

0397 - Compendio Guido Reni

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Ownership

100% FIV – Extra Fund

Location

The Guido Reni property complex is located in the Flaminio neighbourhood, in the northern part of the city. The neighbourhood is residential and distinguished by elegant properties, with sections for office and commercial business use. The neighbourhood recently underwent a modernisation process that enhanced its appeal as a cultural and recreational hub of the city (Auditorium, Maxxi Museum, Ponte della Musica).

It can be reached by public (trams and buses) or private transport on Corso Francia, which connects the area in question with the eastern ring road (Tangenziale Est).



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Description	The property portfolio extends over a large area of more than 50,000 sqm and consists of 23 buildings delimited by an external wall that have been used in the past as factories, warehouses and laboratories. The buildings are mostly made up of structural elements like iron trusses, concealed by a false ceiling where it is still present, reinforced concrete beams and pot-and-beam floors. Reinforced concrete columns or brick walls are the vertical structural elements in most of the buildings.
Restrictions	Not subject to restrictions by the Ministry for Cultural Heritage and Activities.
Occupancy status	Vacant.
Planning status - Procedure for development	Implementation of the interventions is subject to the implementation of town planning altering the general planning regulations pursuant to Resolution 54 of 6-7 August 2014 of the Capitoline Assembly. Planned is the establishment of 45,000 sqm of private gross floor area for residential use (35,000 sqm), and commercial and accommodation use (10,000 sqm). The city planning proposal was lodged in December 2015, and during 2016 the services conference was held, which closed with a decision in favour on 3 January 2017. Discussions and preliminary investigation activities are under way to reach the signing of the deed of obligation and subsequent adoption of the plan.

Property details	
Data	
Gross usable area for building	45,000 sqm



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