## EX CASERMA PILO Genova - Liguria

11

The project, entirely developed in BIM, foresees the re-functionalization of the entire building, allocating public functions to serve the Ministry of Interior. Both the design and the execution of the work are developed in accordance with the Environmental Sustainability Protocol dedicated to historic buildings, GBC Historic Building, allowing, at the end of the work, to certify the work with the Platinum level.



## EX CASERMA PAPA Brescia – Lombardia

12

The project foresees the functional requalification of the whole property complex for the reallocation of State administrations. The intervention provides for the recovery of three existing buildings, while the remaining buildings will be demolished. Other new rational and efficient buildings will be realized, conceived both at architectural and plant engineering level to be NZEB or "almost zero energy". The complex will be fully connected to the city district heating network and will produce a total of 120,000kW per year from Renewable Energy Sources plants (photovoltaic).



**EX CASERMA DE CRISTOFORIS**  
Como – Lombardia

13

The project provides for the functional redevelopment of the entire property complex for the reallocation of State administrations. The intervention provides for the recovery of the existing buildings, which will be re-functionalized in a rational and efficient way, conceived both at architectural and plant engineering level to be NZEB or "almost zero energy". For the complex is expected the use of renewable energy such as photovoltaics.



**EX CASERMA AMIONE**  
Torino – Piemonte

14

The urban regeneration project envisages the creation of a large green area around which a new smart district will be built, to be used for Public Administration offices, currently in passive lease. The historic portion facing Piazza Rivoli will be maintained, and will be subject to conservative restoration.



**EX CASERMA VALFRE'**  
Alessandria – Piemonte

15

The project has a twofold objective: in the monumental portion, to unify Alessandria's judicial offices, currently located in several unsuitable sites in the city, thus rationalising space and economic resources; in the remaining portion, following a specific urban planning study, the creation of an administrative centre is planned.



**EX CASERMA GARRONE**  
Vercelli – Piemonte

16

The restoration of the monumental compendium will make it possible to unify Vercelli's judicial offices, which are currently located in several unsuitable locations in the city.



**EX CASERMA CAVALLI**  
Novara - Piemonte

17

The project envisages the redevelopment of a first portion of the building complex for the reallocation of the State administrations. The project involves the renovation of the existing buildings, which will be re-functionalized in a rational and efficient manner.



**EX CASERME MILANO E CAPOZZI**  
Bari - Puglia

18

The intervention aims to unify the judicial offices of Bari, currently located in several locations, no longer suitable, on the municipal territory, thus achieving the rationalization of space and economic resources.



**TERRENO (19)**  
Lecce – Puglia

19

The intervention aims to unify the judicial offices in a single citadel of justice. The area identified for the realization of the intervention, as confiscated from organized crime, is an important sign of restoration of legality in favor of the community.



**EX SEDE ANCIFAP (20)**  
Taranto – Puglia

20

The intervention aims to re-functionalize and rationalize the judicial offices in the territory of the City of Taranto in a single citadel of justice. The intervention includes the building which is the current seat of the Court of Appeal and the compendium, called former ANCIFAP seat, on which some structures already serving the judicial administration insist, which will be restructured and expanded.



**IMMOBILI VIALE TRASTEVERE,  
VIALE BOSTON e VIALE AMERICA (21-23)**  
Roma – Lazio

21-23

The intervention refers to a complex rationalization operation to re-functionalize the buildings to allocate offices of the General Command of the Port Authority, of the Ministries of Economic Development and Ecological Transition (MISE/MITE).



**EX MAGAZZINI AERONAUTICA (24)**  
Cagliari – Sardegna

24

Construction, in a single pole, of the offices of the Agenzia delle Entrate, with closure of the current passive leases. The works will allow the rationalization of the spaces, the urban and architectural redevelopment, the enhancement of the protected property, the improvement of working environments and services to citizens, the creation of a complex "almost zero energy".



**EX CASERMA FRANCO (25)**  
Caltanissetta – Sicilia

25

The intervention aims to overcome the excessive relocation of offices of the Ministry of the Interior and concerns the complete re-functionalization of a peripheral area of Caltanissetta. This will allow the closure of numerous passive leases and the reduction of public expenditure. The project provides for the use of the best technological standard for the construction of the new buildings, achieving the highest energy efficiency and running cost reduction.



**EX CARCERI MASCHILE E FEMMINILE (26)**  
Perugia – Umbria

26

A rationalisation operation to re-functionalize the former prison complex and convert it into a Justice hub. In agreement with the Ministry of Culture, the restoration work will include targeted demolition and the introduction of new building elements to make the complex suitable for its new function.



**EX CASERMA PEROTTI (27)**  
Firenze – Toscana

27

Urban regeneration of the disused portion of the military infrastructure called "Caserma Perotti", with the construction of a multifunctional district for State administrations (State Police, Guardia di Finanza, Min. of Culture, Fire Brigade).



**PALAZZO BUONTALENTI (28)**  
Firenze – Toscana

28

Restoration and re-functionalization of the State property located in Florence, called Casino Mediceo di San Marco - Palazzo Buontalenti, to be made available to the European University Institute as the seat of the EUI School of Transnational Governance.



**EX CASERMA FANTUZZI (29)**  
Belluno – Veneto

29

Restoration and re-functionalization of building "A" of the former Fantuzzi barracks and complementary works of building "D", including surveys, tests and cadastral updates/changes.



**EX CASERMA S. BERNARDINO (30)**  
Verona – Veneto

30

Rationalization and re-functionalization of the compendium of the former S. Bernardino Barracks for the construction of the new Police Headquarters.



**EX CASERMA SILVESTRI (31)**  
Rovigo – Veneto

31

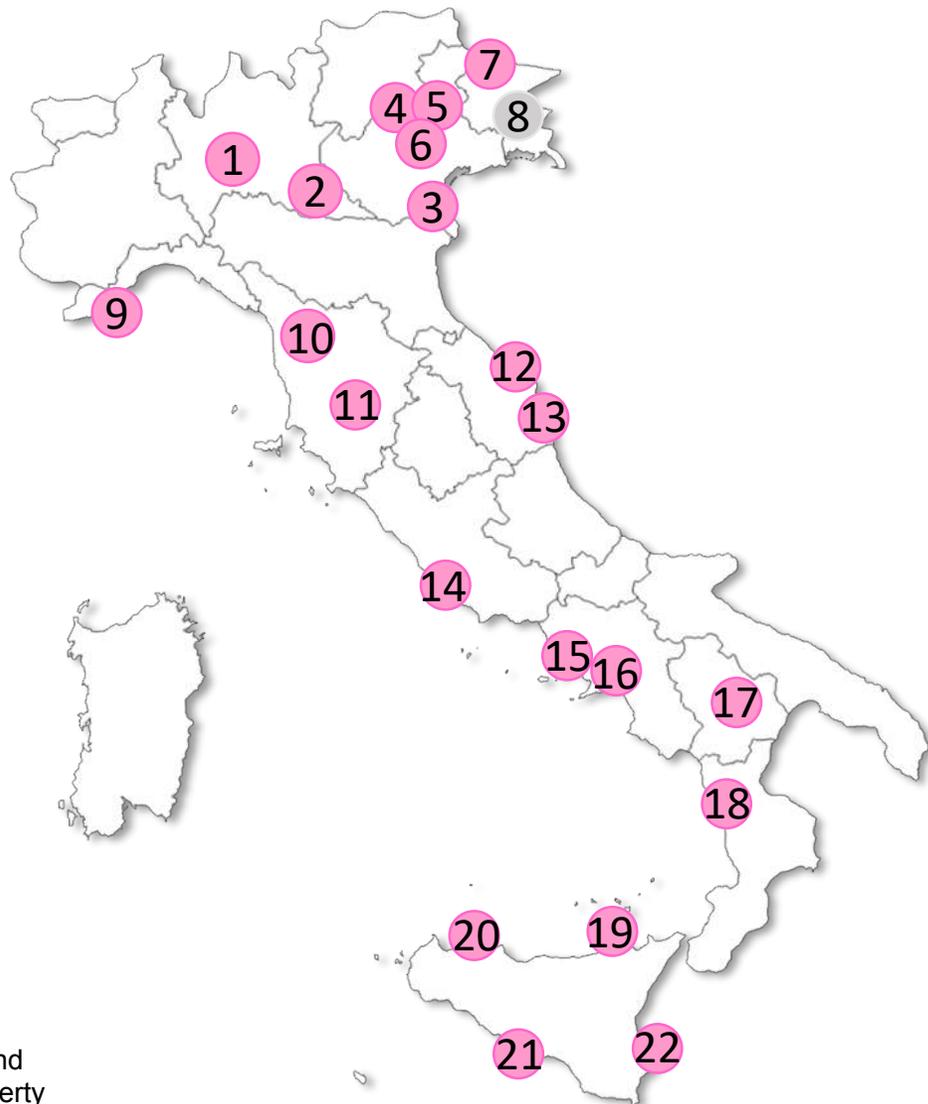
Rationalization and re-functionalization of the compendium to allocate different public administrations, realizing a Federal building.



**RICOSTRUZIONE POST SISMA 2016 (32)**  
Abruzzo – Lazio - Marche

32

The initiative is aimed at providing support to the Structure of the Special Commissioner for Earthquake Reconstruction. The objective is to modernise and bring into compliance with the new seismic-energy standards both public buildings and State-owned buildings managed by the Agenzia del Demanio.



● Historical and artistic property

● Other

1. EX CHIESA DI SAN CRISTOFORO, Mantova - Lombardia
2. UNITÁ IMMOBILIARE VIA STENICO, Cremona - Lombardia
3. CASELLO BACUCCO SUL PO, Ariano nel Polesine (RO) - Veneto
4. EX CASELLO ROCCOLO, Pieve di Cadore (BL) - Veneto
5. EX CASELLO RONCHI, Pieve di Cadore (BL) - Veneto
6. STAZIONE SOTTOCASTELLO, Pieve di Cadore (BL) - Veneto
7. EX CASERMETTA DIFENSIVA, Paluzza (UD) - Friuli Venezia Giulia
8. EX DEPOSITO MUNIZIONI, Sagrado (GO) - Friuli Venezia Giulia
9. VILLA LIETA, Sanremo (IM) - Liguria
10. TEATRO ROSSI, Pisa - Toscana
11. VILLA CARDUCCI PANDOLFINI, Firenze - Toscana
12. FARO DEL CARDETO, Ancona - Marche
13. CASA CON GIARDINO, Grottammare (AP) - Marche
14. EX DOGANA -TORRE DI BADINO, Terracina (LT) - Lazio
15. BASTIONE SPERONE, Capua (CS) - Campania
16. GRAN MAESTRATO DI SAN LAZZARO, Capua (CS) - Campania
17. CASA CANTONIERA, Irsina (MT) - Basilicata
18. PALAZZO DEI PRINCIPI LANZA DI TRABIA, San Nicola Arcella (CS) - Calabria
19. CASELLO FERROVIARIO VILLA MARGI, Reitano (ME) - Sicilia
20. REAL CASA DEI MATTI, Palermo - Sicilia
21. CARCERE DI SAN VITO, Agrigento - Sicilia
22. EX CASERMA CALDIERI DI ORTIGIA, Siracusa - Sicilia

*All the assets are currently included in the call for redevelopment long lease open until the 19<sup>th</sup> May 2022 and ready to be redeveloped according to the info memo in the tender document*



**EX CHIESA DI SAN CRISTOFORO**  
Mantova - Lombardia

1

The complex is made of a former chapel and a residential unit. The chapel dates back to the early 15<sup>th</sup>, while the residential unit has an independent access and a wide appurtenant area. The complex is situated in the old town of Mantua, close to famous monuments and locations like Palazzo Ducale, Piazza Sordello and the Castle of St. George.



**UNITÁ IMMOBILIARE IN VIA STENICO**  
Cremona - Lombardia

2

The compound is part of a four-storey block of flats with basement and inner courtyard. It consists of four rooms and a toilet, connected by an inner corridor, and a cellar in the basement. Among the shared areas there are a lodge used as drying room on the 4th floor and a small terrace on the 5th floor.



**CASELLO BACUCCO SUL PO**  
Ariano nel Polesine (RO) - Veneto

3

The asset is composed of a main building with two floors and of an outside patio closed by windows and a roof. Outside there is an hydraulic construction that in the past was used to manage the flow of the river. The asset is located in a very nice and important naturalistic area, the Regional Park of the Delta del Po, protected by UNESCO for its variety of flora and fauna, in particular birds.



**EX CASELLO ROCOLO**  
Pieve di Cadore (BL) - Veneto

4

The estate, situated in Pieve di Cadore near the State road SS 51bis in the Lunga via delle Dolomiti, consists of a former signalman's house along the abandoned Ferrovia delle Dolomiti, the railway line that connected Calalzo with Dobbiaco, now used as a hiking and cycling trail. It is only accessible from the cycle path. The estate is placed in the exquisite natural environment of the woods of the Cadore region.



**EX CASELLO RONCHI**  
Pieve di Cadore (BL) - Veneto

5

The estate, situated in the locality of Ronchi near the cemetery of Pieve di Cadore, consists of a former signalman's house along the abandoned Ferrovia delle Dolomiti, the railway line that connected Calalzo with Dobbiaco, now used as a hiking and cycling trail. It is placed in the exquisite natural environment of the woods of the Cadore region.



**STAZIONE SOTTOCASTELLO**  
Pieve di Cadore (BL) - Veneto

6

The estate, a former railway station, consists of a wide flat outdoor area, a main two-storeys building with attic and a small accessory one-storey building. It is situated in the locality of Sottocastello, not far from the old town and close to public offices, to schools and to a paved bike path.



**EX CASERMETTA DIFENSIVA**  
Paluzza (UD) – Friuli Venezia Giulia

7

The former small defensive barracks of Monte Croce Carnico, built for defensive purposes, is made of two buildings with stone masonry and flat roof, leaning against the mountain rock. The compound apparently dates back to year 1932 and was built when the Alpine Wall was established to defend the border passage to Austria. It has been declared of cultural interest in accordance with decree 42/2004 with the declaration n. 682 dated 03/02/2015.



**EX DEPOSITO MUNIZIONI**  
Sagrado (GO) – Friuli Venezia Giulia

8

The former ammunition depot of Monte di Mezzo is in a vast woodland area of about 55 ha. The compound consists of five above-ground buildings and a tunnel dug in the rock at the foot of Mount San Michele dating back to the years 1975-1977, the function of which was to store the war material for the local barracks during the Cold War. The tunnel is made of concrete and partly of precast reinforced concrete.



**VILLA LIETA**  
Sanremo (IM) - Liguria

9

The compound is part of the historic-artistic State Property and is in a high-quality, semi-central area with a mainly residential destination (villas and apartment buildings) in the town of Sanremo. It is made of three buildings: a villa, an outbuilding and the caretaker's house and has an appurtenant garden of about 17.900 sqm. The buildings have significant architectural and historical value and are under the protection of the Superintendence.



**TEATRO ROSSI**  
Pisa – Toscana

10

Located in the old town of Pisa, the theatre was built in the second half of the 18th century and is a typical Italian-stage theatre, with a stage in the middle, a balcony and twenty boxes arranged in three levels, a foyer, and a parterre. This theatre provides a good example of the Italian theatre tradition, with structural and acoustic characteristics typical of historical entertainment venues.



**VILLA CARDUCCI PANDOLFINI**  
Firenze - Toscana

11

The 15th century compound named Villa Carducci Pandolfini stands in the plain south-west of Florence, near Via di Scandicci. In the south-west corner of the complex there are the ruins of a 14th century tower which was part of the fortified palace of Guardavia, also called "Volta a Legnaja", one of the strongholds of the Florentine fortification system. Object of the concession are only some residential units.



**FARO DEL CARDETO**  
Ancona - Marche

12

The Lighthouse of the Cardeto, also known as Lighthouse Colle dei Cappuccini, is in the middle of the municipality of Ancona, inside the Cardeto Park, and has a panoramic view over the old town, over Monte Conero, and over the port of Ancona. The complex consists of two buildings, the former lighthouse and the former lightkeeper's house. It was built in 1859 by order of Pope Pius IX, who personally laid the first stone.



**CASA CON GIARDINO**  
Grottammare (AP) – Marche

13

The property, consisting of a building and its appurtenant outdoor courtyard, is in the center of Grottammare, a town known as Pearl of the Adriatic Sea, near the coast and the Adriatic Cycle Route. At the beginning of the 20th century, it was used as Customs and then as barracks of the Italian Financial Police, until 1977. It consists of a building with regular plan spread on two levels and made up of four units (a garage and three flats).



**EX DOGANA - TORRE DI BADINO**  
Terracina (LT) – Lazio

14

The complex is situated in the town of Terracina, a famous tourist resort of the Lazio coast, near the Circeo National Park. The urban context is the ancient port of Badino, from which the tower is named, located within walking distance of the seaside. The real estate is made of two contiguous buildings, constructed in different historical periods, and a wide appurtenant area. It has a direct independent vehicle entrance.



**BASTIONE SPERONE**  
Capua (CS) - Campania

15

The State property, located at the entrance of the old town, consists of an ancient masonry building with wooden pitched roof and just one floor with 8 rooms and it was part of the ancient fortification system of the town of Capua. The belt of fortifications with base shoe curtain walls was built and renovated by the Spanish and the Austrian viceroys. The fortifications date back to the early years of the 16th century until the 1730s.



**GRAN MAESTRATO DI SAN LAZZARO**  
Capua (CS) - Campania

16

The compound, a former armory of about 500 sqm, has an external area of about 15.000 sqm and is part of the bastion walls of the town of Capua built between 1537 and 1552 to improve the defensive structure of the town.



**CASA CANTONIERA**  
Irsina (MT) - Basilicata

17

The building, with its oven and its surrounding area, is in locality Taccone, in the countryside of Irsina, in the province of Matera. It is the typical building constructed in the past along the old railroads in South Italy. It is situated at 50 km from Matera (former Capital of Culture in 2019), along the scenic route of the Appia Antica and near the Acquedotto Pugliese cycle path, the Ciclopista del Sole and the Cammino Materano.



**PALAZZO DEI PRINCIPI LANZA DI TRABIA**  
San Nicola Arcella (CS) - Calabria

18

Built in the late 18th century, this palace was the summer residence of the Spinelli family, masters of Scalea. The building has a regular, symmetric plan and consists of adjoining rooms around an inner court. The estate has a square structure (about 40 m x 44 m) in a Baroque-style with some valuable architectural elements.



**CASELLO FERROVIARIO VILLA MARGI**  
Reitano (ME) – Sicilia

19

The property is in the hamlet of Villa Margi, in the municipality of Reitano (ME). The signalman's house was part of a railway that never came into operation, consigned in 1948 by Ferrovie dello Stato, the railway State company, to the State administration.

The property has a rectangular shape and consists of two levels connected by a flight of stairs. The estate extends symmetrically on both sides of the staircase.



**REAL CASA DEI MATTI**  
Palermo – Sicilia

20

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 the D'Orleans Park. The building, a construction that goes back to the 18th century, over time was used as a convent, psychiatric institute (Real Madhouse) and military prison: today in disuse.



**CARCERE DI SAN VITO**  
Agrigento- Sicilia

21

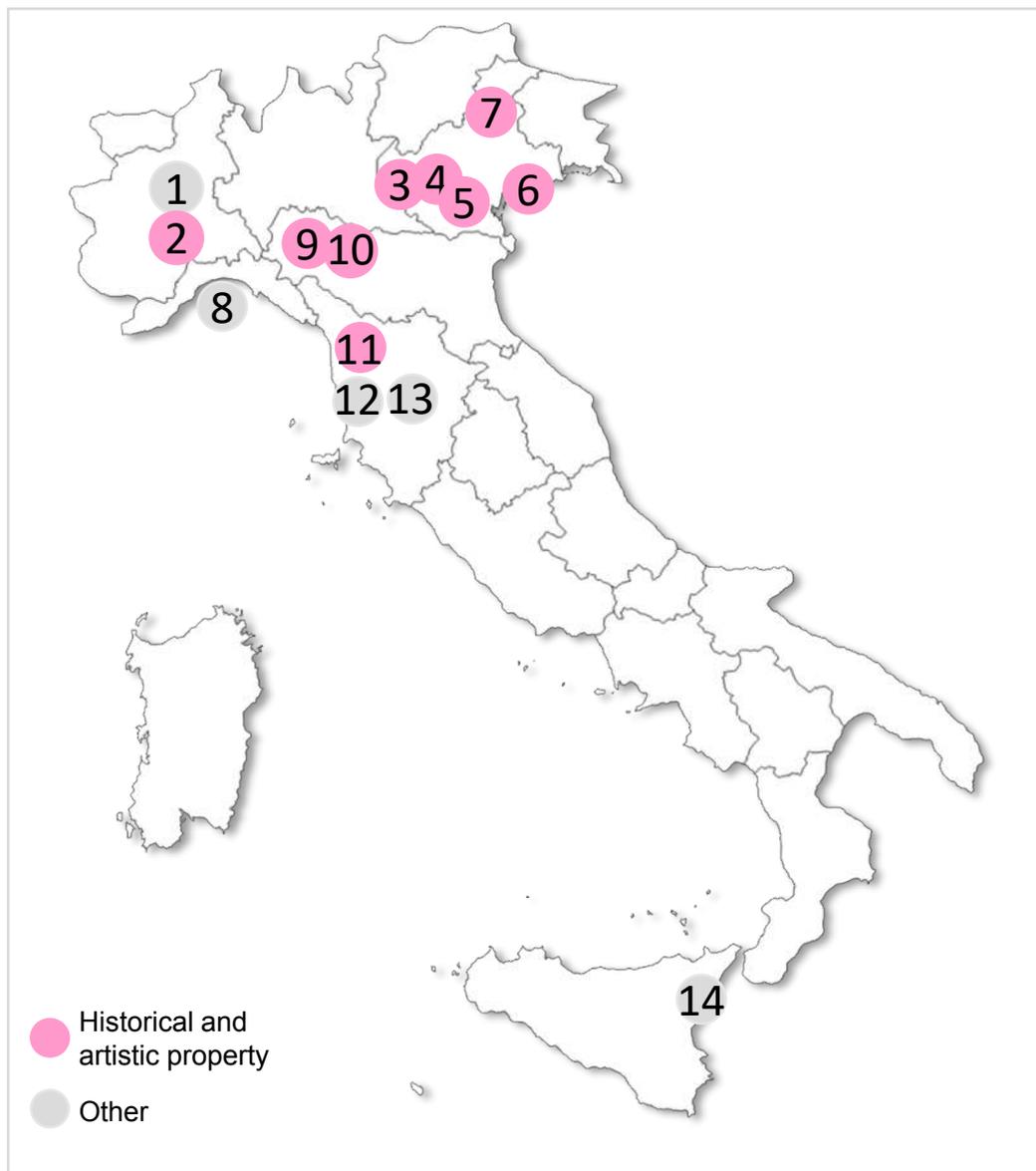
Real estate complex, known as the "convent and former prison of San Vito", located in the heart of Agrigento, one of the most visited cities in Sicily. The complex whose construction started in 1432 (Convent), was largened over time to respond to the needs of the uses that it was destined to. Thanks to its location, the property is well adaptable to be used for touristic-hotel or cultural and school activities.



**EX CASERMA CALDIERI DI ORTIGIA**  
Siracusa - Sicilia

22

Renovated in the 19th century. Two monastic corpuses merged into a homogeneous whole. The dividers shape the internal space generating a sequence of compartments communicating with each other and distributed in an inverted "T" shape, mainly facing the internal courtyard. The articulation of the rooms follows a classic pattern that in the nineteenth century was translated in private homes as suites of rooms, without compartments used for the hallway.



1. EX CASERMA GHERZI, Novara – Piemonte
2. EX STABILIMENTO BAGNO TERMALE, Acqui Terme (AL) – Piemonte
3. EX FORTE CERAINO, Dolcè (VR) – Veneto
4. VILLINO ROSSI, Schio (VI) – Veneto
5. VILLA PASQUALIGO PASINETTI RODELLA, Cinto Euganeo (PD) – Veneto
6. EX FORTE VECCHIO, Cavallino Treponti (VE) – Veneto
7. EX CASA FORESTALE, Cortina d'Ampezzo (BL) – Veneto
8. COMPLESSO IMMOBILIARE, Genova – Liguria
9. PALAZZO SERAFINI, Piacenza – Emilia Romagna
10. PALAZZO COSTA FERRARI, Piacenza – Emilia Romagna
11. PADIGLIONE SAN VITO, Pisa – Toscana
12. VILLA MONTEBELLO, Livorno – Toscana
13. EX SEDE DELL'UTE VICO ALTO, Siena – Toscana
14. AREA VIA DEL CANALICCHIO, Trimestieri Etneo (CT) – Sicilia

*The assets are/will be on sale in the course of 2022 through competitive procedure  
All the information about possible asset development are/will be reported in each notice for sale*



**EX CASERMA GHERZI (1)**  
Novara - Piemonte

1

The former Gherzi Barracks consists of a large flat area with an irregular shape with 3 main buildings, as well as other smaller ones, once used as military hospital, church, housing, shelter for military vehicles, warehouses. The complex used by the Army since the middle of the last century was eventually abandoned by the Ministry of Defence in January 2007.



**EX STABILIMENTO BAGNO TERMALE**  
Acqui Terme (AL) - Piemonte

2

The former Carlo Alberto spa resort is situated on the outskirts of the famous spa town of Acqui Terme, in the Province of Alessandria. The property was built in 1860 in the Borgo Bagni district (formerly Antiche Terme). The property has the right to draw sulphur water for therapeutic use. Its location is ideal for tourist accommodation purposes.



**EX FORTE CERAINO (3)**  
Dolcè, (VR) - Veneto

3

Defensive military complex of the Hapsburg era, built on a small plateau of Mount Pastello and composed by a fortification, a small crumbling building, a vast external area and a gravel access road.



**VILLINO ROSSI**  
Schio (VI) - Veneto

4

A complex of architectural merit made up of a single building, with three floors above ground, as well as a basement, it also has a large outdoor space to be used as a park, in a central position to Schio. The asset was built between 1876 and 1890 following the Venetian tradition. Originally it was a square plan organised around a small room used as a distributive space for the side wings. Subsequently it has undergone changes.



**VILLA PASQUALIGO  
PASINETTI RODELLA**  
Cinto Euganeo (PD) - Veneto

5

Large complex, built in the XVI Century and restored during the 2000's, extended over 13,600 sqm of plot on which there are Villa Rodella, its colonnade, a small church and two separate technical rooms. The small church is located over a gentle hillock. Inside the Villa there are three flights of stairs made of marble and wood and the floors are of different materials according to the usage.



**EX FORTE VECCHIO**  
Cavallino Treponti (VE) - Veneto

6

The fort is a complex of pre-nineteenth century military buildings with an appurtenant area, bordered by a brick boundary wall and by a moat connected with the Venetian Lagoon. It is made of a small fort which is the main building, with two levels above ground and a tower, and another eleven small military constructions scattered inside the fortification perimeter.



### EX CASA FORESTALE Cortina d'Ampezzo (BL) – Veneto

7

The real estate compendium, consisting of a main building on three levels with garage, woodshed and external area, is located in Cortina d'Ampezzo, adjacent to the Dolomites Regional Road n. 48, in the stretch that leads from Pocol to Passo Falzarego, at an altitude of about 1985 m above sea level.

The original building, the first alpine refuge of Cortina, was built by the Magnifica Comunità d'Ampezzo, first in wood and then in masonry in 1868.



### COMPLESSO IMMOBILIARE Genova – Liguria

8

The compound is situated in the elegant district Nervi next to the prestigious Viale delle Palme, the beautiful walkway Passeggiata Anita Garibaldi and the important botanical complex of the Nervi Parks. The compound, located in a quite secluded but strategic position with all facilities, is made of two buildings and a wide appurtenant open area.



### PALAZZO SERAFINI Piacenza – Emilia Romagna

9

The building, that goes back to 1824, is in the historical centre of Piacenza, is made up of three levels with a large internal courtyard, partially in a green area and partially in paved area. Of high value there are three rooms, that continue to keep the decorations of the neoclassic era, with mythological subjects and monochrome scenes.



### PALAZZO COSTA FERRARI Piacenza – Emilia Romagna

10

The building, dating back to the late Renaissance period, is located in the city's historic centre. The building is an emblematic example of the late-Renaissance Piacenza architecture, testimony to the influence of Bibiena on the city's noble buildings. It was commissioned by Count Corrado Ferrari who decided around 1680 to reconstruct his home by entrusting the project to the Bolognese Bibbiena, a family of architects.



### PADIGLIONE SAN VITO Pisa – Toscana

11

The property is part of a larger complex located on the northern shore of the river Arno, within the historical perimeter of Pisa. The asset has three floors that are suitable for different uses: residential, offices, leisure, etc..



### VILLA MONTEBELLO Livorno – Toscana

12

The property is located south of the historical center of Livorno, a seaside town and an important port on the Mediterranean. The asset is a detached villa of four floors, a courtyard, a dependence and a swimming pool in the beautiful garden.



### EX SEDE DELL'UTE VICO ALTO Siena – Toscana

13

Real estate compendium located in the municipality of Siena, in the locality of Vico Alto, consisting of two buildings built attached to each other and raised on five and six floors above ground as well as a basement, all accompanied by two significant squares. The property was used in the past by the Territorial Agency and the State Territorial Accounting Office, which merged the Territorial Department of Economy and Finance.

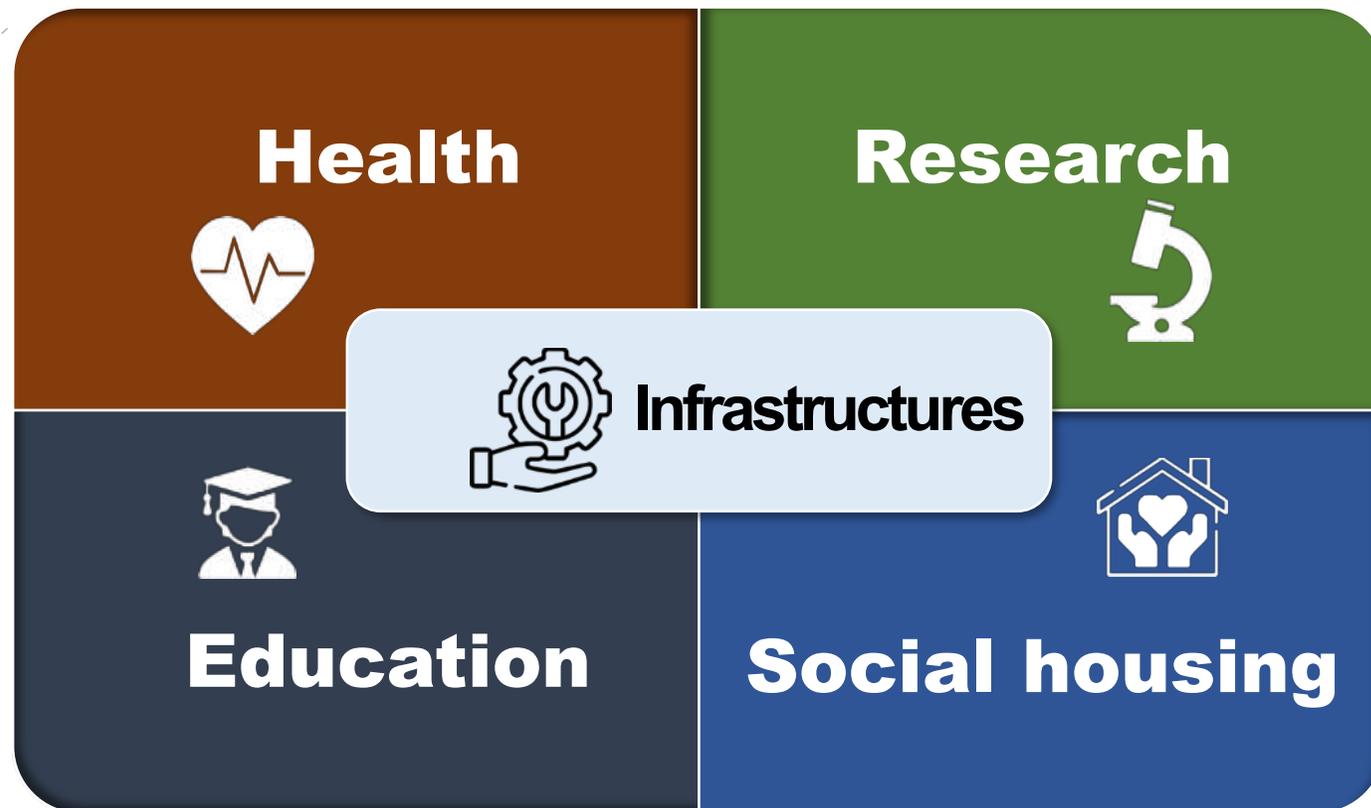


### AREA VIA DEL CANALICCHIO (14) Trimestieri Etneo (CT) – Sicilia

14

The area is located in the furthest suburb of the Municipality of Trimestieri Etneo, near the border with the Municipality of Catania. The area is inserted, therefore, in a context of residential type and close to all the first needs. On the area there are buildings, made initially for the original project of a center for a police school in Catania that was not completed.

Agenzia will **expand its scope** through the **Struttura per la Progettazione** providing public real estate design and construction services to local administrations and specific purpose public entities (e.g. Agenzia Nazionale beni sequestrati e confiscati), so broadening **the partnership with the real estate industry**



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*For further information visit*  
[www.agenziademanio.it](http://www.agenziademanio.it)

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ANCE, the National Association of Construction Companies, represents the Italian construction industry, which comprises almost 20.000 companies, from large general contractors to small and medium sized enterprises, specialized in residential construction and civil engineering.

Italian international companies manage about 800 construction sites in 92 countries with a total contract value of 82 billion euro and a portfolio of 51 billion euro.

ANCE has a nationwide network made up of 20 regional and 89 provincial representations and supports the Italian construction industry in its relations with the public authorities, public services, economic decision-makers and other key players involved in the construction sector's policies and activities.

The Association's mission is to build the collective good and also to contribute to achieving the sustainable development goals.

To this end, the Association performs several tasks, mainly lobbying work in the areas of real estate, the environment, energy, urban planning, public works, research and analysis, as well as advisory and consulting activities.



### *Description:*

*Hotel in Corso Giulio Cesare 338/34 - Torino*

160 rooms plus reception, office meeting rooms, gym, restaurant swimming pool and service equipments.

### *Key opportunities:*

Independent and self-contained building, with large green area pertaining.

The Hotel is situated close to the entry of the railway A2 Torino-Venezia.

*Total area:* 9.400 square meters,

*Sector:* Hospitality

### *Access:*

Easy, by car-railway-bus. Near to "Sandro Pertini – Torino" airport, and to the main motorway network.

*Looking for:* Buyer / Investor

*Ownership:* GEFIM SPA



### Description:

*Completion of Parco Adriano district in Milano a large-scale urban redevelopment of a former industrial area.*

A new block of apartments with ground-floor shops and offices, It also has a vast two-level underground parking The mixed-use development will provide also a wide range of facilities and services. Gardens and pedestrian walkways criss-cross the platform.

### Key opportunities:

Real Estate investment in Milano

Total area: 44.000 square meters

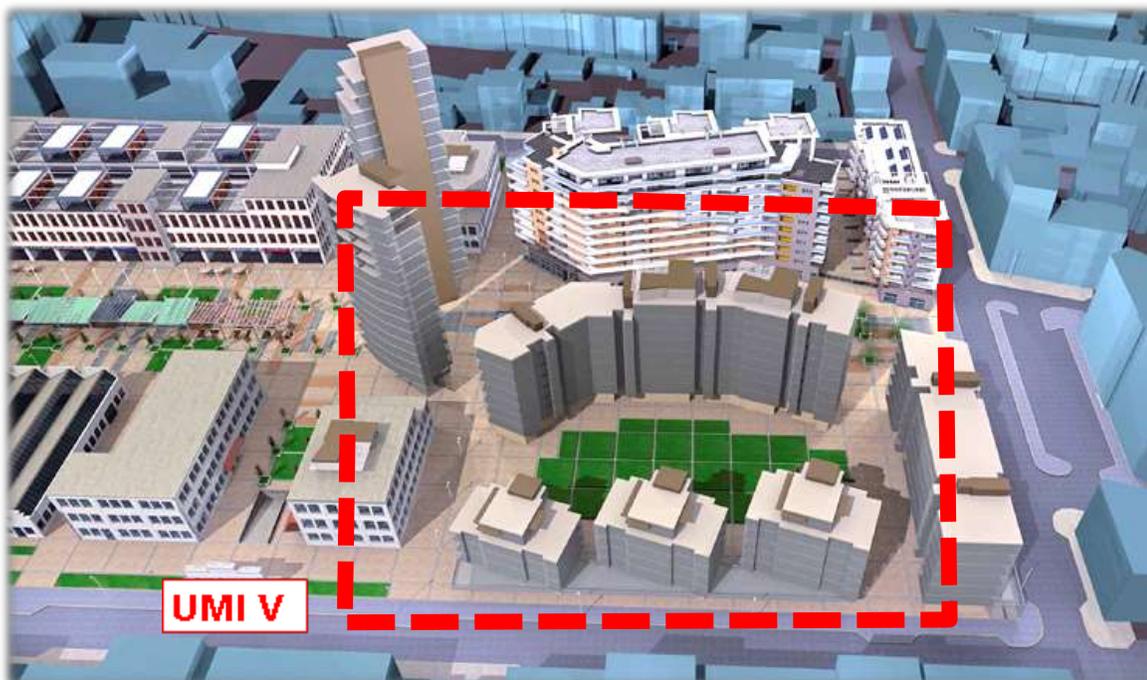
Sector: Housing - shops

### Access:

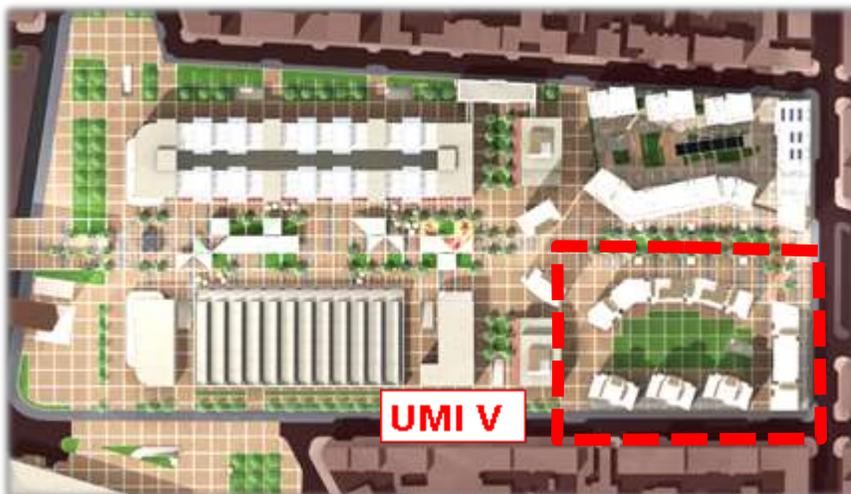
Easy, by car and local public transport

Looking for: Investors

Ownership: Adriano 81 SpA – Gruppo GEFIM SPA



UMI V



UMI V

*Description:**Different ways of living in the city centre of Torino*

New apartments, offices, shops and private services to residents.

*Key opportunities:*

New urban development in a dynamic neighborhood, can be placed Senior living, Student housing.

*Total area:* 11.000 square meters

*Sector:* Housing - retail – tertiary

*Access:*

Easy, by car and the local transport system

*Looking for:* Developer / investors

*Ownership:* Torino Zerocinque Trading SpA – Gruppo GEFIM SPA



*Description:*

*PEC DUCHI – Sestriere (TO)*

New housing and a 4 Star hotel directly on the ski slopes

*Key opportunities:*

A Real estate development in an international ski resort

*Total area:* 9.500 square meters

*Sector:* Apartments and tourist accommodation

*Access:*

Easy, by car or bus. Nearest airport “Sandro Pertini – Torino” about 90 kilometers.

*Looking for:* Investor / developer

*Ownership:* Profimm 2009 SpA Gruppo GEFIM SPA



## CASA DI LANGA, Cerretto Langhe

Sector: Hospitality

**Total area:** 3000smq, surrounded by 42 ha of land (vineyards, hazelnut orchards, and forest). It offers 39 rooms & suites, a wellness centre, gym, outdoor pool, “bocce” pitch and a country villa for private events.

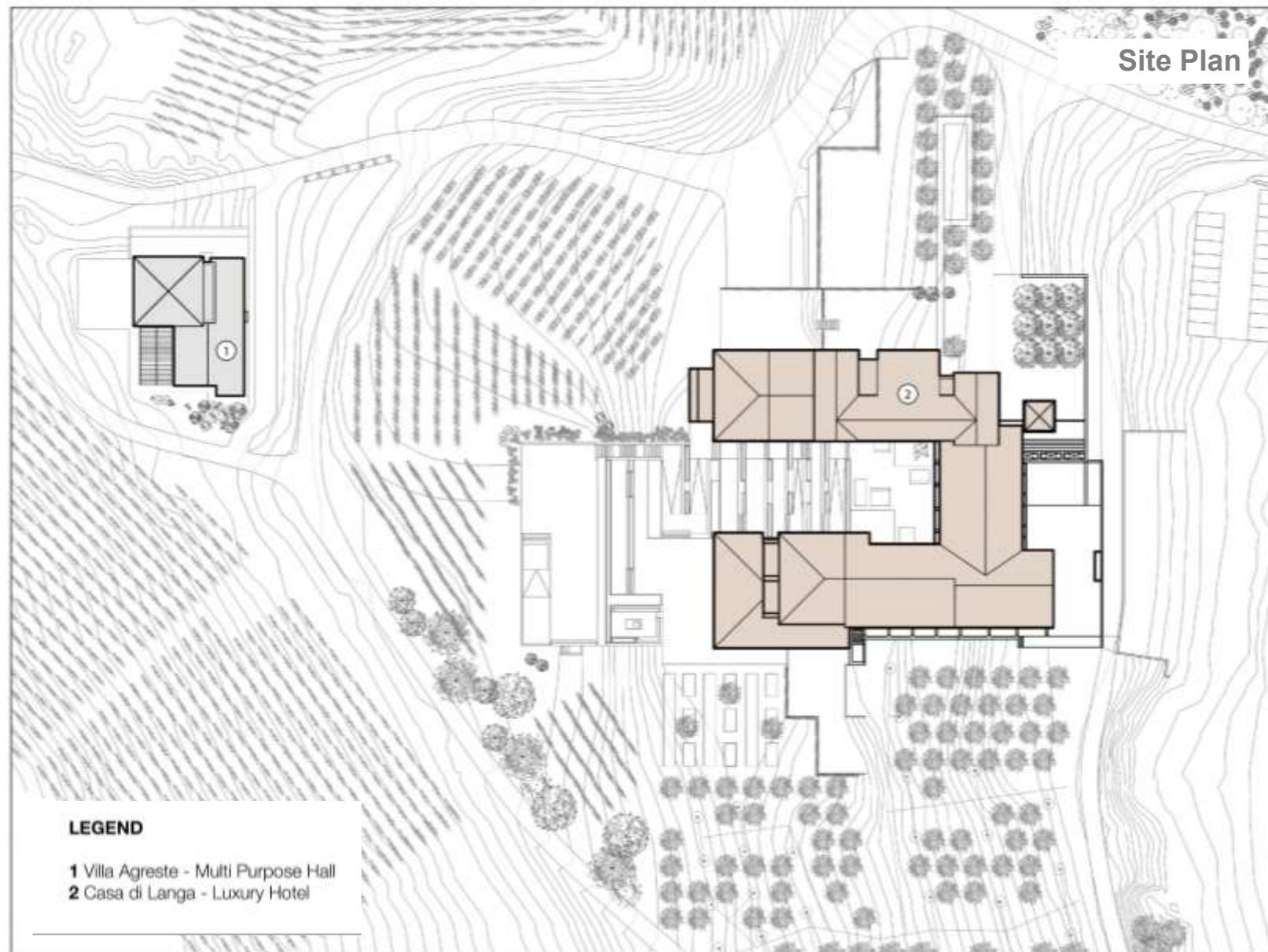
### **architecture and interior design:**

GaS Studio with Parisotto +Formenton Architetti

**project management:** Arcadis Italia srl

**general contractor:** Malabaila & Arduino

info@malabailaearduo.it - www.malabailaearduo.it





Casa di Langa is focused on exclusive service, a genuine local experience and rigorous eco-sustainability.

Native materials, local colours and regional vernacular architecture are reinterpreted in a contemporary way to contribute to integrating the project seamlessly into its environment.

The design proposes a monochromatic approach where stucco, brick and wood share the same deep red hue and contrast with horizontal surfaces in multiple textures of local grey granite.

-----

**Innovations:** our greatest challenge was taking a partially built structure, abandoned on a hill for 10 years and re-thinking its spatial organisation.

This effort required a radical change to all horizontal and vertical circulation elements and the creation of a vocabulary profoundly inspired by local vernacular yet expressive of contemporary Italian flair and luxury.



Judging from the outstanding client feedback, the design team successfully proposed an approach that stimulates the memory of a rural “language” and yet delivers a contemporary design specific to the place, the functions and the aspirations of Casa di Langa.

**Environmental qualities and sustainability:**

Energy efficiency, use of eco-friendly materials, high-performance equipment, promotion of biodiversity, and an ESG approach is deeply engrained in CDL’s “DNA”.



The project is located in a UNESCO World Heritage-listed site and is driven by a profound respect for the region and a desire to be a model for eco-friendly *resorts*:

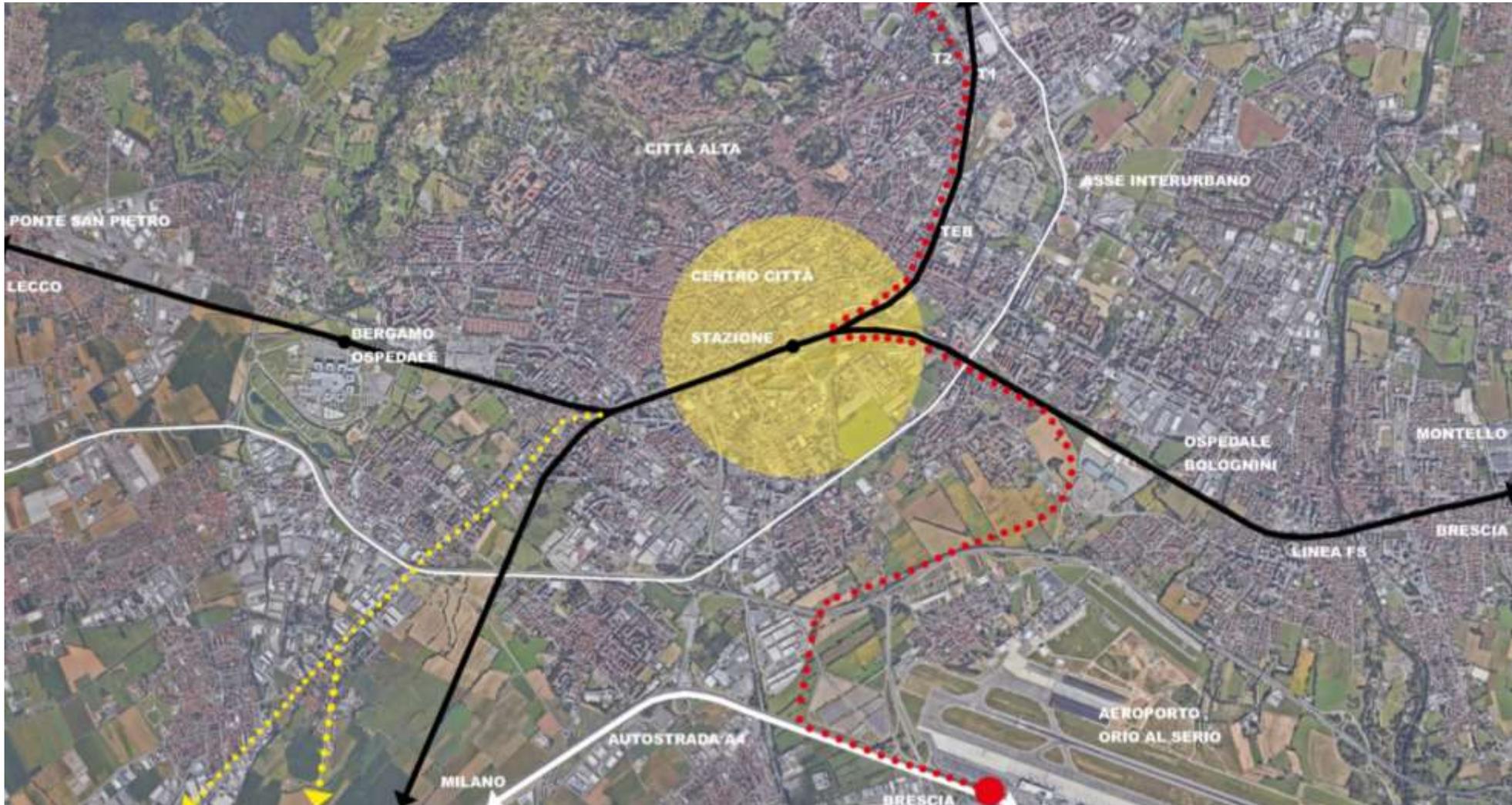
- Geothermal field with 100 wells
- Photovoltaic panels
- Rainwater collection for irrigation + Water treatment facility
- High insulation values
- Local sourcing of most materials and FSC Certified wood
- Fully electric kitchens
- No disposable plastics
- 40 new beehives + Vegetable garden



### Integration in its environment & benefits to the community:

Gabled tile roofs, arched porticos, open brickwork and wood louvres remind of local hay drying barns that are reinterpreted to create privacy filters and redirect views towards the valley. The main colour is the deep red hue characteristic of this region. Luserna granite, used in slabs, cobblestones or gravel, is used for paved surfaces and is sourced nearby.

The project contributes to the region by providing a new and very distinctive tourist destination. It also enhances the regional economy as all contractors and resort staff are local.



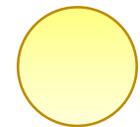
**630.000.000 €**  
Investments  
already  
allocated

**280.000.000 €**  
RFI, linea ferroviaria  
LC-BS

**150.000.000 €**  
TEB T2

**50.000.000 €**  
Expansion of Orio al  
Serio Airport

**150.000.000 €**  
Link between Orio al  
Serio Airport and  
Station



**Project Area**



### Description:

*This brief explanatory report describes the project "BERGAMO: The city of the future. Project for the regeneration and redevelopment of the Bergamo railway areas called 'Porta Sud' ". The project is, in fact, part of the New Vision of city development that aims to give a new face to the railway area through its conversion: Smart, Innovative and Green. The Masterplan is the result of a profound analysis of the urban development of the last decades, of the structural, social and cultural limits it has produced and of the need to identify and promote a new model of urban development through a holistic, integrated and qualitative approach. The project, over a million square meters of surface area, has been designed to transform the entire urban area into an Enhanced Regional Intermodal Hub integrated, with minimal impact, both from a technological and a cultural point of view, with the surrounding environment, presenting itself as an immediately recognizable and representative icon of the new gateway to the city.*



Intermodal Platform



School District



Health District



Sustainable Living



### Opportunities:

*The project involves the most important systems of the city, in fact, it represents a rethink of the area by strengthening the urban mobility and infrastructure system and Green Infrastructure.*

Urban Park | 100.000 sqm

Intermodal Platform: set of functions that gravitate around new Bergamo European Station. It consists of all integrated public transport systems | 97.500 sqm

School District: a complex system of school buildings that are easily accessible into the new urban park. It will host approximately 8.000 students | 85.000 sqm

Health District: innovative healthcare cluster that places the needs of the patient at the center of new spaces for the care anche health | 40.000 sqm

Sustainable living: social housing project characterized by blocks designed in continuity with the existing fabrics and faced to the new urban park | 140.000 sqm

**Sector:** urban regeneration, masterplanning

**Innovation District**  
**40.000 m<sup>2</sup>**  
Labs  
Offices  
Hotels  
Services  
Retail  
Residences

**Intermodal Platform**  
**97.500 m<sup>2</sup>**  
European Station  
Services  
Shops  
Offices  
Parking

**Sustainable Living**  
**120.000 m<sup>2</sup>**  
Senior Living  
Student Housing  
Residences  
Services  
Shops

**Health District**  
**40.000 m<sup>2</sup>**  
Health center  
Hospitalizations  
Diagnostic clinic  
Humanitas University

**Sustainable Living**  
**2.500 residents**  
Senior Living  
Student Housing  
Residences  
Services  
Shops

**School District**  
**85.000 sqm**  
School campus for 8.000  
students  
Gym  
Sport Equipment  
Services





*Vitali Spa won the call for the assignment of non-instrumental areas of the Bergamo railway yard in 2019. It was important to immediately start the participative process with the whole community, professionals in the sector (public-private), associations, urban collectives, etc. An exchange of views that brought useful experiences and opinions for the conception and development of a shared and co-constructed project solution.*

*The call is promoted by FSSU*

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- **Malabaila & Arduino Spa:** Paola Malabaila - [info@malabailaearduino.it](mailto:info@malabailaearduino.it) - +39 0141943774 - [www.malabailaearduino.it](http://www.malabailaearduino.it);
- **Vitali Spa:** Giuseppe Bonacina - [giuseppebonacina@vitalispa.it](mailto:giuseppebonacina@vitalispa.it) - +39 335 8453551 – [www.vitalispa.it](http://www.vitalispa.it)

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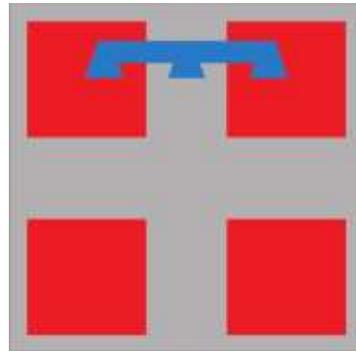


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# REGIONE PIEMONTE

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## PIEMONTE, AT THE CENTRE OF EUROPE AND OF THE MEDITERRANEAN AREA



Thanks to € 133 billion (7.7 % of the national total GDP), 426,314 enterprises and over 1,100 multinational companies, Piemonte is a leading region in advanced manufacturing and one of the most productive ones in Europe. In every sector, Piemonte's well-entrenched work ethic translates into production.

As part of the European Union, companies located in Piemonte have duty free access to more than 30 national markets within the European Economic Area and the world's richest consumer market of 500 million people, over 330 million sharing the same currency.



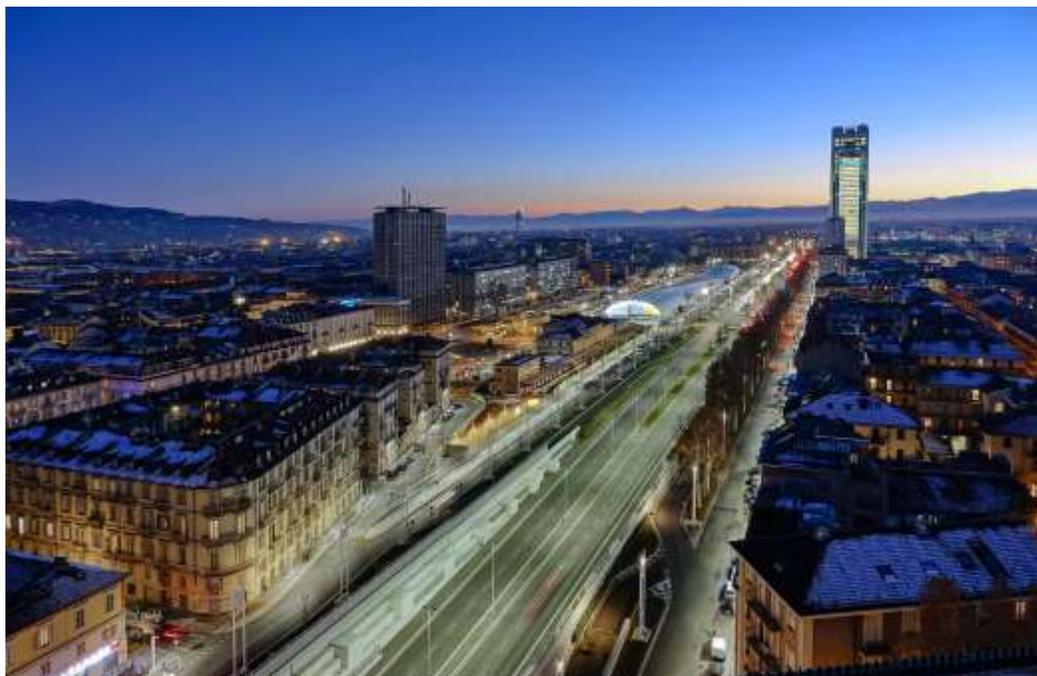
## INNOVATION

Piemonte offers both the future and the past. Powerful productive momentum and sharp focus on innovation and new technology coexist with extraordinary natural beauty and landscapes. Culture and leisure stand side by side with research centres, higher education and industrial districts. The region is dynamic in **industry** as in **services**, with a skilled, flexible and versatile workforce. Over the last decades, Piemonte has been diversifying its economic structure, directing itself more and more toward sectors tied to the economy of knowledge and of **innovation**. Innovation is one of Piemonte's most distinguishing features. The region is dynamic in industry as in services, with a skilled, flexible and versatile workforce.

Piemonte is also the homeland of research. The **education and research system** in Piemonte is able to offer to high technology companies high-skilled workers in different technological and scientific fields, as well as trained and specialized technicians for complex manufacturing environments. It is also able to offer high-level competencies and infrastructures for technology transfer and collaborative research.

**200 Public and private R&D centres**  
**1<sup>ST</sup> Italian region in terms of private investment in R&D**





## PIEMONTE, THE PLACE TO INVEST

**Regione Piemonte** was the first Italian Region to issue a regional law supporting the establishment and the development of productive investments from abroad and from other Italian areas in 2004. The Regional policies aim to attract FDIs and stimulate reinvestment, reshoring, working closely with local stakeholders, foreign multinationals, Universities and Research Centers. Regional tools, in addition to the national ones, provide incentives and direct financial support to investments and research projects in the region.

### **Reasons to invest in Piemonte:**

Presence of key manufacturing players, strategic logistic hubs, competitiveness, skilled workforce, R&D innovation and top-level education, combined with high quality of life and unique sport and cultural offer.

**Piemonte Agency** guarantees complete assistance to foreign companies willing to invest in Piemonte. Piemonte Agency can advise on every aspect of starting and running a business in Piemonte, providing assistance at every stage of the project. In addition, the Agency acts as a liaison office between foreign investors and public authorities, academic/research networks, industry. All services are free and totally confidential.



The property is located in Turin, Via Francesco Petrarca no. 44 (villa Javelli) and it is part of the regional alienation and exploitation plan. It currently hosts Piemonte Region offices, until the construction works of the new Piemonte Region building is over.

Villa Javelli is a multi-unit property located in a semi-central area of Turin, close to the Parco del Valentino (main city park). The building is in good conditions; the stand-alone property consists of a main building with three floors above ground and a basement level, plus 3 smaller buildings all contained in a single lot.

The property is listed as a heritage building of artistic relevance. The villa is located close to the left bank of the Po river, next to the “Teatro Nuovo di Torino”, the Parco del Valentino, the Botanical Gardens and the Medieval Hamlet. The area surrounding the property is mainly residential, but also includes many commercial services, public transport and roads linking it to the old city centre and the main motorways. During 2016 some ordinary maintenance works have been carried out.



### *Key opportunities:*

- Location;
- architectural qualities of the building;
- Good market potential in terms of restoration plan (Student housing, senior housing, hotel, offices, ecc..)

### *Total area:*

Land area: 1,862 sqm

Gross floor area: 1,653.84 sqm

Covered area: 437 sqm

Commercial area: 1,215.81 sqm

### *Sectors:*

Tourism

Residential

Commercial

Office

Private services



### Access:

Villa Javelli is 2 km from Porta Nuova railway station, 5 km from Porta Susa railway station (both high speed train stations), 9 km from Torino Ring Road.

### Type of contract:

Acquisition of publicly owned real estate according to a regular procedure and intended for different uses.

Alienation with public tender procedure, to be carried out through best price offers, higher than the base tender price.

Procedure to define the urban development plan variation in progress.

*Total value of the property (up to date): € 2,580,000*

*Looking for: Sale*

*Ownership: Regione Piemonte*



The property is located in Torino, Viale Settimio Severo no. 65 (Villa Gualino), on the first hill of Torino, in a great location, nearby the heart of the city, completely surrounded by a 10 hectare-park. It is composed of 5 different buildings, 4 of which built prior to 1967 and the 5<sup>th</sup> in 2003.

The property includes roads, park areas and a car park for a total surface area of 72,541 sqm. Building A, located on the northern side, has two tower buildings each with 3 floors above ground and a basement. The two towers are connected by a one-storey building. Building C, the former hotel, occupies the original villa. Building B is a smaller independent single storey building characterized by a partly pitched and partly flat roof. It is currently unfit for reuse. Building C lies south of the central building and is connected to building A at the underground level. It is composed of six floors, three of which above ground. It contains hotel rooms, a bar/restaurant and a conference hall. Part of building A is currently let to the European Training Foundation (ETF), with a 30-year-lease convention (1994). Villa Gualino is part of the Piemonte Region alienation and exploitation plan.



### *Key opportunities:*

- Great location and quiet context, close to city centre
- Real estate complex suitable for different development projects

### *Total area:*

Land area: 72,541 sqm

Gross floor area: 25,446 sqm (former hotel: 8,547 sqm)

Covered area: 8,160 sqm

Commercial area: 22,915 sqm

Weighted commercial area: 17,923 sqm

### *Sectors:*

Tourism

Residential

Commercial

Office

Private offices



### Access:

Villa Gualino is 3 km from Porta Nuova railway station, 5 km from Porta Susa railway station (both high speed train stations), 13 km from Torino Ring Road, 20 km from Torino Caselle Airport.

### Type of contract:

Acquisition of publicly owned real estate according to a regular procedure and intended for different uses.

Alienation with public tender procedure, to be carried out through best price offers, higher than the base tender price.

Procedure to define the urban development plan variation in progress.

*Total value of the property (up to date): € 11,346,872*

*Looking for: Sale*

*Ownership: Regione Piemonte*

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# Urban Regeneration integrated to the regional knowledge system and the quality of life *-Emilia Romagna-*

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# EMILIA ROMAGNA: A TOP EUROPEAN REGION

- High **QUALITY OF LIFE**
- 1<sup>st</sup> Italian region for **INNOVATION** (RIS 2021)
- 1<sup>st</sup> Italian region for **EXPORT** per capita
- Wide **OFFER OF PROPERTIES**
- Strong **MANUFACTURING** sectors (Motor Valley, Food Valley, Data Valley, ...)
- Strong **INCENTIVES** for new investments
- High **SOCIAL INCLUSION**
- High **EMPLOYMENT** and **GDP PER CAPITA**
- **UNIVERSITIES** with high level of attractiveness
- **UNESCO SITES** through the entire region
- Excellent **LOGISTICS**



## ECONOMIC AND INNOVATION CONTEXT

Emilia-Romagna region is a **top logistics hub** linking North and South Italy and with strategic access to international markets, ranking first for innovation (RIS, 2021) and export per capita (Istat, 2021) at national level and chosen as location by big e-commerce players like YNAP and Amazon. The region itself is a **promising market**, with a population of 4.5 million people and a GDP per capita 17% higher than the EU27 average (Eurostat, 2019).

Our **advanced mechanical engineering**, strongly oriented towards digital transformation, supports all the other key sectors, with strong specializations (e.g. packaging) and world famous automotive brands located in the Motor Valley (e.g.: Ferrari, Lamborghini, Ducati). But there are many other top companies and highly specialized supply and value chains in the Food and Wellness valleys (from Parmigiano Reggiano to Technogym), in the world ceramic tile capital or in the fashion and biomedical sectors.

The **strong regional entrepreneurial spirit** (1 company each 11 inhabitants) goes together with our cultural and creative tradition and with **openness towards new investors**, supported by collaborative institutions: a specific regional law (n.14/2014) for the promotion of new strategic investments supported the **creation of about 3,000 new jobs** in the last six years, attracting innovative companies such as FAW-SilkEV and AVL.

**Availability of skilled talents** is ensured by 7 universities, outstanding research centres - organized in thematic platforms and PPPs - and a quality school system with excellent links to business.

## EMILIA-ROMAGNA AT MIPIM 2022

### Urban Regeneration integrated to the regional knowledge system and the quality of life

**Emilia-Romagna is a top region for innovation and quality of life** that represent fundamental assets to attract residents, talents and companies, responding to their needs. The offer presented at Mipim 2022 supports the ongoing "strong change" of cities to increase their attractiveness, providing a strong integration with our innovative ecosystem (including the regional Data Valley) and with the widespread offer of services aimed at improving the hospitality and well-being of people of all ages and professions.

**The regional bouquet of properties includes innovation parks, student and senior houses and mixed use properties**, in areas where our knowledge system is growing fast, with new regional facilities and infrastructures such as data centres, universities, incubators, research centres, etc. **Many of these properties will be multi-target**, providing spaces for students, researchers, innovative start-ups, workers, etc. **in a single facility.**

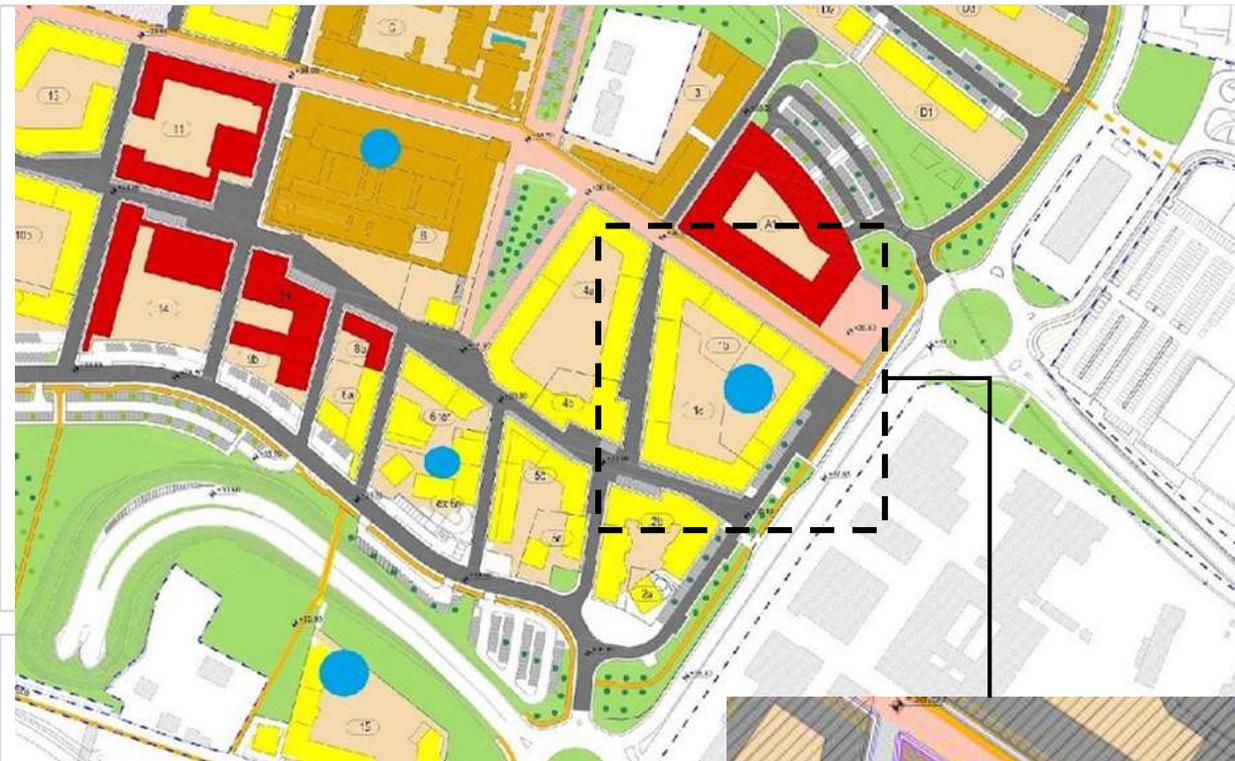




### Description:

The new large Bertalia-Lazzaretto sector, under construction in the north-west area of the city, is part of a larger plan aimed at transforming Bologna into the “City of Knowledge”, creating new infrastructures and services for culture, research, innovation. Once completed, the Lazzaretto sector will see the construction of 2,000 new homes, as well as new spaces for the University, offices, shops and public spaces. Some residential lots and part of the University Campus have been already completed in the south-east area (near *via Terracini*). The new university buildings (light brown in the picture) will provide the area with approximately 25,000 square meters for classrooms, laboratories, student residences and student services, which will integrate the other university buildings already present in *via Terracini*.

In the area are located many greenfield lots to be developed. The lot 1, here presented, is located in the south-east area and can host about 16,000 sq.m for residential, student and senior housing.



### Key opportunities:

- Greenfield lot already planned; only building permit needed;
- Located near the new University campus;
- Presence of the People mover stop.

Total area: 730,000 sq.m

Net floor area:

1a : 5,157 sq,m

1b : 4,034 sq,m

1c : 7,100 sq,m

Sector: housing, student housing, senior housing.





### Access:

The Lazzaretto area is served by the *People mover* stop which connects it in less than 5 minutes to the Central High Speed Railway Station of Bologna and to the Marconi International Airport.

The Lazzaretto sector is served also by bus lines 35 and 34 which connect it to many parts of the city and the historic centre.

The center of Bologna is about 3.5 km away and can be reached in 10 minutes by bicycle.

*Type of contract:* sale

*Looking for:* developers

*Ownership:* private owners



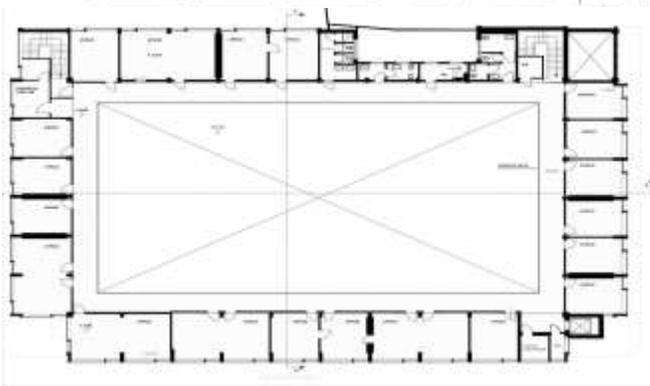
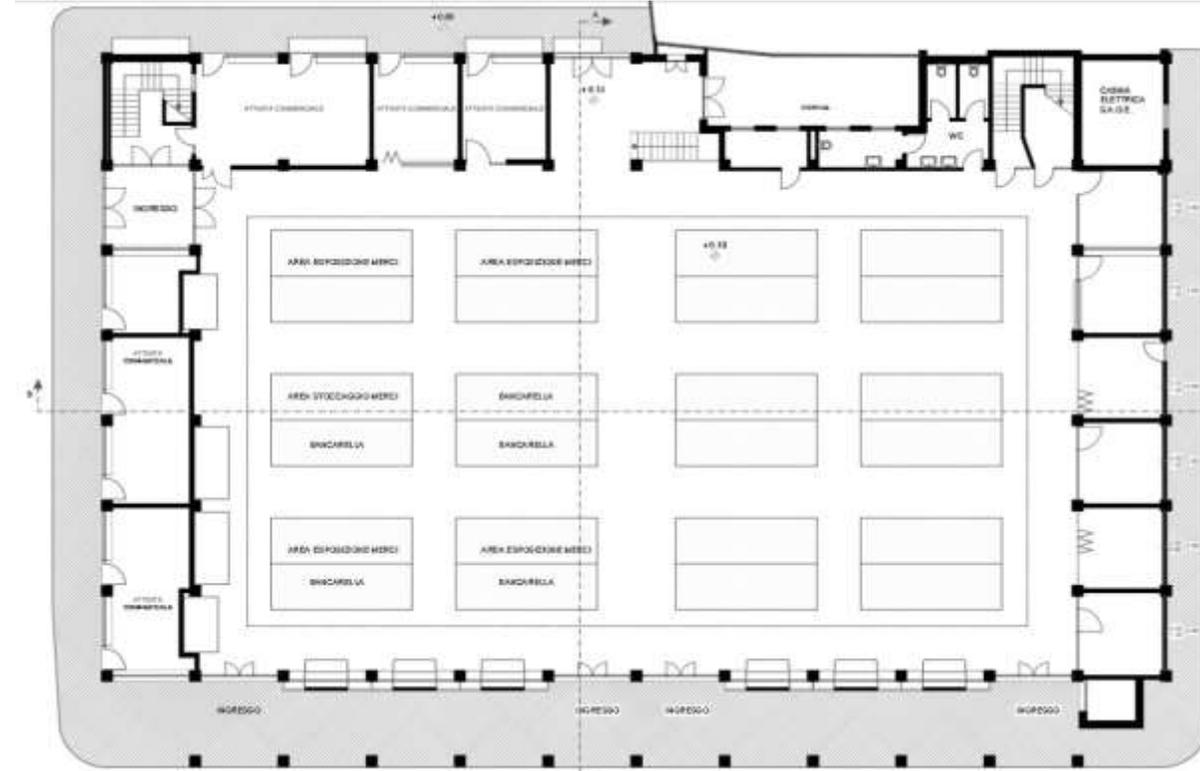
### Description:

A multi-functional hub for citizens and visitors

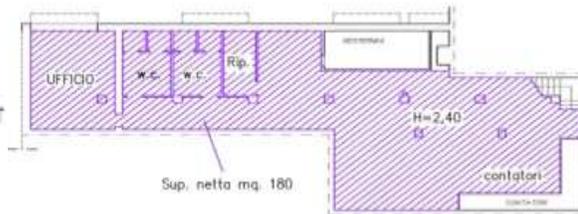
Mercato Coperto is strategically located in the historic center of Ferrara, a few steps away from the main attractions and well connected with car parks and the public transport system.

From 1995 on, UNESCO has included Ferrara in the list of World Cultural Heritage as a wonderful example of a *town planned in the Renaissance and still keeping its historical centre intact*, great historical and architectural monuments include the Estense Castle, the Cathedral, the Palazzo dei Diamanti and the almost still complete medieval walls that surround the historical centre. Within this framework the effort to give a "new life" to the Mercato Coperto area is particularly relevant, especially as linked with a comprehensive urban redevelopment process which is currently ongoing, and includes the city dock, new and innovative cycle and path ways, and the re-connection between a sensitive area and the city centre.

The Historical market revitalisation project has been selected by Italia City Branding tender and awarded to the Architect Guendalina Salimei: it envisages the creation of a multi-functional space defined as a "Ferrara Boqueria". Thus a hub for the entrepreneurial activities made up of flexible spaces, able to accommodate events and activities not strictly related to trade, but also available to host cultural and entertainment events as well as exhibitions and meetings. The redevelopment of the building will foster the relaunch of the whole area from a commercial and tourist perspective, offering multiple services both to citizens and tourists.



First floor



Basement

**Key opportunities:**

- Location: the building is in the city centre and well connected with the city parking area and the public transports. It's at a walking distance from the main attractions of the historic center, the railway, the bus stations and the public services.
- Characteristics: the building is in good conditions, without important urban planning restrictions. It is a flexible space that can be used as a mix of different functions for different target users.
- City revitalization process: the building is located in a key location in relation with the new ongoing revitalization processes, which are re-shaping the city. The regeneration of the city docks and the creation of a new cycle paths connecting the city centre with the river, opening to the use of the waterways, will enhance the opportunities for the promotion of slow and sustainable tourism in the town.

**Total area:** 1,400 sqm

The asset consists of a three-store building, one of which is underground. The ground floor has a total area of approximately 1,400 sqm, of which approximately 1,200 sqm are internal and is intended largely to house the stalls of the covered market and to a lesser extent to private commercial activities independent from the market area. The first floor extends for about 800sqm; the side facing on Via del Mercato has a large portico.

**Sector:**

Multifunctional hub for citizens, tourists, commercial and craft businesses



### Access:

Ferrara is located in the north-east part of Italy, easily connected with some important Italian cities: Venice, Bologna, Padua, Verona, Modena..

Ferrara, thanks to its location along the A13 motorway axis, is almost central between two primary transport axes, for goods and people (A4; A1-A14 motorway axis), linked with European corridors.

The site is reachable from the A13 Padua-Venice motorway via the north tollbooth exit, continuing along the important streets of the city, Via Modena and Viale Cavour.

The area is also easily accessible from the rail station either by foot or by public transport

*Type of contract:* Concession for valorization

*Looking for:* Investors to redevelop and manage the building

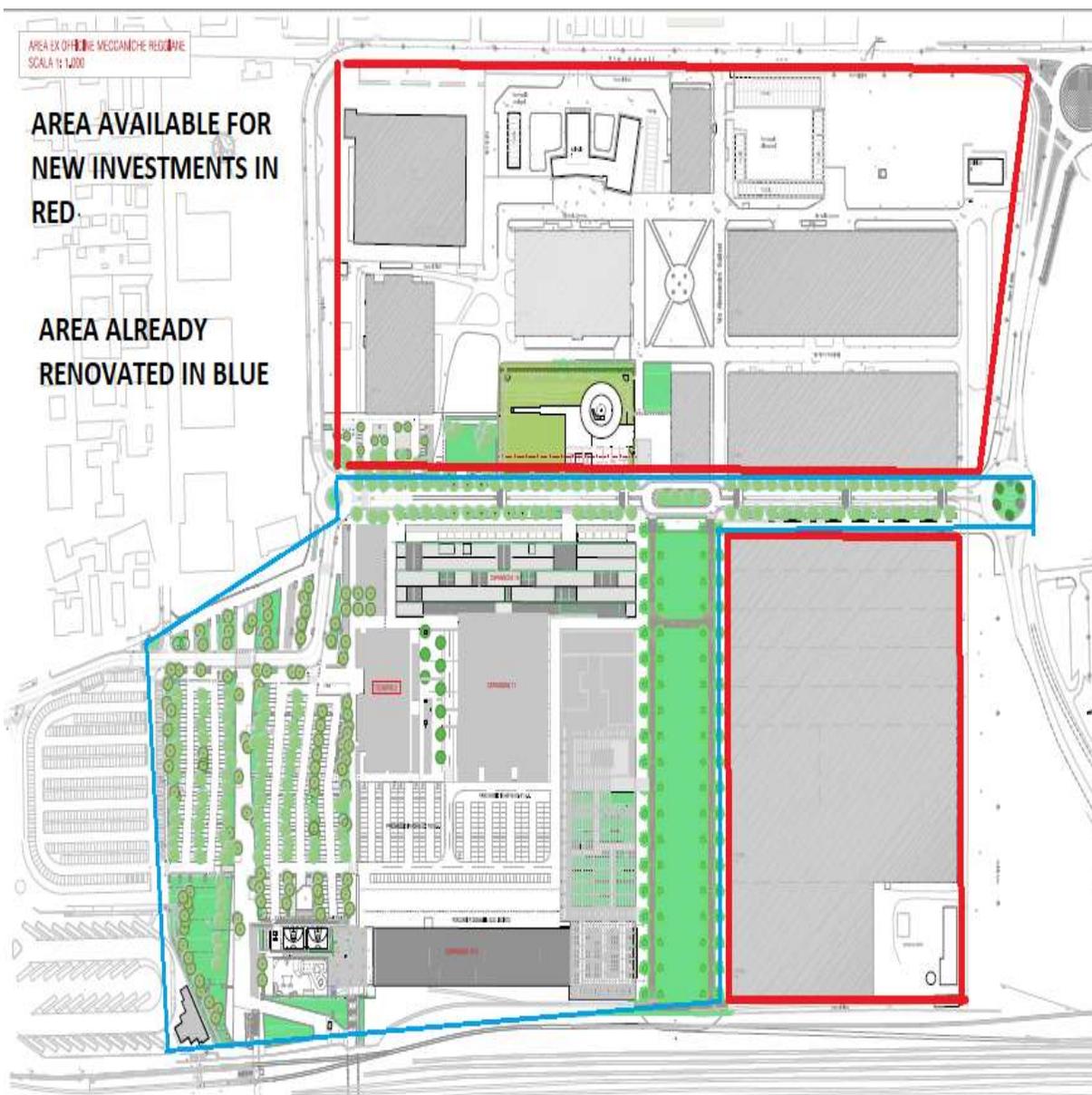
*Ownership:* Public - Municipality of Ferrara



### *Description:*

The property is part of an area of Reggio Emilia that was formerly occupied by Officine Meccaniche Reggiane (mechanical industries) now the object of a wide urban regeneration plan. The intervention on this area is at the core of a strategic development plan for the northern area of the city that encompasses industrial parks and a high speed station; based on Reggio Emilia distinctive competences (mechatronics, green building, agro-food and education) and on territorial infrastructures at their service. The property hosts the "Innovation Park", a new European hub for businesses, research, innovation, culture and education.

In particular the property consists of 140,000 sq.m area already renovated; 210,000 sq.m available for new investments.



### Key opportunities:

- Project aimed to boost innovation, internationalization and attraction of companies and creative talents
- Direct involvement of the Municipality of Reggio Emilia
- Area already occupied by the Reggio Emilia Technopole, companies, research centers, university facilities, technology transfer centers and close to the “Loris Malaguzzi International Center” aimed to spread the Reggio Emilia Approach to education.
- Very close to railway station and direct connection to high speed train station of Reggio Emilia connecting the main Italian cities in a short time.

### Total area:

- Current total gross floor area (sq.m): 100,000
- Current total surface area (sq.m): 210,000

### Sectors:

- Mixed used: Industrial, Logistic, Residential, Land, Offices



Access:  
 Airport: 30 km  
 High speed Station: 4.5 km  
 Motorway: 5 km

*Type of contract: sale.*

*Looking for: innovative investments related to regional specializations*

*Ownership: Reggiane "Parco Innovazione" The area is already included in the Municipal Urban Planning. The area is ready to receive project proposals for different use classifications. STU Reggiane and the Municipality of Reggio Emilia are the actors to be involved.*

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