

0043 - Località Baracchi

Orero (GE), Località Baracchi – Via Pian dei Ratti, 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 the municipality of Orero (Genoa), in the village of Baracchi, on the SP 225 provincial road. The municipality of Orero is located in the Fontanabuona valley, east of Genoa, on the ridge between the Isolona canal and the valley of the Malvaro stream.

The area is rural, mainly wooded and the built-up fabric is mixed, characterised by rural buildings in masonry, economic housing on two or three floors above ground and by buildings used for production/handicrafts.

The property can be reached from the A12 motorway, about 20 km away from the Chiavari exit.

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Description	The property in question consists of contiguous plots of land, which form a total plot of 4,383 sqm. The boundaries of the property give a regular shape to the lot, which is located in a raised position, about 2 metres above the road surface level.
Restrictions	No restrictions.
Occupancy status	The area is vacant.
Planning status - Procedure for development	According to the current municipal planning scheme, the property in is included within the zones: 'DS - Industrial - Crafts - Commercial zone' 'ECP 7 - Countryside for protective purposes' The following uses are permitted in DS zones: technological equipment and systems, car parks, production activities and residences linked to production companies, public establishments, activities of common interest. The development plan for the area provides for the construction of a building for production/logistics of about 739 sqm of gross project area.

Property details	
Data	
Land area	4,383 sqm
Gross project area	739 sqm
Retail project area	812 sqm



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