

invest in tuscany

Real
Estate

—

Student House

Tuscany region

Priority sector



Student House in Tuscany

La Toscana garantisce un'offerta formativa molto ricca e diversificata. Nella regione sono presenti complessivamente **sette atenei**: Università di Pisa, Università di Firenze, Università di Siena, Università per Stranieri di Siena, IMT Altì Studi Lucca, Scuola Normale Superiore e Scuola Superiore Sant'Anna.

Firenze con 52.449 studenti è la prima città universitaria della Toscana, seguita da Pisa (49.673 studenti) e Siena (18.389 studenti).

L'Università di Firenze, oggi è una delle più grandi organizzazioni per la ricerca e la formazione superiore in Italia, con 138 corsi di laurea (di primo, secondo livello e ciclo unico) di cui 10 in lingua inglese, organizzati in 10 Scuole, una popolazione complessiva di circa cinquantunomila iscritti, **un quarto dei quali proviene da fuori regione.**

L'Università di Pisa e Siena si collocano in posizioni di vertice in molte classifiche e ranking internazionali.

3 City Universities

Florence, Pisa, Siena

120.500

Students 2019/2020

29

International Universities

in Florence

7.475

Foreign students

*

<http://ustat.miur.it/dati/didattica/toscana/atenei-statali#taboistituti>

>370 corsi di laurea



**A Central location
in Italy and in the
Mediterranean
basin**



invest in tuscany

Vivarelli Colonna Palace

Metropolitan City of Florence

Priority sector



Vivarelli Colonna Palace

Metropolitan City of Florence



Key numbers

LAND AREA _____ 3.600 SQM

GFA _____ 4.400 SQM

The complex consists of the Vivarelli - Colonna palace with an adjoining garden, and another adjacent building connected to the main one. The main facade with the entrance is on Via Ghibellina, with a facade that is characterised by various elements of value. The heart of the complex is, however, an Italian garden, which is overlooked by all the buildings, decorated with a circular fountain, in line with the colonnade on the ground floor, and a wall fountain.

On the ground floor there is a spacious entrance which is characterised and embellished by a big staircase, a double colonnade is also located at the entrance looking onto the garden; the rooms on the first floor of the building are completely frescoed. The building is in excellent condition. It should be stressed the presence of a driveway and some parking spaces.


Residential & Social
Housing


Office



ACCESS

Airport: 9,5 km
Trainstation: 2 km
Highway: 7 km
Services (Bus/Tram): 0,1 km

OWNERSHIP

CDP Investimenti Sgr S.p.A.

INTERVENTION

Renovation and restoration

TYPE OF INVESTMENT

Sale of full ownership

AUTHORIZATION

None on-going administrative process.
The intervention can be completed with a simple building permit authorization

KEY OPPORTUNITIES

- High historical and architectural value with beautiful frescoes and sculptures
- Private historical garden with beautiful Mediterranean trees and fruit
- Central location, in the historical city but outside the traffic limitation zone
- Internal and external private parking availability
- Building in a good maintenance state





invest in tuscany

Former Redi Barrack

Metropolitan City of Florence

Priority sector



Former Redi Barrack

Metropolitan City of Florence



Key numbers

LAND AREA _____ 8.833 SQM
GFA _____ 8.600 SQM

This spacious, 2-storey complex with a fully usable basement (third storey), is constructed around a large internal courtyard. Situated on Via Venezia, adjacent to the sprawling Botanical Gardens and Giardino della Gherardesca, in the tranquil yet inspiring setting of residential homes, museums, Università degli Studi, schools and renowned religious complexes such as the Church and Convent of St. Marco and SS. Annunziata. Current building code of the Municipality of Florence permits the use of the premises for: "business functions inclusive of private service" (professional studies, private companies, student halls, private universities, medical practices, cultural and recreational services, etc. - art. 18 "classification of uses", comma 2, point 3 of NTA). At present, it's partially occupied by the Dipartimento di Medicina legale Militare. It can be sold to a third party with the buyer required to service all Ministry of Defence infrastructural relocation fees and costs, should the state not have done so by then."



ACCESS

Airport: 150 km
Trainstation: 1,6 km
Highway: 7,5 km
Services (Bus/Tram): 0,1 km

OWNERSHIP

Ministry of Defence

INTERVENTION

Renovation and restoration

TYPE OF INVESTMENT

Sale of full ownership

KEY OPPORTUNITIES

- The real estate complex is managed in the historic center of Florence, one of the most visited cities by tourists from all over the world.
- The area is well served by surface public transport, while the Santa Maria Novella railway station is 1.6 km from the property.
- Good physical condition of maintenance;
- Architectural layout and the proximity to the university make the building suitable to student house use;





invest in tuscany

Fossabanda Complex

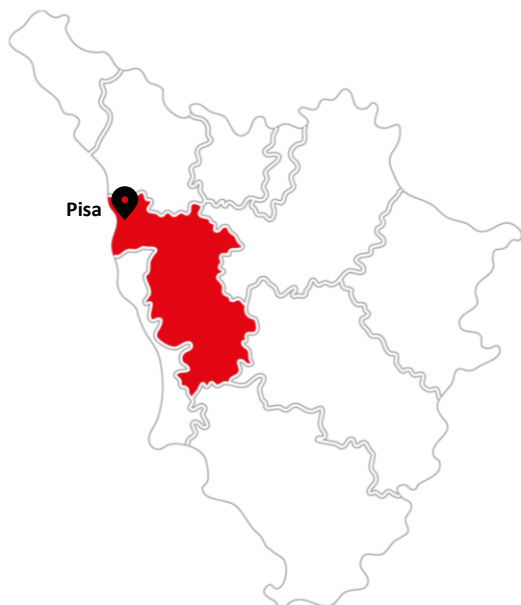
Municipality of Pisa

Priority sector



Fossabanda Complex

Municipality of Pisa



Key numbers

LAND AREA _____ 8.100 SQM
GFA _____ 3.000 SQM

The monumental complex of Santa Croce in Fossabanda is situated in the "Porta a Piagge" area, beyond the Arno river just outside the walls of the historic center of Pisa. Considered the strategic position, it's easily reachable by car, from the motorway junctions, and it's just five minutes from train station and ten minutes from Pisa Airport. Initially it was founded with religious purposes, as a convent for nuns around the twelfth century. The actual accomodating purpose keeps unchanged its charm and describes perfectly its history. Some rooms have been converted from the original monastic cells. On the ground floor there are several old chapels used today as multipurpose activities. The last greater refurbishment dates back to 1999. The complex, the renovation of which is being completed, will host tourism, research and student accommodation.



Hospitality



Student House



ACCESS

Airport: 2 km
Trainstation: 1 km
Highway: 6 km
Services (Bus/Tram): 0,2 km

OWNERSHIP

Municipality of Pisa

INTERVENTION

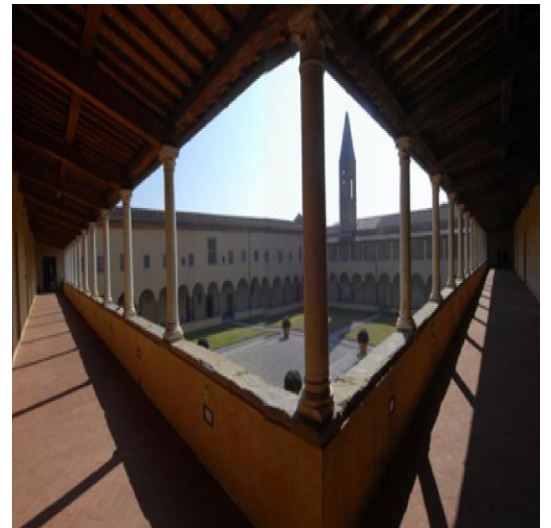
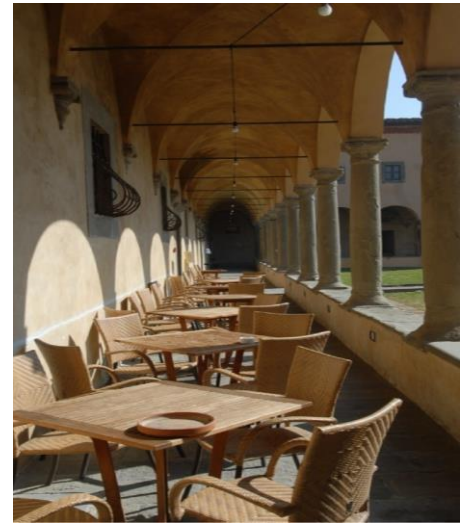
Renovation and restoration

TYPE OF INVESTMENT

Sale of full ownership

KEY OPPORTUNITIES

- Strategic position easy to reach by car, and just five minutes from train station and ten minutes from Pisa Airoport.
- Santa Croce keeps unchanged its charm and describes perfectly its History: once inside, you have the perception of being projected into a distant era.
- Pisa is one of the most famous university cities in Italy, that hosts 3 prestigious university (such as Scuola Normale Superiore, Scuola Superiore Sant'Anna).





invest in tuscany



Executive Centre

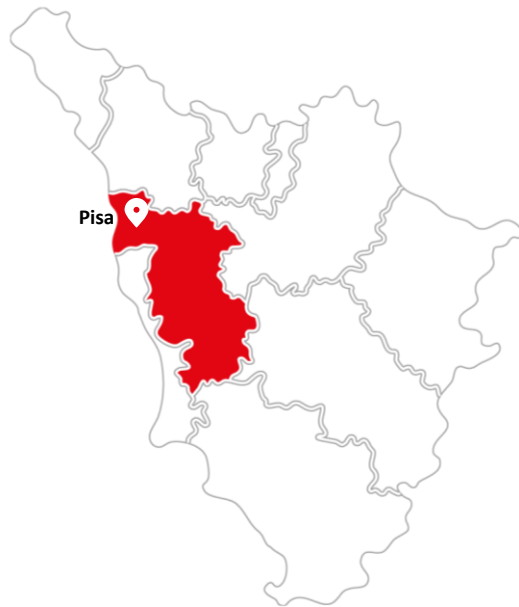
Municipality of Pisa

Priority sector



Executive Centre

Municipality of Pisa



Key numbers

LAND AREA _____ 11.853 SQM
GFA _____ 6.218 SQM

The complex is located in the city walls of the ancient city, in the western side of Pisa, with socio-economic services and commercial activities. The buildings, close to the Piazza della Gondola, are located adjacent to the another building along via Zamenhof which joins the S. Francesco district to the nearby historic centre but also joins the main exit and entrance routes for the city by via De Amicis. Public transport is adequate for the city of Pisa and to neighbouring towns.

The complex consists of two buildings geometrically L-shaped, built in the late '60s: "Palazzo A" is the property of the Pisa University Hospital and "Palazzo B" is the property of the former Local Health Authority 5 of Pisa. Palazzo A is characterized by 5 storeys above ground and basement, for a total of 2.634 sqm, while Palazzo B consists of 4 storeys above the ground, with 3.584 mq.



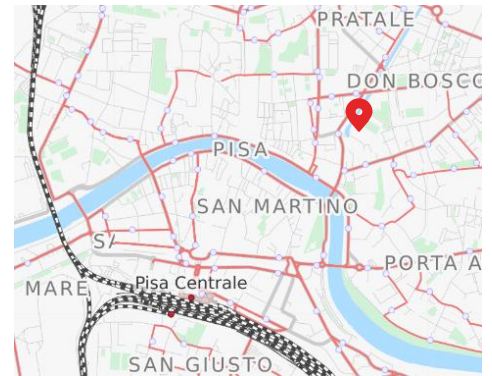
Student House



Residential & Social
Housing



Office



ACCESS

Airport: 19,3 km
Trainstation: 2 km
Highway: 41 km
Services (Bus/Tram): 0,1 km

OWNERSHIP

Pisa Hospital Authority

INTERVENTION

Renovation and restoration

TYPE OF INVESTMENT

Sale of full ownership

KEY OPPORTUNITIES

- Extreme proximity to the university makes the property suitable for conversion into a student house
- Architectural layout derived by previous intended uses is suitable for forms of aggregate sociality
- The state of repair is good



CONTACTS

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