

0398 - Via Guidubaldo dal Monte

Rome - Via Guidubaldo dal Monte 22/28

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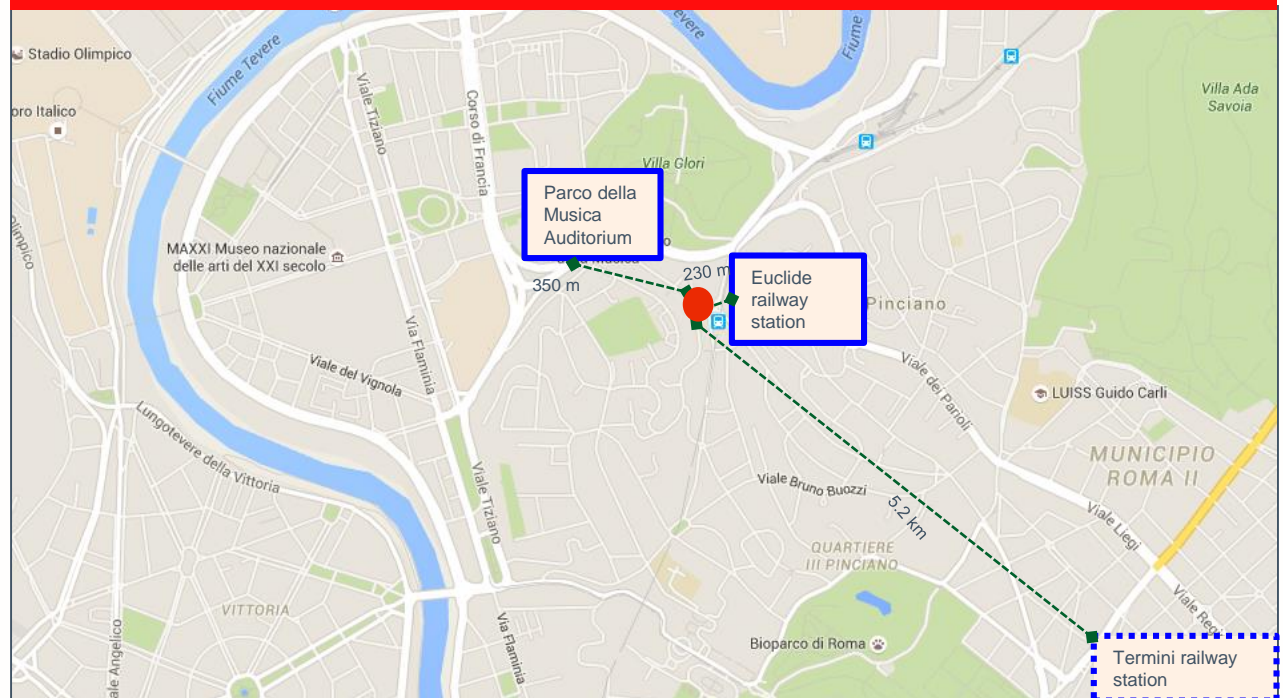
Ownership

100% FIV – Extra Fund

Location

The property is located in a semi-central area of the City of Rome, more precisely in the Parioli neighbourhood, made up of housing with offices, as well as embassies and banks. There are commercial and tertiary businesses in the neighbourhood. The fabric is densely urbanised and mostly distinguished by small houses with gardens and multi-storey residential buildings with inner courtyards. The zone can be reached by public or private transport. Areas of interest like the Parco della Musica Auditorium, Palatiziano Sports Hall, Flaminio Stadium and Villa Glori Park are nearby. The Olympic Stadium and Foro Italico are 2 km away and can be reached by crossing the Tiber.

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Description	The property is a building dating from the 1940s and was originally designed as residences, with a small section for neighbourhood shops. In the 1950s, it was used for the offices of INAIL, the owner at the time. It has eight floors above ground plus a basement containing a garage.
Restrictions	Not subject to restrictions by the Ministry for Cultural Heritage and Activities.
Occupancy status	The property is vacant except for a garage in the basement.
Planning status - Procedure for development	According to the general planning regulations, the property lies inside the historic centre, is listed under fabric T7, and lies within 'Local public green space and services'. The property is also included in the quality charter. A building permit application for private offices, subdivision and creation of a car park in the basement has been submitted. Discussions with the relevant offices for the issue of building authorisation are in progress.

Property details	
Data	
Retail area	7,805 sqm



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