

**SUMMARY**

**Type of investment opportunity:**

The unit management of all the properties in the Galilei Citadel. The project is based on the integration of scientific and cultural research, and business activities with the aim of creating economies of scope and cross subsidization

**Conditions:**

**Building 1** - the building has already been fully renovated and suitably restored. It is currently being used temporarily for activities of the National Museum of Calculating Instruments

**Building 2** - The building was renovated approximately ten years ago

**Building 3/4/5** - The building is being restructured. Work termination is programmed for the end of 2013

**Building 6** - The building is being restructured. Work termination is programmed for the end of 2014

**Year built:**

Beginning 20th century

**Use provided for by the current Town Planning Regulations:**

Commercial, cultural and social activities, offices, business incubator, company headquarters

**Municipality:**

Pisa

**Accessibility:**

5 km from the A11 motorway (Pisa centre exit) 2.5 Km from Pisa international airport; 1.5 km from Pisa train station

**Ownership:**

Public

**Price:**

To define, no sale only lease

**Agent:**

Municipality of Pisa

**Possible Destination:**

**Building 1/5/6** - Headquarters for young business people and startups

**Building 2** - National Museum of Calculating Instruments

**Building 3** - Cultural activities tied to scientific research and the scientific history of the city

**Building 4** - University laboratories and/or cultural activities

**Area:**

• **Total area for management: 18.700 sqm**

• **Total usable gross surface: sqm 12.000**

• **Detail of the area with buildings:**

**Building 1** - 450 mq

**Building 2/3** - sqm 1000

**Building 4** - sqm 900

**Building 5** - sqm 1.200

**Building 6** - sqm 1.185

**Facilities:**

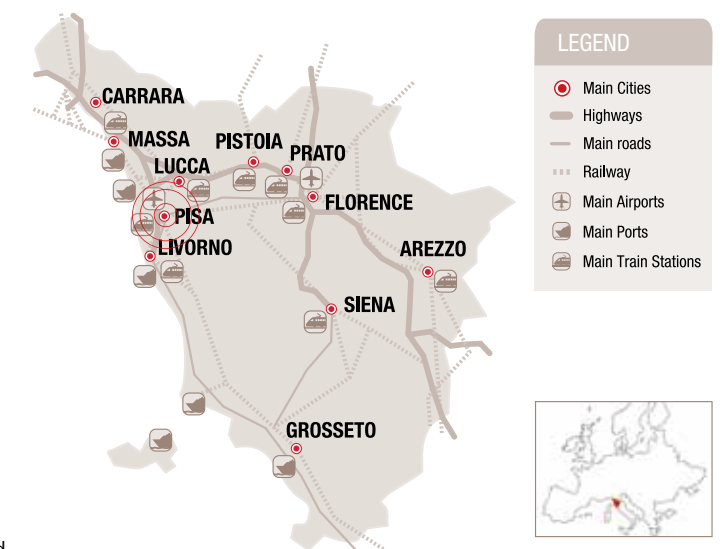
Regular public transport services, with parking areas and no limitations to access. All the buildings are equipped with modern infrastructures, such as electricity, telephone, Internet, gas, water, etc.



PISA  
**CITTADELLA GALILEIANA**

**Overview:**

Its central geographic position with regard to an important and varied infrastructure system (Galilei international airport; busy railway junction; motorway network, the nearby Port of Livorno); its schools of excellence (Pisa University, Scuola Normale Superiore Pisa, Sant'Anna High School), its research centres (CNR, INFN, Virgo Project), and an important University Hospital make Pisa, which is small but pleasant to live in, a continuously developing, interesting



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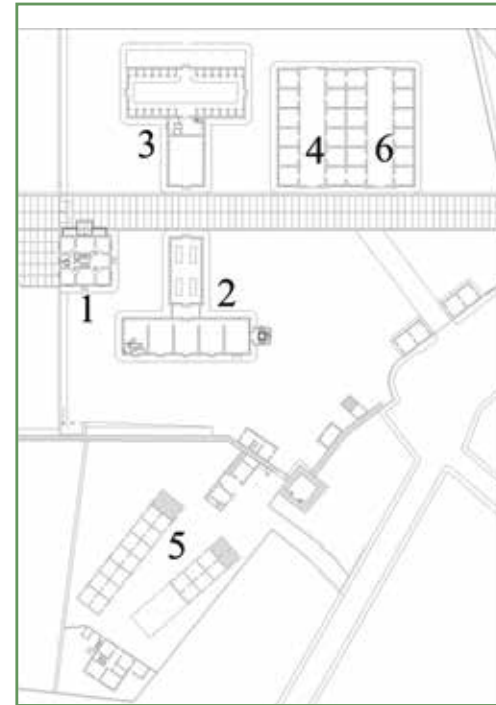


## Structure description:

The old industrial slaughterhouse ("vecchi macelli") area dates back to the early 19th century and is worthy of architectural praise; it is located inside the historical centre, close to the walls of the city. It includes a large green area (approx. 12,000 sqm) with some buildings. The first building of 450 sqm is a prestigious villa that was used as the management offices of the "slaughterhouses" and which the project classifies as "business headquarters". The second building of 1,000 sqm hosts the "National Museum of Calculating Instruments", which is managed by a Pisa University Foundation and which has approx. 2,000 instruments, a library, and an electronic archive with multimedia material. From 6,000 to 10,000 people visit the Museum every year.

The third building, of approx. 1,000 sqm and with only one floor and very high ceilings, is classified by the recovery project as an area for cultural activities. The fourth building is made up of two distinct parts. The first (building 4a), which is for University laboratories and/or cultural activities, extends over 900 sqm on a single level, has a high ceiling and a central corridor with 12 rooms leading off. The second part (building 4b) is the same as the first, but has an intermediate floor, which means that there are 24 rooms leading off instead of 12; the project classifies the 1,200 sqm surface area as being for the headquarters of startup companies. Finally, there are some small buildings, for a total of 120 sqm, to be used as bookshops and reception.

The "ex Stables" ("ex Stallette") complex is located in a nearby area; this complex has four buildings for a total of 1,185 sqm, that can be used as the headquarters of startup companies. The original building, which dates back to the second half of the 19th Century, was a location for public Slaughterhouses. Subsequently, after the Slaughterhouses were transferred to the new headquarters (early 20th Century), the buildings became residences and stables.



## Key advantages:

The structures are in a prestigious area of the city, approx. 800 m from the famous leaning tower and next to the antique circle of the Medieval walls and the antique Sant'Agnes Tower, but easily reachable from the motorway junctions. The complex, the renovation of which is being completed, will host company headquarters, University laboratories, the Museum of Calculating Instruments, a scientific recreation centre, and a convention room inside a large green area.

