



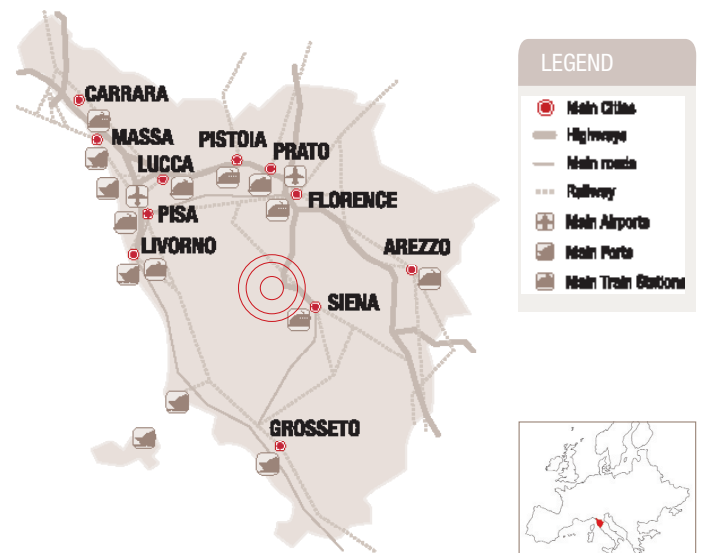
COLLE DI VAL D'ELSA

AREA BELVEDERE

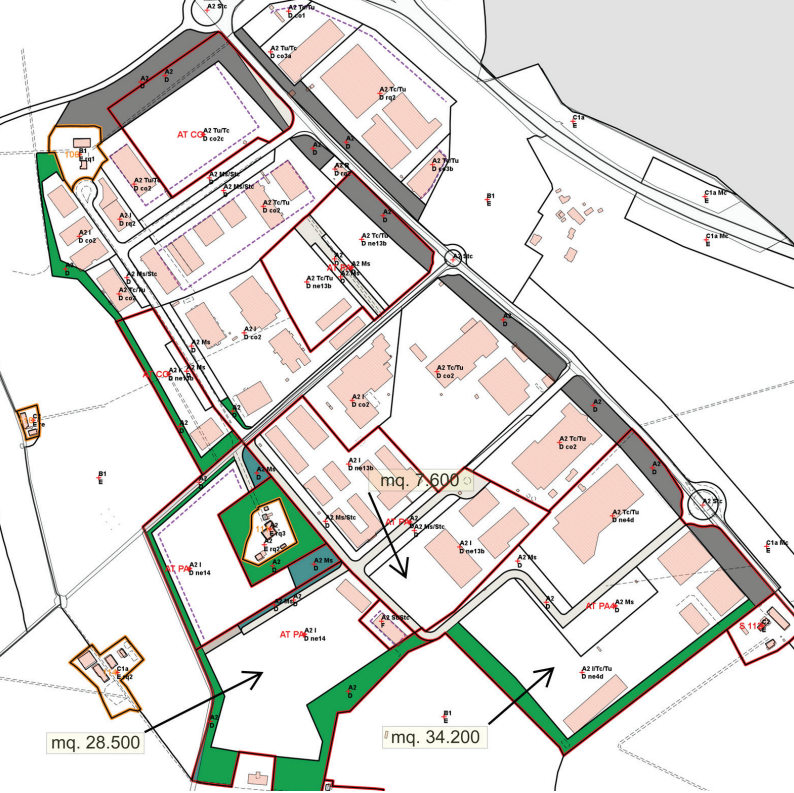
Overview:

The Siena Area is a significant example of the Tuscan model characterized by strong regional and local identities, but at the same time rich in peculiar production and resources. Therefore, despite its modest demographic size and a predominantly rural structure, Siena shows a number of key sectors highly qualified:

- Added value and high-quality agrofood products (Chianti, Brunello di Montalcino, etc...);
- Strong tourism specialization; kind of destination: "landscape/cultural" and "rural" (almost 10% of Italian agritourism companies is located in the province of Siena);
- A Biotechnology Pole at international level, characterized by the presence of companies such as Novartis, Siena Biotech, Toscana Life Sciences;



- Manufacturing sectors of excellence (autocaravans, machinery, furniture...);
- A well developed service sector characterized by the presence of a large bank (Monte dei Paschi di Siena), a prestigious university and a medical centre of excellence;
- Presence of some high-tech and high-growth activities; ICT/Electronics and nanotechnology mainly.



Structure description:

In the Belvedere area are available plants of different sizes for industrial settlements and areas already having regular authorizations to build for a total amount of 70.000 mq.

Key advantages:

The University of Siena plays an important role in R&D. The Faculty of Economics “Richard Goodwin”, the Department of Communication Sciences, the Faculty of Electronic Engineering and Telecommunication, as well several courses of Biotechnology. In addition to the universities some organizations play an important role in the local research system: Toscana Life Sciences, technological center specialized in biotechnology and life sciences (www.toscanalifesciences.com); Technological Pole of Torrita di Siena, specialized in research and in ICT and multimedia industrialization; Technological Pole of Colle di Val d'Elsa, specialized in biomaterial research and green economy; APEA, the Provincial Agency for Energy, Environment and Sustainable Development plays a crucial role for the establishment of new businesses. In cooperation with the 36 municipalities of the Province, APEA can provide the following services: assistance in searching the suitable area for the settlement; support for the bureaucratic and authorization procedures in charge of the local institutions (Municipalities, One Stop Shop, etc...); assistance in finding any industrial and / or scientific partners; assistance in finding financing for companies (both in phase of settlement and later); assistance in the preparation of research projects and technological and organizational innovation.

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SUMMARY

Type of investment opportunity:

The area Belvedere is located near Colle di Val d'Elsa a few hundred meters from the entrance of the Siena - Florence freeway.

The distance of this area from the main infrastructures:

- Port of Livorno: 99 km;
- Highway A1 - Impruneta entrance: 42 km
- Highway A1 - Bettole entrance: 74 km;
- Pisa Airport: 88 km
- Siena: 18 km

Its location is strategic also under a touristic point of view, in fact, the area is along the route between Siena (18 km) and Florence (42 km) close to important tourism centers such as San Gimignano (14 km), Monteriggioni (5 km) and Chianti area (10 km). For more information on Colle di Val d'Elsa please visit www.comune.collevaldelsa.it

In the Belvedere area are available plants of different sizes for industrial, manufacturing and commercial settlements and areas already having regular authorizations to build for a total amount of 70.000 mq.

Type of investment opportunities:

Industrial, Manufacturing and commercial

Conditions:

To build. Areas already having regular authorizations to build for a total amount of 70.000 mq

Year Built:

2008/2012

Use provided for by the current Town Planning:

Industrial, Manufacturing and commercial

Location

Its location is strategic also under a touristic point of view, in fact, the area is along the route between Siena (18 km) and Florence (42 km) close to important tourism centers such as San Gimignano (14 km), Monteriggioni (5 km) and Chianti area (10 km). For more information on Colle di Val d'Elsa please visit www.comune.collevaldelsa.it

Municipality:

Colle di Val d'Elsa (Siena)

Accessibility:

Located near Colle di Val d'Elsa a few hundred meters from the entrance of the Siena - Florence freeway.

Ownership:

Private

Area:

Belvedere

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Tourism and Leisure - Commercial

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