



Regione Toscana





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## MAP OF TUSCANY WITH LOCATION OF PISA

### MAIN DISTANCES:

Florence 80 Km  
Rome 300 km  
Milan 300 Km  
Siena 70 Km

### AIRPORT DISTANCES:

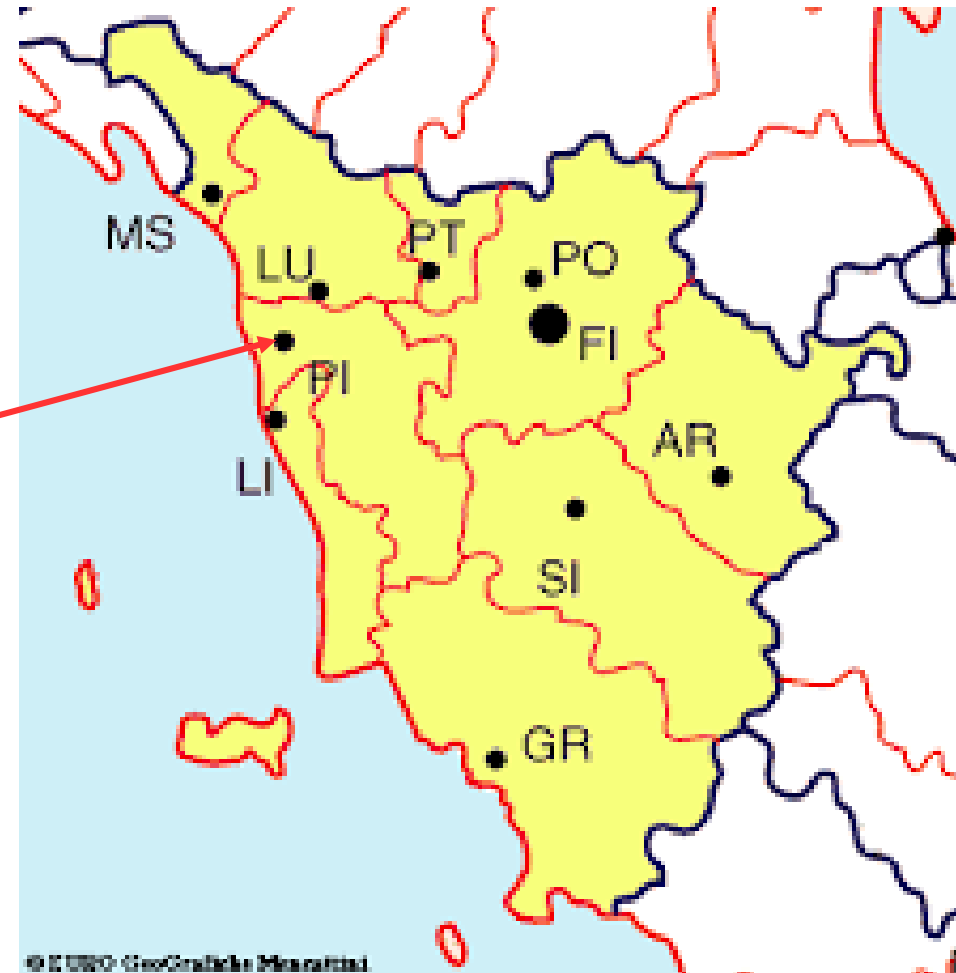
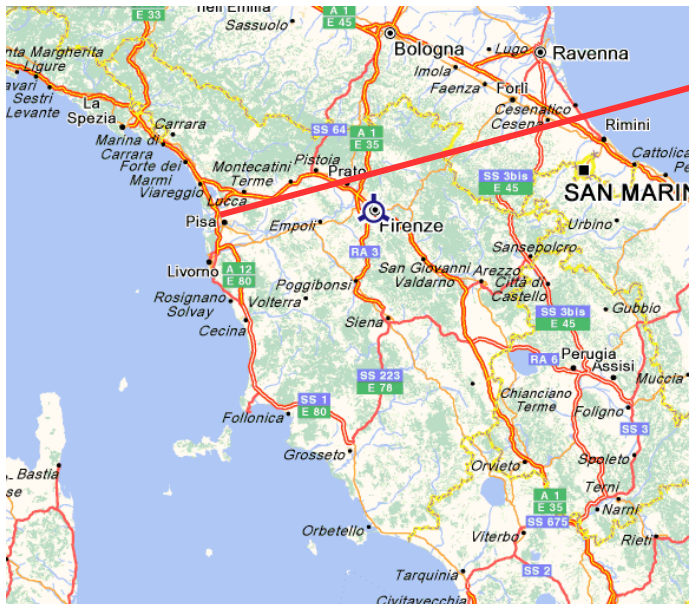
Florence 80 Km  
Pisa 5 km  
Bologna 100Km

### MAIN MOTORWAYS:

S.G.C. FI-PI-LI 5 Km  
A11 Firenze Mare 3 Km

### MAIN TRAIN STATION:

PISA (city center) 2 Km



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# THE REGION'S MAIN ATTRACTIONS





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# LOCATION





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## VIA ROMA 40 COMPLEX





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# GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PISA

## Main FEATURES:

- Property: Region of Tuscany
- Building: intended for sale by public auction
- Building: good condition
- Gross total surface area:
- Main building: 670 sqm on three above ground floors
- Appurtenant building: 230 sqm on one floor
- Appurtenant uncovered area: 580 sqm
- Intended use PUBLIC OFFICES / SHOPS / RESIDENTIAL
- Complex bound by the Ministry of Cultural Heritage and Activities, Italian decree 96/2006
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





# DETAILED CLASSIFICATION FOR THIS PROPERTY

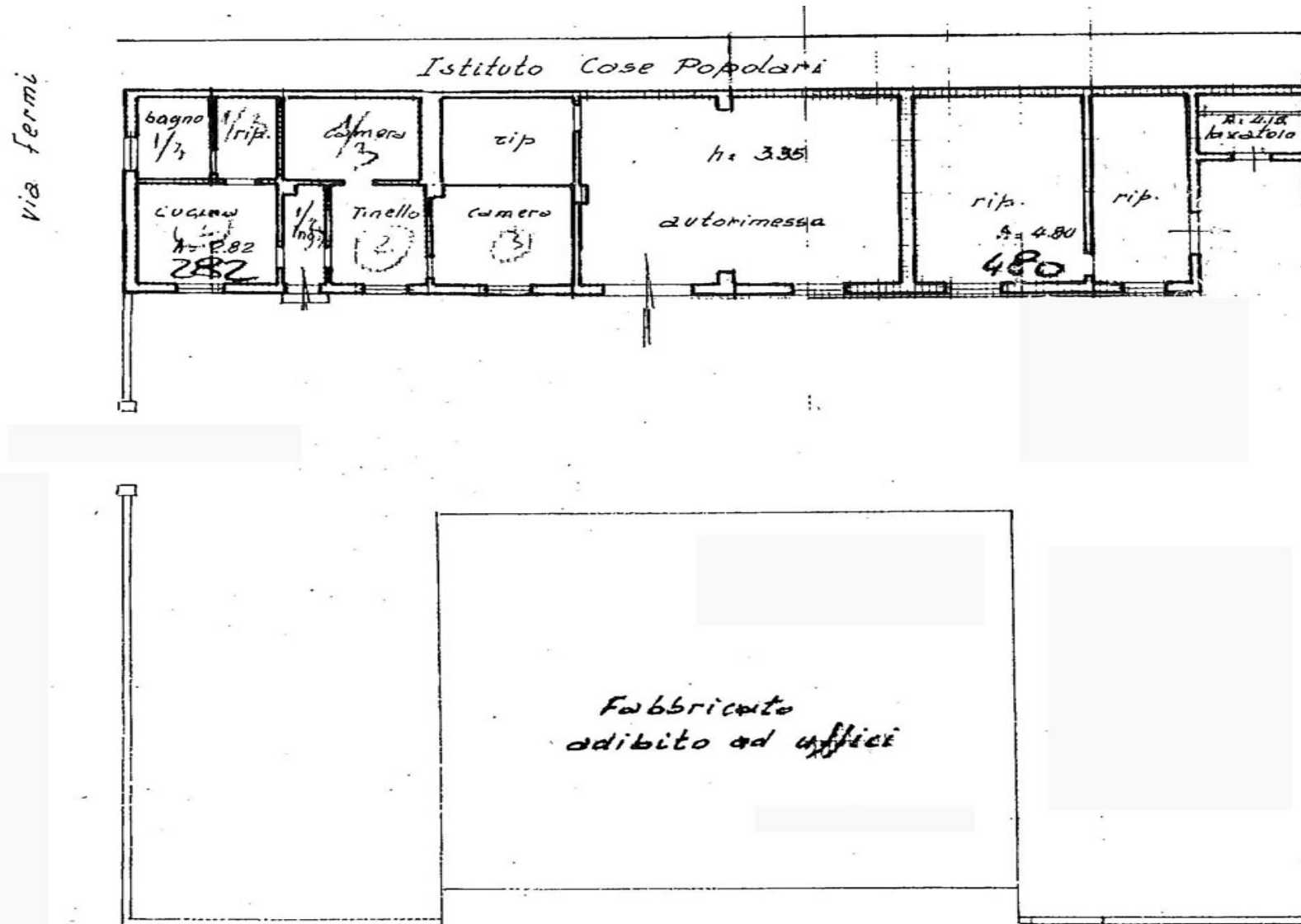








# APPURTENANT BUILDING





## HISTORICAL OVERVIEW

### PISA – PROPERTY VIA ROMA n. 3

Dated 1800s, this building is located in the central area of the city of Pisa on the crossroads between via Roma and via Enrico Fermi. This is a valuable area of the city near the River Arno, called Ponte Solferino area.

The property, a small house, consists of three square plan floors with a courtyard delimited by a perimeter wall topped with a fine iron gate. The main façade looks over via Roma and is characterised by a central door with a balcony above it with shaped columns supported by four corbels. The facades are finished in smooth ashlar plaster from which the cantonal and frames in rustic stone emerge. The main door leads to an atrium that, at slightly higher level via a few Carrara marble steps, is highlighted by a Serliana arch resting on central columns and semi-columns leaning against the wall. Past this, it leads to a central room where a staircase with stone steps and a pleasant wooden railing begins, leading to all floors. Also worth mentioning is the valuable cast iron spiral stair case that leads to the cellars.

The volumetric proportions and decorative stylistic choices of its prospects as well as its location make it a listed building.