



Regione Toscana

Complex “Former Laveno Colony”: Town of Pietrasanta (Lucca)





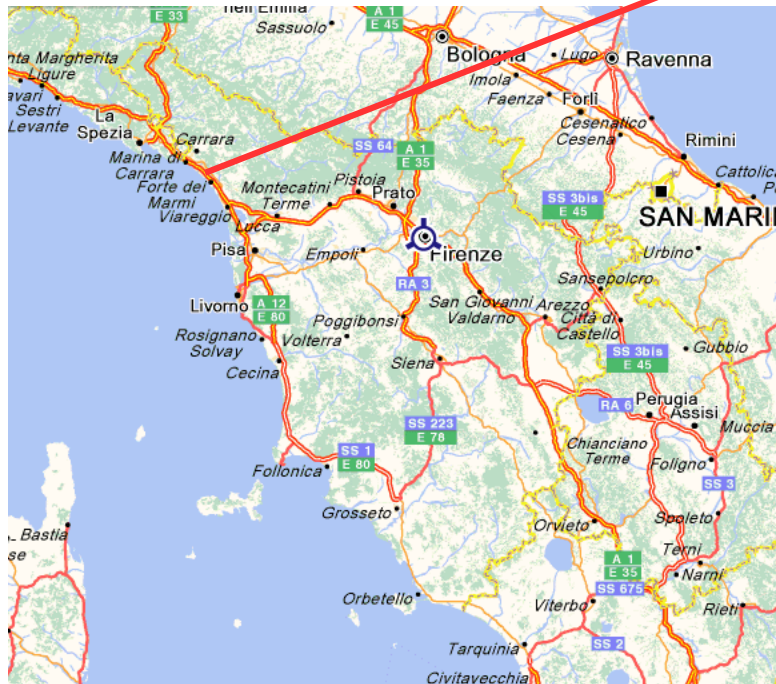
Map of Tuscany with location of Pietrasanta (Lucca)

MAIN DISTANCES:

Rome 350 km
Milan 280 Km
Pisa 20 km
Siena 145 Km

AIRPORT DISTANCES:

Florence 60 Km
Pisa 20 km
Bologna 160 Km





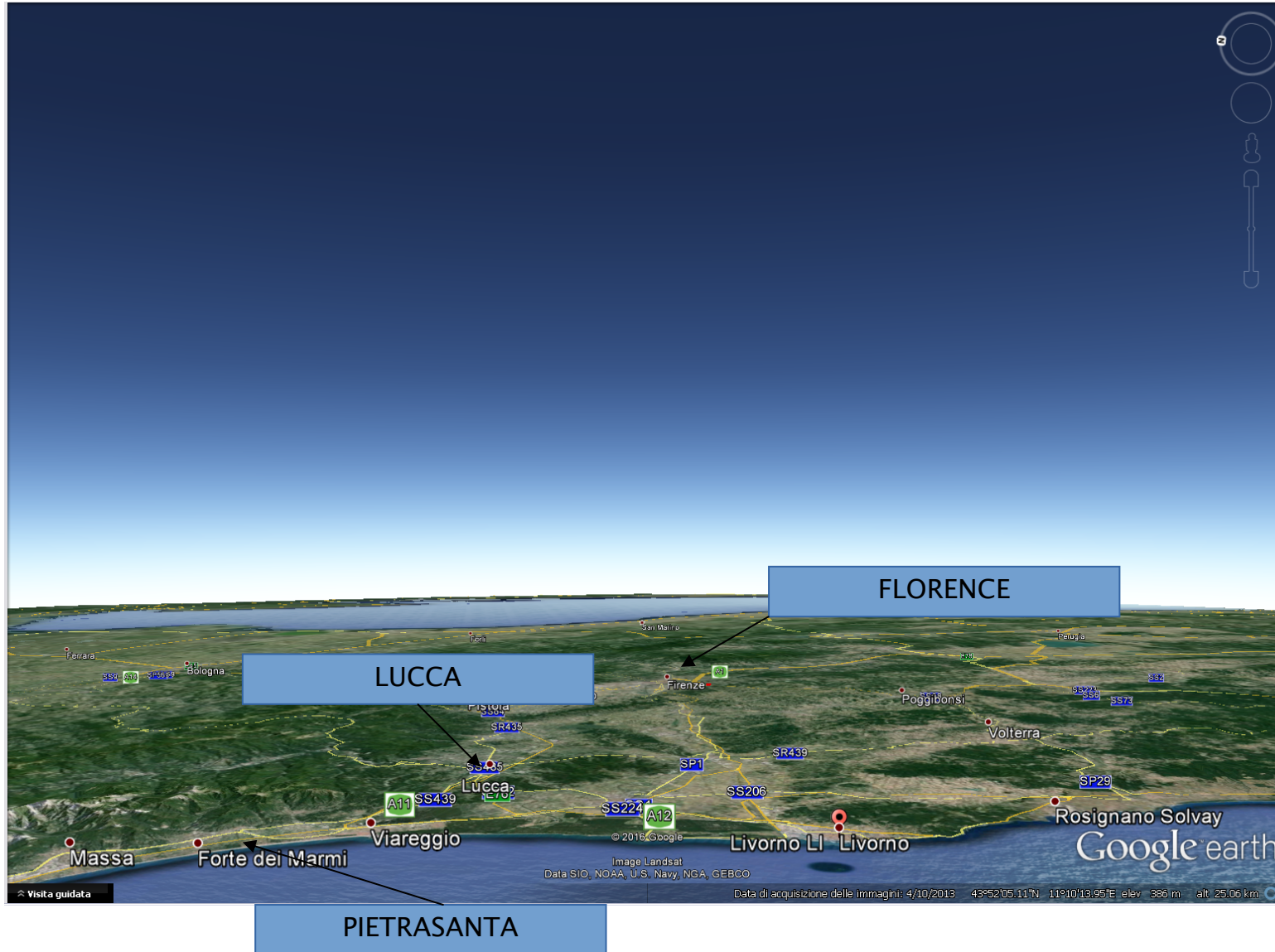
Regione Toscana

THE REGION'S MAIN ATTRACTIONS





LOCATION





ORTHOPHOTOGRAPH "PORTION OF FORMER LAVENO COLONY"





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PIETRASANTA

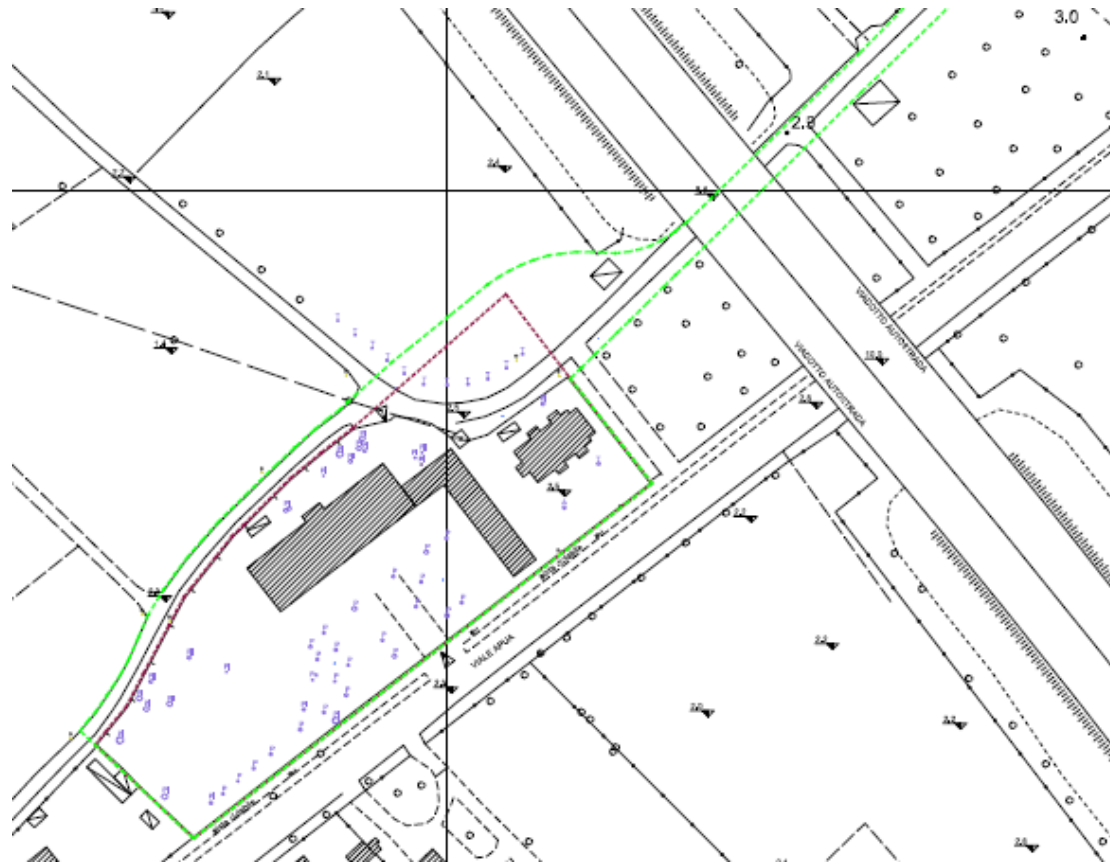
MAIN FEATURES:

- PROPERTY: ASL Toscana NORD OVEST (Ex ASL 12 di Viareggio)
- PROPERTY INTENDED FOR SALE by public auction
- BUILDING: good condition
- TOTAL GROSS AREA : 1,600 sqm
- APPURTENANT UNCOVERED AREA : 5,952 sqm
- N. FLOORS: three floors above ground
- INTENDED USE: destination mixed hospitality and RTA with building restructuring project as well as expansion
- COMPLEX: not bound under Italian Legislative Decree 42/2004





CADASTRAL IDENTIFICATION





SUMMARY DESCRIPTION

Property “Former Laveno Colony” Viale Apua, Town of Pietrasanta (Lucca)

- The buildings in this property consist of a main building with three floors joined to a second building with one floor placed perpendicularly (former refectory), a secondary building (former infirmary) and a building used as toilets to the back of the main buildings. The first building (former Laveno colony) is formed by a basement covered in 18x29 cm ceramic tiles and an upper layer on two floors finished with plaster with a marked entrance on the main façade. It is a building with mixed structure consisting of loadbearing walls in solid brick masonry on the ground floor, hollow mortar brick masonry in the perimeter walls of the first floor and a reinforced concrete structure in the central spine. The roof is pavilion style surfaced with Marseillais tiles.
- The symmetrical partition of the facade is emphasised by the plinth covered by the ground floor and by the large entrance surmounted by a double loggia and large decorations. The entrance is in fact slightly set back and is surmounted by two terraces whose railings are decorated with panels in high relief by the artist Antonia Campi depicting marine scenes. The same decorations frame the entrance giving a sense of monumentality to the entire façade.
- The former refectory building consists of an L-shaped body in adherence with the main building. It is on one floor with large windows that overlook the park. The reinforced concrete structure, with a flat roof, is covered on the outside by the same ceramic tiles as the main building, while the inside is painted with lime milk. At the contact point with the Colony there is a clear disconnection in décor, suggesting it was built after the main building.
- The buildings' appurtenant area is characterised by a park that extends between viale Apua and the main façade of the Laveno Colony, the garden is crossed by a path aligned with the main entrance that connects the building with viale Apua. The land, characterised by a layer of vegetation cover and tall trees of various species (see table on trees), is delimited by a fence made up of posts and net on three sides except the main side that is made up of a plaster wall surmounted by pillars that are also plastered and topped with an iron mesh railing.