



Regione Toscana



AZIENDA OSPEDALIERO
UNIVERSITARIA PISANA

complex “Il Calambrone” Municipality of Pisa





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UNIVERSITARIA PISANA

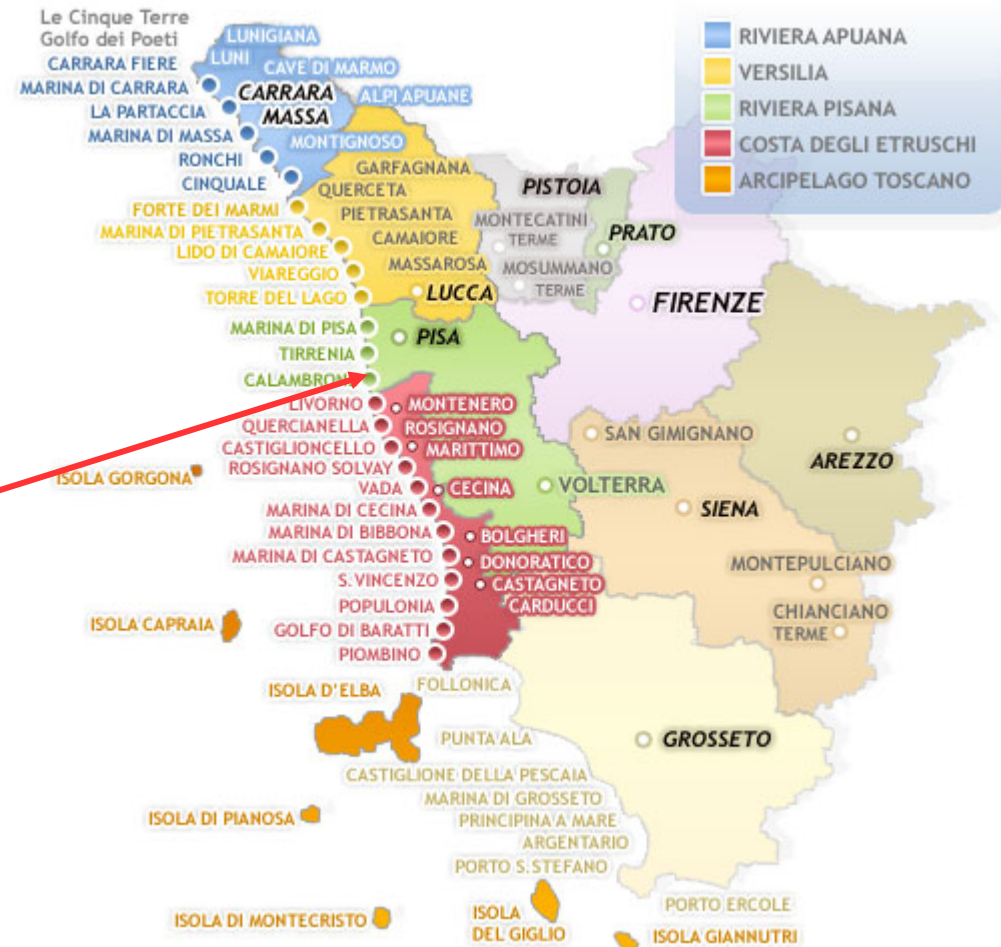
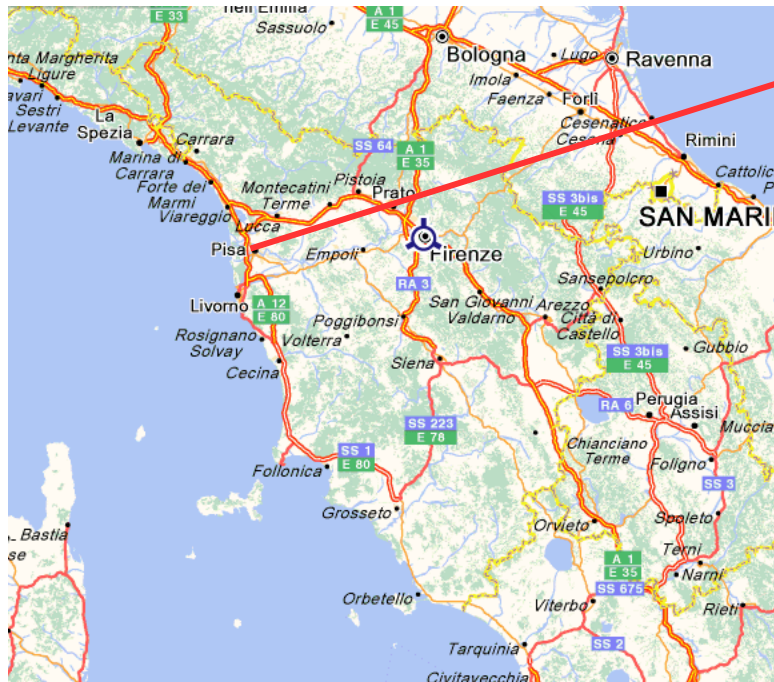
Map of Tuscany with location of Calambrone (Pisa)

MAIN DISTANCES: AIRPORT

Rome 359 km	DISTANCES:	Florence 90 km
Milan 295 km		Pisa 19,3 km
Florence 90 km		Bologna 180 km
Livorno 9,4 km		

MAIN MOTORWAYS:

A1 FirenzeNord 90 km
A1 Firenze Sud 96,2 km
S.G.C. FI-PI-LI 41 km





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THE REGION'S MAIN ATTRACTIONS



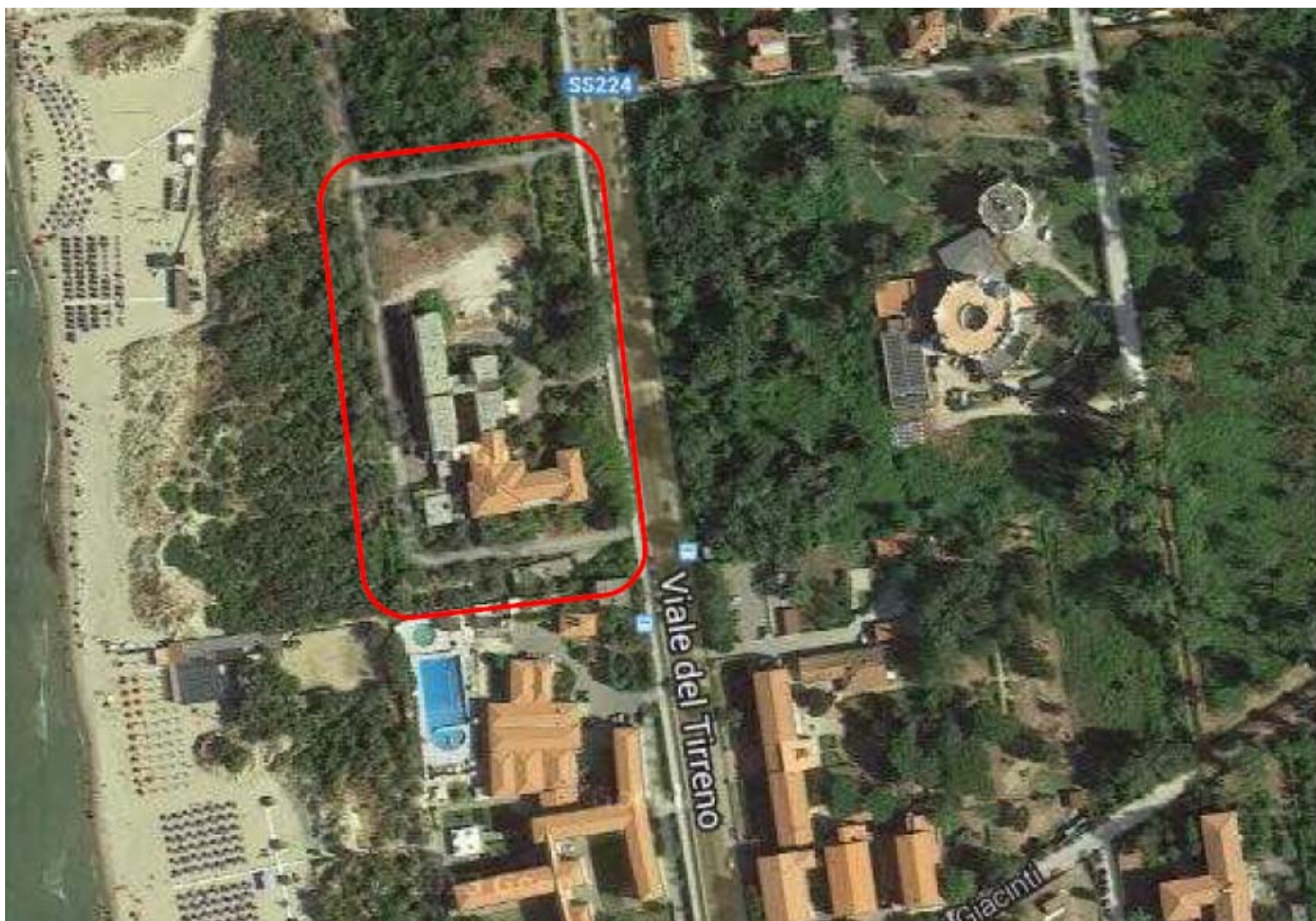


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ORTHOPHOTOGRAPH "FORMER CALAMBRONE HOSPITAL"





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GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN CALAMBRONE (PISA)

MAIN FEATURES:

- PROPERTY: AOU Pisa (Pisa University Hospital)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- TOTAL GROSS AREA : 1,820 msq
- APPURTENANT UNCOVERED AREA : 5,086.2 msq
- N. FLOORS: 3 floors, as well as basement/underground floors intended for parking and ancillary rooms
- INTENDED USE: decommissioned hospital – building restructuring area, health and assistance services
- COMPLEX: not protected





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CADASTRAL IDENTIFICATION





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SUMMARY DESCRIPTION

Property “Il Calambrone”, Calambrone (Pisa), Viale del Tirreno

- The complex consists of the former Hospital named “Il Calambrone” located along the Pisa coast. The former health facility is around 20km away from the centre of the city of Pisa, right in the south area of Tirrenia, a seaside tourist resort.
- The Calambrone building was largely built in the 1930’s as a set of large building complexes intended to be used as public and corporate summer camps and was developed after the war, including through the establishment of health facilities.
- The Presidio, “Istituto Cure Marine di Tirrenia V. Putti”, built in the 1960s and transformed, following acquisition of USL Pisa assets, into its current hospital use in the ‘70s, is located in an area near to the sea and has a decidedly linear and austere architectural configuration in which there are no particularly valuable decorative elements.
- The building, built entirely in reinforced concrete, consists of three interconnected main blocks.
- In the second half of the 1900s, with the slow disposal of colonies, the area, which was sparsely populated, faced an overall decline, but from the start of the 2000s urban choices brought new development to the area.
- Its proximity to the mouth of the Scolmatore and Calambrone rivers and with the industrial area of Stagno and the port of Livorno, while causing a state of deterioration to the overall environmental quality, were not an obstacle for the settlement in a touristic way. This is however currently in full development, as documented by the massive property private renovations that, privately, are affecting the local ancient marine colonies.