

Area

90 hectares

Possible uses

Multipurpose complex

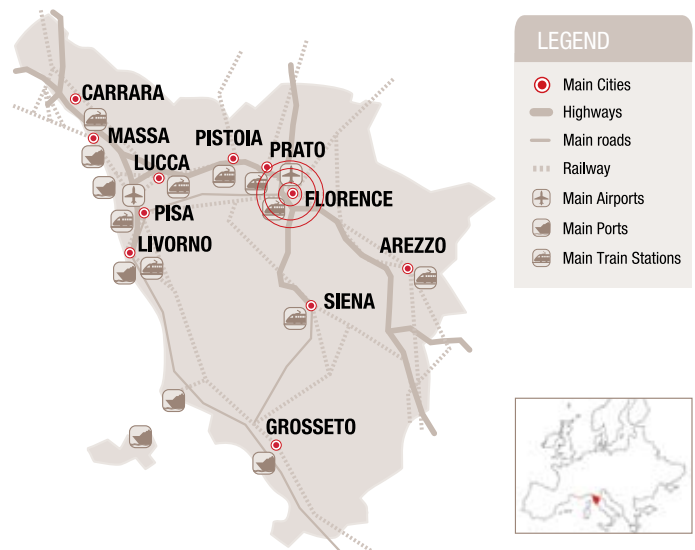
Tourist/Residential/Museum and Commercial area

105,000 sqm

FIRENZE AREA NOBEL

Overview:

This investment opportunity regards the purchase of the “area Nobel”, the former site of the dynamite factory funded by Alfred Nobel himself, and the possibility to exploit the estate for a variety of uses, including tourist, leisure, commercial or residential. The property for sale is located just between the Ombrone and Arno rivers, in a beautiful and well known hilly area of 90 hectares with an exceptional panoramic view over Florence. The complex includes more than 100 buildings, most of which date back to the beginning of the century when the Nobel industry was built, and it is considered an example of industrial archaeology. The site is extremely well connected to the main airports and cities of central Italy, to the Florence “Santa Maria Novella” train station and to the road network. Furthermore,



the restoration of the private railway connection to the local station represents a chance to further improve accessibility to the area. Thanks to its panoramic and convenient location, this property is undoubtedly one of the best areas for tourist, cultural, commercial and residential development in Tuscany.



EXISTING BUILDINGS

Structure description:

The property for sale includes more than 100 buildings, most of which in bad structural conditions, and a huge park surrounding the complex, mainly covered by woods, gardens and olive groves, for a total area of 90 hectares. The redevelopment plan gives the possibility to create/restore buildings for up to 300,000 cubic meters and aims at creating a multipurpose complex for cultural, artistic, residential, tourist, restaurant, commercial and leisure purposes. The different sectors in the complex are connected by an extensive road network, which is for the most part drivable and in working order.

SUMMARY

Type of investment opportunity:

This investment opportunity regards the purchase of the 90-hectare "area Nobel" and it gives the possibility to exploit the estate for a variety of uses. The redevelopment plan gives the possibility to create/restore buildings for up to 300,000 cubic meters and the area dedicated to tourist accommodation is 28,000 sqm wide. Thanks to the panoramic and convenient location, this estate is undoubtedly one of the best areas for tourist, cultural, commercial and residential development in Tuscany and this investment opportunity is both unique and high-yield.

Conditions:

The area needs to be renovated and some buildings will have to be reconstructed, while the road network connecting the different sectors in the structure is still in working order.

Year built:

1936

Use provided for by the current Town Planning Regulations:

The redevelopment plan aims at creating a multipurpose complex including cultural, artistic, residential, tourist, restaurant and leisure areas.

Key advantages:

- The different uses permitted by town planning regulations and the great dimensions make this estate a valuable and highly flexible investment opportunity.
- Panoramic location in a beautiful hilly area over Florence.
- Excellent accessibility, thanks to the proximity to the motorway and railway networks of central Italy.

EXISTING BUILDINGS



Location:

The "area Nobel" is located in the municipality of Signa, on a panoramic hilly area between the Ombrone and Arno rivers. The area is close to the city of art of Florence and to the main motorway and railway networks.

Municipality:

Signa (FI)

Accessibility:

The "area Nobel" is in a convenient, easily accessible location: it is indeed just 9 km away from the A1 motorway and 13 km away from Florence International Airport. Distances from the main cities: Florence 14 km, Pisa 76 km, Siena 79 km.

Ownership:

Private

Agent:

Artemura agency

Area:

- **Total area for sale:** 90 hectares
- Project purposes:
- Museum: 27,000 sqm
- Tourist accommodation and leisure activities: 28,000 sqm
- Wellness: 3,000 sqm
- Sports and facilities: 4,000 sqm
- Commercial: 15,000 sqm
- Residential: 26,000 sqm
- Area for facilities: 2,000 sqm

Facilities:

The former "area Nobel" is equipped with a road network connecting the different factory sectors and by a rail line connecting the area with the Florence "Santa Maria Novella" train station.

This investment overview contains basic information, figures and pictures provided to Toscana Promozione and its Consultants by either the property owner or the real estate agency. Toscana Promozione on behalf of itself and all other partners, staff and agents of the Consultants that have supported Toscana Promozione in the preparation of these investment overviews, does not accept responsibility for any information contained herein and disclaims all liability to any person or entity arising out of or in connection with such information.

Last update: June 2009

infocenter@investintuscany.com - www.investintuscany.com - www.toscanapromozione.it

REAL ESTATE