

# 0316 - Ex Caserma Masini

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Bologna - Via Orfeo, 46

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## Ownership

100% FIV – Extra Fund

## Location

Caserma Masini is a former barracks located in the south-east of the historic centre in an area with great urban value and noted residential renown (Galvani area).

The estate is located between Via S. Stefano, Via Borgolocchi and Via Orfeo, within the city centre and not far from Porta Santo Stefano, the Judicial Offices, the Policlinico S.Orsola-Malpighi and the University.

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<b>Description</b>	Caserma Masini is made up of different buildings: a 19th century convent, a two-storey office building, a three-storey building and warehouses. The building needs significant redevelopment work.
<b>Restrictions</b>	Subject to restrictions by the Ministry of Cultural Heritage and Activities.
<b>Occupancy status</b>	Vacant
<b>Town Planning Status</b> - <b>Procedure for Development</b>	The POC, to be implemented by means of a single direct intervention, provides for the creation of a volume equal to the existing one, structuring the intended use as follows: <ul style="list-style-type: none"><li>- 35% of total GUFA for residential functions;</li><li>- 5% of total GUFA for commercial establishments in neighbourhood facilities;</li><li>- 10% of the total GUFA for garages and car parks;</li><li>- 5% of total GUFA for public use activities;</li><li>- 45% of total GUFA for hotel functions.</li></ul>

Estate Details	
Data	
Developed area	Approximately 10,300 sqm



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