

0610 - Via Panvinio

Rome - Via Onofrio Panvinio, 11

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Ownership

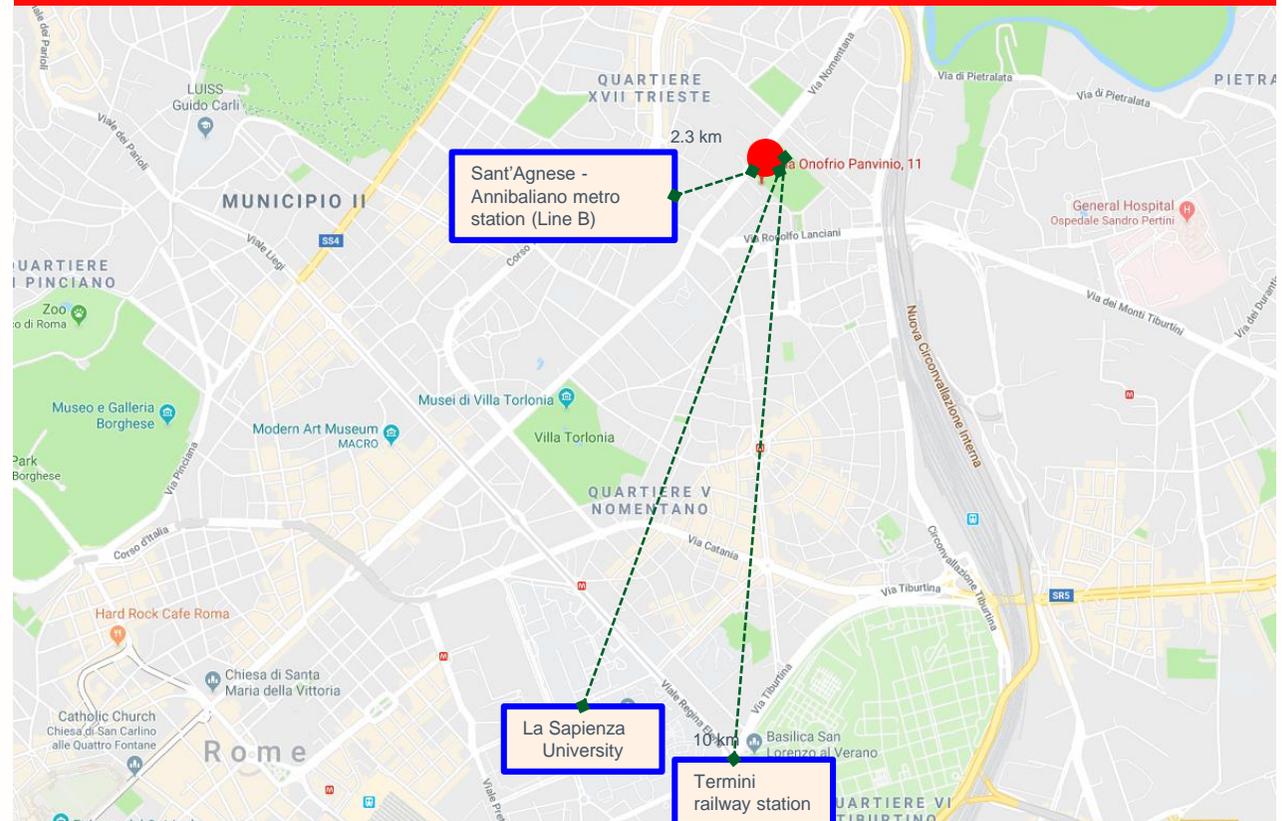
100% FIV – Extra Fund

Location

The property is located in a semi-central area, mostly of luxury residential use, distinguished by historic villas and luxury blocks of flats, near Via Nomentana and Via Lanciani, in an area that goes by the name of Batteria Nomentana.

The area in question is well located, well connected and served by overground public transport and by Bologna and Sant'Agnese - Annibaliano metro stations (Line B). It is close to the main thoroughfares entering and leaving the city centre and is close to the internal ring road.

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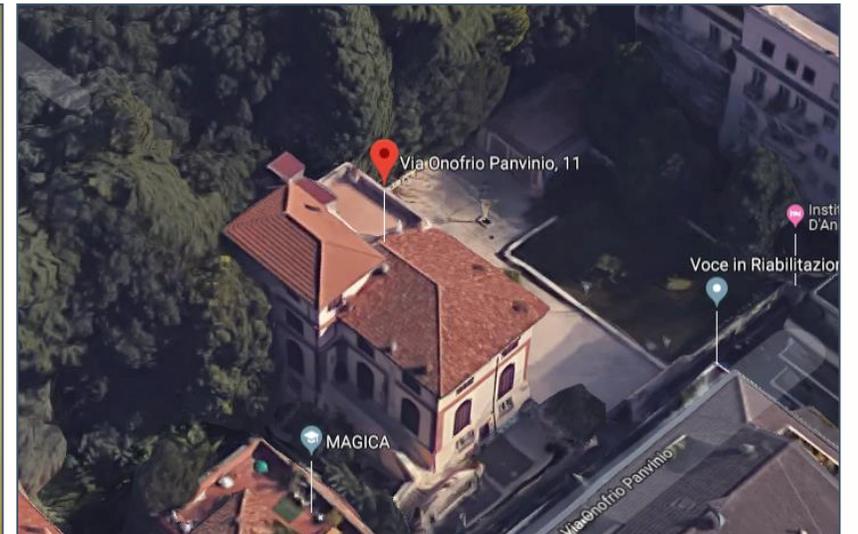


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<p>Description</p>	<p>The main building, which dates from the 1920s, can boast to have been the residence of Luigi Pirandello for a period of time. It is made up of a rectangular plan of four floors above ground, with a pitched roof except for a terrace section. The building is surrounded by a large garden, part of the property and partially paved, in which a covered garage for four cars also sits. Today the property is used solely for school functions and is in an excellent state of preservation.</p>
<p>Restrictions</p>	<p>Not subject to restrictions by the Ministry for Cultural Heritage and Activities.</p>
<p>Occupancy status</p>	<p>Located at the Istituto Gabriele D'Annunzio S.r.l., with six-plus-six-year contract starting from 2014.</p>
<p>Planning status - Procedure for development</p>	<p>Pursuant to the current general planning regulations, the area falls inside the historic city and is listed under 'Fabrics from the 19th-century expansion with scattered allocation of buildings' (T5), which means the following uses are allowed: (i) residential (ii) commercial, limited to local businesses (iii) services (iv) tourist accommodation, including hotel and non-hotel accommodation (not including motels) (v) production, limited to handicrafts Use for 'public businesses', 'small shops', 'service handicrafts', and 'handicraft production' is allowed only in the rooms on the ground floor and potentially in the mezzanine on the street fronts.</p>

Property details	
Data	
Gross area	1,210 sqm
Outdoor areas	1,729 sqm



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