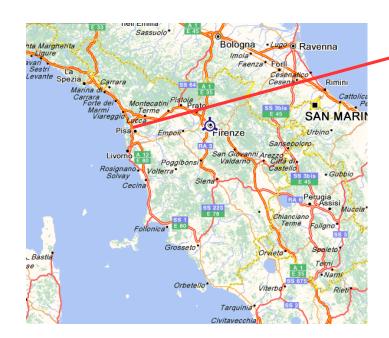


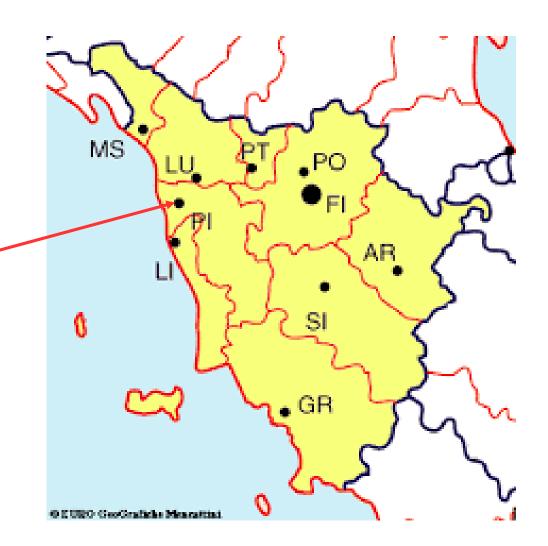


MAP OF TUSCANY WITH LOCATION OF PISA

MAIN DISTANCES: Florence 80 Km Rome 300 km Milan 300 Km Siena 70 Km AIRPORT DISTANCES: Florence 80 Km Pisa 5 km Bologna 100Km

MAIN MOTORWAYS: S.G.C. FI-PI-LII 5 Km A11 Firenze Mare 3 Km MAIN TRAIN STATION: PISA (city center) 2 Km







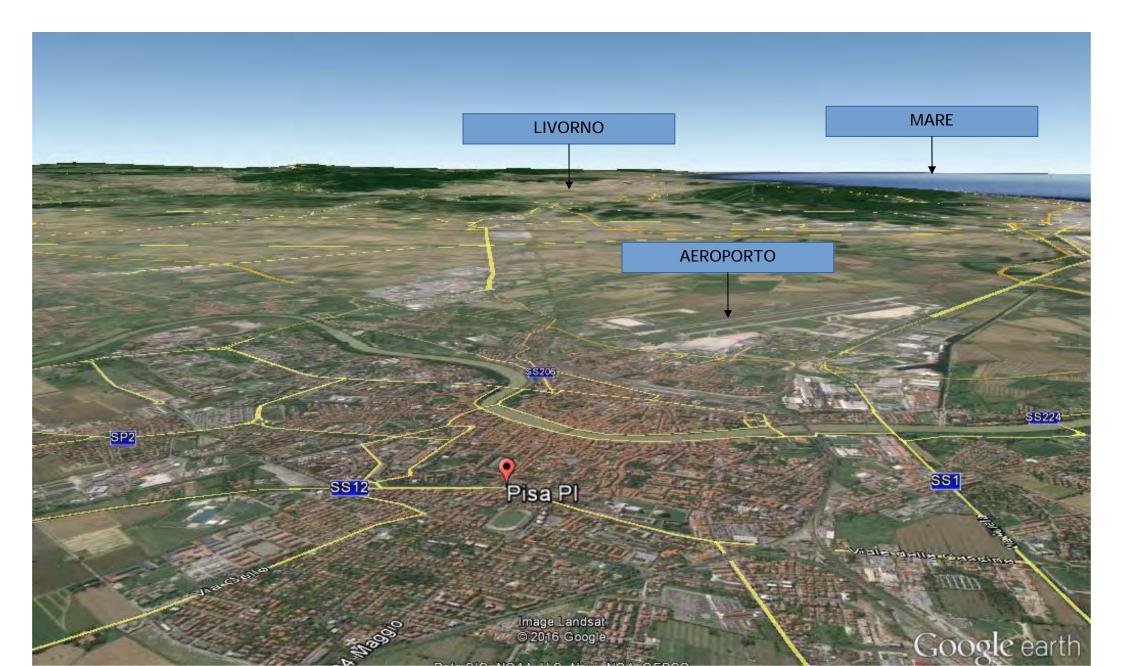
THE REGION'S MAIN ATTRACTIONS







LOCATION





PALAZZO BATTAGLIA COMPLEX





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PISA

Main characteristics:

Property: Region of Tuscany

Building intended for sale by public auction

· Building: to be partially restored

Gross total area: 850 sqm

Appurtenant uncovered area: 50 sqm

Intended use: PUBLIC OFFICES / HOUSING

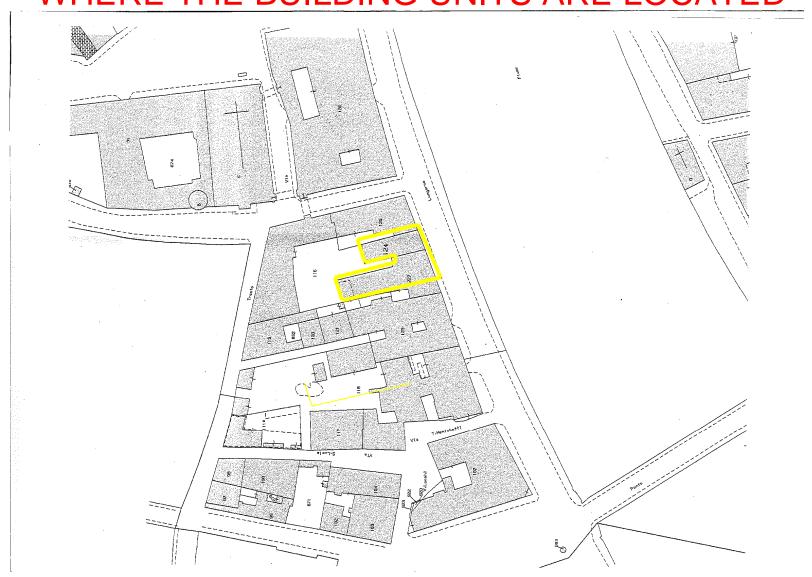
 Complex bound by the Ministry of Cultural Heritage and Activities, Italian Decree 449/2006

 Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





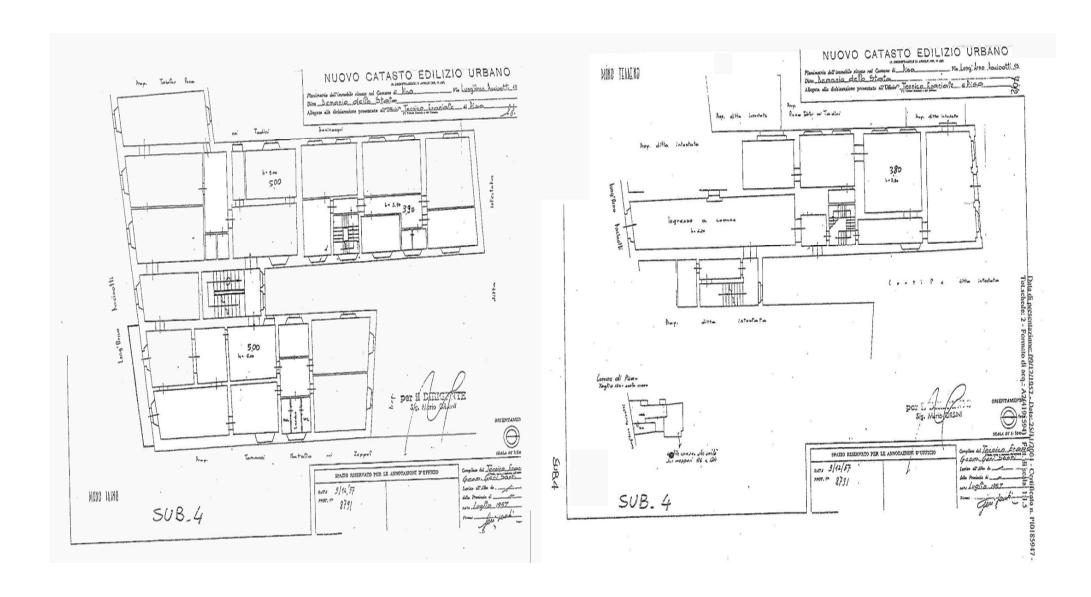
DETAILED CLASSIFICATION OF THE PROPERTY WHERE THE BUILDING UNITS ARE LOCATED





REPRESENTATION OF THE BUILDING UNITS

Data di presentazione: (9/12/1957 - Data: 25/11/2004 - Certificato n. P10185944 - F ***DIREZIONE GENERALE DEL CATASTO E DEL SERVIZI IECNICI ERARIALI 1 NUOVO CATASTO EDILIZIO URBANO 415/1/3 **Planimetria dell'immobile situato nel Comune di libo. Via Luag' fleno Pacinatti 13 Distro de manio dell'immobile situato nel Comune di libo. Via Luag' fleno Pacinatti 13 Distro de manio dell'origino de l'accommentati 13 Distro de manio de l'accommentati 13 Distro de manio de l'accommentati 14 Distro de manio de l'accommentati 15 Distributiva de l'accommentat	Data di presentazione: 09/12/1957 - Data: 25/11/2004 - Certificatò in. P10185943 Tot. schede: 14 Formato di acq. 63/19/2019/2019/2019/2019/2019/2019/2019/2
Ingresso a comune ditta ditta 1/3 1/3 Lucina Resp. Terromasi Halpfin aci Zeppap	Ingressio se compact lateling and Xappel
Nord Section 1140	PHILIO LERKENU ORIENTAMENTO SCALA DI F. 106
SPAZIO RISERVATO PER LE ANNOTAZIONI D'UFFICIO OATA 9/14/57 PROT. Nº 8782 SUB. 3 Compilate del Taccoico Eccapiale Geom. Geru Baati Iscritis all'Allo de della Precincia di Detta Luglio 1957 Firma: fori Jauh 4	SPAZIO RISERVATO PER LE ANNOTAZIONI D'UFFICIO Compilata del Tecnico Ergrialo Geom. Geom. George Scali Isrrito dil Allo de della Presincia di DATA LUGGio 1957. Firmes fini data





HISTORICAL OVERVIEW

PISA – PALAZZO BATTAGLIA E CASA CECCONI – LUNGARNO PACINOTTI n.49

Situated on the embankment overlooking the famous church of Santa Maria della Spina, this complex consists of two adjacent buildings: Palazzo Battaglia and Casa Cecconi. They fit into the strip of noble and prestigious buildings on the Arno River which is still one of the most valuable urban spaces in the city of Pisa.

The Palazzo Battaglia has a seventeenth century appearance with round arched doorways, with rustic stone frames, and transom windows in wrought iron and broken tympanum. Casa Cecconi, a simpler location, also has stone finishing and on its first floor it has a balcony supported by volute corbels and embellished with wrought iron railings.

The two buildings are adjacent and each of them has four floors above ground. The regional property is constituted by three building units on the ground and first floor for a total gross area of 850 sqm. Access to Casa Cecconi has been filled in and therefore there is only one entrance, through the Palazza Battaglia condominium.