



Regione Toscana



Complex “Former Sanatorium and Assisted Home” Town of Lucca





Regione Toscana



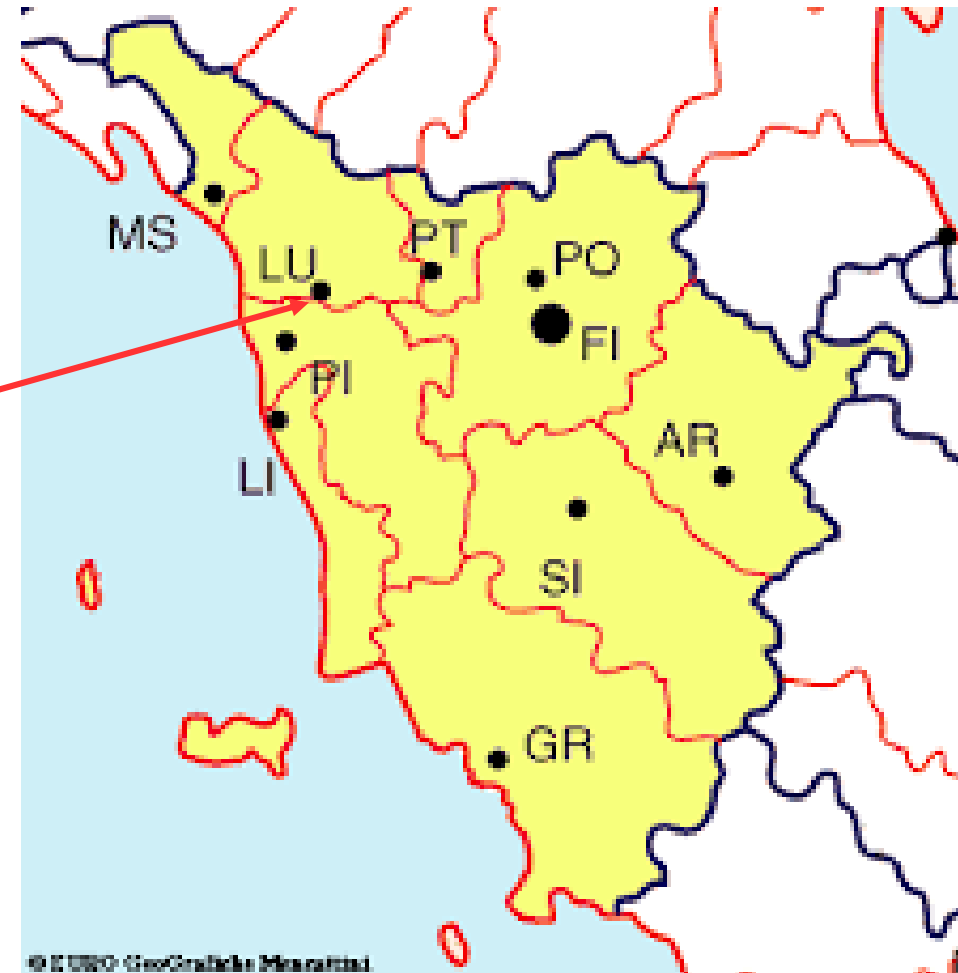
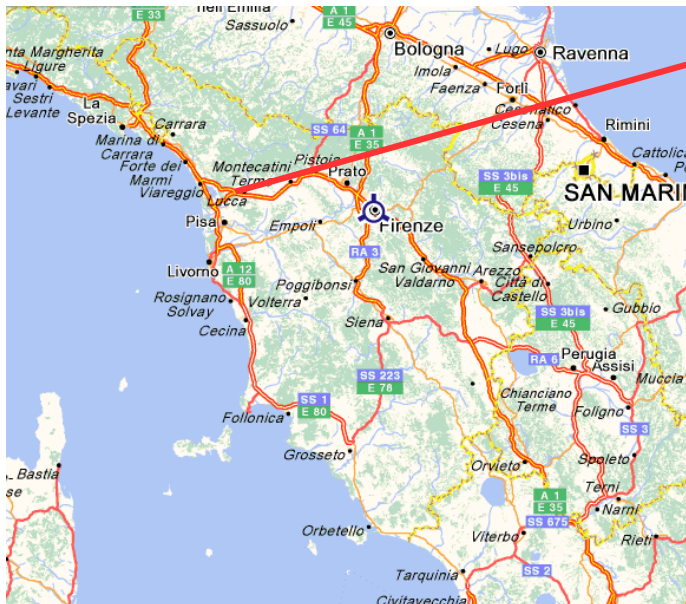
Map of Tuscany with location of Lucca

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



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Regione Toscana



THE REGION'S MAIN ATTRACTIONS





LOCATION





Regione Toscana



ORTHOPHOTOGRAPH OF THE FORMER SANATORIUM COMPLEX





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GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LUCCA

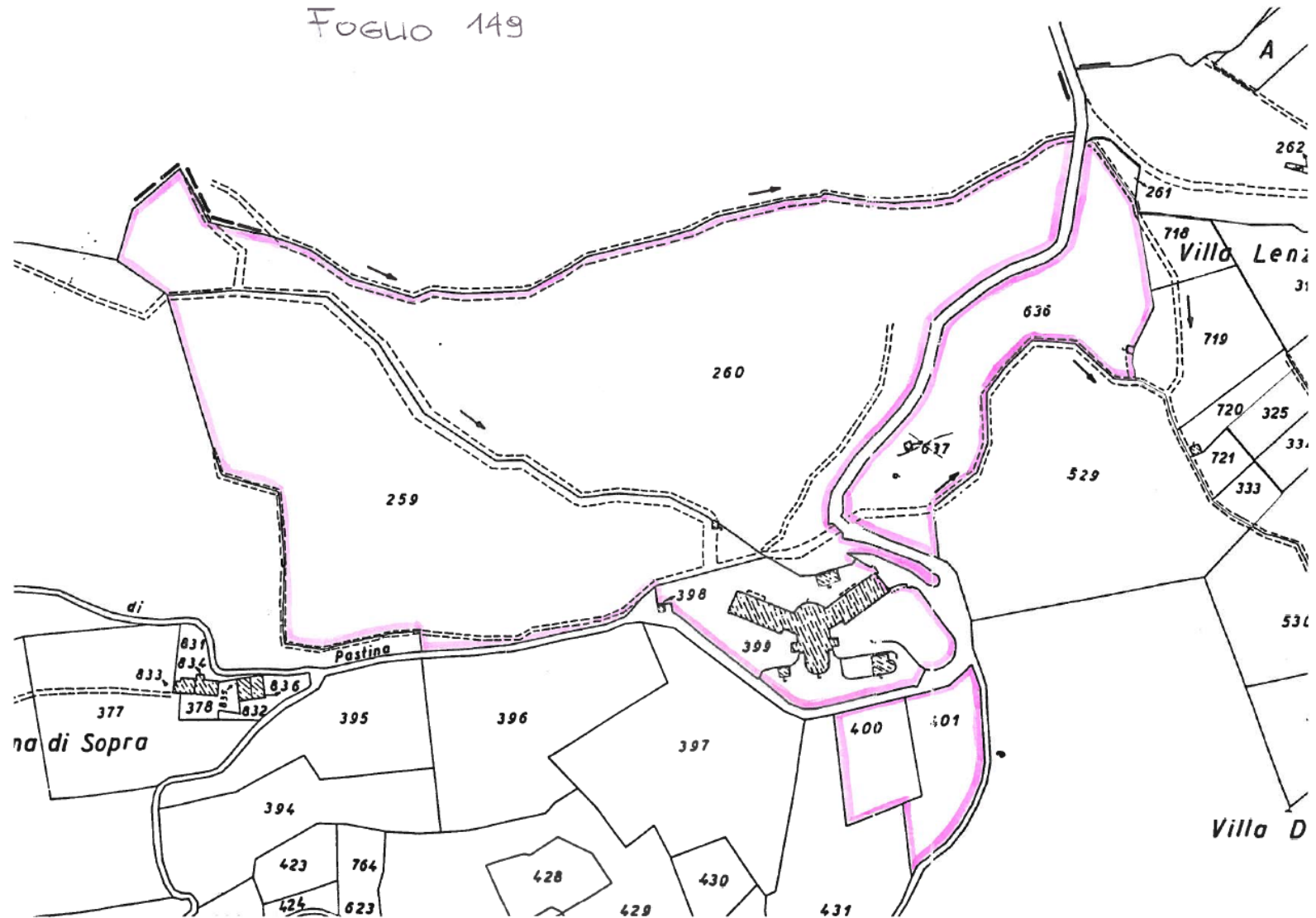
MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 2 Lucca)
- PROPERTY: intended for sale by public auction
- BUILDING: fair condition
- GROSS TOTAL AREA: 4,000-5,000 sqm (mc 17,000)
- APPURTENANT UNCOVERED AREA: 67,800 sqm.
- INTENDED USE: return to implementation plan with request to insert a set of intended uses already accepted by the Municipality and in particular residential and hospitality. Building subject to construction Authorisation in amnesty
- COMPLEX: not bound under Italian Legislative Decree 42/2004





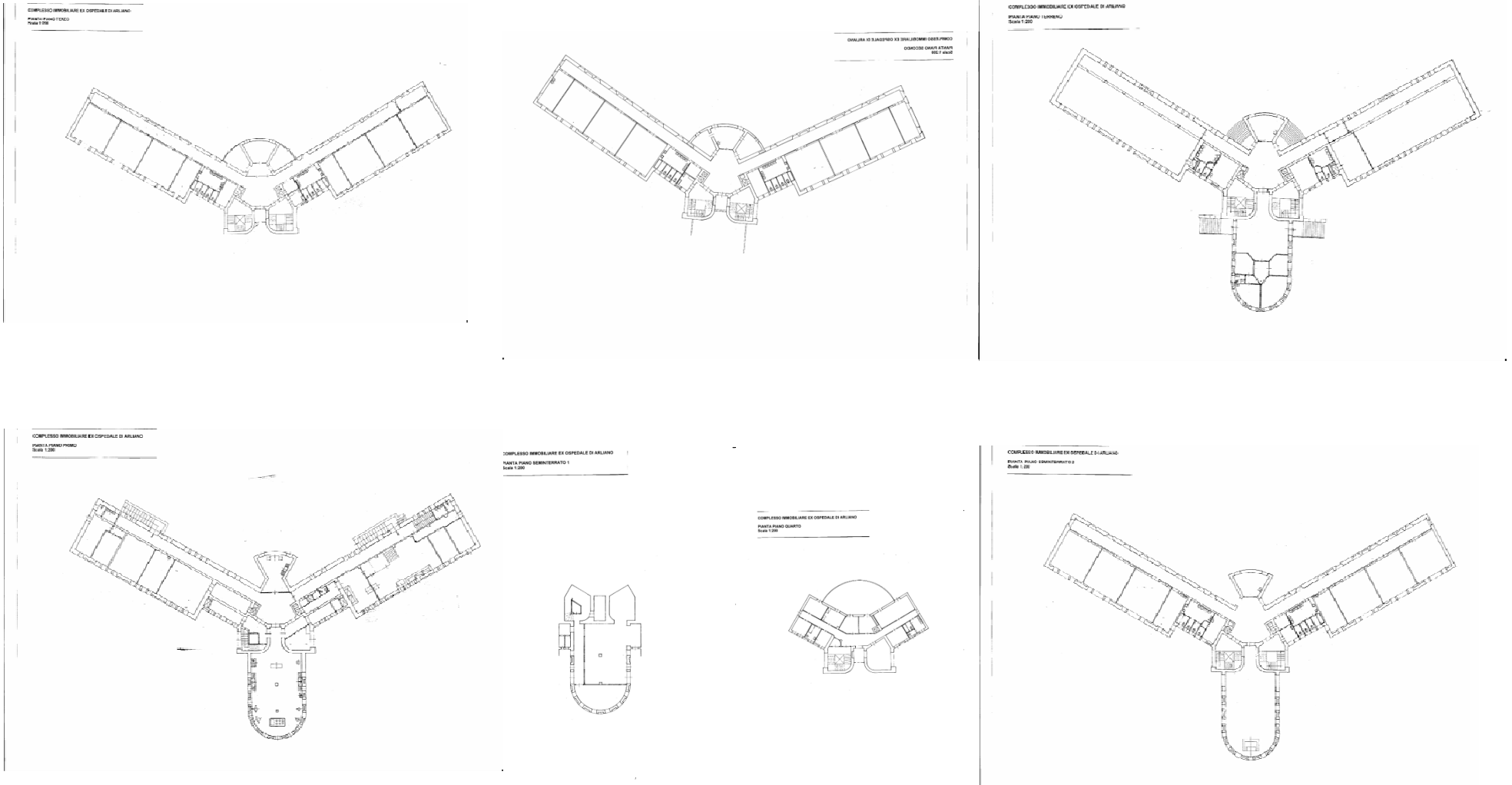
CLASSIFICATION OF THIS PROPERTY





Regione Toscana

PLANIMETRIC REPRESENTATION





DESCRIZIONE SINTETICA

FORMER SANATORIUM AND NURSING HOME IN ARLIANO – LUCCA

This is a building already in use as a Provincial Anti-tuberculosis Sanatorium, recently used as a protected health facility, located on a hill in an area of considerable natural interest. The main building, which is spread over three wings in a Y shape, is built on six floors including the basement and is composed as follows:

- Underground floor - accessible by an internal staircase, there are some rooms used as warehouse and storage.
- Lower ground floor – accessible both via an internal staircase and via an external ramp, there are some rooms used as warehouse, storage, laundry room, kitchen and toilet facilities.
- Ground floor – there are rooms already used as switchboard, reception, medical rooms, protected residence rooms, refectory, toilet facilities, corridors, stairwells and an elevator not in accordance with the law.
- First floor – there are rooms already used as protected residence, meeting rooms, medical rooms, toilet facilities, corridors and stairwells.
- Second floor – there are eight rooms equipped with toilet facilities, corridors, stairwells and a large terrace covered with an iron structure.
- Third floor – there are eight rooms equipped with toilet facilities, corridors, and stairwells
- Fourth floor - there are some rooms equipped with toilet facilities, corridors, stairwell and uncovered terrace.

The building's main facade is equipped with a building already in use as a concierge arranged on one floor and on the north side there are rooms intended for central heating plants and warehouses. On the land supplied, to the north of the main building, there is a ramshackle shed to use for refurbishment.