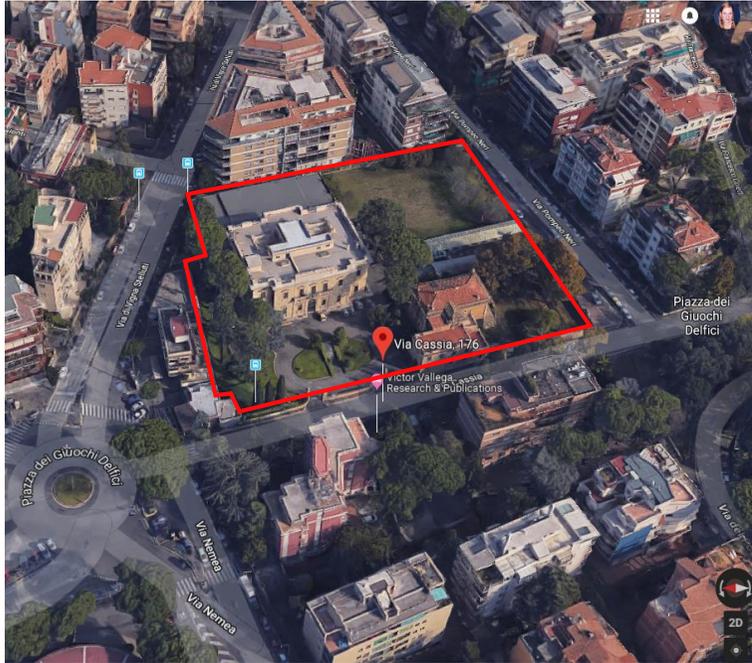


0616 - Via Cassia

Rome - Via Cassia, 176

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Ownership

100% FIV – Extra Fund

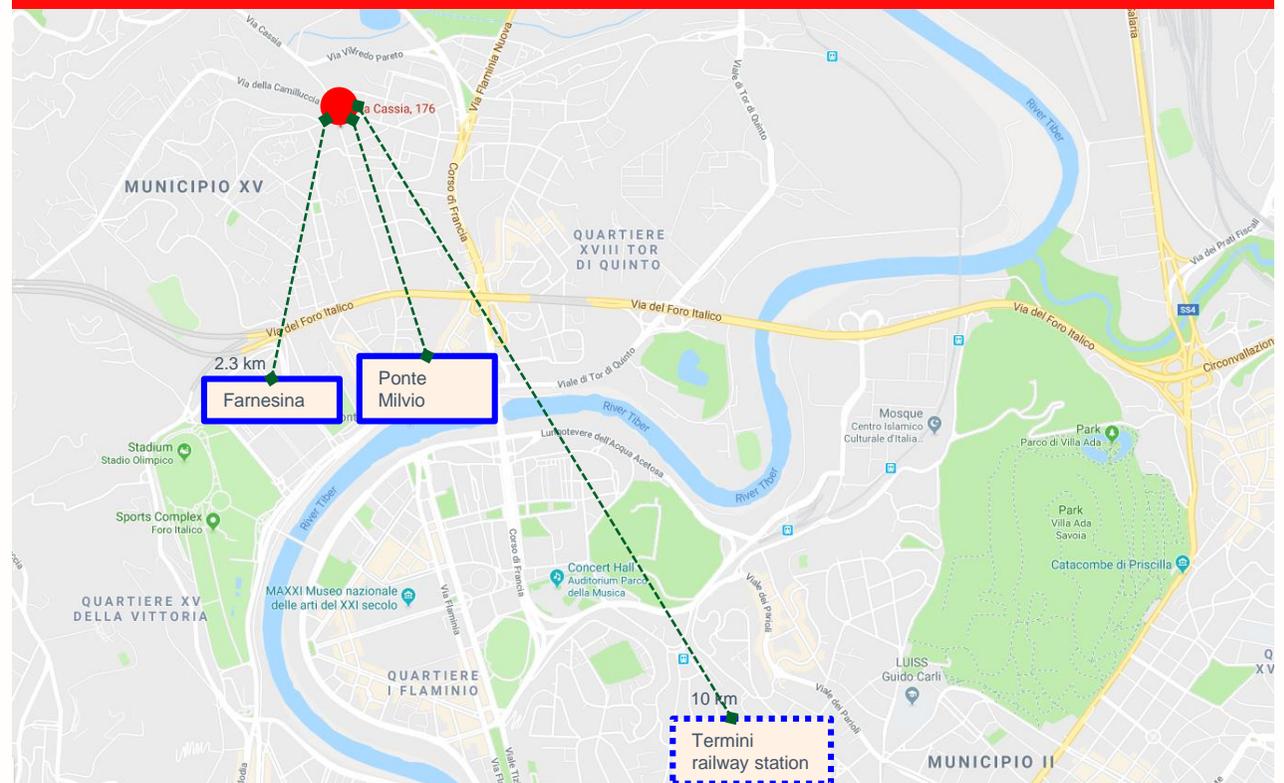
Location

The property is in the Ponte Milvio-Farnesina neighbourhood, along Via Cassia, near Piazza dei Giochi Delfici and Via Vigna Stelluti.

The neighbourhood is primarily residential, marked by large parks and its proximity to Palazzo della Farnesina, which over the years has led to the settlement of various embassies and economic-financial companies.

Accessibility to the area is good. Via Cassia Nuova is about 500 metres away and connects Via del Foro Italico, going to the centre, with the ring road leading to the outskirts.

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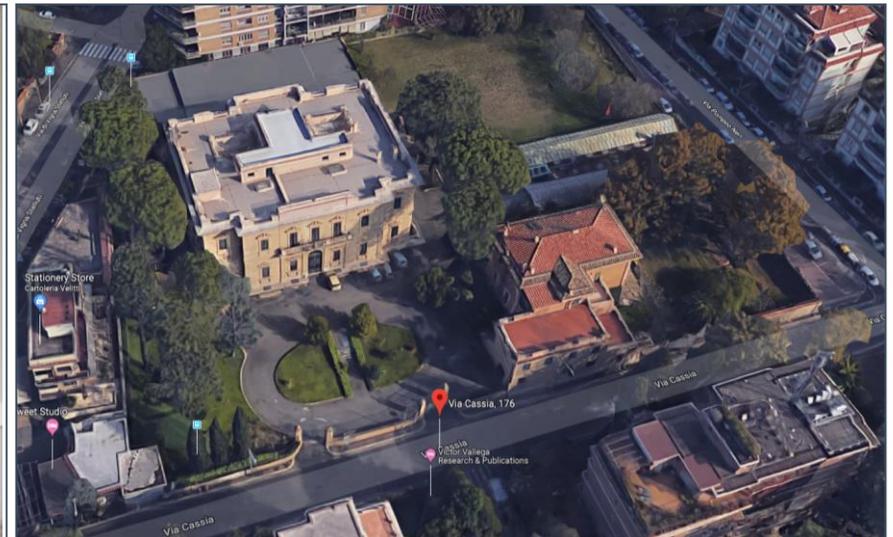


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Description	<p>The property, built in the 1920s, was originally used for public offices and research and testing laboratories for farming.</p> <p>The property is made up of three buildings. The main one has three floors, all above ground, to which the second unit of one above-ground floor is connected. A third two-storey unit housed both offices and residences in the past. The first and third building also have basements. The property is surrounded by a large connected garden and is in a decent state of preservation.</p>
Restrictions	<p>Subject to restrictions by the Ministry of Cultural Heritage and Activities.</p>
Occupancy status	<p>Vacant.</p>
Planning status - Procedure for development	<p>Pursuant to the current general planning regulations, the area lies within the 'private green space' of the 'integral city'. In these areas, uses for CU/b and CU/m Services (including the offices of Italian and foreign public administration), CU/b tourist accommodation and housing (with prescription for single housing units under a prior implementaton plan) are allowed. The property is listed in the quality charter, so it is subject to mandatory authorisation by the Capitoline Authority as well as the Architectural Authority before receiving a license under the aforementioned restriction, pursuant to Legislative Decree 42/04.</p>

Property details	
Data	
Gross floor space	4,134 sqm
Outdoor areas	6,400 sqm



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