



Invest *in* Tuscany

Palazzo Sardi Lucca

Tuscany:

the natural choice
for your investment
in Real Estate

MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

Palazzo Sardi

Lucca



Overview

Together with the nearby Palazzo Bernardini, Palazzo Boccella, Palazzo Burlamacchi, etc., Palazzo Sardi is located in an area of the medieval town of Lucca which is characterized by the high number of renovations which have been carried out since the 16th century.

Lucca is one of the main Italian art cities and it is well-known also abroad mainly for its intact circle of walls, which date back to the 15th-17th centuries and which ring the old town for a total length of 4,450 m.

The walls remained intact as the city expanded and modernized, which is unusual for cities in the region and in Italy in general. Lucca is indeed one of the only 4 Italian provincial capitals that still have an intact circle of walls. As the walls lost their military importance, they became a pedestrian promenade encircling the old town.

Lucca is also well connected by highway to Florence (1h) and Pisa (30 minutes), two other wonderful art cities which are home to the two international airports of Tuscany.

Description of area-structure

The present configuration of the building dates back to the 17th century, even if old town maps show that some of its features existed already in the 16th century. Palazzo Sardi is among the historical buildings of the medieval part of the town which were built by the most important noble families of Lucca according to Renaissance architectural models. The three floors have identical windows and two loggias on the facade overlooking the inner court.

The summer residence at the ground floor is decorated with frescoes characterized by architectural trompe-l'oeil which date back to the 18th century.

The monumental residence, containing precious furnishings specially made for the palace (halls with the family coat of arms and painted doors), is characterized by four rooms with red damask tapestry of the late 18th century. All the ceilings of the apartment are decorated with frescoes dating back to the 17th century.

Key advantages

- Prestigious Historical Building (17th century), located in the medieval center of Lucca, an art city with a population of 82,245 inhabitants.
- Due to its considerable historical and artistic value, the building is protected under Law no. 1089 of 1 June 1939.
- Excellent location and accessibility: the highway A11 connects Lucca (which has two exits) to Pisa and Florence, home to the two international airports of Tuscany. Pisa is just 30 minutes away and Florence one hour away.
- 883,572 tourist arrivals (58% Italians and 48% foreigners) in the province of Lucca, corresponding to an increase of 4.84% over the previous year, 2006 exceeded expectations. The overnight stays in 2006 were 3,689,726, with an increase of 6.26% compared to the previous year.



Due to its prestigious structure and central position in Lucca, Palazzo Sardi represents an excellent investment opportunity for the creation of an office district or of a hotel.

The existing rescue plan also provides for building a well-being center. In case Palazzo Sardi is used for tourist accommodation, plans provide for the creation of 40 rooms or 15 apartments, as detailed in the table below.

Summary

Type of investment opportunity: historical building of 3 floors with inner court and garden.

Prestigious property: Yes

Use provided for by the current Town Planning Regulations: Tourist accommodation, residential, commercial and services, office district.

Possible types of activities: Hotel, commercial and services, office district.

Conditions: The rescue plan has been prepared but not yet presented. The structure will include a well-being center within the hotel.

Valuable finishings: Yes

Year built: the building dates back to the 17th century.

Date of latest renovation: 2003

Location: The building is located in the historical center of Lucca.

Merits: The building is located within the walls of Lucca next to the most important shopping streets.

Municipality: Lucca.

Province: Lucca.

Accessibility - Main roads: A11, SS1.

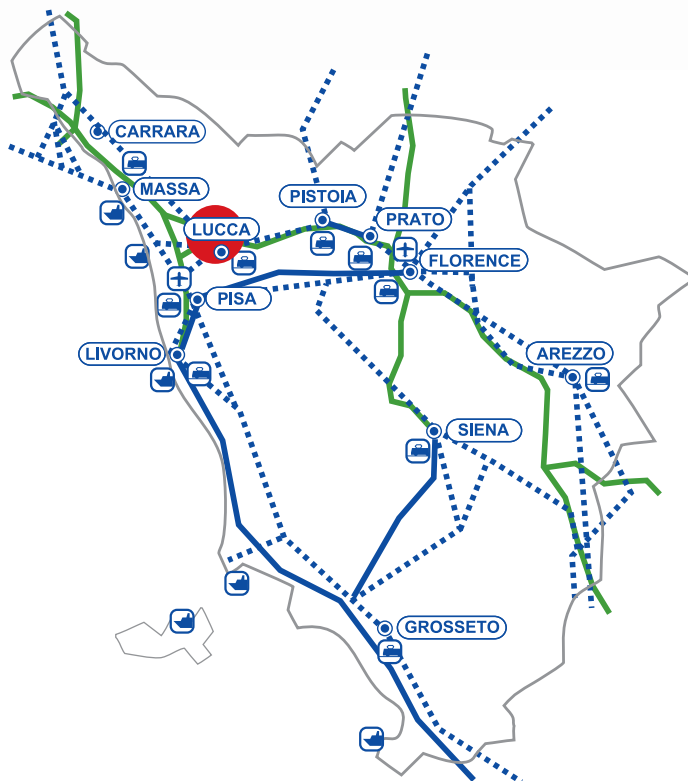
Distances from main cities: Pisa (29 Km, 32'), Livorno (50 Km, 45'), Florence (76 km, 1h), Siena (140 km, 1h46').

Ownership: Private

Price: 6,500,000.00 Euros

Agent's fees: 3%

Tuscany map



Legenda



Details	Number of Floors	Number of Rooms	Number of Apartments
Historical building	3	40 (min. room surface 20 sqm)	15 (min. apt. surface 130 sqm)

The building could also be used for commercial purposes or to host services (office district, bank headquarters, etc.).



Area

Total area on sale: 3,039 sqm, of which:

- Building: 2,725 sqm
- Inner court, garden and loggia: 314 sqm

Detail of the building:

- 1 building
- Total gross area: 2,725 sqm
- Total net area: 2,300 sqm



Info:

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