

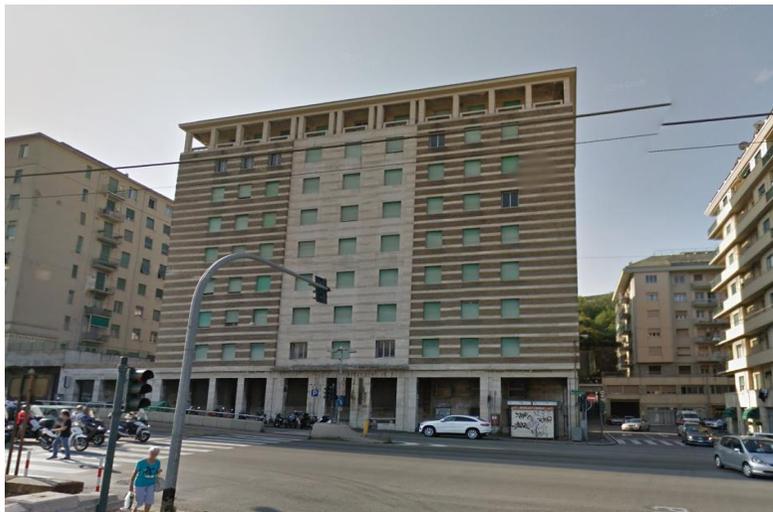
# 0036 - Ex Ambulatori ed Uffici ASL

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Genova, Corso Gastaldi, 7

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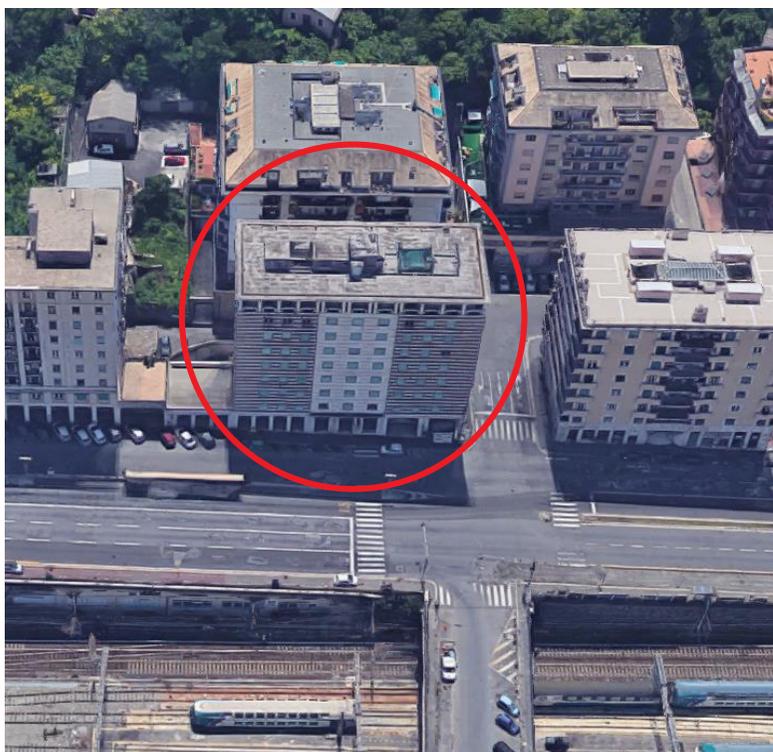
## Ownership

100% Fondo Investimenti per la Valorizzazione – Plus Fund, managed by CDP Investimenti Sgr SpA

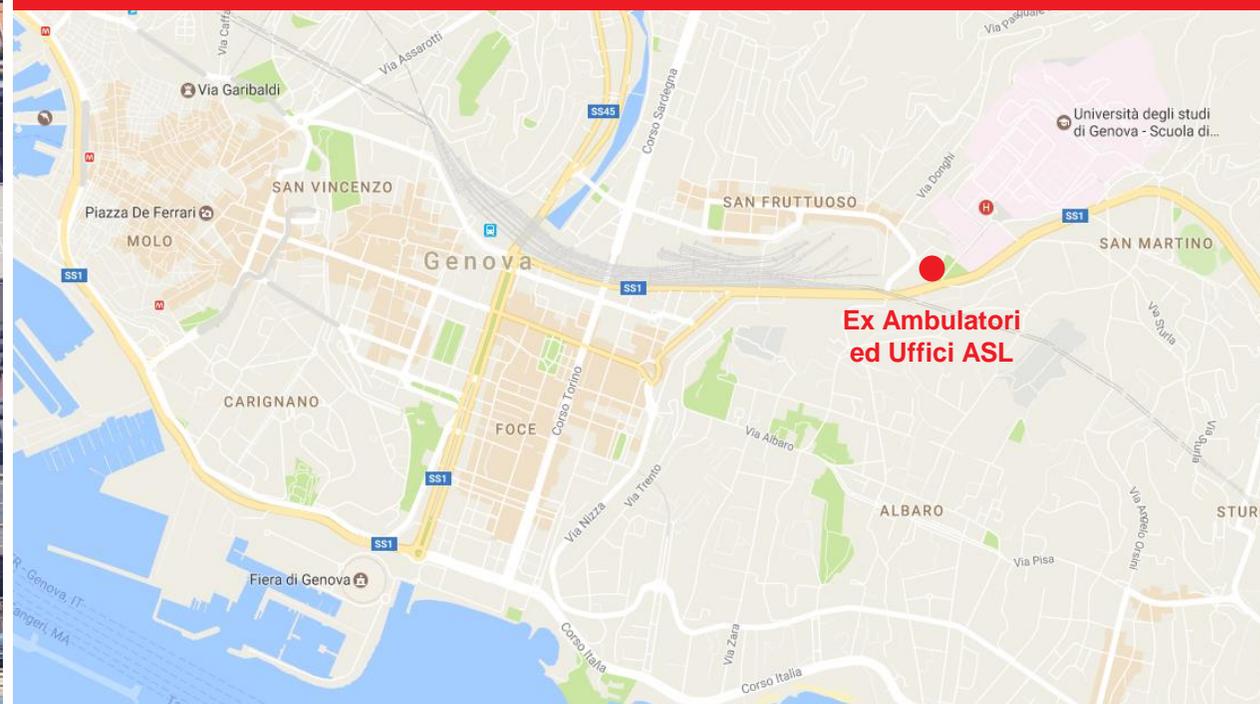
## Location

The property is located in Genoa, in Corso Aldo Gastaldi, an important road that connects the city centre to eastern Liguria, passing by Brignole railway station and the San Martino Hospital complex, thus constituting one of the city's main and busiest thoroughfares.

The urban environment is varied, with multiple projects along Corso Gastaldi and more extensive construction, with buildings of great architectural quality, in the southernmost part of the district. Nearby there are also the university campus for the faculty of science, occasional businesses and the main services.



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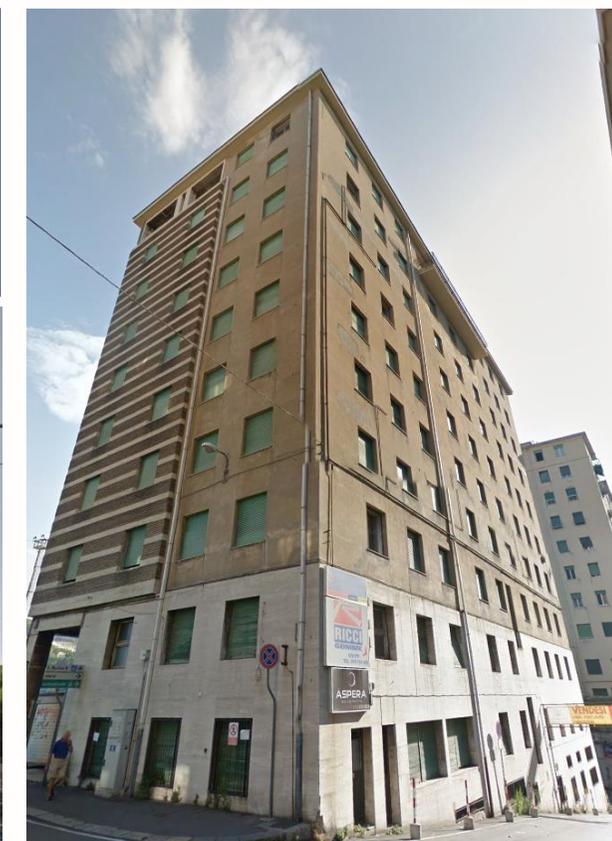
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<b>Description</b>	<p>The property, which used to host the outpatient clinics and offices of the Local Health Unit, is free-standing, with nine floors above ground plus two underground levels, for a total gross area (above ground) of about 5,900 sqm.</p> <p>The plan is regular and the architectural style is typical of the Fascist period. The property includes part of a garage located next to the building, which extends below the street level of Corso Gastaldi. This section – of which FIV Plus owns the surface property, with a duration of 90 years (until 18/12/2098) – covers an area of about 2,500 sqm and hosts a total of about 80 car spaces and 20 motorcycle spaces.</p>
<b>Restrictions</b>	There are no restrictions on the property.
<b>Occupancy status</b>	The property is vacant.
<b>Planning status</b> - <b>Procedure for development</b>	<p>The planning scheme places the building in the urban conservation area, with urban functions (residential, offices, accommodation, commercial, services, etc.). The development project presented provides for change of use to residential, through building renovation work and extending the floor space. The usable residential area is about 4,160 sqm, besides additional spaces, and the project provides for splitting the building into about 80 flats of various sizes. The car parks have been made to belong to the building. The planning procedure is to be considered completed.</p>

Property details	
Data	
Current gross area*	5,912 sqm
Gross project area*	6,929 sqm
Retail project area*	5,124 sqm
Usable project area**	4,160 sqm
Car parking spaces	80
Motorcycle parking spaces	20

(\* ) Area net of garages

(\*\* ) Project area for town planning purposes



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