



Regione Toscana



Complex

“Former Sant’Antonino Hospital”

Town of Fiesole (Florence)





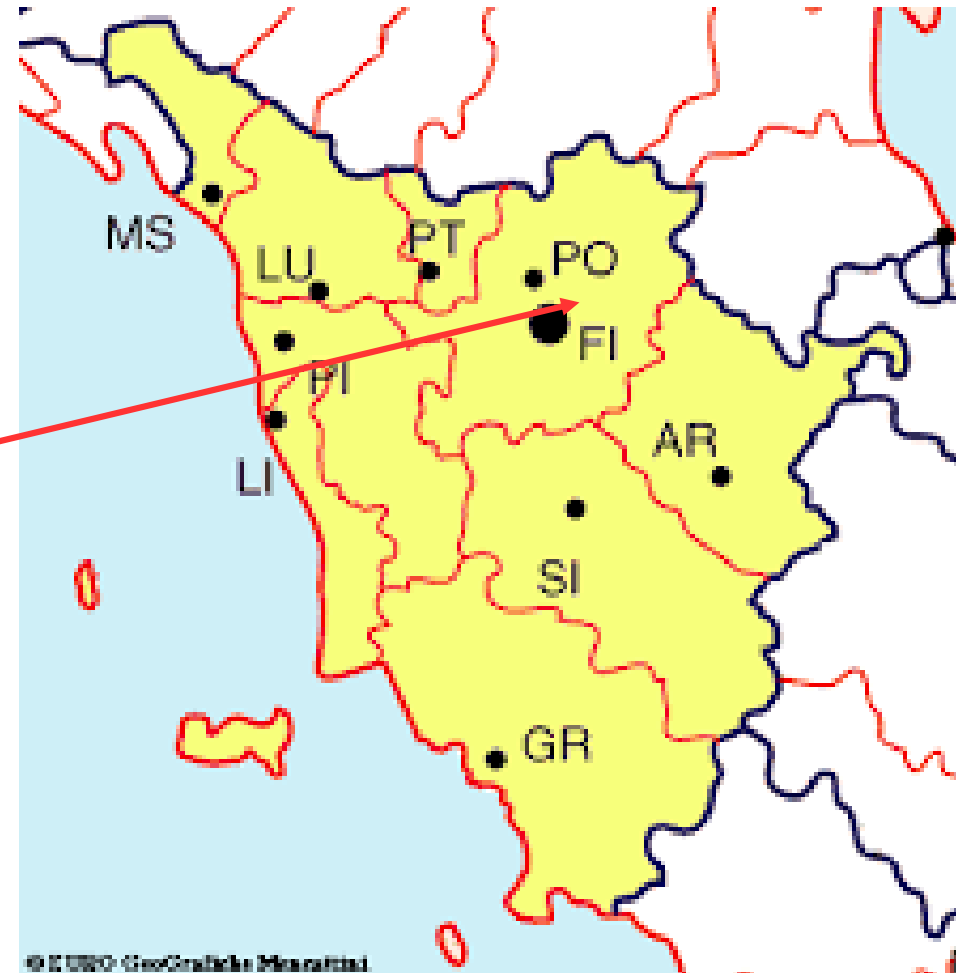
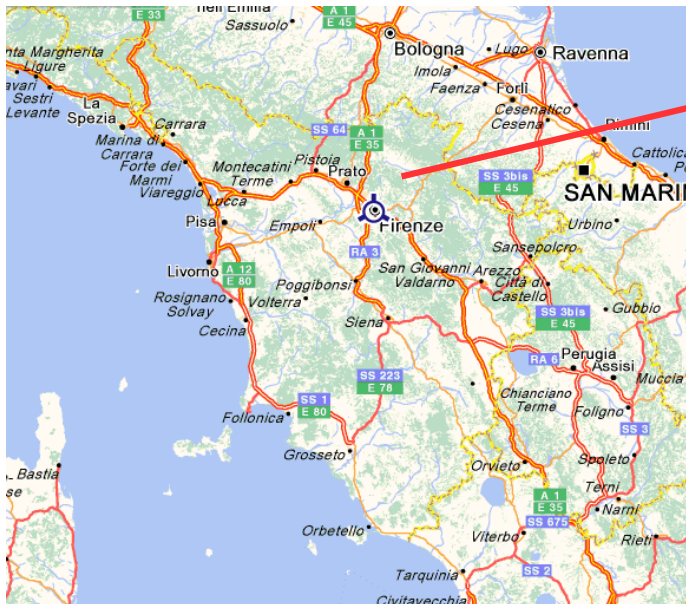
Map of Tuscany with location of Fiesole (Florence)

MAIN DISTANCES:

Rome 275 km
Milan 320 Km
Pisa 100 km
Siena 85 Km

AIRPORT DISTANCES:

Florence 20 Km
Pisa 90 km
Bologna 120Km





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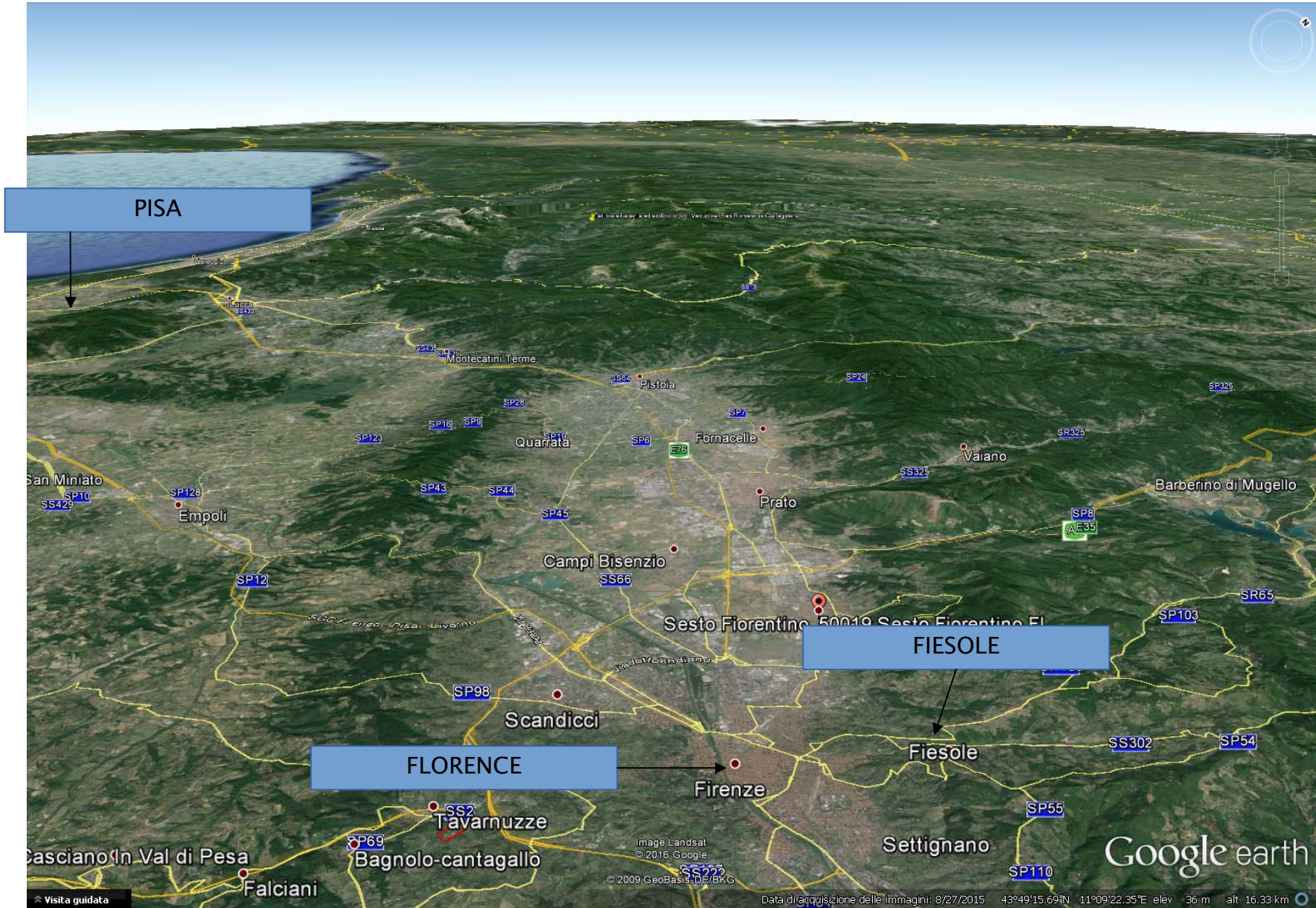


THE REGION'S MAIN ATTRACTIONS





LOCATION



PISA

FLORENCE

FIESOLE



GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PRATO

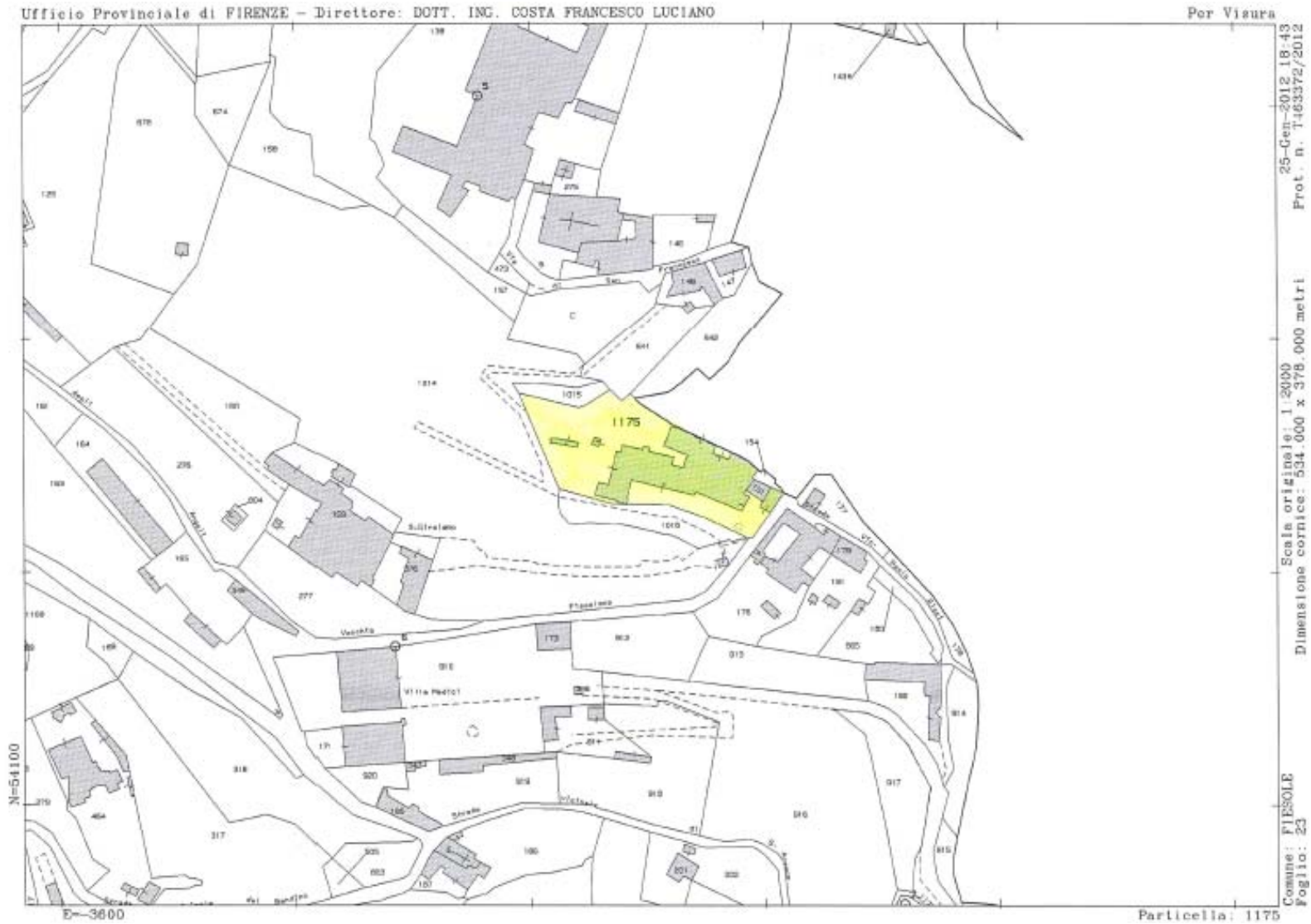
MAIN FEATURES:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 10 Florence)
- PROPERTY: intended for sale by public auction
- BUILDING: fair condition
- GROSS TOTAL AREA: 3,917 sqm
- APPURTENANT UNCOVERED AREA: n.a.
- INTENDED USE: community facilities for health and social care
- COMPLEX: subject to landscape protection as per Italian Legislative Decree 42/2004



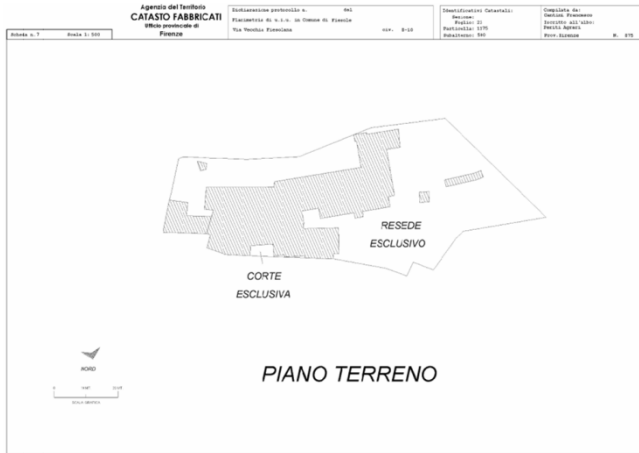


CADASTRAL IDENTIFICATION





PLANIMETRIC REPRESENTATION





SUMMARY DESCRIPTION

FORMER SANT'ANTONINO HOSPITAL OF FIESOLE ON VIA VECCHIA FIESOLANA, 10 – FIESOLE (FLORENCE)

This property is placed in a convenient location close to the historic centre of Fiesole with panoramic views of Florence and the surrounding countryside. Very complex and structured, it was developed for purely utilitarian reasons that led to a multifaceted building structure.

The complex consists of a series of distinct and recognisable buildings.

- The building on Via Vecchia Fiesolana, where there is a marble plaque reading “Villino S. Maria” on the building facade, is developed on four floors above ground and is a typical structure of local historical buildings. The buildings have yellow ochre-coloured lime plaster and are marked by two raised string courses, one at the height of the first floor window sills and the other at the ceiling of the top floor. In the basement floor there are three windows with diamond shaped railings; the floors above the ground are characterised by a series of geometric windows interspersed with raised coamings and sills while on the south side there are only sills without coamings. The geometric order is interrupted by the presence of twin lanced-windows with curved arches, positioned on two fronts towards the south-east corner. The gutter is made of wood and the roof is shaped as a half pavilion with clay tiles and very old shingles.
- The separate building behind the structure mentioned above, has four floors above the ground, as well as a basement strongly characterised by an intervention carried out in the early '70s when the pre-existing building was raised by one floor. This intervention is marked with an evident “member” in reinforced concrete that identifies a series of balconies for the three floors of the existing building and a strongly projecting fascia on the top floor, with pseudo-band openings. The gutter is an additional slightly protruding fascia with some upper elements that almost make up a battlement bay. The windows on the top floor have iron elements, figuratively responsive to the style of the intervention.
- To the left of the before-mentioned building there is a section of the building built composed of four floors above the ground and slightly behind the two side wings, where there is a main entrance to the hospital complex, topped with a thin reinforced concrete shelter.
- To the left of the entrance there is the part of the building created with the expansion planned at the end of the 1950's, arranged on three floors above the ground, with geometrically placed windows and with two terraces (on the first and second floor) placed in a central position compared to the portion built and equipped with “full” guardrail at the centre and iron railings with thin vertical elements on the sides. In the back there are two distinct parts of the building, where the service rooms were located.
- In the south-west part of the complex there is an additional part of the building with only one floor above the ground with reinforced concrete partitions and large windows, where, in the back, there are technical rooms of various use.
- To the north-west there is a part of the building built more recently, leaning against the land behind, consisting of four above ground floors and equipped with large windows with aluminium frames. The gutter is made from reinforced concrete and the roof is flat.
- To the north-east lies another part of the building built before the second world war, placed between the central body and the embankment on the back; this also has a flat roof.
- Finally, detached from the main building to the south-east, built on the embankment to the left of the Via Vecchia Fiesolana entrance, there is a technical building characterised by reinforced concrete walls and a usable flat roof.