



NEW Colle

Alta Valdelsa
città città
Città e Province
lo sviluppo sostenibile



invest in tuscanY

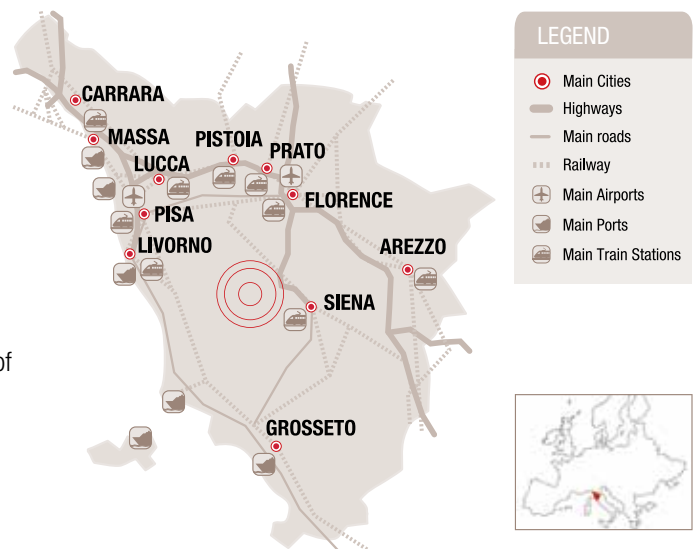


COLLE VAL D'ELSA

LA FABBRICHINA

Overview:

The investment opportunity consists of commercial spaces inserted in the urban context of La Fabbrichina, characterised by mixed functions (residential, commercial, services), designed by **Atelier Jean Nouvel of Paris**. It is one of the most important contemporary architectural projects in Tuscany that unites the reclamation of exmanufacturing factories (crystal and terracotta) and the creation of new buildings characterised by the style of the French architect. Of particular note is the large building that will be used for commercial purposes (including a leading Italian supermarket) and cultural services (public media library) and works of notable architectonic brilliance. Close by, one of the two exfactories (La Fabbrichina) will be reclaimed, from which the area is named, and used for commercial spaces integrated with new constructions. This work will be completed by July 2014. The remainder of the building project, also featuring a variety of mixed functions (residential, commercial, services) has already been authorized and can be built upon in the



near future. The La Fabbrichina property is located little more than 100 metres from the city's main square, completely restructured by 4 artists (Baltz, Buren, Lavier and Tesi) coordinated by the same Jean Nouvel. The city also features other examples of the architect's work, including original vertical connections between the high and low sections of the city.



LA FABBRICHINA_SUMMARY BUILDINGS 1-2-5

Type of investment opportunity:

Various commercial - managerial spaces located in a property for reovation adjacent to a supermarket acquired by a leading large-scale retail company. The various properties along with the supermarket and the other neighbouring properties will constitute a newly-designed commercial centre in which the union of modern architecture and the reclamation of ex-factories will create an intriguing environment that will stimulate viewing, purchase and use not only amongst those who live in the city but also amongst those travelling through. The property SR1 consists of a number of commercial spaces located on the ground floor of a building for construction

Conditions:

- Building n. 1 and n. 5: for renovation
- Building n. 2: under construction

Year built:

Building n. 2: 2014

Price:

- Building n. 1: € 2.250.000
- Building n. 2: € 1.250.000
- Building n. 5: € 1.600.000

Area:

- Building n. 1: (sqm) 900
- Building n. 2: (sqm) 500
- Building n. 5: (sqm) 640

Use provided for by the current Town Planning Regulation:

Detailed plan approved

Location:

The property is located between Via Gramsci, Via Masson and Via Livini, in the centre of the city close to the main square that has recently been restored (project by Jean Nouvel). It is well served by the urban and extra-urban public transport system

Municipality:

Colle di Val d'Elsa (Siena)

Accessibility:

100 Metres from the city centre
 2 km from the exit of the siena – Florence motorway
 20 km from Siena
 50 km from Florence

Facilities:

All properties will be connected to the telephone, electrical and remote heating/cooling network

LA FABBRICHINA_SUMMARY BUILDINGS 3-4

Type of investment opportunity:

The properties are located on the ground and first floors of a property for renovation that was used as a terracotta factory. The various properties along with the supermarket and the other neighbouring properties will constitute a newly-designed commercial centre in which the union of modern architecture and the reclamation of ex-factories will create an intriguing environment that will stimulate viewing, purchase and use not only amongst those who live in the city but also amongst those travelling through

Conditions:

For renovation

Area:

- Building n. 3 (sqm) 900
- Building n. 4 (sqm) 980

Price:

- Building n. 3: € 2.250.000
- Building n. 4: € 2.500.000

Use provided for by the current Town Planning Regulation:

Detailed plan approved

Location:

The property is located between Via Gramsci, Via Masson and Via Livini, in the centre of the city close to the main square that has recently been restored (project by Jean Nouvel). It is well served by the urban and extra-urban public transport system

Municipality:

Colle di Val d'Elsa (Siena)

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For more information please contact:

Iuri Bruni and Paolo Bianciardi

ph. 0039 0577 912278

piuss@comune.collevaldelsa.it

www.fabbrichina.it

This investment overview contains basic information, figures and pictures provided to Toscana Promozione and either the property owner. Toscana Promozione on behalf of itself and all other partners, 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.

Tourism and Leisure - Commercial

info@investintuscany.com - www.investintuscany.com



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