

INVESTING IN LEGHORN

Investment opportunities

PORTA A MARE

Typical characteristics of the area

The whole aspect of the city will change after refurbishment of the old port of Leghorn: a 100,000 sq.m. multifunctional hub will host business areas, offices, houses, lodging facilities, areas for entertainment and leisure time, underground car parks. The whole project is made up of 5 areas: Piazza Mazzini, the Officine Storiche, the Molo Mediceo, the Arsenale and the LIPS area, each one with its own identity and peculiarities, and without interruption. Located in an interesting pedestrian context, the new waterfront is a vital area where the city and the sea interact and mingle. Porta a Mare will be Leghorn's business card for anyone arriving from the sea, as well as the point of reference for people in the inland looking at the sea as an opportunity for amusement, fun, work or investment.

Settlement Offer

At present, the works for the first stage of the Porta a Mare project – Palazzo Orlando and Piazza Mazzini – have been completed. Works at the Officine Storiche also started in 2013. The settlement offer is based on premises with different shapes and surfaces, meant for several types of business, retail and catering facilities. The project also includes the creation of a gym.

The premises available are used as follows:

- **Palazzo Orlando:** executive centre, 17 rooms equalling 5,276 sq.m. on the whole;
- **Piazza Mazzini:** 38 points of sale (total area 4,707 sq.m.) and 2 average surfaces (total surface 2,485 sq.m.);
- **Officine storiche (underway):** 20 points of sale (total surface 2,691 sq.m.), 5 average surfaces (total surface 6,909 sq.m.) and 1 plot for facilities (1,466 sq.m.).



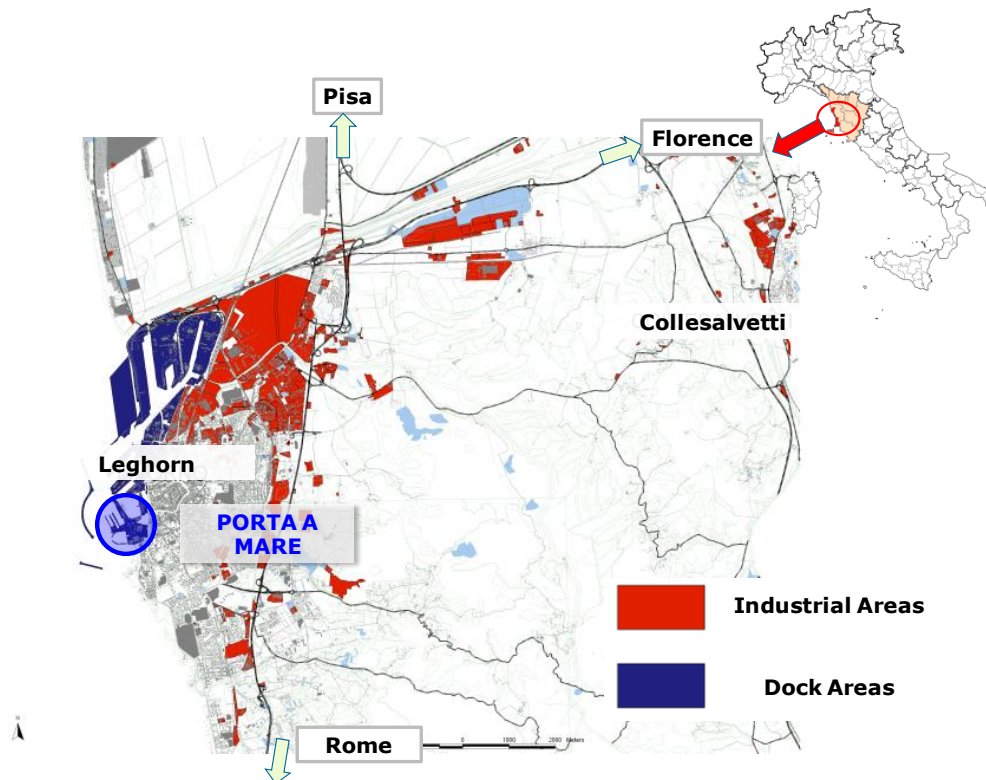
Types of investment and settlement

Thanks to its maritime vocation, this area is a natural centre for pleasure craft and **businesses specialised in goods and services for sea and beach tourism**; the presence of houses, pedestrian and green areas, and the opening of a COOP supermarket in the Piazza Mazzini district are assets for developing **businesses of various kind, facilities and/or service craftsmanship**.

The development perspectives of the tourist port and the spaces for entertainment and leisure time are reasons for attracting investments meant for **tourist and lodging structures**.



Location (map)



Key Benefits

- **New or entirely refurbished, wholly urbanised districts.**
- **Strategic location**, close to the City centre but in a green area overlooking the sea; Porta a Mare can be easily reached on foot or by car, and is the natural prosecution of the city of Leghorn towards the sea.
- **Multifunctional and changeable area**, by surface and use.
- **Potential demand of specialised services and goods** in the field of pleasure craft.

Contact us

Premises meant for business and facilities are marketed by IGD. Office premises (Palazzo Orlando) are directly sold through the sales office of Porta Medicea Srl.

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Location and Accessibility

The Porta a Mare centre is located in a **pedestrian context very close to the historical centre of the city**, and is in the area between the former Cantiere Orlando and the southern area of the Porto Mediceo. The port is **adjacent to Via Grande**, going from the **Quattro Mori** monument to the city centre, with lots of shops.

Therefore, the Porta a Mare area is connected with the city; it is actually the extension of the city to the sea, and takes advantage of the road and rail connections of Leghorn.

As for **micro-accessibility**, there are car parks and urban transport lines.

Moreover, the project for moorings extension and modernisation (another owner is responsible for that) will let Porta a Mare become a modern and functional **pleasure craft port**.