



**Covered area**

11,321 sqm

**Possible uses**

Tourist, Commercial, Leisure

**Location**

Pisa city center

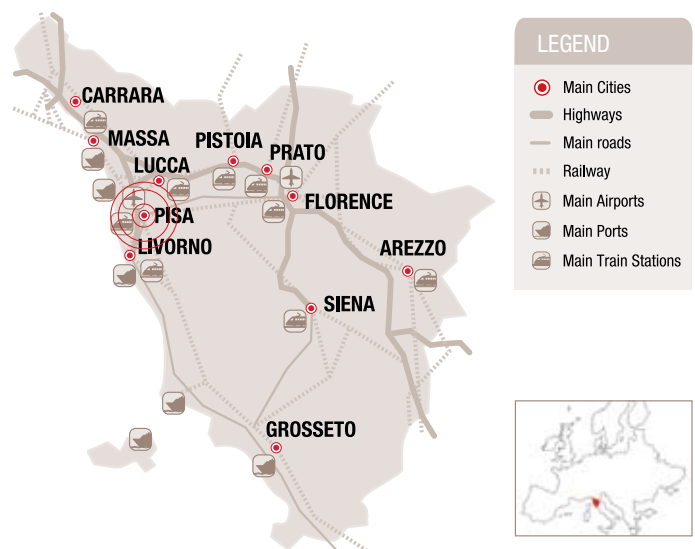
**PISA**

# HEADQUARTER AND LA STECCA BUILDINGS

**Overview:**

The investment opportunity regards the purchase of two historical public buildings, currently owned by the Province, in the city centre of Pisa, one of the most beautiful cities of art in Tuscany. The “headquarter” building is currently used for the provincial offices, while the nearby “Stecca” building is mainly used as the provincial training centre. The main building (“headquarter”) was built in 1935 based on the project of the engineers Severini and Steffanon on a public area belonging to the municipality of Pisa.

The “Stecca” building is located in front of the bus station, at the terminus of the old tramway Pisa-Livorno (1892) and Pisa-Pontedera



(1845). From 1960, after the end of the tramway service, until 1998, the building was used as depot/workshop for buses. In 2002 the building was renovated and converted into a multipurpose centre for training and public offices and it is currently the seat of the public multipurpose centre “A. Maccarrone”. Today the building is well-known at the national level as an important socio-cultural meeting place.

## Structure description:

The property for sale includes two historical buildings which, according to town planning regulations, can be renovated and converted for tourist, commercial, office, public or public-interest purposes. The main building (the "headquarter") is a three-story building with a total gross area of 7,633 sqm. The ground floor of the main building is dedicated to commercial activities and some public offices, while the two other floors are exclusively occupied by provincial offices. The building also has a basement (currently used as storehouse by the Province) which needs to be renovated. The "Stecca" is a two-story building with a total gross area of 3,688 sqm. The building has preserved its original structure with dimensions of 15x123 m. On the ground floor there are currently some public offices, while the first floor is used as a training centre (on this floor there is also an auditorium which is used

for conferences and social meetings). The buildings can be purchased through a public tender; the investors must present a rescue plan with different planning solutions for both buildings. The two buildings will be purchased separately, as two different lots.

## Key advantages:

- The buildings are located in a key area of the city, in a strategic position between the historic centre and the new expanding area of the city.
- Close to the central train station which provides a direct link to Pisa International Airport.
- The surrounding area will be, in the near future, further developed and exploited (for example an underground car park will be built).
- Possibility to combine two different investment opportunities and to renovate the buildings according to investors' needs.

### SUMMARY

#### Type of investment opportunity:

The investor will be in charge of the renovation of the two buildings, whose use can be changed according to their needs. The property can be used as offices or converted into a hotel. Moreover, the authorities also accept the possibility to use the buildings also for commercial purposes. The two buildings can also be purchased separately.

#### Conditions:

The two buildings need some structural maintenance as well as renovation in order to be converted into a hotel.

#### Year built:

Beginning of 20<sup>th</sup> century

#### Use provided for by the current Town Planning Regulations:

Tourist accommodation, commercial, cultural and social activities, offices.

#### Location:

The two buildings are located in the city centre of Pisa in a very strategic point. At present in the surroundings there are plenty of commercial buildings, offices, banks, insurances and hotels. Moreover, the area is very close to the train station (only a 5-minute walk) and it is well connected to public transportation (the square nearby is the terminus of local and regional buses).

#### Municipality:

Pisa (PI)

#### Accessibility:

4 km away from the A11 motorway (Pisa Nord exit); 4 km away from the A12 motorway (Pisa Centro exit); 5 km away from Pisa International airport.

Distances from main cities: Livorno 25 km, Lucca 37 Km; Florence 108 km.

#### Ownership:

Public

#### Area:

- Total area for sale: 11,321 sqm

#### • Details of buildings:

Headquarter	Area (sqm)
Ground floor (commercial activities)	1,781
Arcade	630
Cloisters	173
<b>Total ground floor</b>	<b>2,584</b>
First floor (offices)	2,165
Terraces	65
Cloisters	295
<b>Total first floor</b>	<b>2,525</b>
Second floor (offices)	2,184
Cloisters	370
<b>Total second floor</b>	<b>2,554</b>
<b>Total</b>	<b>7,663</b>
La Stecca	Area (sqm)
Halls and corridors	625
Offices	575
Vocational training rooms	550
Terraces	143
<b>Total ground floor</b>	<b>1,893</b>
Halls and corridors	429
Offices	400
Vocational training rooms	966
<b>Total first floor</b>	<b>1,795</b>
<b>Total</b>	<b>3,688</b>

#### Facilities:

The buildings are both equipped with modern infrastructures, such as electricity, telephone, internet, gas, water, etc.

*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.*

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