



Invest *in* Tuscany



Hotel

8,000 sqm

Possible uses

Tourist, Commercial, Leisure

Conditions

Project

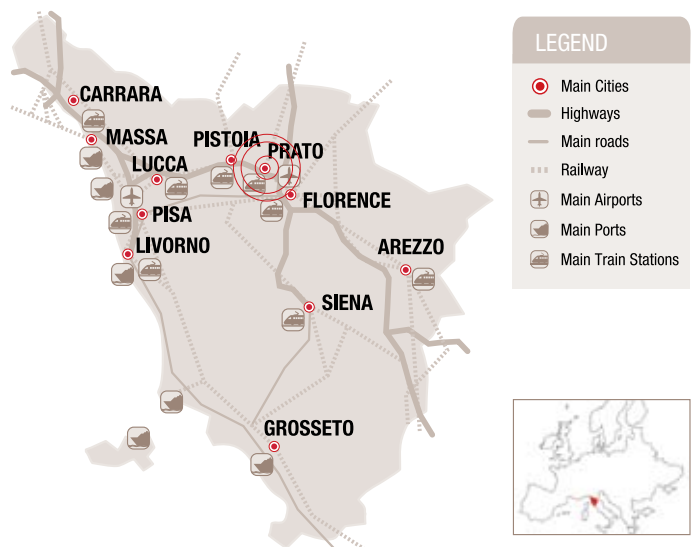
PRATO

EX OFFICINE BIGAGLI PROJECT

Overview:

This investment opportunity concerns the creation of a modern and stylish tower (for a 145-room hotel) and of other buildings (for commercial and residential use) in a strategic location in Prato, very close to Florence, Pistoia and the A11 motorway.

The exceptional value of this investment opportunity lies in its location inside the "ex officine Bigagli" area of Prato, whose redevelopment plan is directed by the internationally acclaimed architect Massimiliano Fuksas. The planned creation of a new exposition and conference center of more than 50,000 sqm, also including commercial and office areas, will attract a great number of visitors each year and will completely



reshape the city of Prato and the metropolitan area of Florence. This investment opportunity is flexible and allows the investor to purchase just the plots of land and development project for the hotel or for the commercial and office areas.



RENDERING

Structure description:

The project includes:

- a 20-floor modern tower with almost 8,000 covered sqm that can be used as a luxury hotel including, in the first and second floor, a restaurant, a bar, meeting rooms and a fitness area. The other floors will be used to create 135 rooms and 10 suites;
- a commercial area of 1,600 sqm;
- a 3-story building for residential purposes of more than 4,230 sqm;
- a 12,000-sqm underground area to be used for parking lots and meeting rooms.

In spite of the above space divisions the project is anyway highly flexible to investors' preferences.

SUMMARY

Type of investment opportunity:

The investment opportunity concerns the possibility to create a 145-room luxury hotel (with restaurant, fitness areas and meeting rooms) and commercial and residential areas. This investment opportunity is flexible, as it allows the investor to purchase just the hotel or just the commercial and office areas and to adapt the existing project to their preferences.

Conditions:

Project

Use provided for by the current Town Planning Regulations:

Tourist accommodation, commercial, office

Location:

Strategic location in the metropolitan area of Prato and Florence, inside the "ex officine Bigagli" area

Municipality:

Prato (PO)

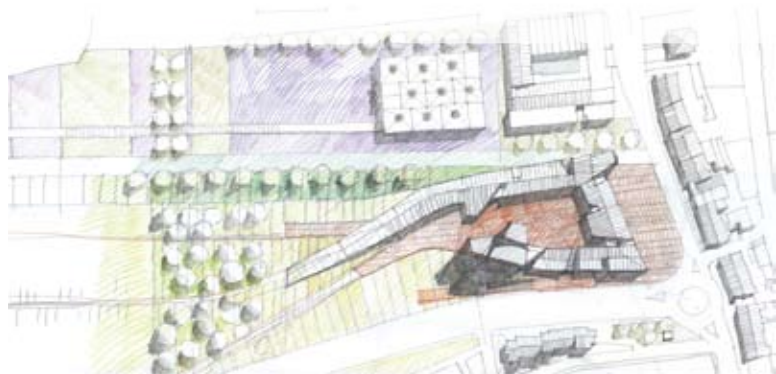
Accessibility:

The project area is strategically located in Prato, very close to both Florence and Pistoia and to the A11 motorway.
Distance from main cities: Florence 20 km, Pistoia 30 km.

Key advantages:

- Strategic location in Prato and in the metropolitan area of Florence, inside the "ex officine Bigagli" area.
- Opportunity to create a modern and stylish 145 room hotel along with commercial and office areas in a district of great potential.
- Flexible investment opportunity and possibility to purchase just the hotel or the commercial and office areas and projects.
- High visibility: the structure will be visible from all major streets and roads in the neighbourhood (including the highway).
- The project will take place in a 25 hectares urban park.

RENDERING



Ownership:

Private

Agent:

Immedia Investimenti, www.immediainvestimenti.com (2%+VAT)

Area:

In addition to the strategic location between Florence and Pistoia, the project area benefits from its position inside the "ex officine Bigagli" industrial area, which is undergoing major redevelopment and will include an exposition center, offices and a commercial area. The exposition center alone will attract an estimated number of 500,000 visitors each year.

Facilities to develop:

Parking areas, meeting rooms, fitness and restaurant areas (in the hotel), commercial areas.

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