



Regione Toscana



Complex “Administrative Offices” Town of Cecina (Livorno)





Regione Toscana



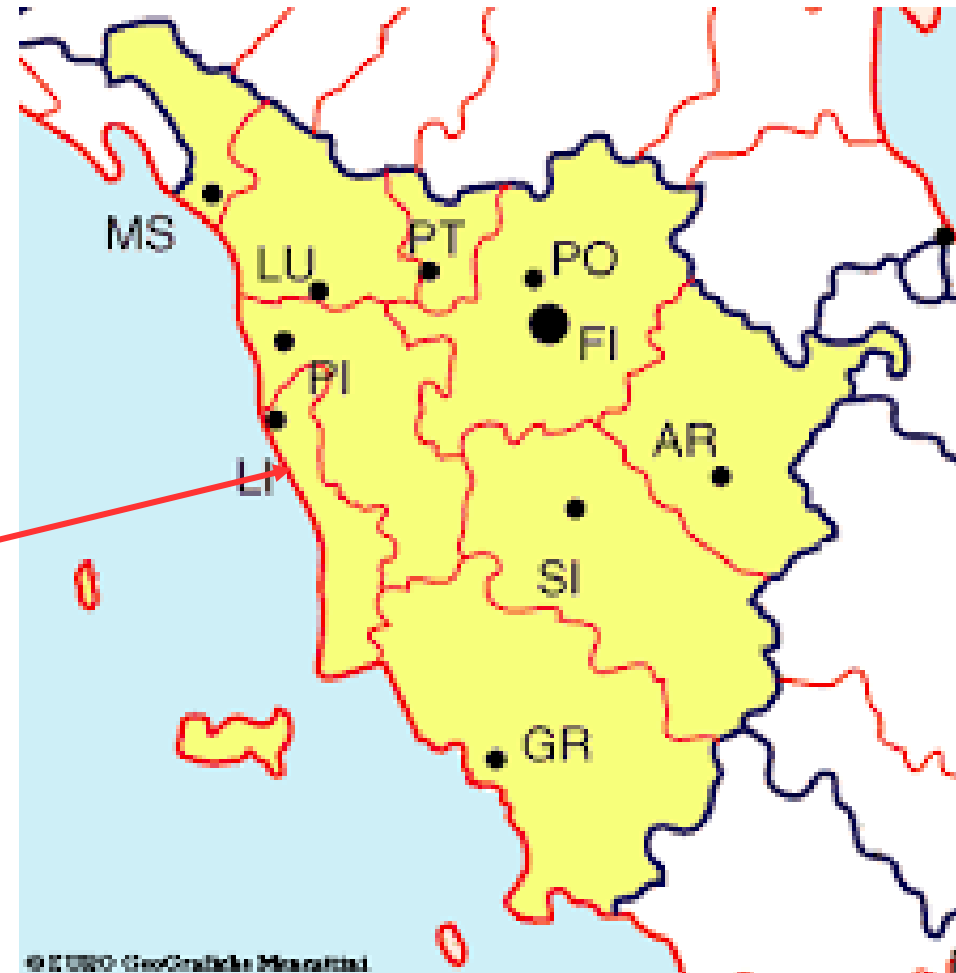
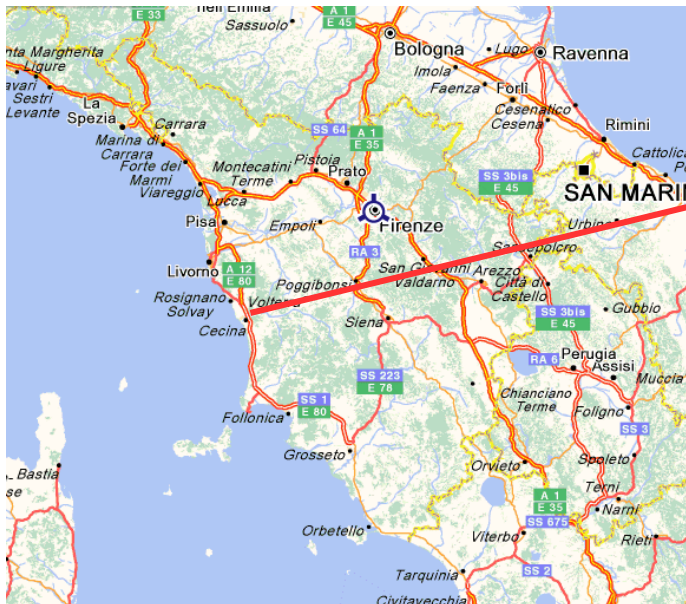
Map of Tuscany with location of Cecina (Livorno)

MAIN DISTANCES:

Rome 330 km
Milan 330 Km
Pisa 55 km
Siena 160 Km

AIRPORT DISTANCES:

Florence 110 Km
Pisa 55 km
Bologna 210 Km



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THE REGION'S MAIN ATTRACTIONS

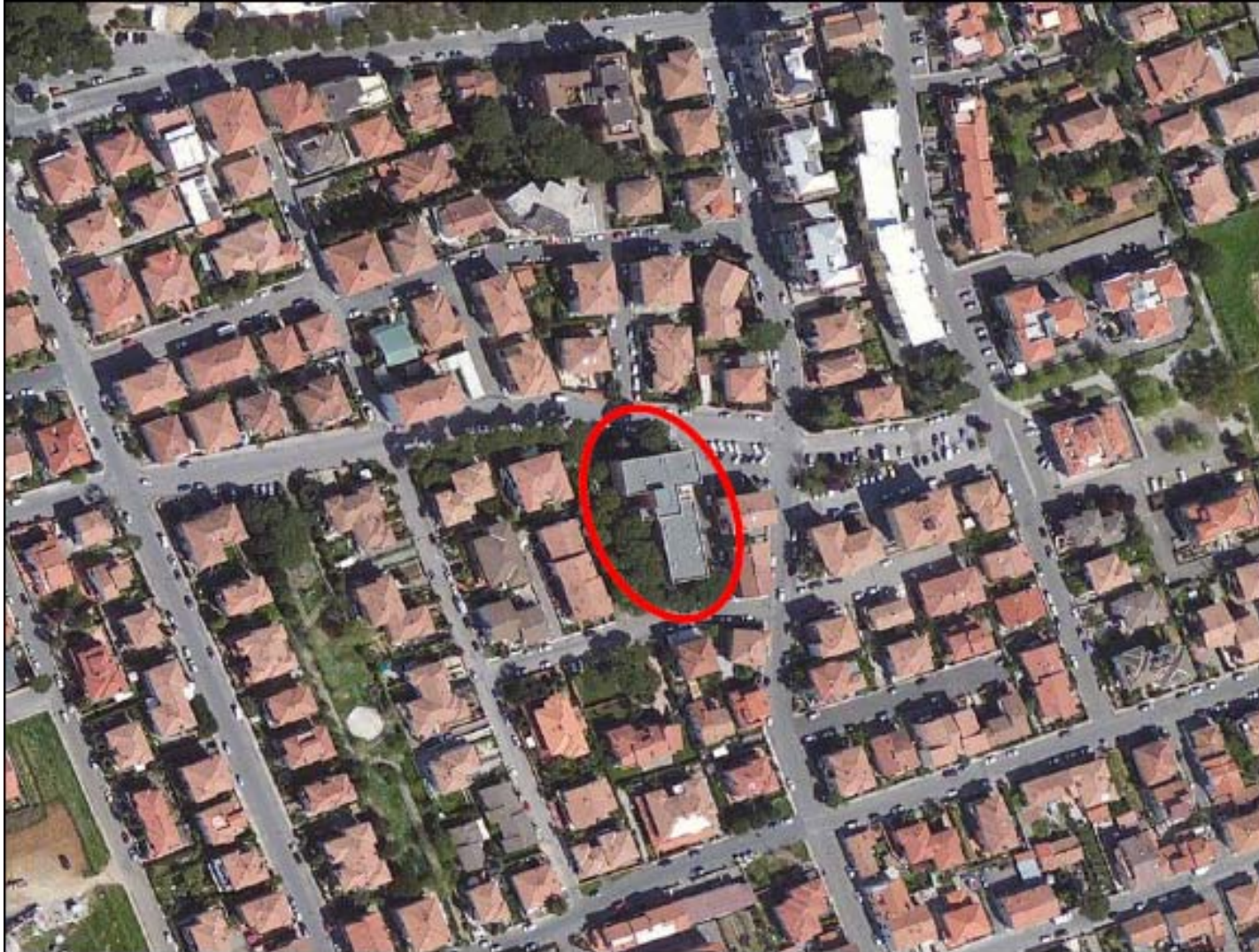




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ORTHOPHOTOGRAPH “ADMINISTRATIVE OFFICES”

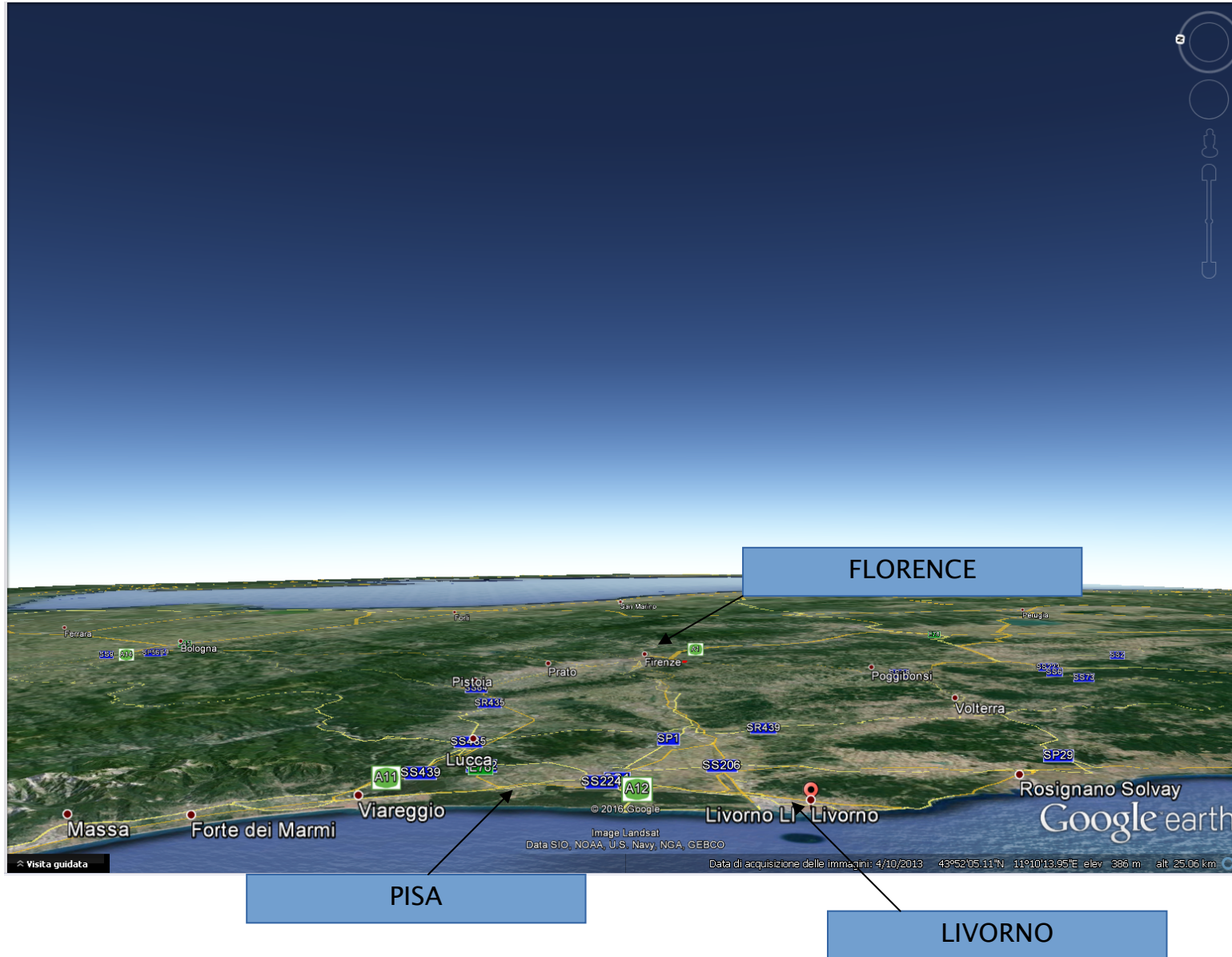




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LOCATION





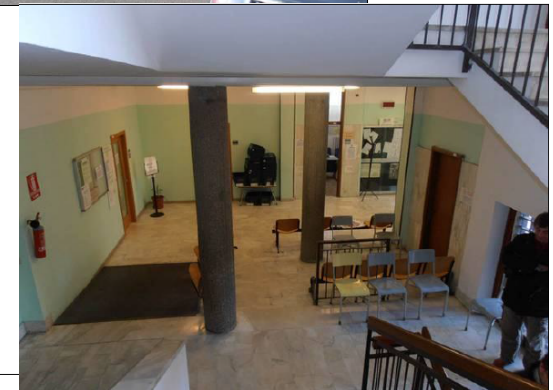
Regione Toscana



GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN CECINA (LIVORNO)

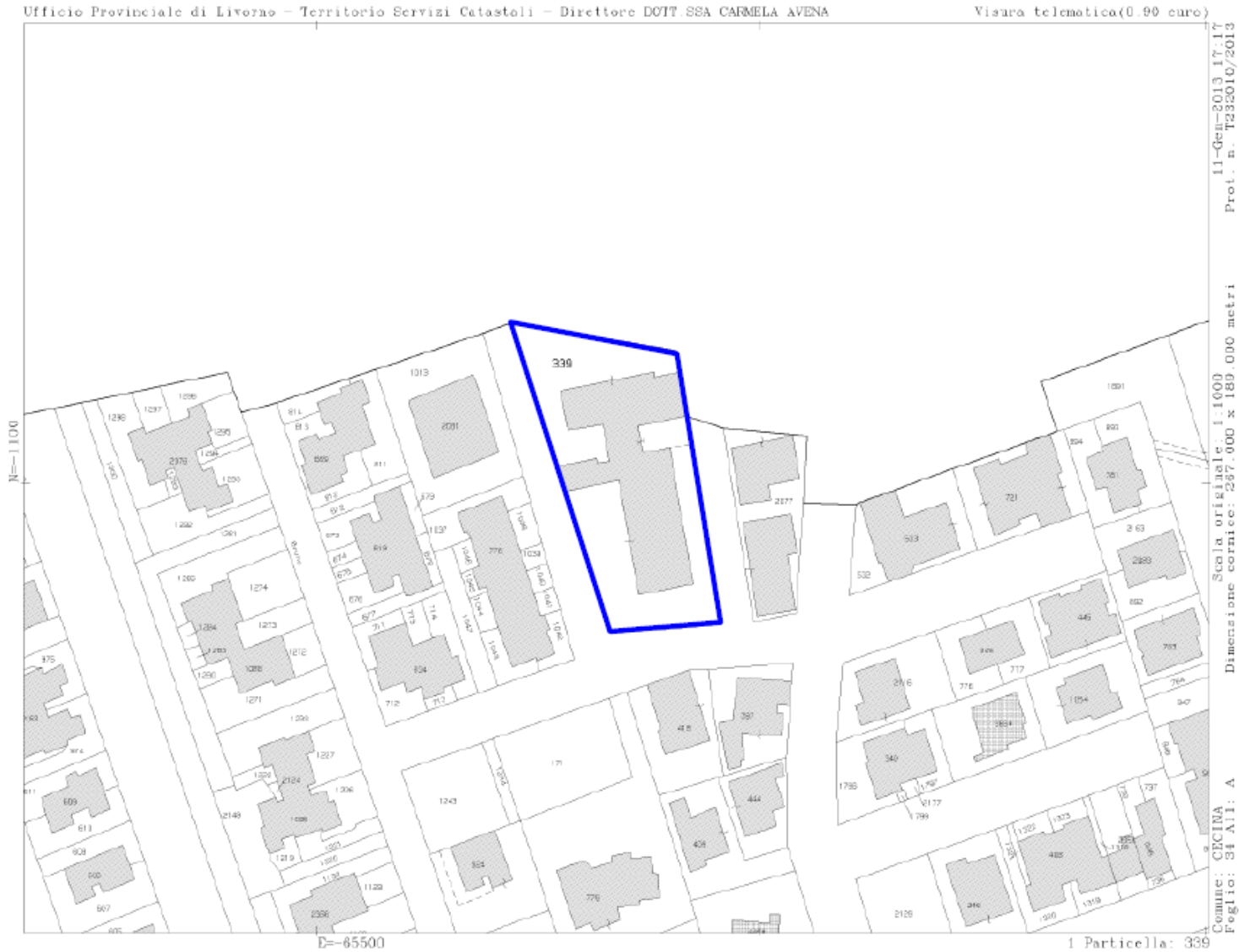
MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDINGS in good condition
- TOTAL GROSS AREA 3,135 sqm
- APPURTENANT UNCOVERED AREA 1,050 sqm
- INTENDED USE : facility of public interest
- PROPOSED INTENDED USE: Residential; Tertiary; Commercial; Public service (schooling institute, library)
- Complex not bound under Italian Legislative Decree 42/2004





CLASSIFICATION FOR THIS PROPERTY

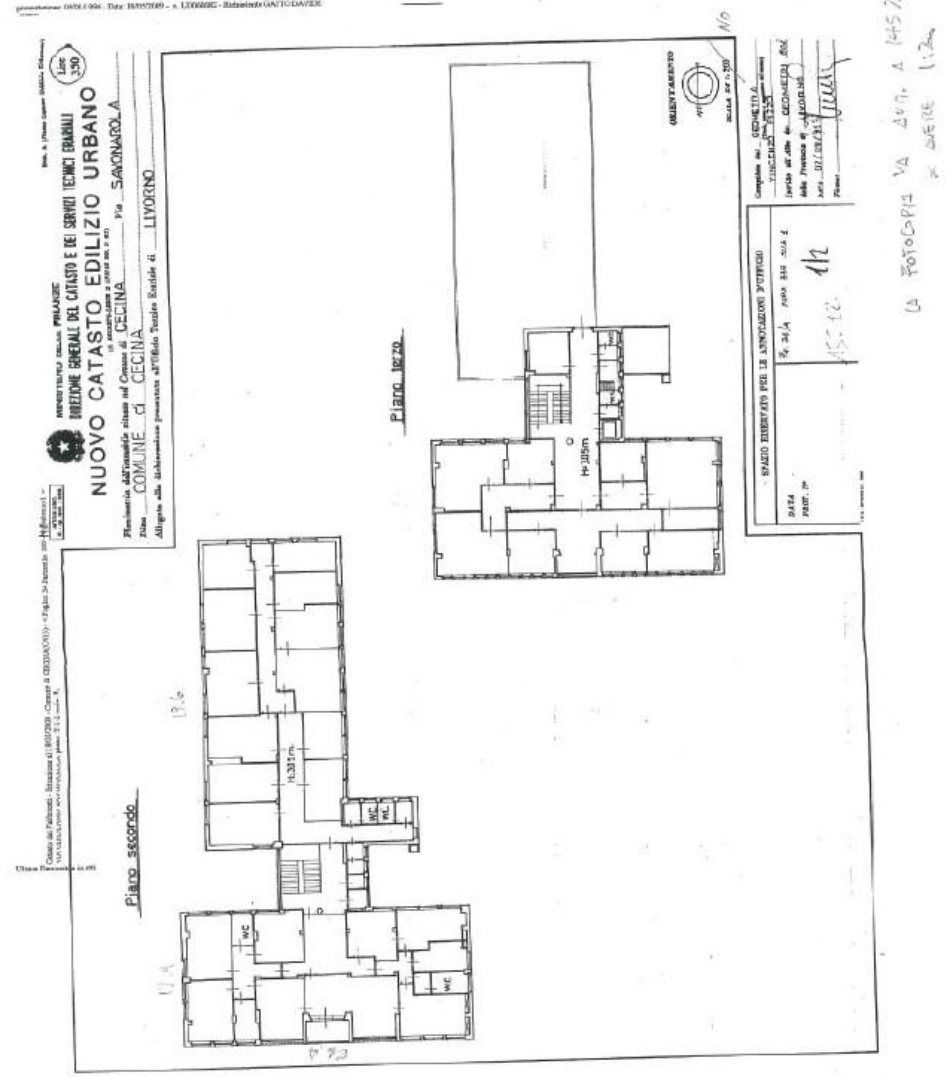
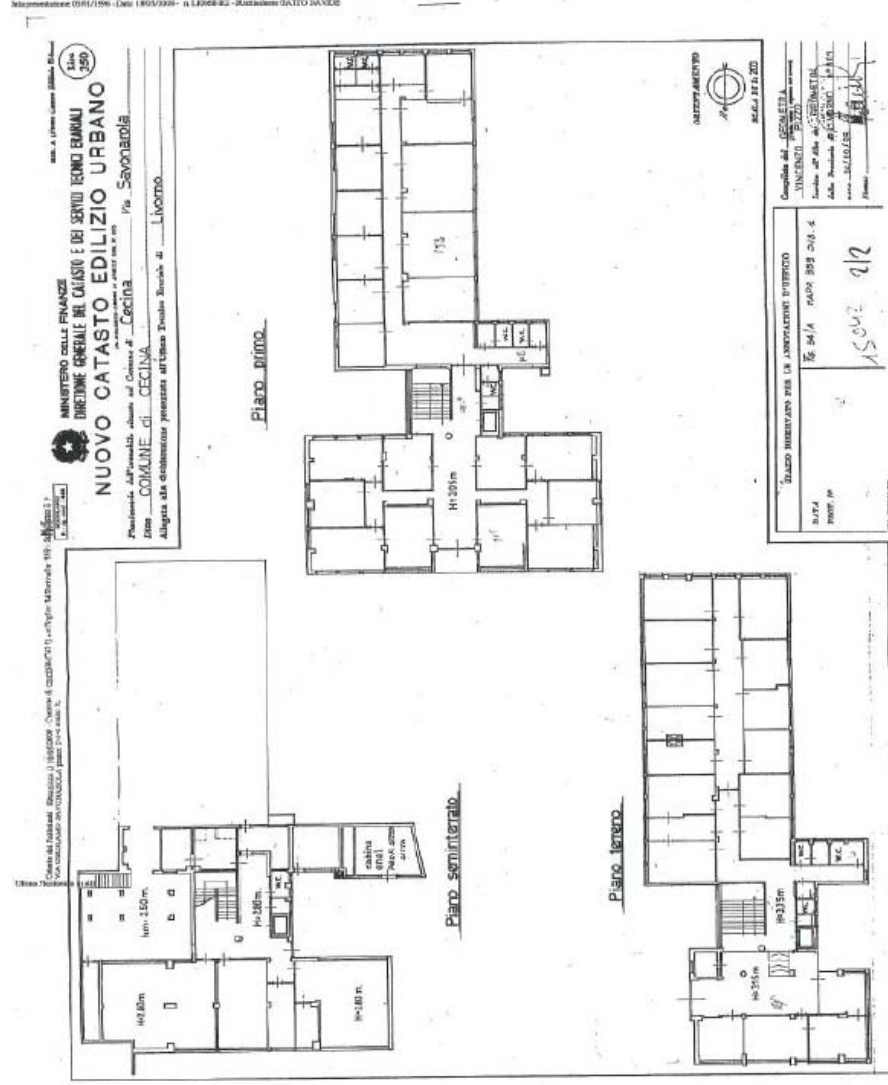




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PLANIMETRIC REPRESENTATION





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SUMMARY DESCRIPTION

PROPERTY “ADMINISTRATIVE OFFICES” IN VIA SAVONAROLA 82 – CECINA (LI)

- The property is located in a semi-central position compared to the historic centre of Cecina. It is located within a predominantly residential neighbourhood consisting of structured buildings on 2/3 floors above ground with appurtenant gardens. In the immediate vicinity there are the main personal services and we also point out that there is a sports centre on via Aldo Moro (communal swimming pool, tennis courts, football pitches).
- The building houses Livorno Local Health Authority n.6 services. The structure of the building is in reinforced concrete, the roof is flat and covered with bituminous sheathing, the facades are covered with unclad bricks with exposed edge curbs. The state of conservation is good. The building is structured on four floors above ground.