

# 0336 - Ex Provveditorato

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Padova, Via Sanmicheli 2

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## Ownership

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

## Location

The property is located at the south-east end of the historic centre of Padua, near the ancient walls, inside the ramparts of the 16th-century walls in front of Porta Pontecorvo (also called Porta Liviana). The surrounding area is characterised by moderate building density. Among the many main monuments, churches, squares, gardens and canals in the historic centre are the Botanical Garden (a UNESCO World Heritage Site), the Bacchiglione canal, Prato della Valle with its many period buildings, the Basilica of Sant'Antonio, the Abbey of Santa Giustina, and the Treves Park, an example of an English-style garden.



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## Description

The property, which until 2012 hosted the offices of the Provincial School Authority of Padua, dates from the early 1950s and has seven floors above ground. It is U-shaped and organised into two main blocks connected to each other by a smaller central one, which is adjacent and perpendicular to them. The main facade, with a curvilinear shape that follows the road layout, has a compact front marked by the regular rhythm of the openings that create a grid interrupted only by the overhang of two series of terraces.

## Restrictions

No restrictions.

## Occupancy status

The property is vacant.

## Planning status

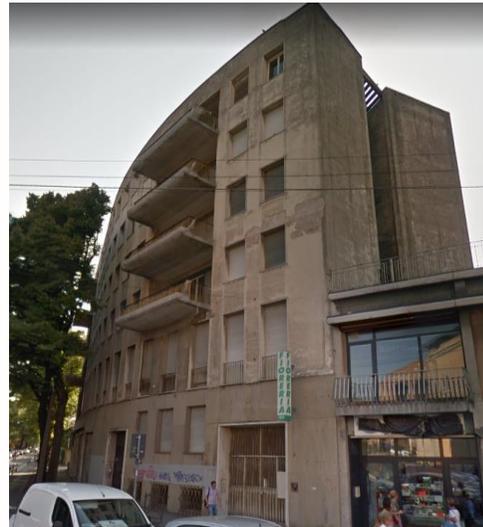
### Procedure for development

The building falls in the area of the general planning regulations (PRG) for the historic centre for residential, commercial, office, tourist and craft (services and/or artistic) use. The technical implementation regulation (NRA) identifies type 'E' work for the area in question, i.e., it allows for transformation work including renovation. From a planning point of view, according to the general planning regulations for the City of Padua, the permitted uses are: residential, commercial, offices and tourist accommodation. In particular, where already present, residential use is to be maintained.

## Property details

### Data

Gross project area	8,361 sqm
Retail project area	4,801 sqm



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