invest in tuscany

Real Estate

# Medical & Assisted Living

## Tuscany region

Priority sector

# Medical & Assisted Living in Tuscany

The region of Tuscany has a life expectancy among the highest in Italy. This results in part in a good state of health due to climate and/or lifestyle aspects, and in part to a successful policy of preventive health care and social services which further contribute to lower mortality rates.

According to the Italian Ministry of Health, the Health Service of Tuscany is ranked **first in terms of quality and effectiveness** of hospital care. Furthermore, in Tuscany there is the Observatory for Security, stablished in 2000 under the Special Project "A Safer Tuscany", which aims at providing a cognitive framework of the security conditions in Tuscany in order to improve them.

In Toscana un terzo egli abitanti, vive nei 10 capoluoghi di provincia. Alcuni dati ISTAT mettono in evidenza che vi è una prevalenza della popolazione più adulta rispetto alla media nazionale sia nella classe da 65 a 74 anni che in quelle più anziane. L'incidenza delle persone con 75 anni e oltre è del 13,5 per cento, contro 11,7 per cento del Paese.*

In Toscana le Residenze Sanitarie Assistenziali autorizzate sono 324 (al 31/12/2019) con una media di 40,70 posti letto. La richiesta della popolazione non è pienamente soddisfatta infatti, dalle ultime rilevazioni (2019) risulta che sono oltre 1500 le persone in lista di attesa per queste strutture.

*dati ISTAT: https://www.istat.it/it/files//2020/05/09_Toscana_Scheda_DEF.pdf

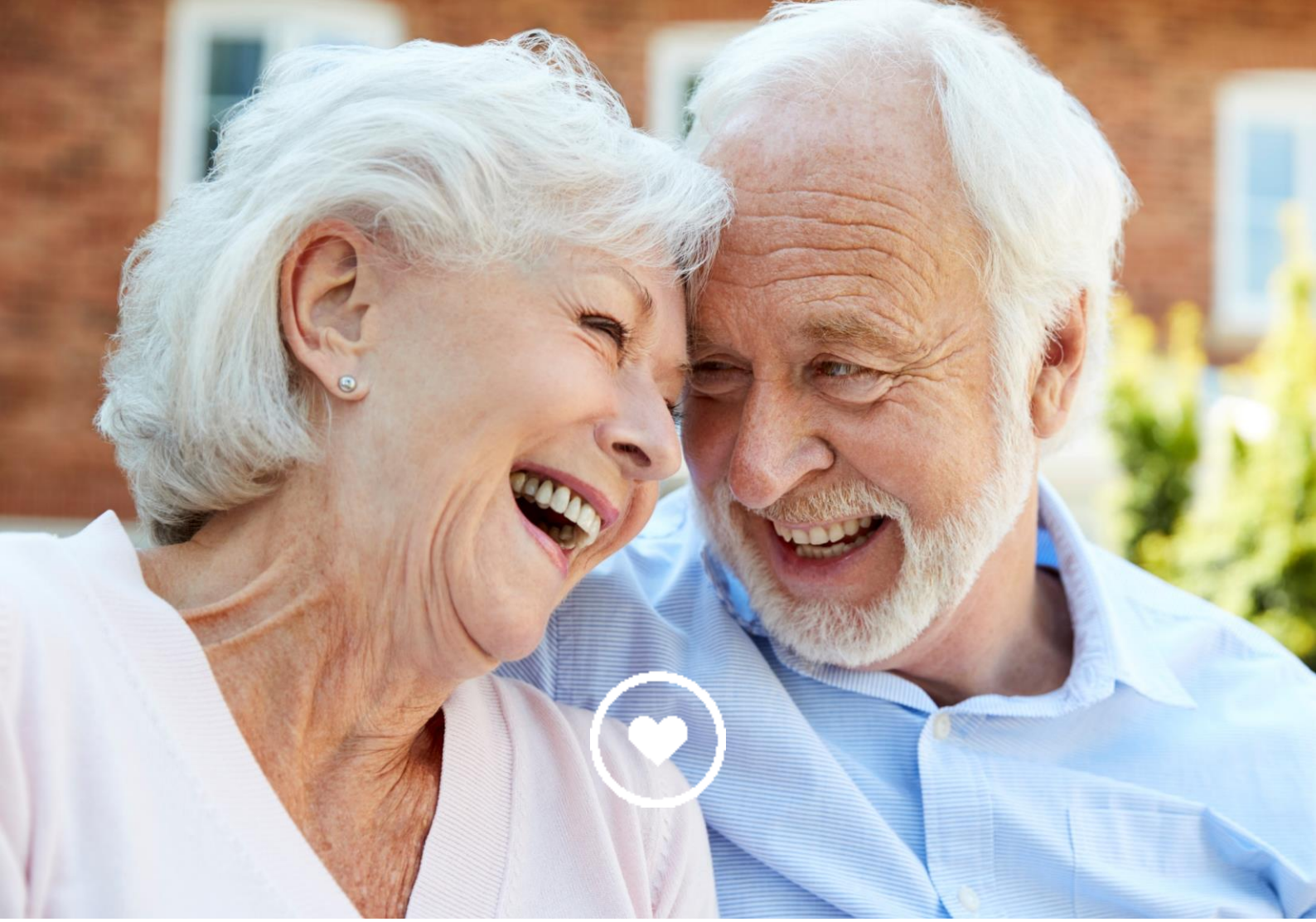
**3,7 Population**
in Tuscany

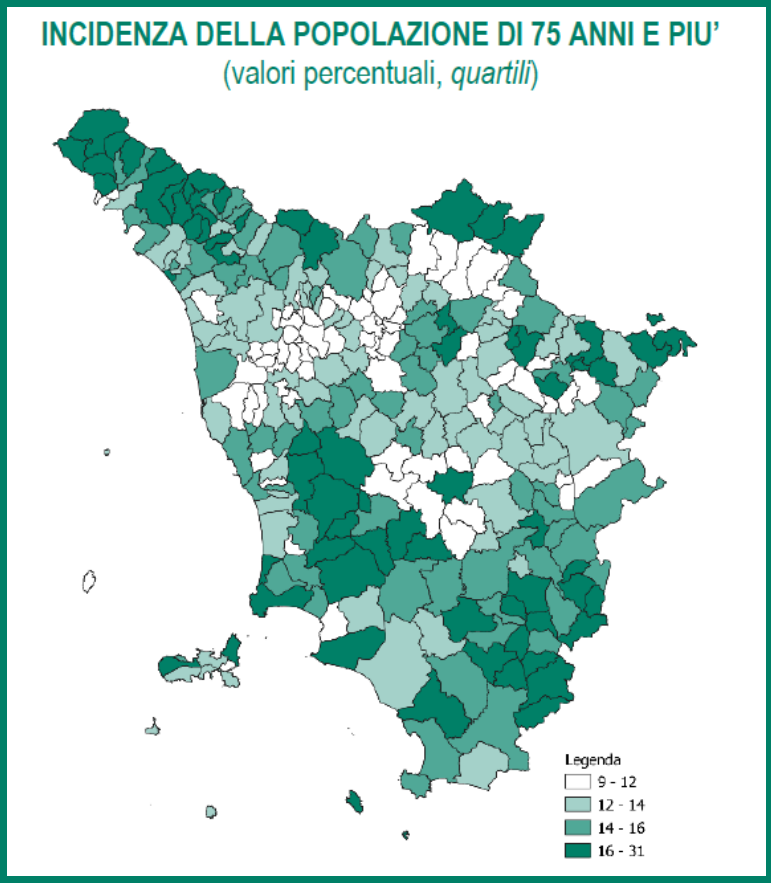
**947.088**
>65 Population | 25,5%

**30.749 GDP**
per capita in euro

**324**
Medical & Assisted Living

**13.268**
Beds for not self-sufficient. people






# Tuscany, an outstanding quality of life

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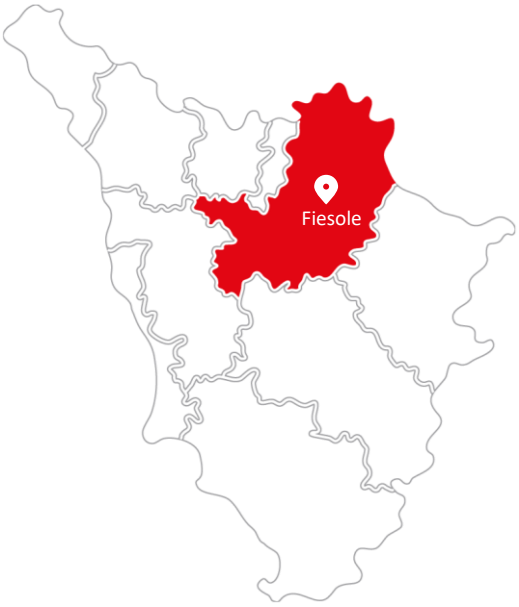
# Former Sant' Antonino Hospital

## Municipality of Fiesole

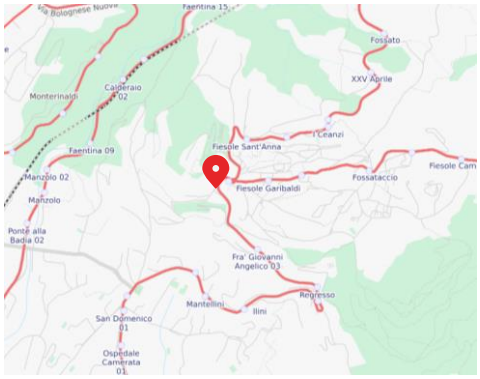
Priority sector

# Former Sant'Antonino Hospital

## Municipality of Fiesole




**Medical & Assisted Living**




### Key numbers

GFA _____ 3.917 SQM

The property is close to the historic centre of Fiesole with panoramic views of Florence and its countryside. It was developed for utilitarian reasons that led to a series of distinct buildings. The building on Via Vecchia Fiesolana is developed on four floors above ground, with a half pavilion roof. Behind, there's a separate building with four floors and a basement. On the left, there's a section composed by four floors above ground, where the main entrance to the hospital is located. On the left, there's the building's part created during expansion of the end of 1950's, arranged on three floors. In the back there are two distinct parts of the building. In the south-west part of the complex there is an additional part of only one floor, with some technical rooms. On the north-west there's a part of the building built more recently, leaning against the land behind, consisting of four floors, on the north-east side, there's another part built before the World War II, between the central body and the embankment.

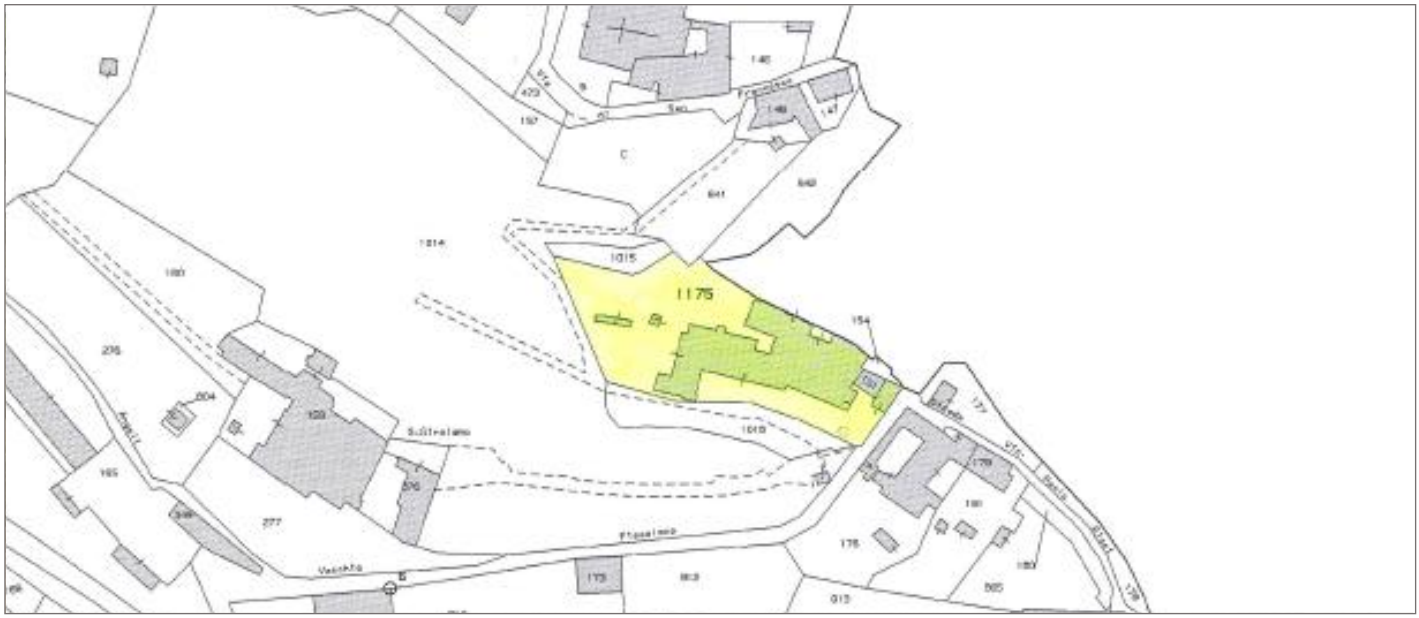
**ACCESS**
Airport: 20 km
Trainstation: 5 km
Highway: 15 km
Services (Bus/Tram): 0,1 km

**OWNERSHIP**
Local Health Unit

**INTERVENTION**
Renovation and restoration

**TYPE OF INVESTMENT**
Sale of full ownership

**KEY OPPORTUNITIES**
- Panoramic position on Florence and its surrounding countryside;
- Self-sufficient town with a strong identity;
- Architectural conformation suitable for social-health destination.


1175

RESEDE
ESCLUSIVO
CORTE
ESCLUSIVA

AZIENDA SANITARIA DI FIRENZE
PRESIDIO SOCIO-SANITARIO
S. ANTONINO - FIESOLE

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# Former Sanatorium Luzzi

## Municipality of Sesto Fiorentino

Priority sector

# Former Sanatorium Luzzi

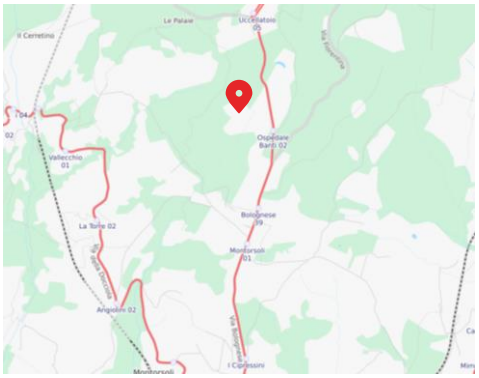
## Municipality of Sesto Fiorentino

Hospitality

Residential & Social Housing

Office

Medical & Assisted Living



### Key numbers

| | |
|---|---|
| LAND AREA | 296.788 SQM |
| GFA | 6.788 SQM |

The property is located in the municipal area of Sesto Fiorentino with access along the SP 130 and Via di Castiglione, on the slopes of the with great panoramic views over the valleys. It's around 500 mt above sea level and 8 km from Florence. The complex consists of a series of buildings built in different periods, arranged in a large park with ash trees, oaks, holm oaks, black pines, cedars, maples, cypress and others. The villa is in the shape of a medieval castle divided onto 4 floors: basement, ground floor, first floor, second floor (towers). The building has a rectangular layout with four towers at the corners, two of which are covered, with an internal courtyard. Luzzi Hospital is a complex of over 5000 sqm organised into various halls. The hospital started its activity in 1929 and was subsequently expanded with further buildings and halls. It is in a panoramic position at around 400 mt from the entrance on Via dell'Uccellatoio. The real estate asset is subject to landscape protection as per Italian Legislative Decree D.Lgl. 42/2004

**ACCESS**
Airport: 10 km
Trainstation: 6 km
Highway: 10 km
Services (Bus/Tram): 0,1 km

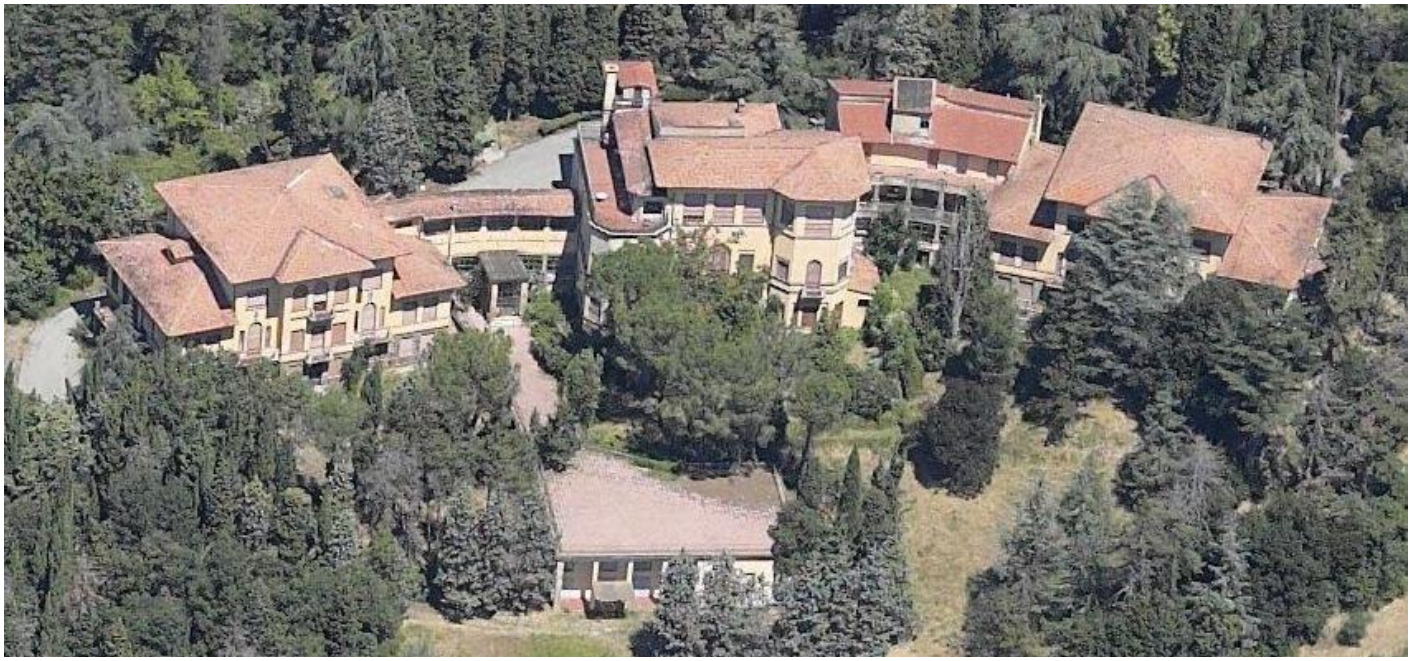
**OWNERSHIP**
Local Health Unit

**INTERVENTION**
Renovation and restoration

**TYPE OF INVESTMENT**
Sale of full ownership

**KEY OPPORTUNITIES**

- Panoramic position on the surrounding area and on the large park;
- High historical-architectural value, considered the medieval origin of the complex;
- Architectural layout adapts to assisted living or the hospitality sector; Proximity to the city center of Sesto Fiorentino and to the city of Florence;



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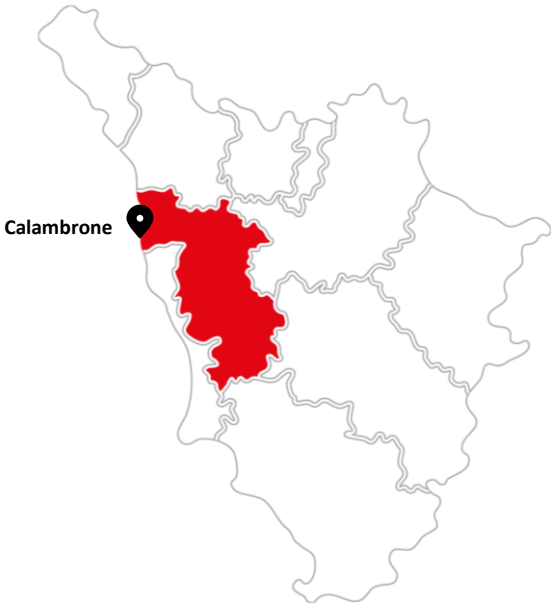
# Former Hospital Calambrone

## Municipality of Pisa

Priority sector

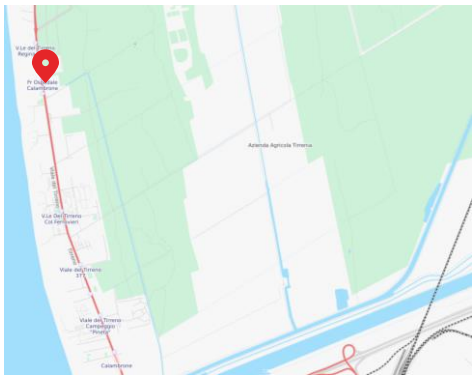
# Former Hospital Calambrone

## Municipality of Pisa




Hospitality

Medical & Assisted Living



## Key numbers

GFA _____ 1.820 SQM

The complex consists of the former Hospital named "Il Calambrone" located along Pisa coast. The 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 is characterized by linear and austere architectural configuration. The structure is entirely in reinforced concrete, with 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.

**ACCESS**
Airport: 19,3 km
Highway: 41 km

**OWNERSHIP**
Local Health Unit

**INTERVENTION**
Renovation and restoration

**TYPE OF INVESTMENT**
Sale of full ownership

**KEY OPPORTUNITIES**

- Riqualification of the previous settlement of the colony - as going on for other tuscan se colonies - into a broader touristic plan, able to enhance this unique complex, maintaining its historical roots;
- Proximity to the beach, since built on the seafront;
- Good conditions of preservation;
- Architectural conformation particularly fit for hospitality or health sector, extremely attractive for private projects in both fields.

Viale

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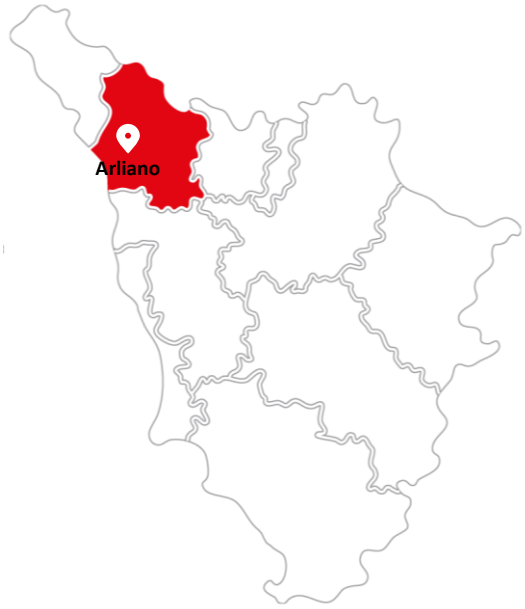
# Former Sanatorium and Assisted Home Arliano

## Municipality of Lucca

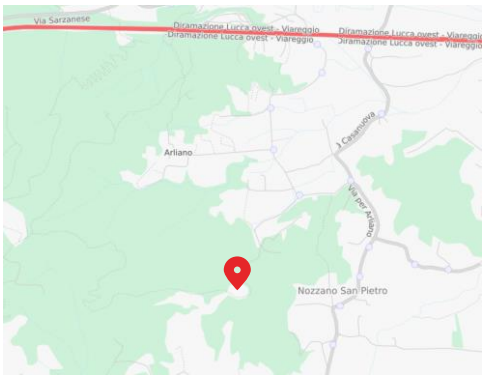
Priority sector

# Former Sanatorium and Assisted Home Arliano

## Municipality of Lucca




Hospitality | Residential & Social Housing | Medical & Assisted Living




## Key numbers

GFA _____ 5.000 SQM

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: storage rooms, closets, laundries and kitchen in the basement floors, rooms for switchboard use, reception, rooms for doctors, rooms for use as a protected residence, refectory on the ground floor, rooms for assisted living, meeting rooms, medical rooms, on the 1° floor, 8 rooms and a large covered terrace on the 2° floor, 8 rooms on the 3° , rooms and terrace discovered on the 4° floor. 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.

**ACCESS**
Airport: 20 km
Trainstation: 3 km
Highway: 9 km
Services (Bus/Tram): 1 km

**OWNERSHIP**
Local Health Unit

**INTERVENTION**
Renovation and restoration

**TYPE OF INVESTMENT**
Sale of full ownership

**KEY OPPORTUNITIES**

- Building located on a hill, in an area of considerable natural interest;
- Architectural layout adapts to assisted living or the hospitality sector;
- Good maintenance conditions; Building not subject to legislative constraint D.Lgl. 42/2004.

dell'Ospedale

Alberto Cerri

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