

ANCE

Real Estate
Opportunities



MIPIM CANNES 15-18 MARCH 2016

ANCE

ASSOCIAZIONE NAZIONALE COSTRUTTORI EDILI

ANCE, the National Association of Construction Companies, is the leading association for the construction industry in Italy.

It represents more than 20,000 firms of all sizes, including large general contractors and small and medium size enterprises, specialized in every field of civil construction.

ANCE, one of the largest members of Confindustria, the Italian entrepreneurs' organisation, is headquartered in Rome and has a community based network, composed of 20 Regional and 102 Local branches throughout the Country, in charge of each Region and Provincial Districts respectively.

ANCE supports the Italian construction industry with regard to public authorities, public services, economic decision makers and other key players involved in the construction sector's policies and activities.

The Association provides a full range of services in order to meet the needs and concerns of its members, thereby improving the quality of construction and protecting the public interest. It stipulates the national labour agreement for the construction industry and operates together with the trade Unions an important network of agencies, organized at the national level, the objective of which is the training, care and safety of construction workers.

As a member of the European Construction Industry Federation (Fiec) and of the European International Contractors (Eic), ANCE acts at the European level in order to support the construction industry.

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ANCE

Real Estate Opportunities

The real estate market in Italy is today on a rising trend. Foreign investment volumes towards real estate assets in 2015 accounted for almost euro 8 billion, both in residential and non-residential. For the past two years Italy has once again been attracting the interest of global real estate investors. According to the analysts, there is a forecast of an even stronger interest by major foreign investors in the Italian real estate market for 2016. In this picture, what is the challenge for the Italian market?

To offer high-quality projects, able to respond to the new requests in sectors with greater development potential. For this reason, ANCE, the Italian National Association of Construction Companies, will have an even larger presence at this year MIPIM's edition, in partnership with Ice (the Italian Trade Agency). The recovery of the Italian economy and a stable political environment, a strong commitment by the Government to attract direct foreign investments together with an impressive agenda of reforms, a more competitive market in terms of prices coupled by strong and steady medium to long term yields for the investors, altogether have brought Italy back to the center stage. ANCE represents more than 20,000 construction firms, the Italian excellence in the construction industry, active in every sector of activities, many of which working in real estate and land developments. Several firms are operating internationally in more than 80 countries and continue to record unmatched success and appreciation. During this MIPIM's edition we will present to the international investors audience and to several potential customers more than 50 projects realized by companies adhering to ANCE. The projects we propose represent different types of real estate developments in Italy in the residential, commercial and touristic sectors. All the proposed projects are capable to ensure important revenues. Furthermore they are located in those areas which have always been coveted by the international investors for the Italian Life Style and the historical and cultural heritage they represent. However today's proposals are only a small selection of the many operations which are actually being developed by our companies all over Italy. ANCE, thanks to its broad presence nationwide (National headquarters in Rome and a network of 20 Regional and 102 Local branches), may represent an important connection between supply and demand for the Italian market. Furthermore, ANCE is also able to select, according to the different needs of the investors, fully tailor-made proposals.

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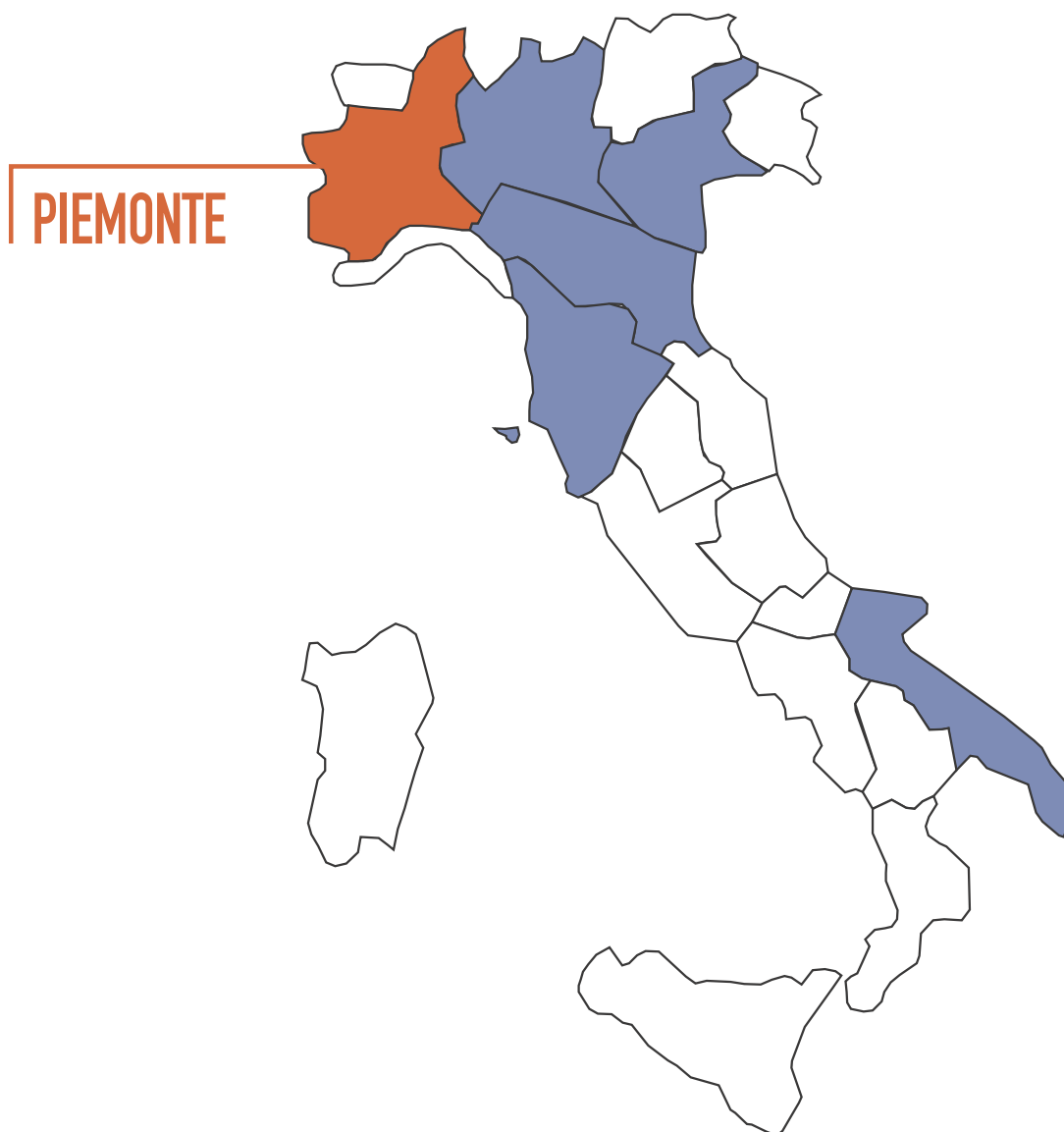
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ANCE PIEMONTE

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Offices (Palazzo dell'Edilizia)

ALESSANDRIA



Context	Located near the eastern gate of Alessandria, the project is part of a bigger and more important action of urban transformation called "Alessandria 2000". The building was designed by arch. Daniel Libeskind, and is characterized by high level sustainability standards.
Offer	Tot gross area: 6,670 sqm on 5 levels. Total volume: 38,990 cm Total estimated cost of the project: 9.05 million euros.
Site connections	1 hour from the airport. 7 minutes from the railway station. The building is equipped with a private and public parking.
Construction progress	12% of the work completed.
Contacts	Sistema Edile Alessandria srl phone: +39 0131345921 • sistamaedileal@sistemaedileal.it

Exclusive apartments in historical villa

SALUZZO (CUNEO)



Context	The building is a TWO floors historical villa, located in Griselda St. n. 22, Saluzzo. The Villa was once owned by the Noble family Ludi di Cortemilia. Saluzzo is a typical medieval Italian village founded in the 12th century, famous for its noble buildings, churches and convents. It was classified n. 8 in the Sole 24 ranking of the best small Italian municipalities in 2015.
Offer	Total area: 7,000 sqm. 50 exclusive apartments (different sizes). 135 private garages which will be realized under the garden (<i>n.b.</i> some of those garages will be sold even to the external market due to the lack of public parkings in loco). Price: Total cost 6 million euros / from 3,500 to 4,300 euros per sqm.
Site connections	From Aosta A5: km 170. From Turin A6: km 55. From Milan A7: km 195. From Genoa A7: km 155. From Savona A6: km 143. From Cuneo: km 30. From Torino Caselle airport: km 84. From Cuneo Le Valdigi airport: km 23.
Construction progress	The building is composed of three floors. Ground floor: entrance in Griselda St.; various frescoed rooms located in 2 different wings of the building (from 9 sqm to 16 sqm each), garden, cellar and warehouse. First and second floor: various frescoed rooms and warehouse. In the villa's terrain there also is a second building (2 floors). The building will be restored and cleaned for housing purposes.
Contacts	Impresa Cagnola srl phone: +39 0121352039 / +39 3487307900 • info@impresacagnola.it

Hotel + Touristic facilities on the Alps

LIMONE PIEMONTE (CUNEO)



Context	Realization and Requalification of Hotel + touristic facilities in Limone Piemonte (Cuneo), situated in the north west quadrant of the Alps. Near the Riviera Ligure's litorals, Côte d'Azur and the Principality of Monaco, furthermore the privileged location where the building arises, allows the guests to have direct access to the skiing facilities.
Offer	Hotel + touristic facilities: 28,000 sqm.
Site connections	30 minutes from Cuneo. 45 minutes from the airport of Cuneo-Levaldigi. 1.15 h from the Principality of Monaco. 1.5 h from Turin. 1.5 h from the airport of Torino-Caselle. 1.5 h from the airport of Genoa. 1.5 h from the airport of Nice-Côte d'Azur. The location is also well-connected to the main publics transportation lines and can also easily be reached from Monaco's Heliport.
Construction progress	Planning permission obtained.
Contacts	phone: +39 3498640343

5 stars luxury hotel

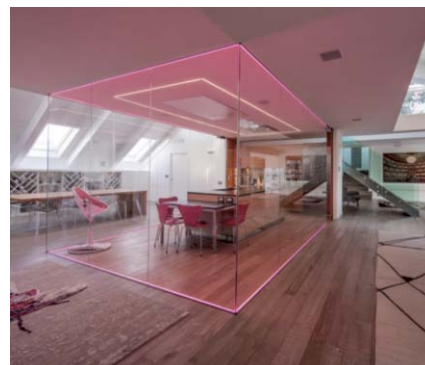
OLEGGIO CASTELLO (NOVARA)



Context	The building is located in the historical center of Oleggio Castello, 2 km far from Arona (Lago Maggiore). It's a national monument and was restructured in 2010 for touristic purposes. The building is the only 5 stars Luxury Hotel in the province of Novara. It won for 5 consecutive years the excellence award of Trip advisor.
Offer	The building is placed into a private property of 23 hectares where there are several buildings. The structure of the Palace is composed by: <i>Lot. n. 1</i> 12.776 cm Construction cost 20 million euro. <i>Lot. n. 2</i> 6.571 cm Construction cost 6 million euro.
Site connections	Airport: 30 km. Railway station of Arona: 3 km. Possibility of landing for a helicopter.
Construction progress	Lot. n. 1: 2004-2010 (30 rooms + 1 restaurant + 1 congress center). Lot. n. 2: 2008-2010 (not finished) - in construction: 1 swimming pool, 1 gym, 1 Spa, 28 rooms.
Contacts	Aimone Dal Pozzo phone: +39 3357190616 • aimone.dalpozzo@castellodalpozzo.com

The Number 6, luxury apartments

TORINO



Context

The Number 6, the renovation of Palazzo Valperga Galleani, is one of the best representations of architectural salvage, respect for cultural heritage, technology, elegance and sense of beauty. The restoration and development, carried out by Building Engineering, intended to dramatically re-functionalize an important historical and architectonic property, that in spite of its disfiguration during the last century that led to the loss of its original residential aim. The main idea behind the reconstruction was to bring back the property purpose with a particular intention to “open” the private space of courtyard to the city, decorating it with art objects, proper lighting, plants, and flowers. All reconstructions undertaken to build the 36 apartments which were designed in accordance of the pre-existing layout, are done with the intention to reconcile it with the cutting-edge solutions for minimizing ecological impact. From the start, the intention was to establish a work that would reconcile architectural solutions to an artistic and stenographic setting designed to give an added value to the space, making it enjoyable for visitors. Therefore, with the help of with Cultural Heritage Protection Bodies, we reconstructed an environment once lost but, not forgetting its strong evocative value.

Offer

36 apartments from 85 to 500 sqm.
Prices: from 7,500 to 9,000 euros per sqm.
4 commercial unities from 200 to 1,000 sqm with prices going from 5,000 to 7,000 euros per sqm.

Site connections

Attached to Piazza San Carlo.
Five minutes-walk from Torino Porta Nuova.
18 km from Turin airport.

Construction progress

Beginning of works: 02/09/2010.
End of works: 12/11/2012.

Contacts

Gruppo Building
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Lagrange12, luxury apartments

TORINO



Context

The complex is located in the city center of Turin. The restructuring of the historical building of the 17th century (between Via Lagrange and Via Giolitti) has been handled by the "Building Group". After the success obtained with "The Number 6" (Building of the Year 2015 by ArchDaily), the Building Group confirms its skills with the restructuring of "Lagrange12".

The project provides the total renovation of six floors above ground plus two basement levels, and its total renovation into luxury residence and commercial stores; the building has a strategic position, 50 meters away from Piazza San Carlo, and in the heart of via Lagrange: The new pedestrian street of Torino. The fashion street, via Lagrange is the youth shopping street, parallel to Via Roma, the flagship of Turin shopping, totally pedestrian arcades, wears a starring role in the panorama of the city of fashion and tourism. The project can be found in the corner of via Giolitti and the restructuring internal suffered in the second half of the twentieth century has a flat roof that provides a great panoramic spot where you can appreciate the biggest representations of Turin, as La Mole, Superga, Monte dei Capuccini, to the new skyscraper of Renzo Piano.

Offer

9 different sized restructured apartments (150-400 sqm).
Price: 7,500/9,000 euros per sqm.
1 commercial unity (1,150 sqm).
Price: 9,000/18,000 euros per sqm.

Site connections

5 minute-walk from Torino Porta Nuova station.
18 km from Turin airport.

Construction progress

Beginning: April 2014.
End of works: April 2016.

Contacts

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15 luxury apartments in Palazzo del Carretto di Gorzegno TORINO



Context

The 17th century's building is located in via Bogino, in the historical center of Turin, near San Carlo Square. The building is the last one of the block which is historically called Isolato dell'Assunta (near Carlo Alberto St., Giolitti St. and Maria Vittoria St.). Construction's works were accomplished in 1689 by Francesco Giacinto Gallinati. The U-layout building is composed of 6 floors (1 underground floor). Palazzo del Carretto di Gorzegno is characterized by a unique attention to the details which reflects the refinement of the historical period (doric columns, murals, painting, etc). 3 main historical periods of Palazzo del Carretto di Gorzegno:

- Francesco Giacinto Gallinati 1689 (construction of the building);
- Carlo Tete del Carretto di Gorzegno 1768 (important works of transformation);
- Luigi Biandrate di San Giorgio half of the 19th century (stylistic renovation).

The restauration of the building began in 2013 and will be finished in the spring of 2016. New materials and new technologies were used in order to match with the energetical and eco-friendly standards.
Project: luxury apartments and offices.

Offer

15 restructured apartments (from 70 sqm to 280 smq).
Prices: from 6,500 to 9,500 euros per sqm.

Site connections

Subway: Porta Nuova M1 10 minutes walk.
Airport: 30 minutes by car.
Torino Porta Nuova railway station: 10 minutes walk.

Construction progress

Beginning of works: 2014.
End of works: spring 2016.

Contacts

Secap spa - Piera Maimone
phone: +39 0118199899 • piera.maimone@secapspa.it

Mondojuve shopping center

VINOVO-NICHELINO (TORINO)



Context	New commercial park (beginning of works 2013). Between Nichelino e Vinovo near the Juventus Training center. Total area 82,000 sqm. Environmentally friendly, realized in a Natural Park.
Offer	The project has been realized by "Design International" with a consistent use of natural materials. The innovative National Park of MondoJuve will be divided as it follows: Nichelino-Bennet Ipermarket 10,500 sqm + shop galleries for a total area of 26,500 sqm for a total amount of 37,000 sqm (1 ipermarket, 100 detail shops, 8 restaurants, Mc Donald's, 1 kids zone, 1 gas station); Vinovo, 4 buildings retail park for a total extension of 30,000 sqm. (hotel, etc).
Site connections	In the west area of Turin near Palazzina di Caccia di Stupinigi, easily reachable from the center of Turin following the main street well connected to the bypass. The enlargement of Debouche' St. will improve the viability in all the area.
Construction progress	Beginning of works 2013. End of works of the first lot 2017. Realized by Costruzioni Generali Gilardi spa.
Contacts	Campi di Vinovo spa phone: +39 0115613177 • amministrazione@campidivinovo.it

Park view exclusive apartments

TORINO



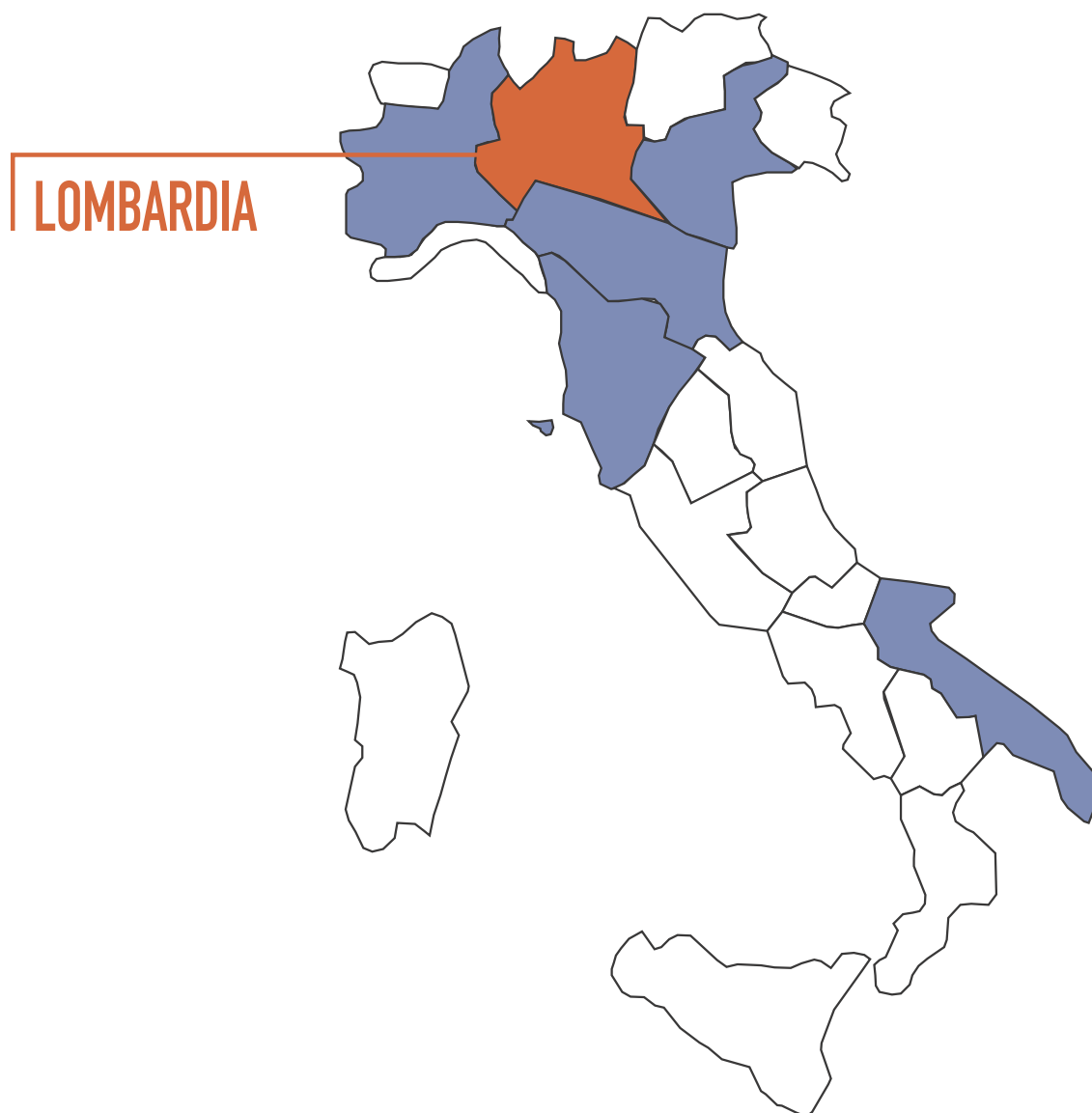
Context	The building complex of Park View is located in a high level environmental context between Parco del Valentino and the river Po. The district, mostly residential and very quiet, is characterized by historical buildings built in the early 20TH century. The project (only high level materials and a particular attention to the layout of common spaces) was planned by the architect Alberto Rolla.
Offer	5 new apartments (from 135 sqm to 330 sqm), each with wide terraces and a skyview of Turin. Prices: from 3,600 to 5,300 euros per sqm.
Site connections	5 minutes from Dante Station (line 1 subway). 10 minutes from the railway station of Porta Nuova. Furthermore, due to its proximity to the hospital zone, the area is particularly well connected to the urban transport network.
Construction progress	End of works: 2015.
Contacts	GEFIM spa - Carlo Alberto Cerutti phone: +39 3335706891 • carloalberto.cerutti@gefim.it

Piazza Lancia – Urban Retail Park

TORINO



Context	Redevelopment and urban renewal for the former Lancia factory, located in the San Paolo District, one of the most lively and populous district of Turin. Very attended by young people for university presence and many student residence.
Offer	About 13.000 sqm of retail spaces divided into small-medium-large commercial units. The plan also provide further 12. 000 sqm of mixed use such as offices, apartments, hotel, entertainment. All buildings are connected through public squares and pedestrian paths. The basement floor will host several car parks.
Site connections	In a central area of Turin, easily accessible by car along main urban roads and also well served by the main public transportation service. Few minutes from the high-speed trains station of Porta Susa.
Construction progress	Beginning of works 2013. End of works: 2020.
Contacts	GEFIM spa - Carlo Alberto Cerutti phone: +39 3335706891 • carloalberto.cerutti@gefim.it



LOMBARDIA



ANCE LOMBARDIA

CONTACTS

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Luxury apartments – Lake view

CAMPIONE D'ITALIA (COMO)



Context	The property is located in the territory of Campione d'Italia, Italian exclave in Swiss territory. The property is located on the shores of the Lugano lake. The property can benefit from the use of an area with garden, swimming pool and barbecue.
Offer	The building is composed of 5 apartments: 230 sqm living surface per floor; 35 sqm of terraces per floor, 3 fire places. Ground floor: garage for 11 cars, laundry, heating and electric room office and 7 storages. 1st floor: 230 sqm. at the moment divided in 2 apartments, with a total of 5 bedrooms, 2 living rooms, 2 kitchens, 1 fireplace and 200 sqm of garden and 2 big terraces. 2nd floor: 230 sqm, at the moment divided in 2 apartments, with a total of 4 bedrooms, 2 living rooms, 1 dining room, 2 kitchens, 1 fireplace and 4 big terraces. 3rd floor: 230 sqm. Apartment completely renewed in 2015 and composed of 5 bedrooms, 1 bathroom, 1 shower, 2 WC, living with fire place, second living, big kitchen and 4 big terraces. 4th floor: wc, big terrace with access to a private swimming pool area and barbecue. Price: 8,000,000 CHF.
Site connections	The accessibility is done by the municipal road Viale Marco from Campione.
Construction progress	The apartments on the first 2 floors need some renovation, the one on the last floor was just totally renewed in 2015.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive villa – Lake view

CAMPIONE D'ITALIA (COMO)



Context	The property is located in the territory of Campione d'Italia, an Italian exclave in Swiss territory. The property is located on the shores of the Lugano Lake.
Offer	The villa is on two floors for a total of 250 sqm. First floor: hall, access to the garage, kitchen with exit to the garden and two outdoor parking spaces, a bathroom for guests, living room with fireplace and a big terrace facing the lake, master bedroom with dressing room and bathroom with Jacuzzi. Ground floor: sauna with relax area, laundry room and boiler room, bedroom, office and living room with direct access to the garden and the pool. 558 sqm garden. Berth at the lake with direct access via a ladder and a jetty. Price: 3,950,000 CHF.
Site connections	The accessibility is done by municipal road, via Matteo, just before the Municipal Casino of Campione d'Italia or by lake.
Construction progress	The villa underwent the last renovation in the '90. It needs some improvements and repairs to the surrounding wall.
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Luxury villas

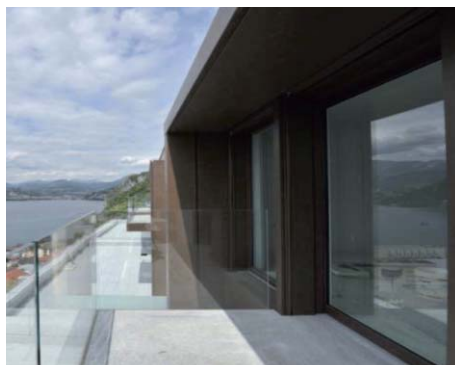
CAMPIONE D'ITALIA (COMO)



Context	The complex is located in the territory of Campione d'Italia, the Italian enclave in the Swiss Confederation. The contemporary style buildings meet all modern requirements in terms of living comfort and energy efficiency and autonomy. They consist of eight independent units of various sizes, with private garden and a view on the beautiful landscape and green surroundings. The slope of the area allows each unit to have a fully independent view.
Offer	The 8 villas develop over three levels: a ground level living area looking out onto the private garden, the first floor bedroom area, and a basement for services and ancillary rooms. Habitable space: 175 > 245 sqm. Ancillary space: 130 > 170 sqm. Private garden: 400 > 800 sqm. Prices: CHF 8,500.00/sqm.
Site connections	Access to the complex is by a sufficiently large municipal road, via Posero. The distance from the Lugano junction of the motorway is approx. 3 km. Rail connections are handy due to the many railway stations existing in Switzerland, particularly the one in the nearby town of Lugano. The nearest airports are Malpensa in Italy and Lugano Agno in Switzerland. Campione d'Italia also has its own landing stage for the departure and arrival of the lake's boat service.
Construction progress	The arrangements described in these pages are for illustrative purposes only. Customized solutions are in fact possible with regard to the internal layout and the finishes.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive apartments

CAMPIONE D'ITALIA (COMO)



Context	The property is located in the territory of Campione d'Italia, an Italian exclave in Swiss territory. The property is located on the shores of the Lugano lake.
Offer	Each unit has an independent entrance. 686 sqm. of surface: 94 sqm. for garage, laundry and other rooms; 173 sqm. of terraces and balconies; 57 sqm. for technical rooms and elevator. Ground floor: garage for 2 cars (39 sqm), laundry, heating and electric room. 1st floor: 118 sqm, living with 82 sqm, terrace, kitchen and guest bathroom. 2nd floor: 120 sqm, master bedroom with walking closet and bathroom, big bedroom with 2 entrances and bathroom, 2 balconies of 11 sqm. and terrace of 35 sqm. 3rd floor: 58 sqm, room with big terrace of 81 sqm. Price 2,950,000 CHF.
Site connections	The accessibility is done by the municipal road Via Totone.
Construction progress	The flats just need the finishing of floors, tiles and kitchen; it can be finished according to the taste of the clients.
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Luxury apartments *pied dans l'eau* LAGLIO (COMO)



Context	The prestigious resort offers exclusives apartments <i>pieds dans l'eau</i> in the characteristic town of Laglio, each one with a breath-taking lake view. The resort is equipped with covered parking spaces, private boathouse with boatlift system and private beach with warmed infinite pool. The materials used, the modern technologies and the high architectural quality grant the high performance of the building.
Offer	13 apartments, plus the caretaker's one, of different sizes from 100 sqm to 250 sqm equipped with terraces, garden and private mooring according to the floor. Car park and private mooring inside the boathouse. Price from euro 9,000 per sqm.
Site connections	Bus stop 100 m. Public Boat/Ferry Stop 1 km. Cernobbio 7 km. Como 12 km. Airport Milano Malpensa 55 km.
Construction progress	Started in 2011. Finished in 2014.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

27 luxury apartments and 9 villas – Lakefront

LEZZENO (COMO)



Context	The lakefront resort consists of three lots, two of them of apartments and one of townhouses on two or three floors. It is equipped with a warmed infinite pool with solarium, a 180 m long beach and a marina for the mooring of boats, in addition to the services offered by the adjacent boutique Hotel Filario (www.filario.it). The apartments come with kitchen and garage.
Offer	27 apartments from 45 sqm to 140 sqm equipped with garden or terrace. 9 townhouses from 97 sqm to 200 sqm with private garden and loggia. Prices from euro 5,000 to euro 6,000 per sqm.
Site connections	Bus stop 50 m. Public Boat/Ferry Stop 900 m. Bellagio 7 km. Como 18 km. Airport Milano-Malpensa 65 km.
Construction progress	Started in 2011. Finished in 2014.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments in villa COMO



Context	The development named "Via Ferrari 22" raises in the namesake road, a stone's throw from the main points of interest both commercial-touristic and architectonic-cultural. A significant feature of the building consists in its position, the area is one of the most refined of the city. The development consists in a faithful reconstruction of the pre-existing villa and in the realization of an adjacent new building.
Offer	5 apartments in the Villa of about 190 sqm each; 3 apartments in the new building of about 97 sqm each; two underground floors of garages and service rooms. Prices from euro 5,500 to euro 6,000 per sqm.
Site connections	Schools 100 m. Walled town 200 m. Train station 300 m. Lakefront 400 m. Milan 45 km. Lugano 30 km. Malpensa airport 40 km.
Construction progress	Started in 2012. Finished in 2016.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments “Parco dei Fontanili” MILANO



Context	The new residence “Parco dei Fontanili” is part of the larger recovery plan Parri Nitti: a redevelopment project in the heart of the parks system in the western side of Milan. The project covers an area of about 350,000 sqm, 230,000 sqm of which destined to public green equipped with playgrounds, bike and pedestrian paths.
Offer	150 apartments of different dimensions (from 62 to 138 sqm). Energy class “A”. Prices: from 169,000 euro to 440,000 euro. Box on request (from 21,630 euro).
Site connections	800 mt from Bisceglie subway station. 13 km from Linate airport. 35 km from Malpensa airport. 53 km from Orio al Serio airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments

MILANO



Context	The building is located in a strategic area in Milan, very well served by public transportations and close to main connections. It is near the newly renovated area of Porta Nuova and so it benefits of the advantages of the new urban area and its services, even though the context remains very quiet.
Offer	8 apartments of different dimensions, in class energy "A". Prices: three-rooms apt from 682,000 euro to 748,000 euro; duplex apt from 682,000 euro to 1,098,000 euro.
Site connections	5 minutes' walk from subway stops Gioia (M2), Repubblica (M3) and Centrale (M2, M3). 15 minutes' walk from the Fashion District. 12 km from Linate airport. 40 km Milano Malpensa airport. 50 km Milano Orio al Serio airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive apartments

MILANO



Context	The burg where “the Mill” is located has a strategic position close to the Navigli area, at a walking distance from the subway and from a Milan urban railway stop. At present, the Navigli area is characterized by the presence of artists, designers and University students due to several bars and restaurants which make this area a real focal point. The atmosphere of this neighborhood is unique and it makes it a very stimulating environment.
Offer	7 apartments of different dimensions (from 110 to 246 sqm). Energy class “B”. Prices: from 570,000 euro to 1,406,000 euro. Garage on request (38,000 euro).
Site connections	5 minutes walking from Porta Genova railway station and from an M2 subway stop. 12 km from Linate airport. 40 km from Malpensa airport. 50 km from Orio al Serio airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Penthouse + Luxury apartment

CREMONA



Context	The city of Cremona is situated in the south of Lombardy, along the river Po. It is well connected with Milan thanks to the highway and the railway. It is an historical city with several architectural beauties like the Duomo, the Torrazzo and the Municipal Palace. The property of Via Bonomelli is in the very historic center, in an exclusive ancient building.
Offer	N. 1 penthouse of 235 sqm with a 3.60 sqm balcony. Energy class "B". Inner parking place. Garage available. Price: euro 1,200,000.00. N. 1 apartment on two floors of 142 sqm with balcony of 3.60 sqm. Energy class "B". Price: euro 500,000.00. Garage; upon request.
Site connections	55.3 km from Brescia-Montichiari airport. 67.7 km from Parma airport. 101 km from Bergamo-Orio al Serio airport. 6 km from Cremona railway station.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments

MILANO



Context	In front of the building is the Sforza Castle and the Sempione park, behind is Via Ponte Vetro, the Strehler Theatre and the Brera district. Just a short walk away are Cadorna railway station and several underground stations. This one place brings together the various souls of Milan: tradition and innovation, culture, efficiency and elegance.
Offer	Apartments of different dimensions from 50 to 300 sqm. Prices from euro 9,500/sqm.
Site connections	3 minutes walk to Cairoli subway M1 line stop. 9 minutes walk to Cadorna railway station. 13 minutes walk to Duomo. 12 km from Linate airport. 40 km from Milano Malpensa airport. 50 km from Milano Orio al Serio airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments in historical building

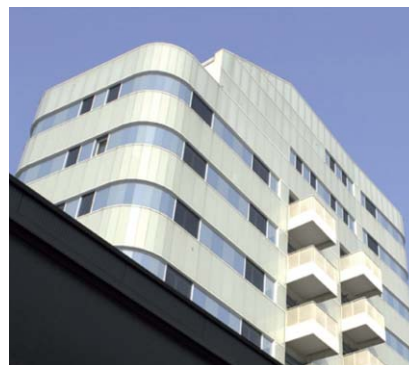
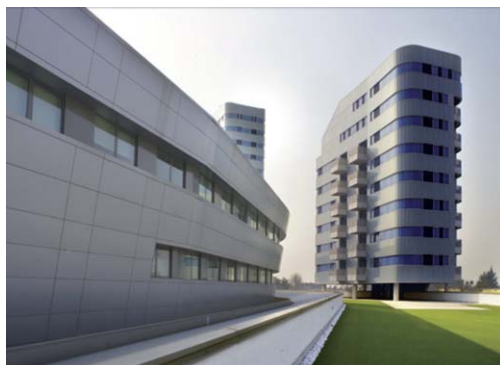
BRESCIA



Context	The building is located in the historical center of Brescia, close to Piazza della Vittoria, Piazza Duomo e Piazza della Loggia. It is in an exclusive position as it is near several places of a great historical, architectural and commercial value.
Offer	Apartments of different dimensions and prices: 1 apartment of 220 sqm, euro 1,200,000.00; 1 apartment of 336 sqm, euro 1,800,000.00; 1 office of 200 sqm, euro 800,000.
Site connections	300 m from Vittoria subway station. 1 km from the railway station. 4 km from the civil hospital. 50 km from Orio al Serio (Bergamo) airport. 62 km from Verona airport. 86 km from Milano Linate airport. 134 km from Milano Malpensa airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments

BRESCIA



Context	In a last generation tower at the gates of Brescia city center a residential building that offers luxury accommodations for all kind of demands is born: working, relaxing, tourism. A distinctive element in the area, the building stands in the northern part of the city, becoming a characteristic component of the entire area.
Offer	Several apartments of different dimensions: from 51 to 72 sqm, euro 140,000-200,000; from 100 to 261 sqm, euro 279,000-700,000; penthouse: 352 sqm, euro 935,000.
Site connections	On the Casazza subway stop. 4 km from the historical center. 5,6 km from Brescia railroad station. 20 km from Brescia-Montichiari airport. 43 km from Milano Orio al Serio airport. 60 km from Verona airport. 75 km from Linate airport. 115 km from Milano Malpensa airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive apartments

BRESCIA



Context	The building is located in the historic center of Brescia, close to Piazza della Vittoria, the Duomo and Piazza della Loggia. It is an absolutely exclusive position as it is next to places of a great historical, architectural and commercial value.
Offer	Apartments of different dimensions/prices: two rooms apartments from 70 to 102 sqm: euro 277,600-411,200; three rooms apartments from 111 to 184 sqm: euro 557,000-616,000; four rooms apartments - penthouse apartment from 195.41 to 327.70 sqm: euro 1,074,755-1,796,850; shops from 81 to 480 sqm: euro 526,000-2,670,000.
Site connections	Close to Vittoria subway station. 1,0 km from the railway station. 4,0 km from Ospedale Civile. 50 km from Orio al Serio airport. 62 km from Verona airport. 86 km from Milano Linate airport. 134 km from Milano Malpensa airport.
Construction progress	End of works expected by October 2016.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

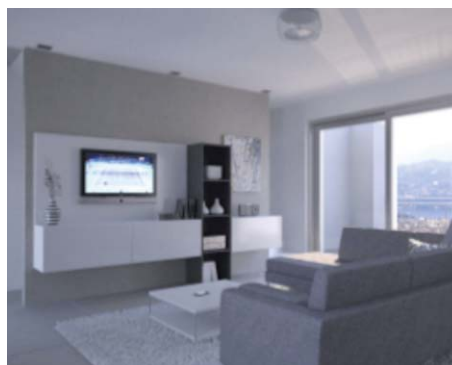
Luxury apartments COMO



Context	The structure is located in a distinguished context, immersed in the green of Cardina hills that offer a direct contact with the nature even if it remains in a strategic position with reference to the city. The apartments are very well connected with the main services and infrastructures that lead to Milan and to the Swiss border; they are a few minutes way from Como lake and Villa Olmo. The high quality of the building from the thermic and acoustic point of view will allow to classify it in class energy "A+" (CasaClima Agency).
Offer	6 four-rooms apartments: from 152 sqm to 204 sqm. Class energy "A+". Prices (garage included): from 950,000 euro to 1,297,000 euro.
Site connections	55 km from Milan. 30 km from Lugano. 72 km from Linate airport. 64 km from Malpensa airport.
Construction progress	18 month to the end of works.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive apartments

COMO



Context	Residential complex in Como, located in a very green and quiet area that overlooks the entire city and with a marvelous lake view. The property is near several prestigious locations as the famous Villa D'Este Golf Club, the Lake of Como and the characteristic lake villages like Cernobbio and Laglio. Few minutes away from the motorway, it is possible to reach the city of Como in about 10 minutes by car, or 20 minute by public transportations.
Offer	1 two-rooms apartment and 7 duplex apartments, from 65.28 sqm to 135.66 sqm. Class energy "B". Prices (garage included), from 240,000 euro to 485,000 euro.
Site connections	49 km from Milan. 40 km from Lugano. 55 km from Linate airport. 50 km from Malpensa airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

2 exclusive villas

BRIOSCO (MONZA E BRIANZA)



Context	The city of Brioso is located in the very center of the Province of Monza e Brianza, a residential area well known for its landscapes and green areas north of Milan. The town is half way between Monza and Como Lake, in a very quiet area surrounded by the Lambro Valley Park. Very well connected with Milan, the Lake and Switzerland, the place offers a unique context of privacy with single houses and the pleasantness of the landscape.
Offer	N. 2 independent one floor villas of 130 sqm each, with private garden. Each villa has: large living room, large kitchen, three rooms, two bathrooms, double garage and a large hobby space.
Site connections	Close to SS36 Milan-Lecco freeway. 20 km from A4 Turin-Venice motorway. 35 km from Milan-Linate airport. 55 km from Lugano-Agno (CH) airport. 60 km from Milan-Malpensa airport.
Construction progress	Realization phase.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive apartments

MILANO



Context	The building is situated close to Palestro Line 1 subway stop, next to the Natural Science Museum, to Buenos Aires shopping district, to Montanelli Gardens, and the Contemporary Art Pavilion and to the fashion district. Three subway stops away from Duomo square and five stops from Cadorna square that connects Milan to touristic areas, like Maggiore Lake and Como Lake.
Offer	3 three-rooms apartments from 440,000 euro. 1 four-rooms apartment (three rooms, one double living room, kitchen, three bathrooms); price: 1,500,000 euro. Class energy "A".
Site connections	5 minutes' walk from Palestro M1 stop. 7 minutes' walk from Porta Venezia M1 stop. 7 km from Linate airport. 52 km from Malpensa airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments

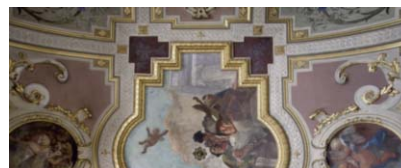
DESENZANO DEL GARDA (BRESCIA)



Context	In a natural context of a unique scenic beauty on the Lake of Garda, the Residence "Style&Relax" is located in a standing residential area, characterized by refined houses and isolated villas, very close to the lake. The property is at five minutes walking from the historic center of Desenzano, the "capital" of Garda Lake and focal point of shopping and main events of this area that is well known for its marvelous views of the landscape, the various options for free time and its pleasant climate.
Offer	10 apartments with garage. Among them: two, three, four-rooms apartments and penthouse apartments, in order to satisfy any request of surface dimension. In common area: swimming pool with Jacuzzi and fitness area. Prices from euro 4,500 to euro 10,000 for sqm.
Site connections	5 min. from A4 motorway. 5 min. from Desenzano del Garda-Sirmione railway station. 1 min. walk from "golden beach" bus stop. 5 min. walk from Desenzano port.
Construction progress	Completed [end of works, 2013].
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartments in historical building

MILANO



Context	The Palace is situated a few minutes' walk from the Castello Sforzesco, Sempione Park, Strehler Theater, Teatro alla Scala and Brera district, the most lively in Milan thanks to its art and cultural initiatives. It is also very close to Cadorna Subway Station and to several Universities in Milan.
Offer	25 restored apartments, each one with a unique architectural features. From 99 to 255 sqm. From 9,000 to 14,000 euro/sqm.
Site connections	2 minutes' walk to Cairoli subway line M1 stop. 12 km from Linate airport. 40 km from Milano Malpensa airport. 50 km from Milano Orio al Serio airport.
Construction progress	Finalization phase.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive apartments

MILANO



Context	The building is located close to square Camus, in a valuable residential area of the city center, very well served with public transportations and near to main services, schools and shops. The residence is also very close to Sempione Park, to Triennale and Corso Sempione. The new residential building is designed by Beretta Associates.
Offer	It is a nine above-ground floors, over three floors of underground parking. 7 properties in class energy A. Surface: from 58 to 275 sqm, plus terrace (from 22 to 80 sqm). All apartments have a cellar available and can also have one or more single or double garages available. Prices: from 7,950.00 to 8,950.00 euro/sqm.
Site connections	10 minutes' walk from Sempione Park. 10 minutes' walk from Pagano M1 subway stop. 10 minutes' walk from Domodossola Passante railway stop. 12 km from Milan Linate airport. 40 km from Milan Malpensa airport. 50 km from Orio al Serio airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Luxury apartment MILANO



Context	The distinguished building is located in one of the most exclusive areas of Milan. Within a walking distance, many famous buildings take place: the Poldi Pezzoli Museum, the Bagatti Valsecchi Museum, Morando Palace fashion Museum. The property is close to the "Quadrilatero della Moda" fashion district with all its jewelry stores, boutiques and design showrooms.
Offer	One apartment of 180 sqm in class energy "G". Parking place included in the price. Price: euro 1,600,000.
Site connections	3 minutes' walk from San Babila M1 Subway stop. 10 minutes' walk from the Duomo. 8 km from Linate airport. 50 km from Milan Malpensa airport. 50 km from Milan Orio al Serio airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Renovation of the historical quarter of Santa Giustina

SALÒ (BRESCIA)



Context	The project envisages the renovation of the old hamlet Quarter Santa Giustina that occupies the last front lake terraces of the mount San Bartolomeo and it is situated right outside the medieval walls of the town. The project preserves the typical characteristics of an historic burg, its buildings and landscape, with the terraces that constitute the “case” of the new settlements, with an architecture that reminds the old “lemon-houses” environment.
Offer	Properties (in project): 5 stores; 7 studios (1 room); 17 apartments (2 rooms); 12 luxury apartments (3 rooms); 190 garages. Total amount of investment: euro 26,000,000.
Site connections	40 km from Brescia-Montichiari airport. 45 km from Brescia. 80 km from Verona airport. 90 km from Milano Orio al Serio airport. 135 km from Linate airport. 175 km from Milano Malpensa airport.
Construction progress	Finalization Phase.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Exclusive villas

MONIGA (BRESCIA)



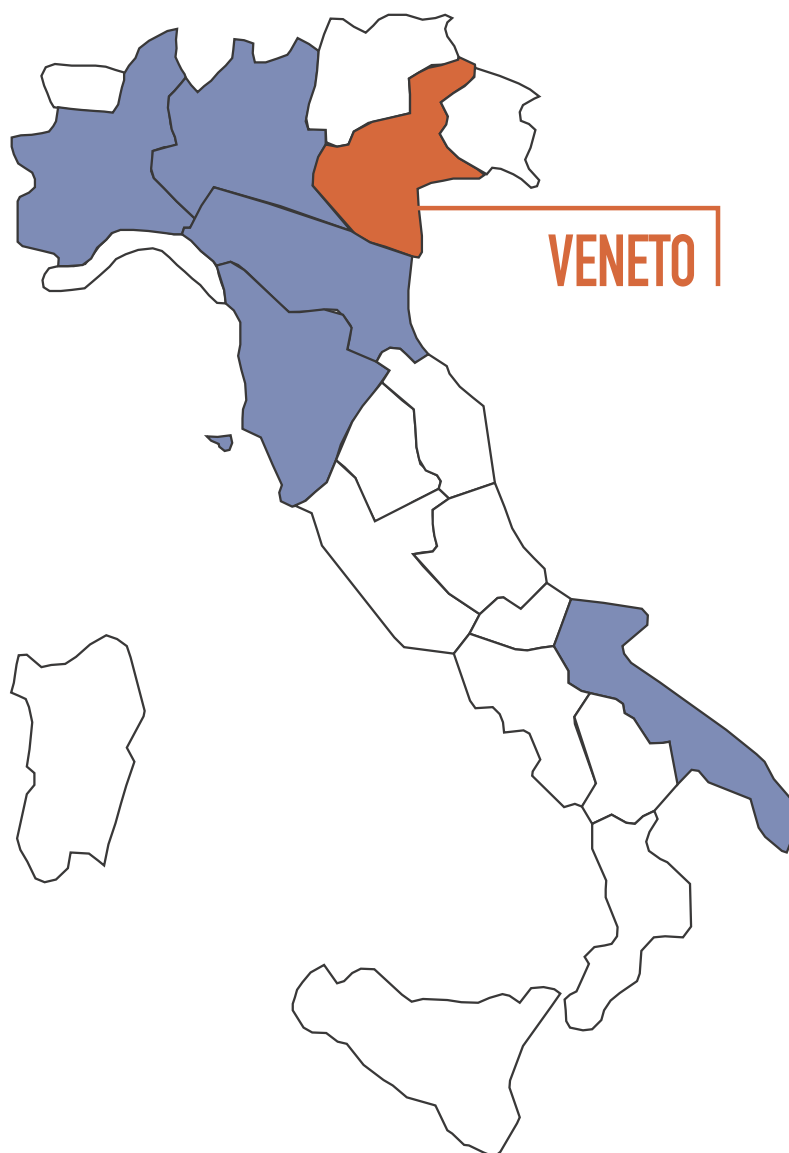
Context	The site is located in the Garda Lake area, with a beautiful view that goes from the surrounding mountains (Monte Baldo, Valvestino) to the Valtenesi hills, Isola del Garda and the Sirmione peninsula. It is very closed to main national parks as Adamello, Alto Garda, Brenta, Monte Baldo.
Offer	Type A: n. 8 villas, 170 mq. Type B: n. 7 villas, 180 mq. Type C: n. 3 villas, 197 mq. All apartments are in energy class "A". Prices from 650,000.00 euro to 1,150,000.00 euro (garage included).
Site connections	28 km from Brescia-Montichiari airport. 43 km from Verona airport. 85 km from Orio al Serio airport. 128 km from Linate airport. 170 km from Malpensa airport.
Construction progress	Realization phase.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Residential complex

TOSCOLANO MADERNO (BRESCIA)



Context	The site is located in the Garda Lake area, with a beautiful view that goes from the surrounding mountains (Monte Baldo, Valvestino) to the Valtenesi hills, Isola del Garda and the Sirmione peninsula. It is very closed to main national parks as Adamello, Alto Garda, Brenta, Monte Baldo.
Offer	Total investment amount: euro 26,000,000. Apartments (in project): 7 studios (1 room); 17 apartments (2 rooms); 51 apartments (3 rooms); 12 luxury apartments (3 rooms).
Site connections	40 km from Brescia-Montichiari airport. 45 km from Brescia. 80 km from Verona airport. 90 km from Milano Orio al Serio airport. 135 km from Linate airport. 175 km from Milano Malpensa airport.
Construction progress	Architectural project (hospitality function may also be considered).
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it



ANCE VENETO

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Luxury apartments (15th century building)

VERONA



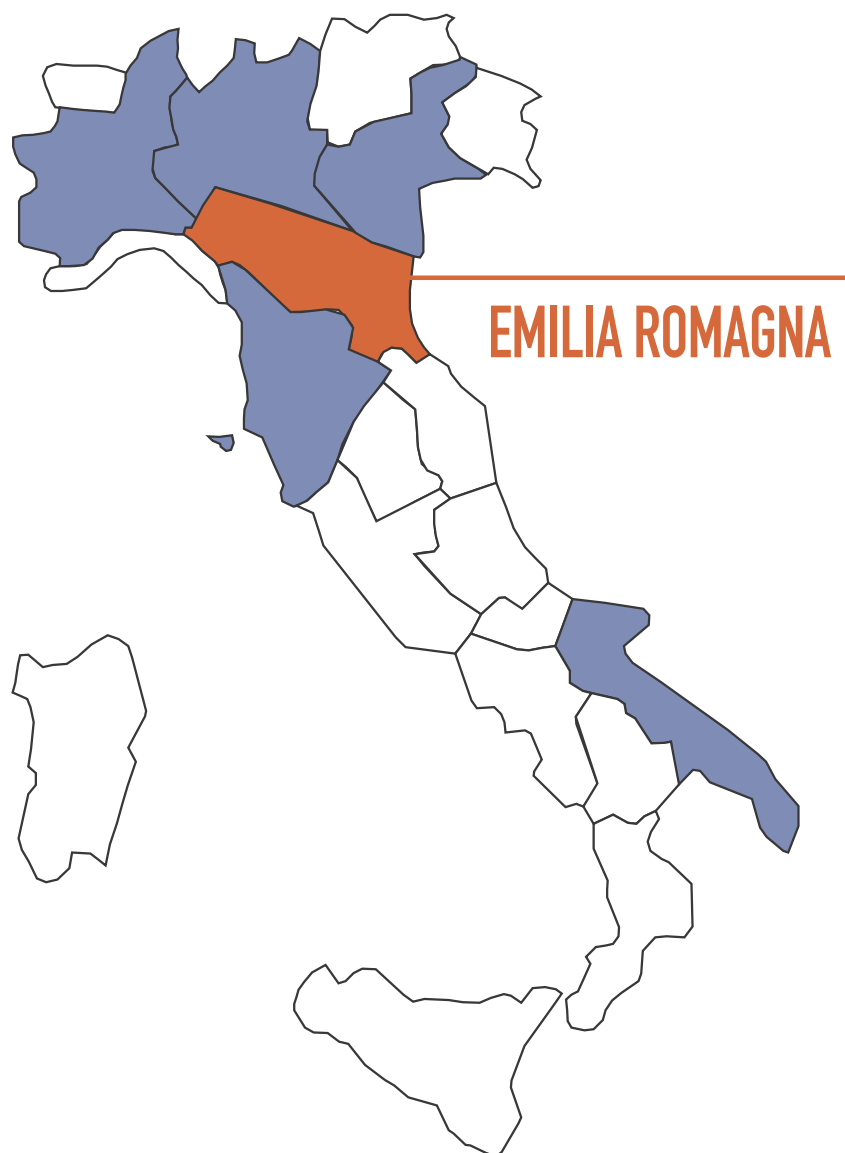
Context	Located in the historical center of Verona, near the Duomo, the 15th century building (Palazzo Paletta Dai Prè) has been completely renovated (new materials, new technologies) between 2007-2012. The main floor is decorated with many murals of the most important Italian artists of the 18th century. The building is equipped with garages.
Offer	8 apartments, 3 for sale: – main floor 550 sqm; – 2 rooms apartment 65 sqm; – upper floor apartment 125 sqm. Price: from 6,000 to 9,000 euros per sqm.
Site connections	Bus stop: 80 mt. Airport: 13 km. Railway station: 4 km.
Construction progress	Completed in 2012.
Contacts	Damiano Bellè phone: +39 045501005 / +39 3475213534 www.costruzionibelle.it • info@costruzionibelle.it • damiano.belle.vr@gmail.com

Luxury hotel

VENEZIA



Context	Palazzo Giovannelli is a historical building located in the center of Venice in the Sestiere di Cannaregio, less than 1 km away from San Marco Sq. Due to its particularly important background, Palazzo Giovannelli is bound by the law n. 1089 - 01/06/1939. The building borders: North/Rio di Santa Fosca, East/Rio di Noale, South/Strada Nuova, West/Campiello della Chiesa. During the centuries the building has been object of consistent enlargements and restructurations. The first enlargement (new wing of the building near Rio Santa Fosca) occurred during the 17th century by Donà's family, which during the first half of the 18th century realized a second enlargement in the south-west wing of the building. Further and minor expansions were realized by Arch. Medusa between 1850 and 1880. The actual configuration of the complex is the result of the expansion realized by Arch. Medusa who also connected the different buildings between them.
Offer	Total area: 6,300 sqm. Buildings area: 5,300 sqm (4 floors + 2 mezzanine floors). Gardens: 700 sqm. Other areas: 825 sqm. Price: from 8,000 to 12,000 euros per sqm.
Site connections	Airport Marco Polo: 20 minutes by car and 15 minutes by boat through Canale di Murano. Railway station: the building is reachable by a 15 minutes walk. Car: from Piazzale Roma (where there are many private and public parkings) the building is reachable by feet, boat or taxi in 15/20 minutes.
Construction progress	The project consist in the realization of a high standard hotel (60 rooms, suites, restaurants, common space, an internal private garden and 2 "water doors" from the 15th century which allow the guests to directly access to the noble floor of the building). Ground floor: transformation of the courtyard in a 250 sqm hall; an administrative office of 200 sqm and 10 bedrooms. First mezzanine floor: 20 rooms + one 90 sqm suite (near the canal corner) will be realized. Noble floor: restaurants, breakfast room, bar, common areas tot. 500 sqm + two suites of 100 sqm each. Second Mezzanine floor + second floor + attic: 30 rooms (from 30 sqm to 50 sqm).
Contacts	Costruzioni e restauri G. Salmistrari srl, Santa Croce 461, 30135 Venezia phone: +39 041719588 • info@salmistrari.it



ANCE EMILIA ROMAGNA

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Commercial building

PARMA



Context	In Parma, strategically located in the national logistic system on a state road 1 km far from the bypass, multilevel building energetically self-sufficient.
Offer	Underground Floor: sqm 2,548. Ground Floor: sqm 1,481. First Floor: sqm 1,469. Second Floor: sqm 1,558. Attic: sqm 1,452. Total: sqm 8,698. 61 underground parking lots; 39 external parking lots.
Site connections	La Spezia St. corner Balestrieri St. 1 km from the bypass. Railway station 11 km. Giuseppe Verdi airport 6 km.
Construction progress	Beginning of works: 02/2013. End of works: 11/2015.
Contacts	Ferrari - Sgavetti srl phone: +39 0521289921 / +39 3396794295 • ferrari.sgavetti@gmail.com

Commercial district

PARMA



Context	The District represents the urban regeneration of a former industrial area (Salvarani kitchens), today degraded, with no natural land consumption. The buildings will respect the class "A" of energy consumption and the Gold rating of LEED classification by U.S. Green Building Council. The intervention is located in Parma, one of the wealthiest province of Italy, adjacent to Parma Exposition Center, internationally known for events such as CIBUS and MERCANTEINFIERA. The center takes advantage of the proximity to the motorway Milan-Rome from whom the Center is entirely visible and to which is directly connected through a dedicated road starting directly from Parma tollgate. Parma Urban District aims to be a new generation project that goes beyond a simply retail vocation in order to complete the offer of services and entertainment for all the family at a supra-urban scale. The "client" and her/his family will be satisfied by the visit to the site that can be lived as a destination where time can be savoured, a special location where shopping, entertainment, food, nature and relax are mixed together.
Offer	Overall surface: 300,000 sqm. Gross Leasing Area (GLA): over 70,000 sqm. Free parking places: around 5,000 (almost entirely at ground level). Levels: 2, ground and first level. Shops: more than 110. Medium surfaces: n. 26. Food supermarket: GLA 4,500 sqm. Bar/restaurant: n. 20. Multiplex Cinema: n. 1. Outdoor Event spaces: n. 2. Leisure activities for all the family: n. 10. Catchment area: over 750,000 residents in 45' minutes surroundings.
Site connections	Located in Parma, Via Fortunato Rizzi. Immediately adjacent and entirely visible from the motorway A1 Milan-Rome. 4 km to the Parma tollgate of the motorway A1 (with a dedicated road). Immediately adjacent to Parma Exposition Center. 6 km to Parma airport "Giuseppe Verdi". 5 km to the Old town of Parma.
Construction progress	Urbanistic and commercial approval obtained. Leasing: ongoing (managed by CBRE). Design and Construction: in progress (managed by Impresa Pizzarotti & C. spa). Opening: October 2018.
Contacts	Commercial information: CBRE phone +39 059 2924811 • fax +39 059 355076 • mail: cbre-srl@cbre.com www.cbre-srl.com/scheda-centro.html?chiave=126 Developer: Sviluppo Immobiliari Parmensi spa (100% Impresa Pizzarotti & C spa) phone: +39 0521 2021 • mail: public@pizzarotti.it • www.pizzarotti.it

Commercial building

MODENA



Context	Commercial building located in Tirassegno St. n. 40, in the north west center of Modena. Currently rented to CIR Group.
Offer	Total area: 3,929 sqm. Total gross area: 8,443 sqm. Ground floor: 1,853 sqm. Mezzanine floor: 340 sqm. First floor: 1,672 sqm. Second floor: 64 sqm. Total area: 3,929 sqm. Yard's area: 6,590 sqm (8,443-1,853). Possibility to realize a loft for 1,255 sqm (ground floor). Vacancy for 1,200 sqm (annual rent 90,000 euros - estimated revenues 230,000 euros per year). Total price 2.8 million euros - mortgage possible.
Site connections	Near the historical center of Modena. Near the railway station.
Construction progress	Part of the first and mezzanine floor are currently rented to CIR while the first floor is totally vacant. Rent: 90,000 euros/year (6 years contract, renewable) to CIR. 280 sqm rent to TERE Group for 18,000 euros/year. 127 sqm vacancy on the ground floor (hypothetical rent 10,000 euros/year). At the first floor 467 sqm are currently rented to the Evangelistic church for 21,600 euros/year.
Contacts	Meta Real Estate srl phone: +39 0541791347 • info@metacasa.it

13 residential buildings to realize

RIMINI



Context	Rimini, Marebello resort, between Vico St. and Carli St., near the sea. Availability of a building site inserted in a residential wider area with the possibility of realizing 13 buildings.
Offer	Tot area: 28,731 sqm. Building sites: 9,750 sqm + 1,000 smq (technical area). Prescriptions: Free realization and transfer of 500 sqm of quartier center. Free realization and transfer of 80 parking spots. Technological connections shall be realized. Standard parking per habitation 10 sqm; standard private green area 10 sqm. Temporary easement entitlements of viability between Vico St. and Carli st.
Site connections	Situated in Rimini (Marebello). 300 mt from the sea. 1,000 mt from Federico Fellini Airport.
Construction progress	The Development agreement has been signed. Construction site ready for the beginning of works.
Contacts	Meta Real Estate srl phone: +39 0541791347 • info@metacasa.it

Residential complex

RIMINI



Context	Possibility of realizing a 100 residential unities complex (plus garage), panoramic view on the Rimini's harbor, near the historical center of the city and the beach. The building is situated in a high prestige level area.
Offer	Buildable area: 6,787.18 sqm. Gross saleable area: 10,000 sqm.
Site connections	800-1,000 mt from the historical center. 500-600 mt from the sea. 5 minutes walk from the railway station.
Construction progress	Approved.
Contacts	Meta Real Estate srl phone: +39 0541791347 • info@metacasa.it

3 villas to realize

RIMINI



PADRONALE

FIENILE

MEZZADRO

Context	Plot of land with an already existing building and possibility of realizing 3 villas.
Offer	Total area: 2,849.34 sqm. Buildable surface: 365 sqm.
Site connections	Situated in Rimini on the panoramical hill of Covignano. 500 mt from Rimini South toll road.
Construction progress	The recovery project has already been approved by Municipal council.
Contacts	Meta Real Estate srl phone: +39 0541791347 • info@metacasa.it

Residential / Commercial complex to begin

RAVENNA



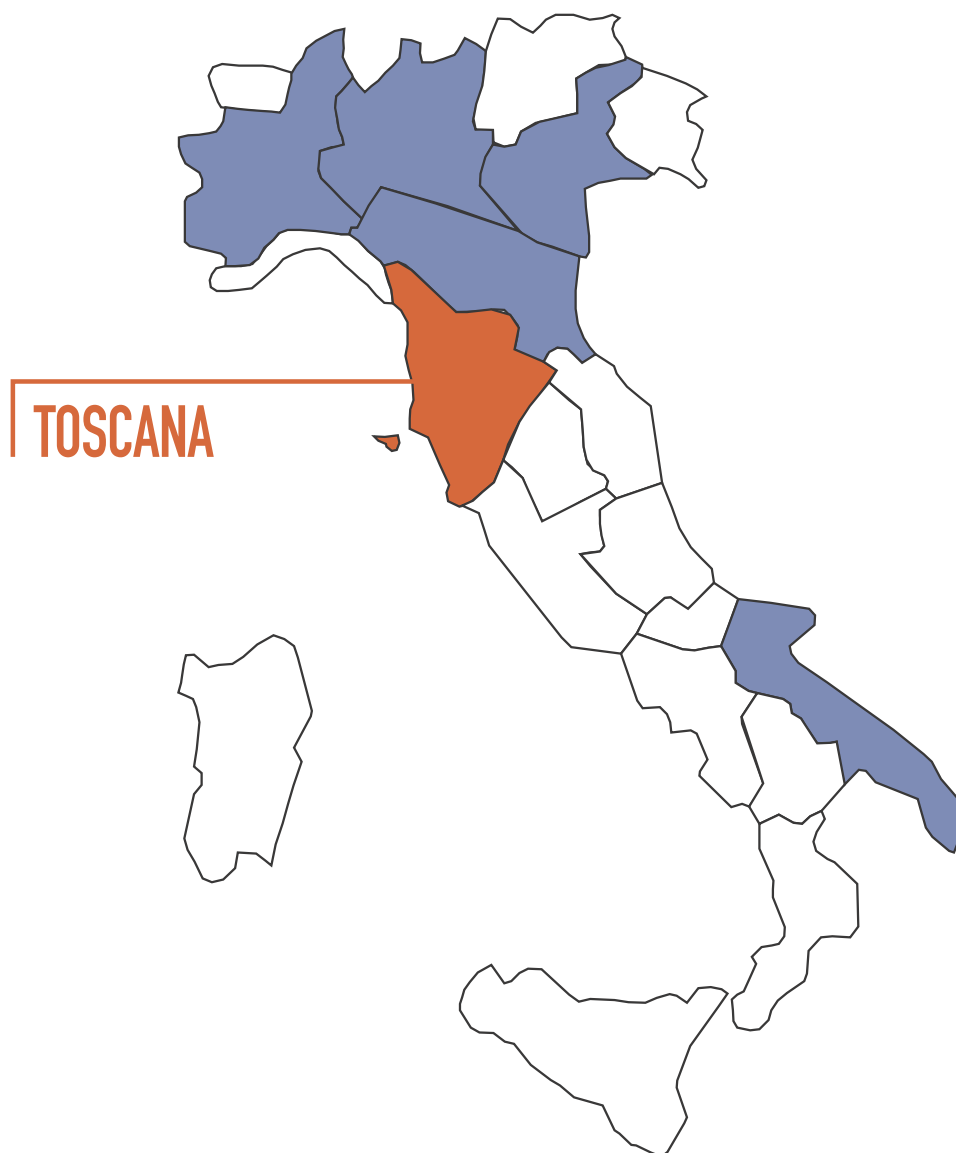
Context	The space includes the current Consorzio Agrario and a nearby free area. The complex is divided in 2 different properties: CAP Candiano S.r.l. 46,143 sqm (ex Consorzio Agrario) and D.P. S.r.l. 41,309 sqm, for a total amount of 87,452 sqm. Also considering the public areas, the total surface is 93,752 sqm. The Canale Candiano is the old harbor of Ravenna built in 1700 which connects the town to the sea (8 km distant); water front 335 mt. This is one of the widest areas of the "Darsena project", the most important redevelopment program started in Ravenna in the 90s. In this area the new Municipal Urban Plan managed to insert the tallest building of the city, a sort of lighthouse that complete the two kilometers of new urban district, projected towards the harbor and the sea, and connected with the other side of the dock by a light footbridge. Three tall buildings precede the tower along the quay, and between them large green courtyards, with pedestrian streets and surrounded by buildings in a row of three to five floors, overlook the canal. The settlement is completed with commercial buildings and offices, creating well-articulated public spaces and a large square in front of the tower.
Offer	The project of sector 31 is inserted in a wider system (half of the urbanistic town plan). Total area of the works (public + private): 87,452 sqm. 1. Residential area 22,747 sqm. 2. Commercial area 9,183 sqm. 3. The tower 17,040 sqm. Total area of the works (private 1+2+3) = 48,969.60 sqm.
Site connections	1,200 m from railway station and historical centre. 6 km from highway A14. 60 km from Bologna airport.
Construction progress	To begin. Building permission.
Contacts	phone: +39 054791056 • giovanni@igtsrl.it

Industrial complex

FAENZA (RAVENNA)



Context	Industrial - hand crafted complex currently rented to HERA spa for the development of technical activities (gas, water, etc).
Offer	Offices: 972 sqm. Warehouse and other activities: 746 sqm. Sheds: 1,584 sqm. Equipment rooms: 97 sqm. Covered roof: 229 sqm. Price: 3.5 million euros.
Site connections	Near the bypass of Faenza - industrial area.
Construction progress	The complex is rented by Hera Spa with a 9 years old length contract (340,000 euros per year).
Contacts	Meta Real Estate srl phone: +39 0541791247 • info@metacasa.it



ANCE TOSCANA

CONTACTS

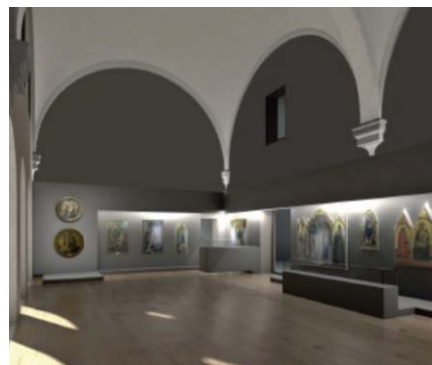
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Restructuration of the historical complex of Sant'Orsola FIRENZE



Context	Sant'Orsola: in the historical center of Florence. Unesco's Area, near the Santa Maria Novella railway station, the Duomo and the Fiera in Fortezza da Basso. Restructuration of the historical building complex of Sant'Orsola in Florence. Long-terms contracts inclusion. Minimum 46 years period management. Financiers revenues shall be at least 5%. Divident of at least 7% for the investors/equity providers. Total investment: 29.6 million euro divided as it follows: - 23.9 million euro in facilities, installation and planning; - 5.7 million euro in equipment etc. Trophy asset Long term concession contract.
Offer	18,000 sqm in various functions: - platform: wellness, gym, museum, caffe-restaurant, bookshop, kinder garden; - hospitality for 150 people in 85 rooms/flats; - smart working & coworking spaces, art&business school rooms.
Site connections	500 mt from Santa Maria Novella railway station. 300 mt from Fortezza da Basso.
Construction progress	To begin.
Contacts	Alessandro Paolini - CEO - PFP spa investing co. - Firenze phone: +39 0805467703 / +39 3398013610 • ales.paolini@gmail.com

Commercial complex

ROSIGNANO MARITTIMO (LIVORNO)



Context	The area is located in the Municipality of Rosignano Marittimo (LI). The project consists of the realization of 2 medium sized commercial structures and other offices.
Offer	Total area: 40,000 sqm divided in 3 different blocks: A. 2 floors 4,000 sqm (food commerce). B. 3 floors mall (8,000 sqm). - ground floor: 4,000 sqm (saleable area 1,498 sqm). - first and second floor: 2,000 sqm each. C. Medium size commercial structure of 2,000 sqm. - saleable area: 1,376 sqm. - warehouse: 326 sqm. - offices: 208 sqm. - parking lots: 500.
Site connections	Car: near the exit Rosignano Marittimo of the highway. Railway: 2.5 km from Rosignano Solvay station. Boat: 30 km away from Livorno's harbor. Airport: 50 km away from Galilei Pisa airport .
Construction progress	Urbanized building area.
Contacts	Stefano Frangerini phone: +39 3489010393 • stefano@frangerini.it

Exclusive villa

MARINA DI PIETRASANTA (LUCCA)



Context	Marina di Pietrasanta is a seaside small town of the Versilia area in Tuscany with outstanding natural beauties. Sea, beaches, pine forests and mountains are the main elements that, enclosed in a few squared kilometers, offer a beautiful and diverse environment for peaceful moments. The residence is elegant, romantic and refined, with typical characters of Forte dei Marmi houses and with British architectural features.
Offer	Villa of 517 sqm so divided: basement floor: 185 sqm; ground floor: 133 sqm; first floor: 117 sqm; attic: 82 sqm; terraces and balcon: 52 sqm; plot of land: 865 sqm. Class energy "A". Price: euro 5,000,000.
Site connections	111 km from Florence. 47 km from Capannori-Lucca airport. 57.9 km from the port of Livorno. 3 km from Forte dei Marmi.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

6 luxury villas

FORTE DEI MARMI (LUCCA)



Context	The complex is located in the town of Forte dei Marmi, in Tuscany close to "Roma Imperiale" district and 1,000 meters away from the sea. The area is well known for the excellent services, the quiet and the privacy. All villas are on three floors with garages in the basement level (very rare in the Versilia territory) and with an apartment for the services with independent entrance.
Offer	6 independent villas in class energy "A", with garage in the basement level and swimming pool. Surface: from 550 to 600 sqm. Prices: from 3,864,000 euro to 4,600,000 euro. Possibility of purchasing the entire complex for 24,000,000 euro.
Site connections	400 meters from the A12 "Genova-Livorno" motorway. 5 km from the "Genova-Pisa" railway. 40 km from Pisa airport.
Construction progress	Completed.
Contacts	ANCE Lombardia Aster Rotondi phone: +39 0286454640 • centredil@ance.lombardia.it

Pisa Outlet Village

CRESPINA (PISA)



Context The "Pisa Outlet Village" is located in Crespina, a municipality in the Province of Pisa surrounded by the green countryside nearby the sea.
Pisa Outlet Village is the first outlet to be built near the Tuscan coast.
It can be easily accessible from the holiday resorts of the coast (Viareggio, Forte dei Marmi) and from several neighboring towns (Pisa, Livorno, Firenze, Empoli, Lucca, Prato); it is an important reference point for quality shopping.

Offer Total buildable area: 256,000 sqm.
Total S.L.P.: 25,000 sqm.
Squares and arcades area: 14,000 sqm.
Parking area and viability surface: 96,000 sqm.
Green area: 84,000 sqm.
Phase 1
S.L.P.: 17,500 sqm.
Food service: 900 sqm.
Administrative office: 500 sqm.
Public facilities: 600 sqm.
Stores: 90 sqm.
Phase 2
S.L.P.: 7,500 sqm.
Food service: 300 sqm.
Public facilities: 200 sqm.
Stores: 40 sqm.
Total amount of investment: euro 70,000,000.

Site connections 15 km from Pisa.
17 km from Livorno.
40 km from Viareggio.
70 km from Firenze.

Construction progress Project.

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ANCE PUGLIA

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Requalification of San Nicola's area BARI



Context	Bari, Puglia - PRG 51-50; realization of a system of residential buildings, public services, green areas and connections. The project is developed in a requalification key of all the area surrounding San Nicola Stadium (south of Bari). The project has been realized by arch. Oriol Bohigas (MBM Arquitectes S.L. Barcellona Spain) supported by the most famous engineering and architectural offices of Bari. The project is developed around an area called La Rambla which is one of the main connection points of the community.
Offer	Total Surface: 200,580 sqm. Residential surface: 152,636 sqm. Tertiary surface: 129,746 sqm. Total volume to realize: 1,000,000 cm. Public parkings: 99,500 sqm. Private Parkings: 50,985 sqm. Green areas: 77,372 sqm. Further Green Area: 43,823 sqm.
Site connections	Highway: 7 km. Bypass: 1 km. Railway station: 6 km. Airport: 18 km. Harbor: 7 km.
Construction progress	Project approved by the Municipal Council the 06/02/2012.
Contacts	Ance Bari e BAT phone: +39 0805467703 • segreteria.ance@confindustria.babt.it

l'industria delle costruzioni

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