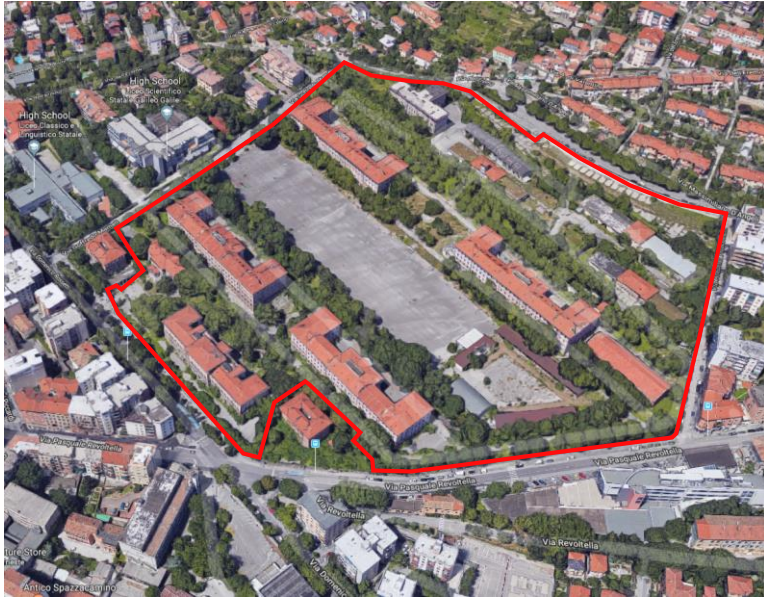


0358 – Ex Caserma Vittorio Emanuele III

Trieste - Via Domenico Rossetti, 76

0358 – Ex Caserma Vittorio Emanuele III

Trieste - Via Domenico Rossetti, 76



Ownership

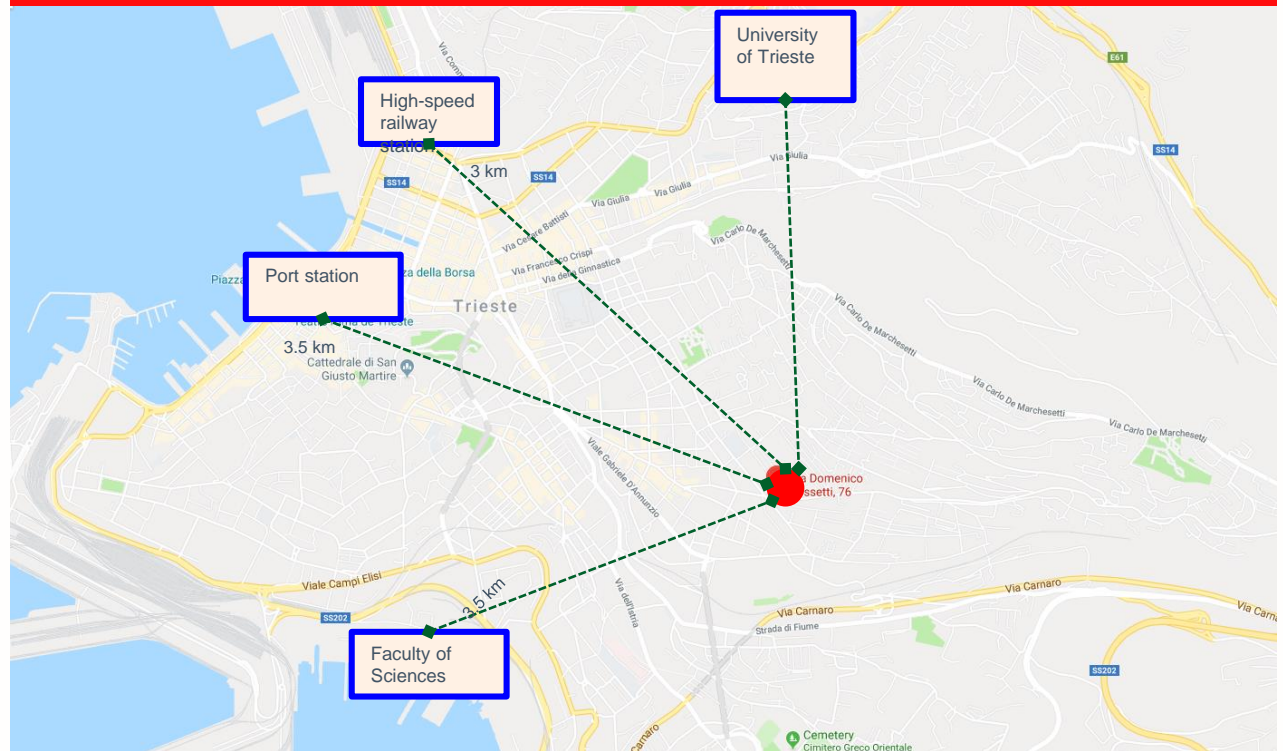
100% FIV – Extra Fund

Location

The large area covers ground sloping toward the sea, made usable by various built terraces. It is located in a semi-central zone, within the fabric of the residential city. The area occupied by the property complex of the former Vittorio Emanuele III barracks extends over 9 hectares, on which buildings at one time used as barracks, offices, accommodation and other military facilities stand, totalling about 197,000 cubic metres of space.

The uniformity of the complex is its main characteristic. The buildings, erected between 1912 and 1925 in an eclectic style, are similar and arranged on three terraces, delimited by the external boundary walls.

Trieste, Via Domenico Rossetti, 76

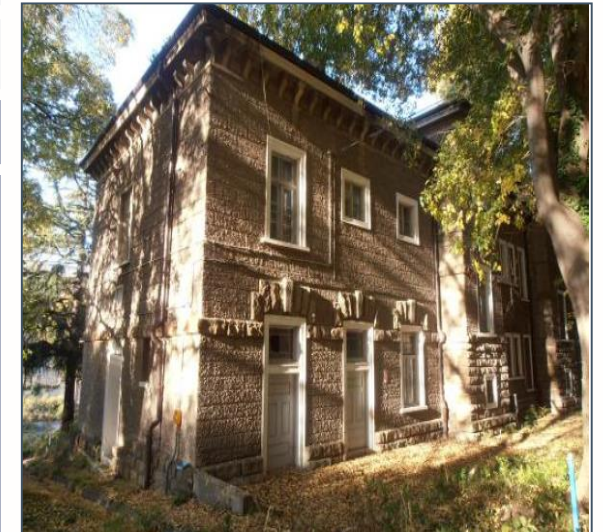


0358 – Ex Caserma Vittorio Emanuele III

Trieste - Via Domenico Rossetti, 76

Description	The property portfolio consists of about 15 buildings set in a large area divided into three large sections: (i) The south-west area on the Via Rossetti side, with the main entrance, visitors' room, gatehouse, headquarters and two barracks buildings. (ii) The central area, with smaller buildings used as vehicle sheds and workshops. (iii) The north-east area on the Via dell'Eremo side, with three barracks buildings, a shed used as a gym, the clock tower, the firing ground and three buildings used as warehouses/stores.
Restrictions	Subject to restrictions by the Ministry of Cultural Heritage and Activities.
Occupancy status	Vacant.
Planning status - Procedure for development	The area is one of the 'areas subject to large conversion' and the relevant project sheet. In brief, the sheet outlines work through an urban implementation plan covering the entire area. It may set out different plans of work while retaining the boundaries of the sub-areas. In any case, recovery of the existing buildings for use as 'collective equipment services' is allowed with direct intervention and without the anticipated expansions. The allowed uses are: residential: minimum 60% for sub-area A, maximum 30% for sub-area B collective equipment services offices retail service handicrafts Sub-area C, to be transferred to the Municipality, is earmarked for collective equipment only. Implementation plan submitted, preliminary investigation in progress, adoption scheduled for June 2019.

Property details	
Data	
Gross usable area	approximately 50,000 sqm



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