



Regione Toscana



Complex “Various services and Swimming pool” Town of Livorno





Regione Toscana



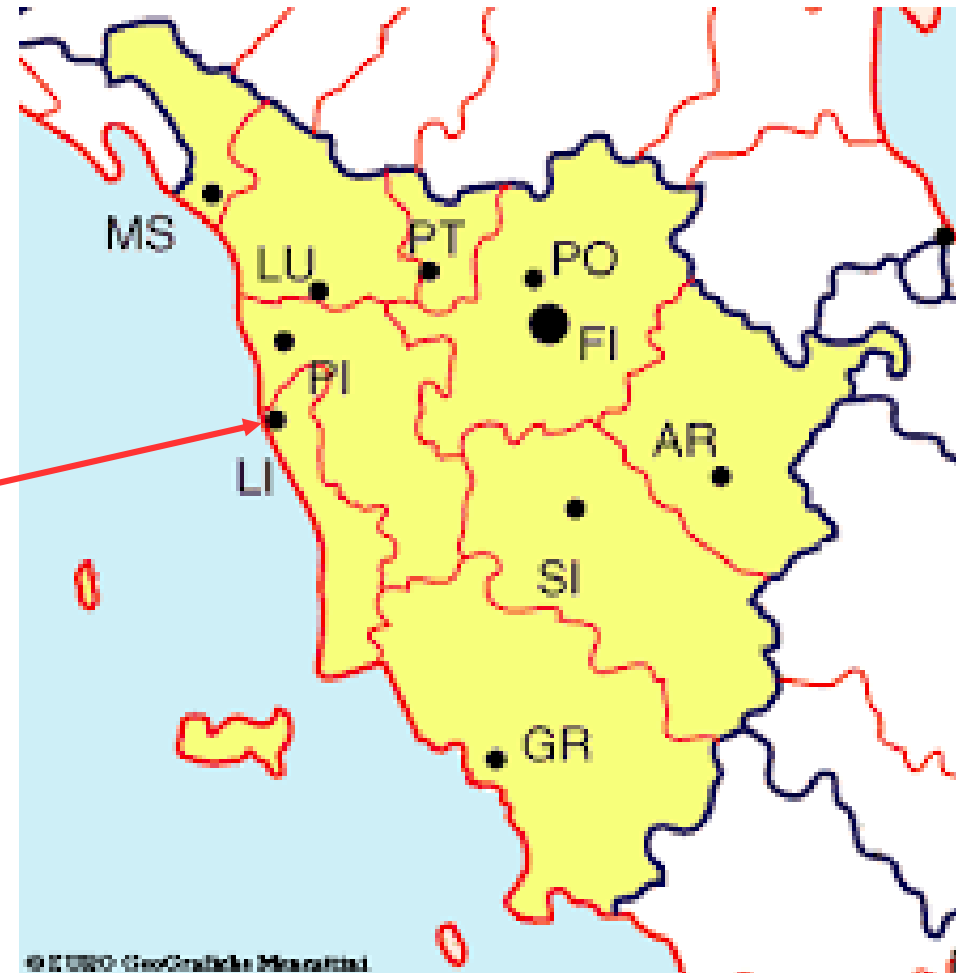
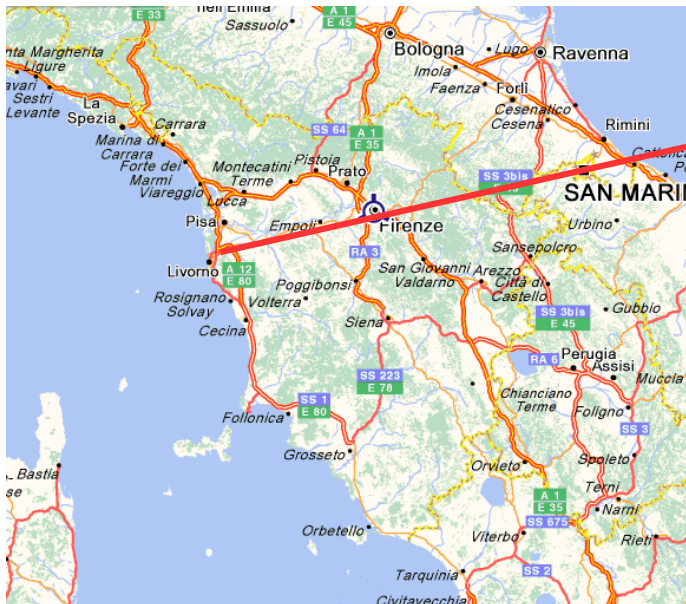
Map of Tuscany with location of Livorno

MAIN DISTANCES:

Rome 360 km
Milan 300 Km
Pisa 25 km
Siena 130 Km

AIRPORT DISTANCES:

Florence 90 Km
Pisa 25 km
Bologna 180 Km



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Regione Toscana



THE REGION'S MAIN ATTRACTIONS

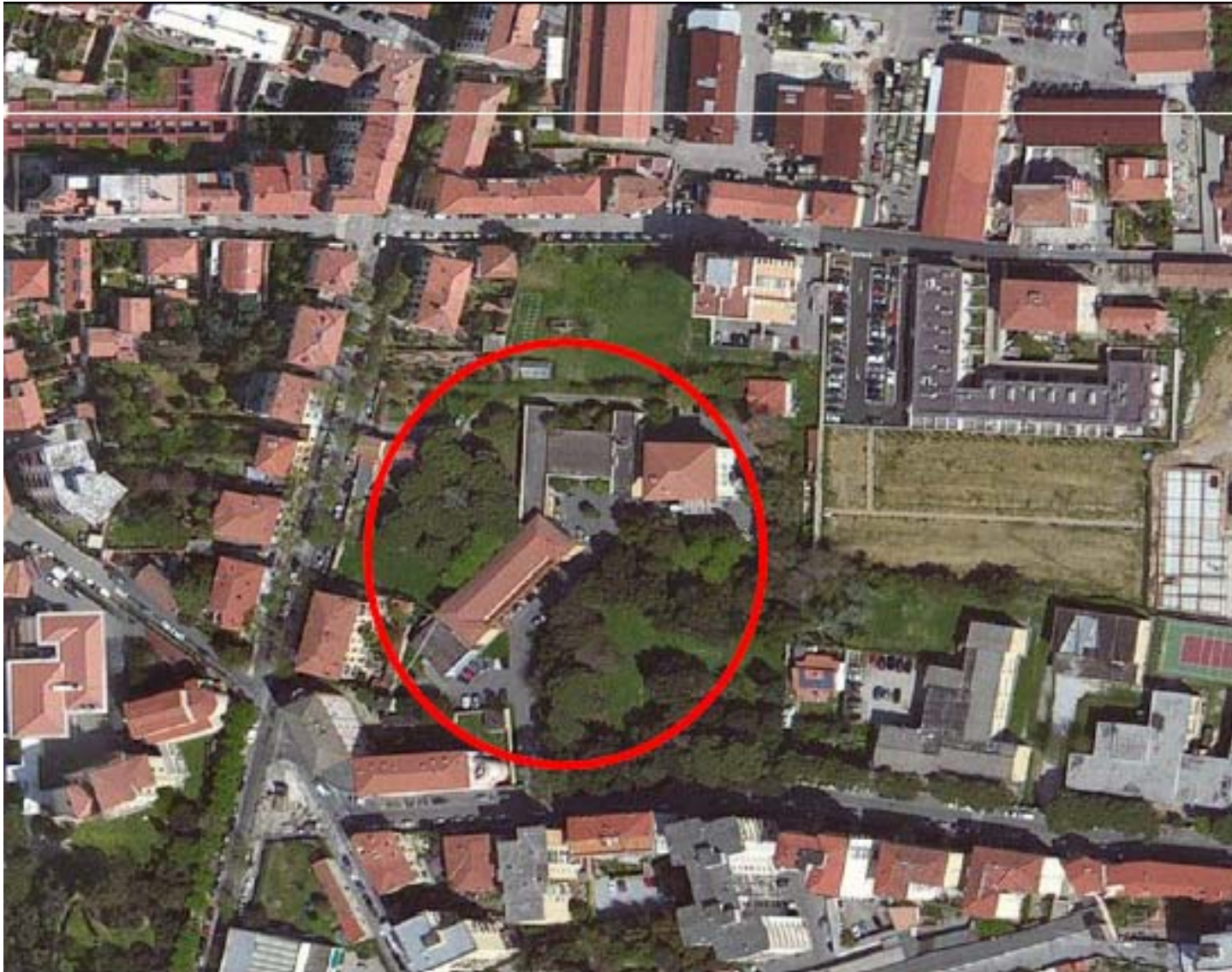




Regione Toscana



ORTHOPHOTOGRAPH “VARIOUS SERVICES AND SWIMMING POOL”

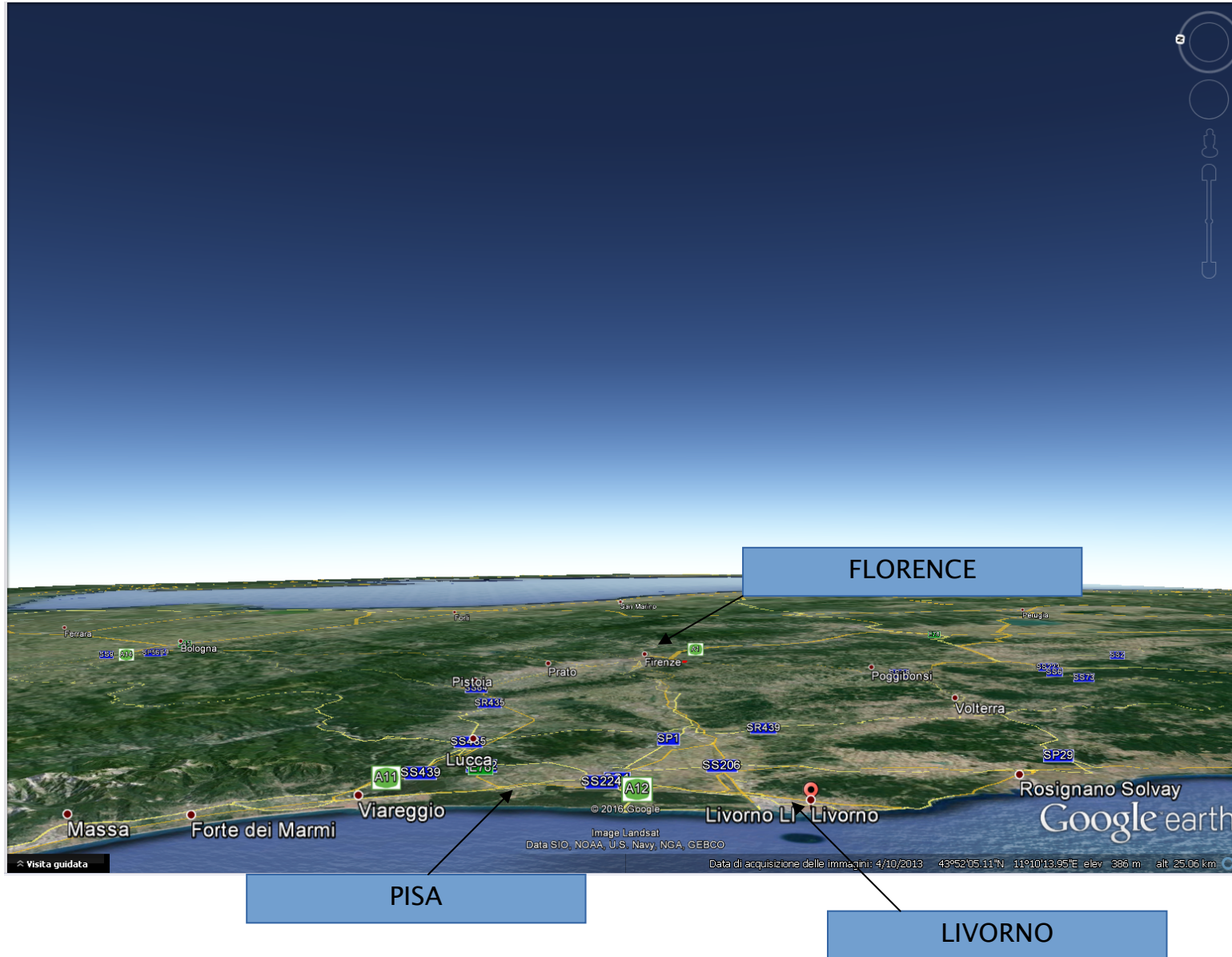




Regione Toscana



LOCATION





Regione Toscana



GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LIVORNO

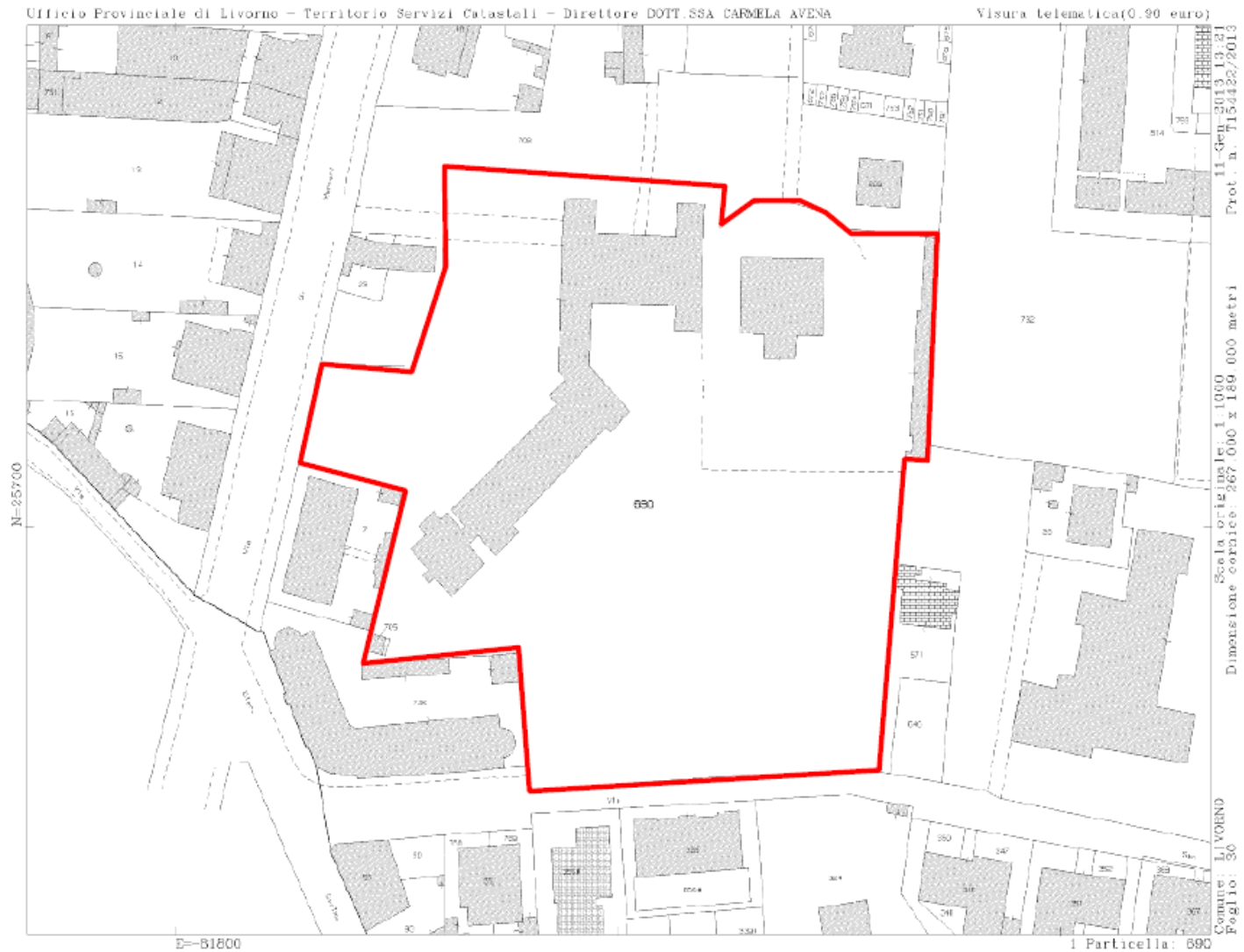
MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 2,910 sqm
- APPURTENANT UNCOVERED AREA 16,100 sqm
- INTENDED USE: public service
- PROPOSED INTENDED USE Residential; Tertiary; Neighbourhood trade
- Complex not bound under Italian Legislative Decree 42/2004



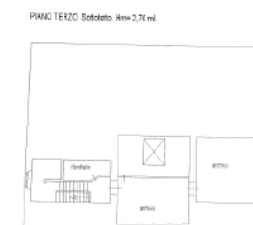
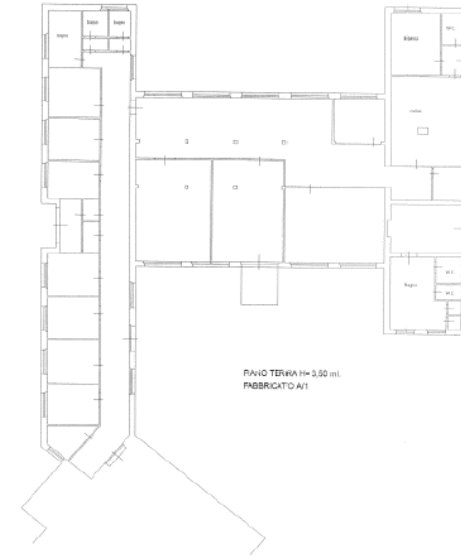
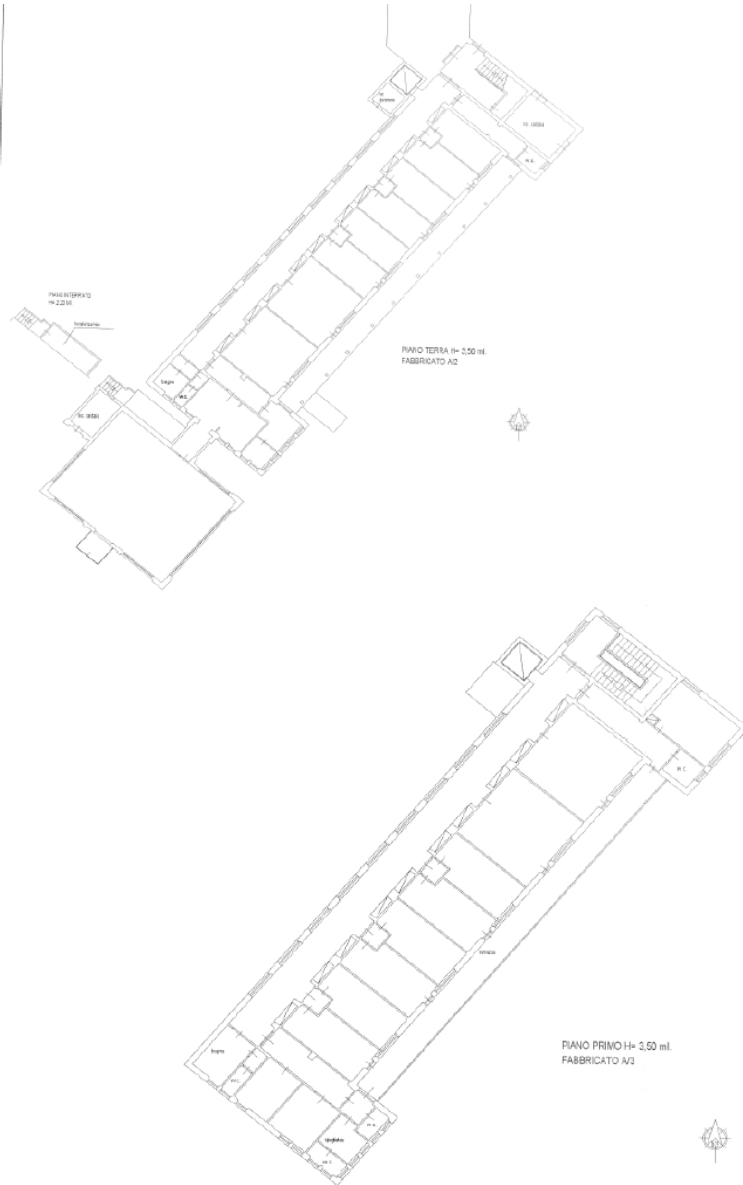


CLASSIFICATION OF THE PROPERTY





PLANIMETRIC REPRESENTATION





Regione Toscana



SUMMARY DESCRIPTION

VARIOUS SERVICES AND SWIMMING POOL IN VIA SAN GAETANO 5/7 – LIVORNO

- The property is located in a semi-central position in the Town of Livorno. It has good accessibility thanks to its proximity to the axis of Viale F. Petrarca and Viale Alfieri. The surroundings are characterised by an average quality mainly residential area. In the nearby there are schooling institutes and there are also neighbourhood shops on the ground floor of residential buildings and good availability of parking. Among the most important services, there are the proximity to the Hospital of Livorno (Spedali Riuniti), accessed from via A. Gramsci.
- The facility hosts the Livorno Local Health Authority n.6. The compendium in question consists of three buildings divided as follows: Villa Porcelli – on three floors above ground, the building 2 on Viale Marconi (apartment) on one floor above ground, the latter in bad state of conservation due to abandonment and building 1 (two contingent buildings 1a and 1b) on two floors above ground. The structure of buildings 1 and 2 is in reinforced concrete, the roof of the first is multi-layered and surfaced with roof tiles and Italian tiles (coppi) while the second is flat and surfaced with bituminous sheathing, the facades are layer-plastered and painted; parts of the premises of buildings 1a and 1b are unusable. The building Villa Porcelli is built in mixed loadbearing masonry with a pavilion style roof surfaced with roof tiles and Italian tiles (coppi).