



invest in tuscany

Progetto: S. CROCE IN FOSSABANDA

Comune: Pisa



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Regione Toscana



UNIONE EUROPEA
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TOUSCANA

Le ali alle tue idee

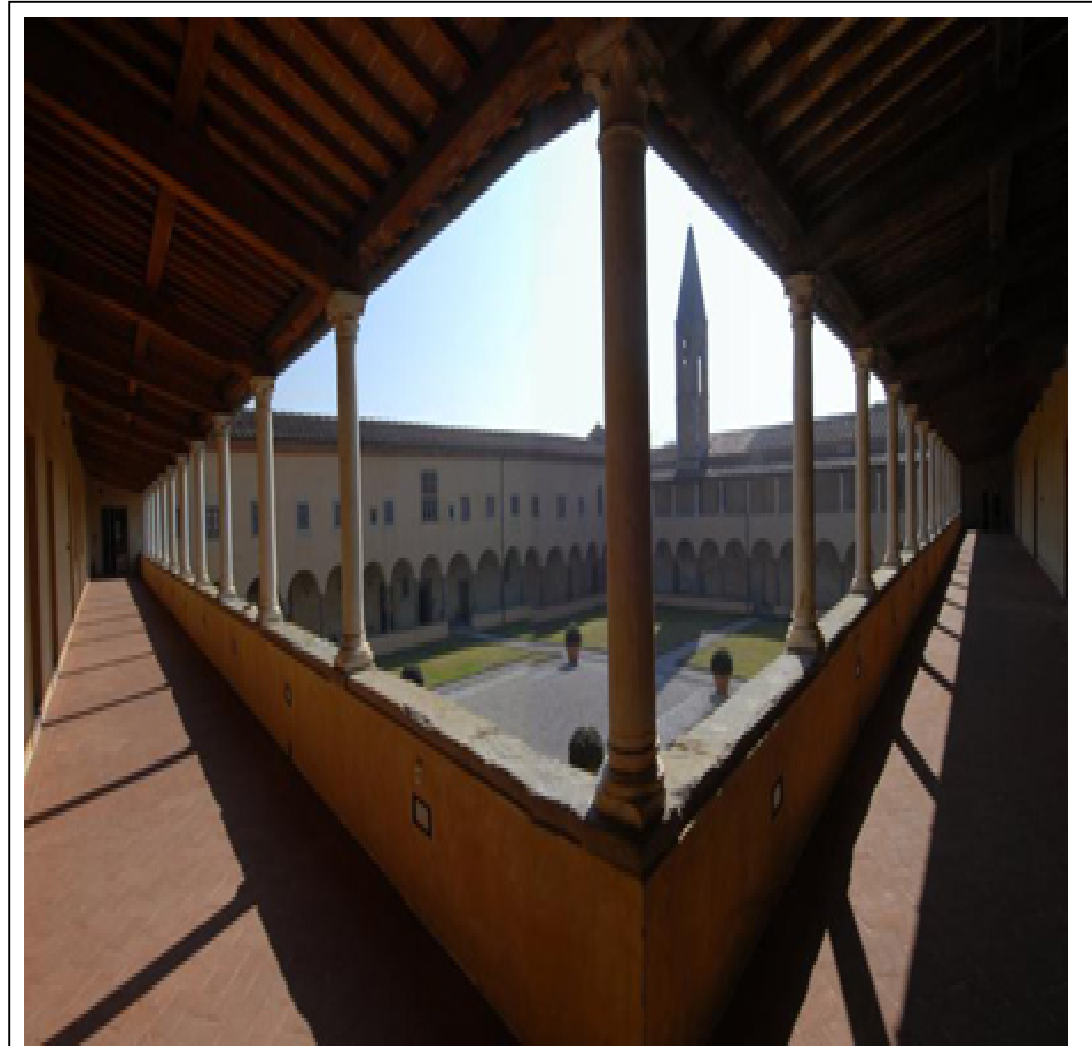
1) Proposal

S. CROCE IN FOSSA BANDA

The monumental complex is called Santa Croce in Fossabanda. It's situated in the area of "Porta a Piagge" beyond the Arno river just outside the walls of the historic center.

Initially founded with religious purposes, as a convent for nuns around the twelfth Century.

Situated in the Centre of Pisa. The target activities are tourism accomodation, reaserchers and students hospitality.



2) Location/urban context

Located in a strategic position easy to reach by car, and just five minutes from train station and ten minutes from Pisa Airoport, Pisa offers the opportunity to purchase an exclusive.



3) History



The last greater refurbishment dates back to 1999. Infact, it was finaced tahnk to Jubilee of 2000 grants. The project was of the architect Marco Guerrazzi.

The actual accomoditing purpose of Santa Croce in Fossabanda keeps unchanged its charm and describes perfectly its history. Once inside, you have the perception of being projected into a distant era; this impression depends to the preservation and enhancement of the architectural elements of the building and typical Tuscany related to various epochs of creation. Some rooms have been converted from the original monastic cells. On the ground floor there are several old chapels used today as multipurpose activities.

4) Accessibility

Situated in the centre of Pisa, near the Arno river, it's easily reachable from the motorway junctions.



Distanze dai principali centri urbani italiani e toscani:

Rome 342 km,
Milan 278 km
Pisa 0 km,
Lucca 17 Km;
Firenze 84km:

Distanza dai principali aeroporti:

2/ distanza Km

Distanza principali corridoi infrastrutturali nazionali e regionali:

- Autostrade A11:
uscita Pisa Centre exit - Distanza 6 Km
- Linee ferroviaria AV:
stazione: Pisa Train Station distanza:1 Km

5) Onwership - Comune di Pisa



Owner: Comune di Pisa
Date of purchase: 1893

Proprietà:

X Pubblico

Tipologia:

X Proprietario unico

6) Type of investment

The property described is owned by the Municipality of Pisa and is included in the plan of privatization. The estimated value amounts to € 6,400,000.00. This figure derives from the analysis many factors related both to the uniqueness of the property, and the potential profit that can allow the receptive use. These data are derived from the rates of rooms sold each month, as described in the official monitoring report of the Tourisme Office della Provincia di Pisa regarding accomodations of the same level in Pisa, integrating them with direct surveys conducte with a lot of hotels. To this must be added the profit obtainable from restaurants and from the rental of conference rooms. Obviously, the relevant gain will be guaranteed only with a good and innovative management of this investment.

TOTAL amount: 7300 mq of wich (green area 1300 mq parking 640 mq)

Estimated cost of management: (mil €1500.000,00)

Total value of investment: (mil €) 9000.000,00

Tipologia:

X Purchase

Monitoring Report of tourism accomodation in Pisa

Month	day	% rooms sold
Gennaio	31	33%
Febbraio	28	51%
Marzo	31	41%
Aprile	30	80%
Maggio	31	93%
Giugno	30	90%
Luglio	31	95%
Agosto	31	91%
Settembre	30	92%
Ottobre	31	91%
Novembre	30	36%
Dicembre	31	19%
Totale	365	67,7%

7) *Current use*

The complex, the renovation of which is being completed, will host tourism, research and student accommodation as you can see in the pictures.



12) Site designations and constraints

Tipologia vincoli presenti:

- X Paesaggistico
- X Storico/architettonico



13) Town planning conditions and timing of procedures

The refurbishment is finished

Purchase: the call is open



14)
Informazioni
specifiche

Destinazioni d'uso previste*:

*X Tourism / Reserarch / Student
Accommodation:
- 67 bedrooms (single, double, triples). Total:
120;
- General services on the ground floor*

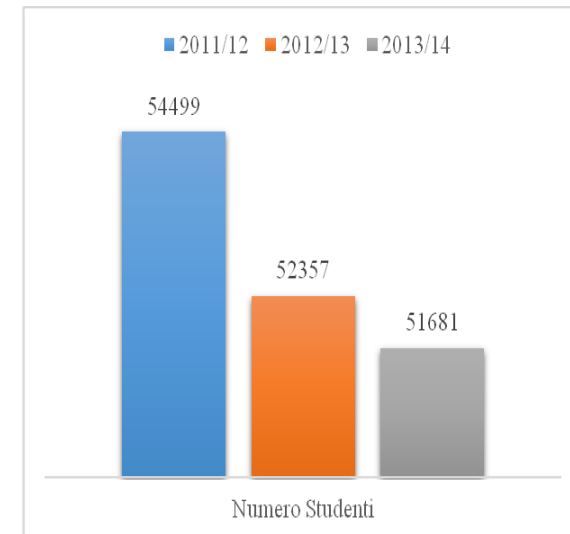
Total Area to purchase:

**Total interested area (sqm): 8100
Total built-up area: 3000 smq**

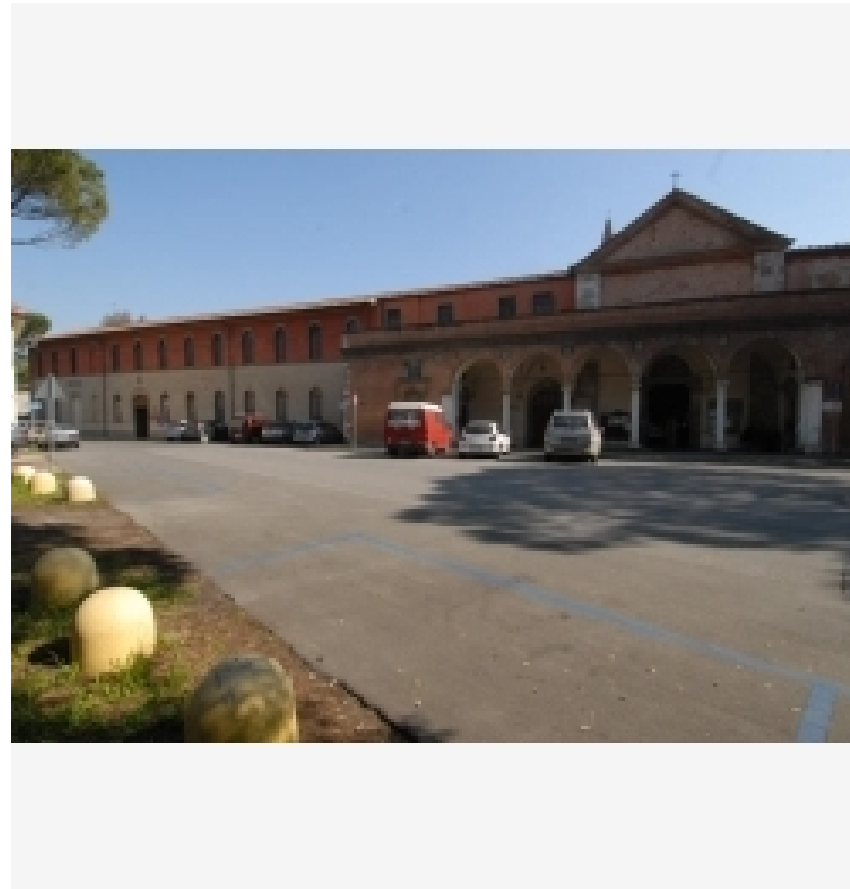
Condizioni edificio

O Edificio ristrutturato
Specificare anno: 1999

*Trend dal 2011 al 2014 degli
studenti iscritti all'Università degli
studi di Pisa (2013).*



15) Picture



Detail contacts:



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