



**Area**

5.274 sqm

**Possible destination**

Commercial, tertiary and tourism

**Conditions**

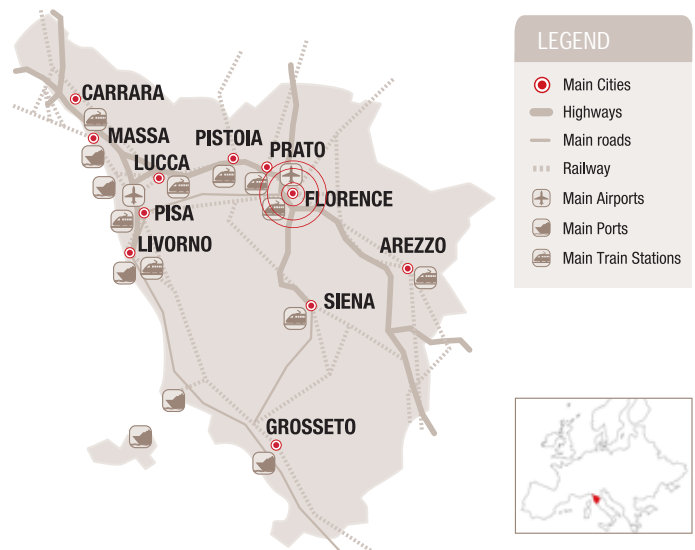
Project

## FLORENCE AREA HOTEL PROJECT

### Overview:

This investment opportunity concerns the purchase of a 5.274 sqm estate in the Florence metropolitan area, together with a project (approval expected by April 2009) for the creation of a 2.492 sqm accommodation facility. As of current town planning regulations also commercial and tertiary activities can be developed.

The undisputed advantage of this investment opportunity lies in its easy accessibility: the structure will be located in a geographical hub, close to the intersection between the A1 and A11 highways (whose toll gates are just 5 minutes away), 8 km from Prato, 15 km from Florence and within close distance from the International Airports of Florence and Pisa (10 and 85 km far away). Finally, the nearby existing facilities



(i.e. Tuscany's biggest shopping mall and a multiplex cinema) feed intensive mobility and a big commercial activity in the area and make this property a valuable investment opportunity that is able to attract the attention of travelers and business clients.



## SUMMARY

**Type of investment opportunity:**

The land is on sale along with a project, now in the approval process, that allows the investor to build and manage a hotel (about 90 rooms). The investor will anyway be able to adapt the existing project to his own needs and, as the area is suitable for commercial or office solutions too, can also develop a different kind of structure.

**Conditions:**

Project

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

Commercial, tertiary and tourism

**Location:**

The area is located in the largest trade and industrial zone of the Region, within close distance from the cities of Florence, Prato, Pisa and all main airports. The easy accessibility and the strategic location make this property both ideal for a business hotel investment and a commercial activity.

**Accessibility:**

Road connection and overall accessibility is one of the key advantages of this project as the A1 and A11 highway are just 4.5 and 3.5 km away and the Florence International Airport is 10 km far. Distances from main cities: Prato 8 km, Florence 15 km, Pisa 86 km.

**Ownership:**

Private

**Agent:**

Sabini & Associates, [www.splendiduscany.com](http://www.splendiduscany.com) (3% + VAT)

**Area:**

The property for sale is 5.274 sqm wide and the project under approval regards the creation a 5 story building of 2.492 sqm. Such covered area makes it possible to create a hotel with about 90 rooms of about 27 sqm each, but the project is anyway flexible to investors' preferences.

**Facilities:**

Parking area and other facilities, accordingly to investor's preferences.

**Structure description:**

The existing project concerns the creation of a 2.492 sqm hotel. In accordance with the market trends and the location, a 90 room, 3 star business hotel, with outdoor spaces exploited through the construction of a parking area, may be the ideal solution, but the investment opportunity is, anyway, completely flexible to investor's preferences. In coherence with the actual Town Planning regulations also tourist, commercial and tertiary activities can take place in the site.

**Key advantages:**

- The location, close to the A1 and A11 highways (5 minutes away), the cities of Prato and Florence and the Florence International Airport (10 km away), is particularly appropriate to attract business travelers, still being appealing to tourist visitors.
- The area, thanks to a major shopping mall, a multiplex cinema and other accommodation facilities, is already an established attracting point in the Prato and Florence area.
- The size of the property for sale, the features of the location and the different uses provided by the town planning regulations, make this asset a valuable investment opportunity that can also be focused on a commercial or office use.



*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.*

*Assistance on the evaluation of this investment opportunity will be provided directly by the real estate agent Sabini & Associates*