



Invest *in* Tuscany



**Total area for sale**

4 hectares

**Conditions**

Project

**Investment opportunity**

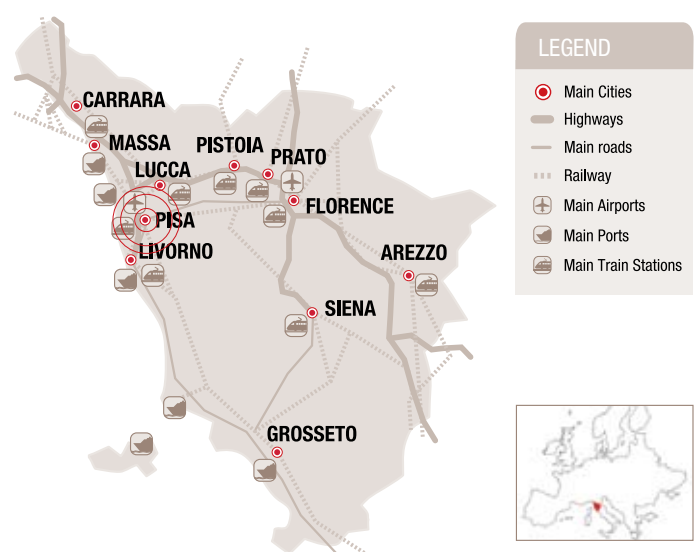
Multifunctional tourist complex

PISA

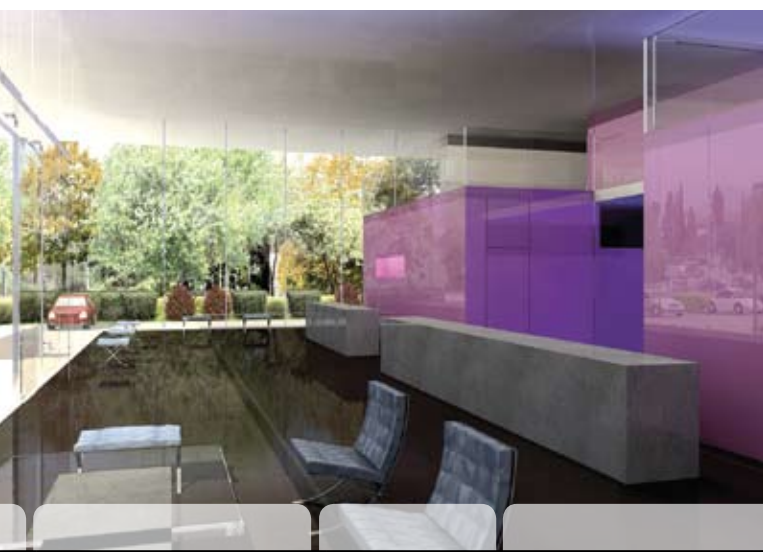
# VILLA MADRE'

## Overview:

The investment opportunity regards the chance to develop a multifunctional tourist complex, including a hotel and an apartment hotel, in a convenient and exclusive location at walking distance from the center of Pisa and its famous leaning tower. The investor interested in the 4-hectare property for sale will be able to implement, or adapt to their own preferences, an existing project for the creation of a 136-room luxury hotel and of an apartment hotel, enriched by a wide facility area (20,000 sqm) and a public park. Considering its charming location in one of the major tourist cities in Italy and the proximity to



Pisa International Airport (4 km), to the railway station (2.5 km) and to the motorways (5.5 km), this hotel project has the real potential to attract both cultural and business travelers.

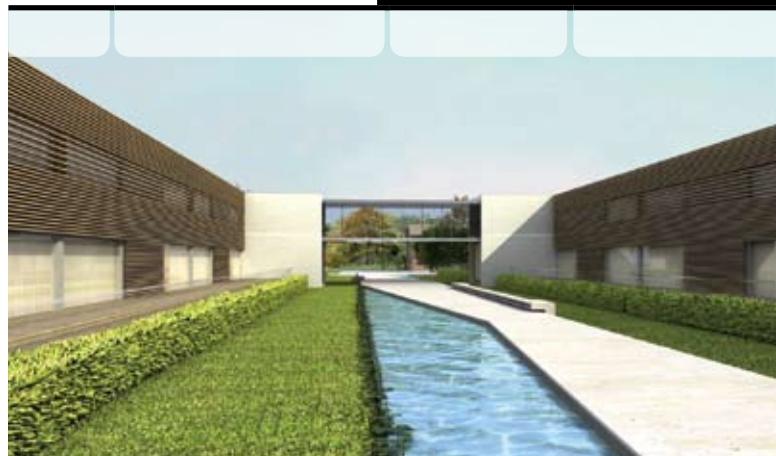


RENDERING - INDOOR SPACE AND EXTERNAL FACADE

## Key advantages:

- Excellent location just few minutes away from the center of Pisa and in close proximity to Pisa International Airport, the railway station and two motorways.
- Wide project area enriched by a public park and a 20,000-sqm facility area.
- Modern and stylish design, strategically integrated into the local natural environment.

RENDERING - OUTDOOR SPACE



## Structure description:

The project for sale along with the property, regards the construction of:

- 6,150-sqm luxury hotel, characterized by a stylish design, linear pattern and natural materials. The hotel, according to the existing project, will have two stories and 132 rooms (25 sqm) and 6 suites (38 sqm);
- 1,720-sqm apartment hotel with 28 apartments;
- 20,000-sqm facility area, reserved to hotel guests;
- 1-hectare public park;
- about 170 parking lots (150 of which underground).

### SUMMARY

#### Type of investment opportunity:

The investment opportunity regards the chance to purchase a property in a convenient and exclusive location at walking distance from the center of Pisa, and to develop a resort including a 138-room luxury hotel and an apartment hotel.

#### Conditions:

Project

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

Tourist

#### Location:

The proximity to the center of Pisa, to the airport and to the railway station is favorable to targeting both cultural and business tourists.

#### Municipality:

Pisa (PI)

#### Accessibility:

The close proximity to Pisa International Airport (4 km), to the railway station (2.5 km) and to the A11 and A12 motorways (5.5 km) will provide ease of access.

#### Ownership:

Private

#### Area:

The property is located in the west of Pisa and is enclosed between an arterial street and a residential area bordering the city park, at walking distance from the famous leaning tower of Pisa. The site itself is enriched by the ruins of an ancient villa and, despite being located just outside the center of Pisa, it is immersed in the typical Tuscan countryside.

#### Facilities to develop:

Underground and outdoor parking lots and 20,000-sqm facility area.

*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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REAL ESTATE