

0603 - Ex Officine Holt

Trieste, via Gambini, 8

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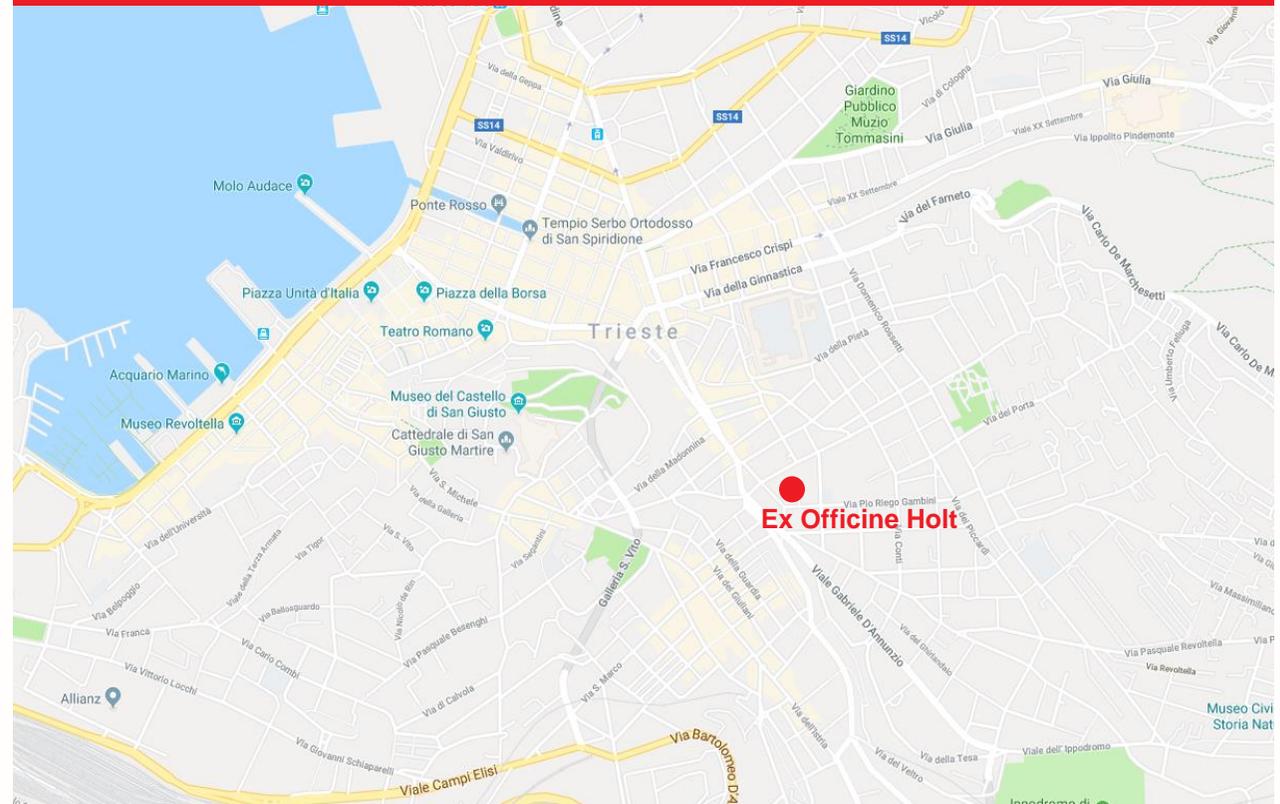
Ownership

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

Location

The building known as the former Holt offices is located in a suburban area of the City of Trieste, about 1.5 km from Piazza Italia, reachable in about 10 minutes by public transport. The property complex's main facade is on Via Gambini, a street characterised by typical industrial architecture.

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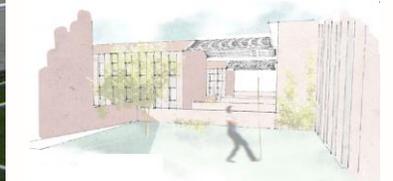


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Description	The asset consists of a series of buildings with a rectangular plan with two internal courtyards, these too rectangular. The buildings that make up the complex, both those with a pitched roof and the connecting parts with flat roofs, have two floors. In the first half of the 20th century it was used as a barracks and, from the 1950s onwards, as a collective shelter and municipal canteen.
Restrictions	There are restrictions on the property pursuant to Legislative Decree 42/04.
Occupancy status	The property is vacant.
Planning status - Procedure for development	The property complex in question is regulated by the amendments to general planning regulations (PRG) 66/1999 and is classified in zone 'B0 - Areas of the city centre of environmental value'. The planned work, subject to the decision of the planning authority, includes the following: building maintenance, renovation, typology conservation, conservative restoration building renovation, with the exception of demolition and reconstruction, with direct concession The possible property uses are: residential commercial, offices, tourist, handicrafts and garages

Property details	
Data	
Gross project area	4,963 sqm
Retail project area	2,516 sqm



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