

# 0075 - Ex Caserma Saram

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Macerata, Via Roma 281

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## Ownership

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

## Location

The asset known as the former Caserma barracks is located in the municipality of Macerata, at Via Roma 281. It consists of a plot of building land located in a semi-peripheral area, with a surface area of about 48,000 sqm, bordering Via Roma to the east, where the main entrance is located, Via Caldarelli to the west, and Via Prezzolini to the north.

## Macerata, Via Roma n° 281



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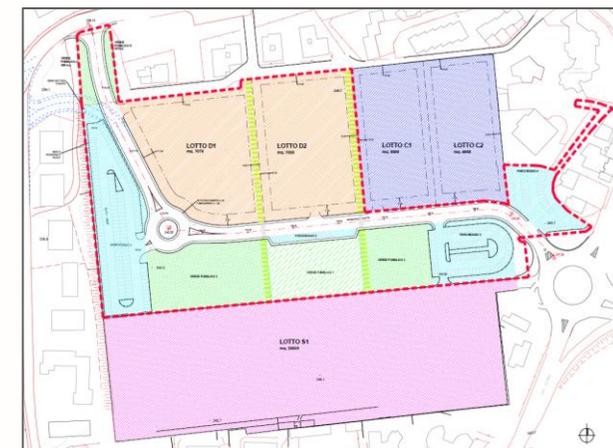
Macerata, Via Roma 281

<b>Description</b>	The asset consists of a plot of land of 38,396 sqm in surface area. A C-shaped building, currently occupied by the Macerata police station and intended for demolition, stands on the plot. The area owned by the Plus Fund is part of the larger plot of the former Caserma barracks, with a total surface area of 72,396 sqm, of which 24,000 sqm were sold by the then owner CDP Immobiliare to the Municipality of Macerata for the construction of two new school buildings.
<b>Restrictions</b>	There are no restrictions on the asset.
<b>Occupancy status</b>	A section is currently occupied by the Macerata police station.
<b>Planning status</b> - <b>Procedure for development</b>	The general planning regulations (PRG) for the Municipality of Macerata classifies the area within the 'Equipment of common interest - administration and public services' and its measures are subject to the drafting of an implementation plan (PUA). The submitted PUA, which provides for the redevelopment of the area through the construction of a complex with offices and commercial spaces, was approved in September 2017 and a specific town planning agreement was later signed (March 2018). Based on the land-to-building ratio, the PUA provides for the construction on the property area of 20,500 sqm of GUA, divided into the following lots: (i) Commercial Lot (D1, D2): 4,000 sqm of GUA (20,000 cubic metres); (ii) Public Offices Lot (C1, C2): 16,500 sqm of GUA (54,210 cubic metres). In December 2019 the Commercial Lot of 4.000 sqm was sold. Part of the office lot (about 8,000 sqm) will be used for the construction of the new Macerata police station. The remaining buildings in the area have been demolished and the building permit for construction of primary urban works is being issued. In December 2018 the Building Permit was issued for the realization of the Primary Urbanization Works, whose works began in April 2019 and which, limited to the first functional section, have been completed in December 2019. The Building Permit for the Construction of Secondary Urbanization Works was withdrawn in June 2019.

Property details	
Data	
Land area	38,396 sqm
Total GUA	20,500 sqm
Public office lot - GUA	16,500 sqm
Commercial lot – GUA (Sold)	4,000 sqm



- Lotto S1 (scolastico) – Area ceduta al Comune
- Opere di Urbanizzazione Primaria
- Opere di Urbanizzazione Secondaria
- Area di proprietà FIV Comparto Plus
- Lotto C1, C2 – Lotto commerciale
- Lotto D1, D2 – Lotto direzionale



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