



Regione Toscana



Complex

“Palazzo Battaglia e Casa Cecconi”

Town of Pisa (PI)



Regione Toscana

MAP OF TUSCANY WITH LOCATION OF PISA

MAIN DISTANCES:

Florence 80 Km
Rome 300 km
Milan 300 Km
Siena 70 Km

AIRPORT DISTANCES:

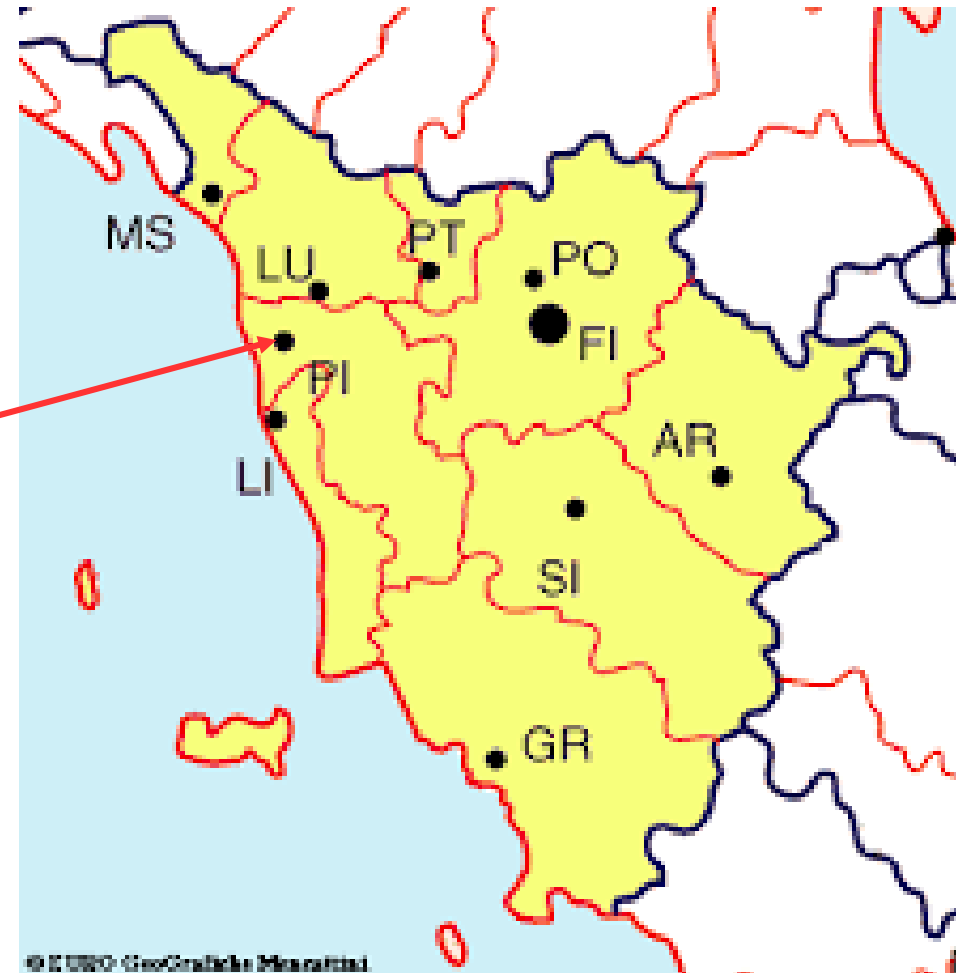
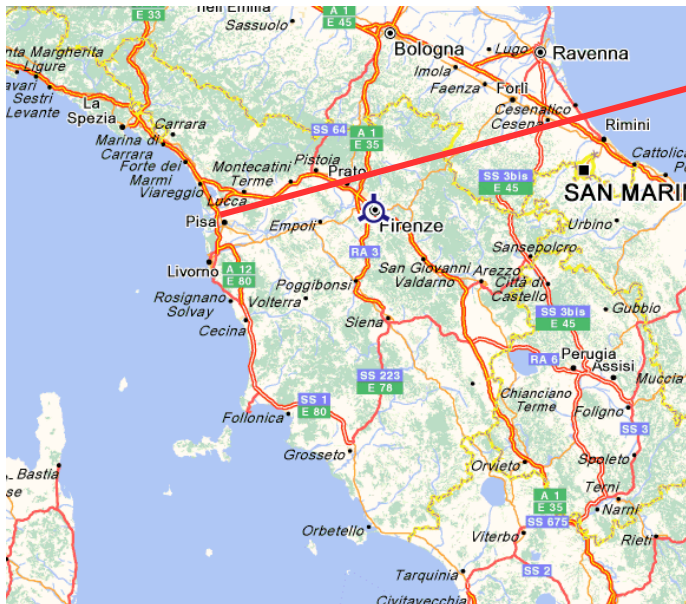
Florence 80 Km
Pisa 5 km
Bologna 100Km

MAIN MOTORWAYS:

S.G.C. FI-PI-LI 5 Km
A11 Firenze Mare 3 Km

MAIN TRAIN STATION:

PISA (city center) 2 Km





Regione Toscana

THE REGION'S MAIN ATTRACTIONS





Regione Toscana

LOCATION





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PALAZZO BATTAGLIA COMPLEX



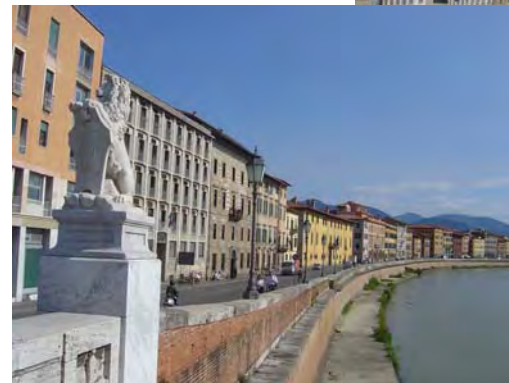


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GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PISA

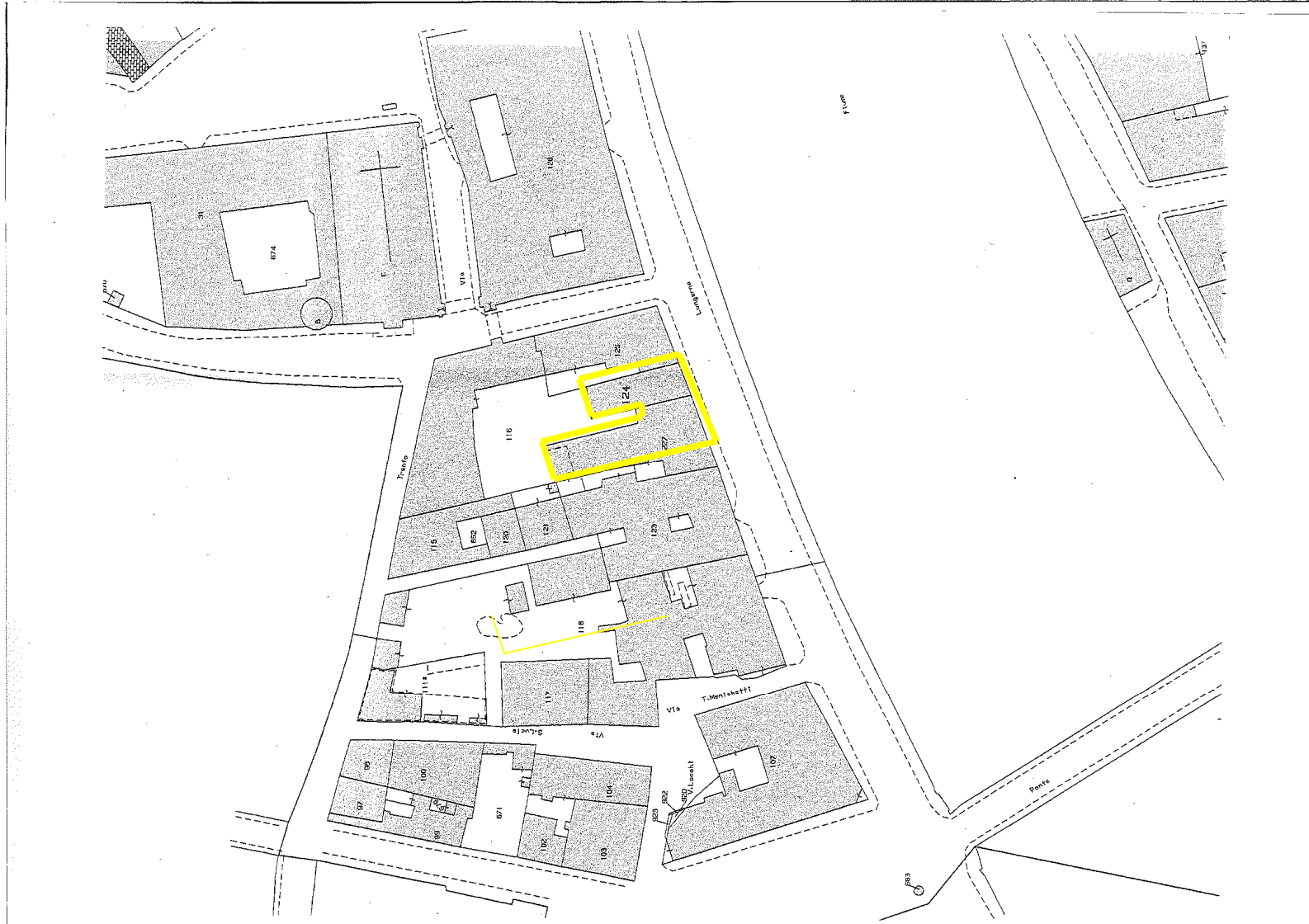
Main characteristics:

- Property: Region of Tuscany
- Building intended for sale by public auction
- Building: to be partially restored
- Gross total area: 850 sqm
- Appurtenant uncovered area: 50 sqm
- Intended use: PUBLIC OFFICES / HOUSING
- Complex bound by the Ministry of Cultural Heritage and Activities, Italian Decree 449/2006
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





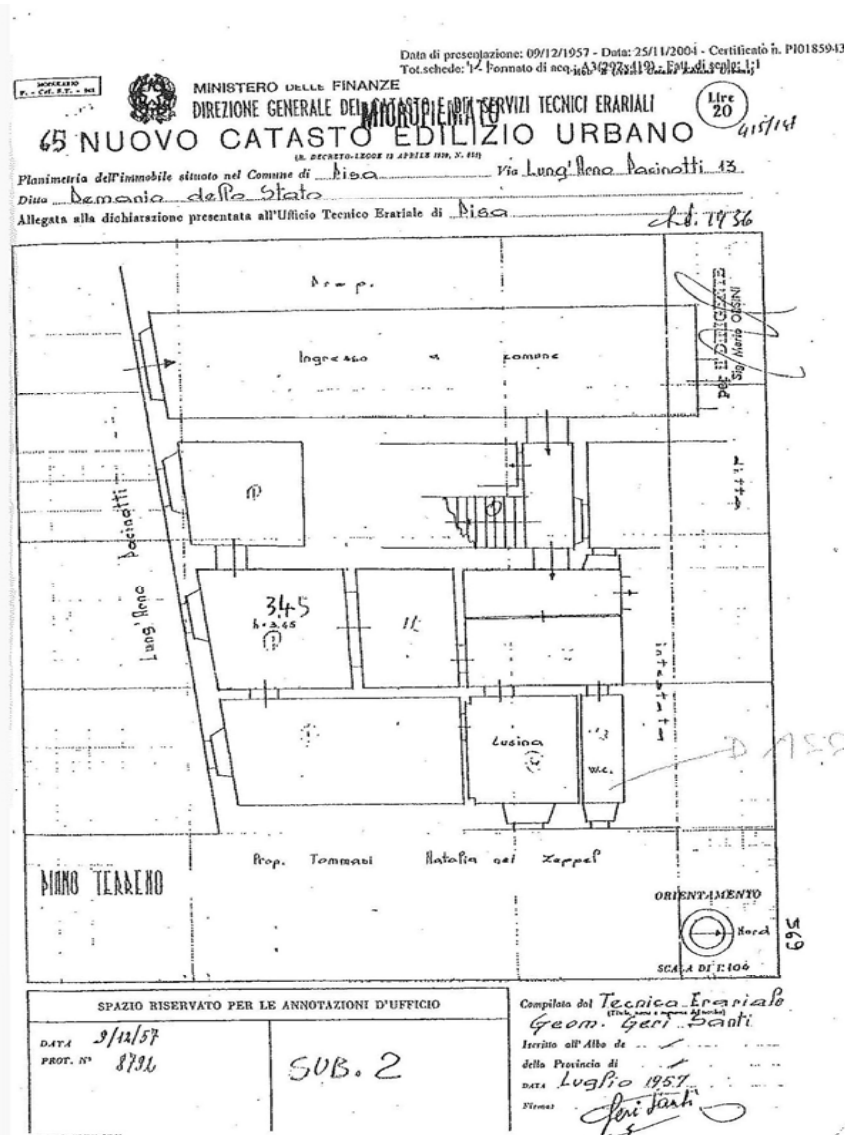
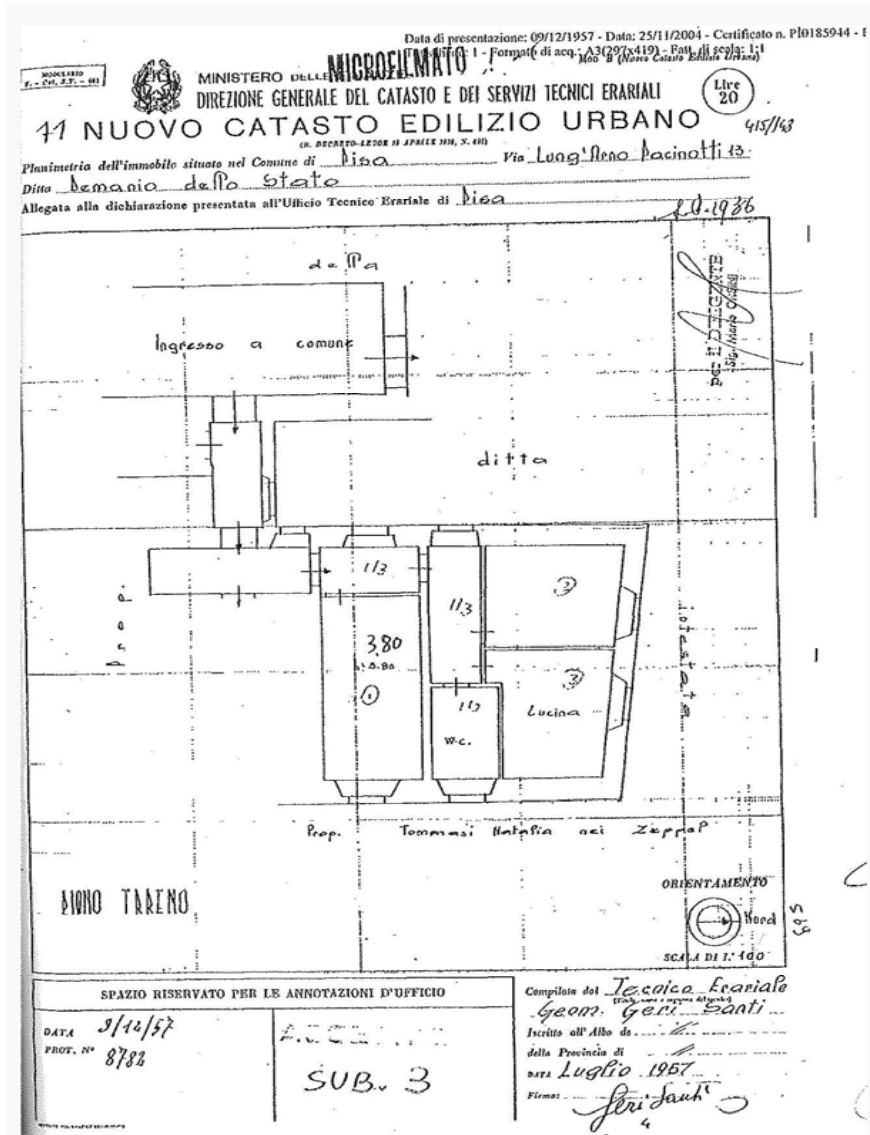
DETAILED CLASSIFICATION OF THE PROPERTY WHERE THE BUILDING UNITS ARE LOCATED

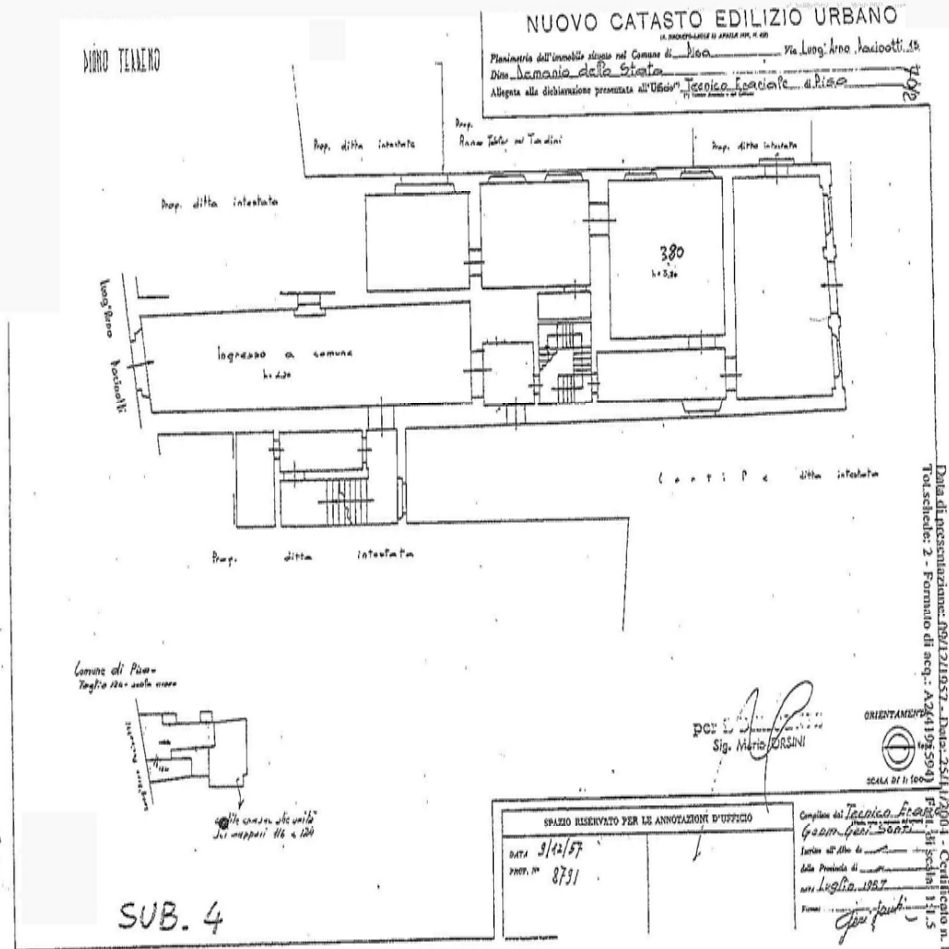
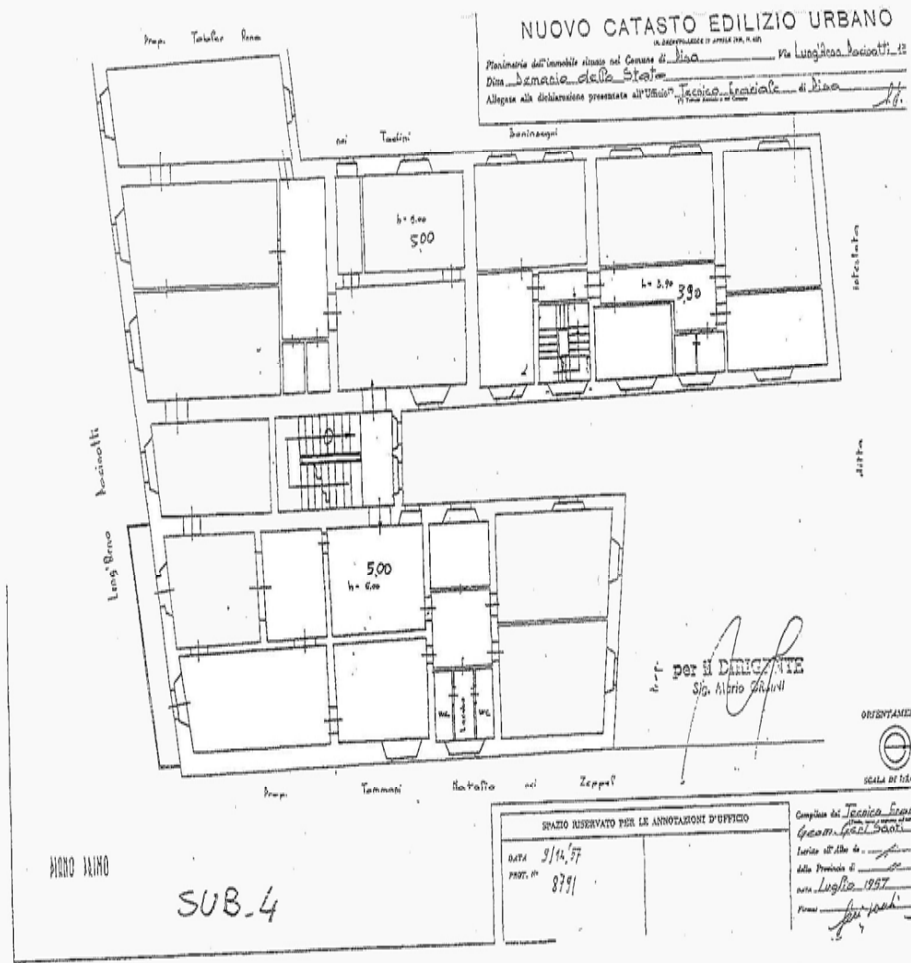




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REPRESENTATION OF THE BUILDING UNITS





Data di presentazione: 09/12/1957 - Data: 24/11/1957 - Certificato n. P10185947 -
 Foglio: 2 - Formato di acqu.: A241195594



HISTORICAL OVERVIEW

PISA – PALAZZO BATTAGLIA E CASA CECCONI – LUNGARNO PACINOTTI n.49

Situated on the embankment overlooking the famous church of Santa Maria della Spina, this complex consists of two adjacent buildings: Palazzo Battaglia and Casa Cecconi. They fit into the strip of noble and prestigious buildings on the Arno River which is still one of the most valuable urban spaces in the city of Pisa.

The Palazzo Battaglia has a seventeenth century appearance with round arched doorways, with rustic stone frames, and transom windows in wrought iron and broken tympanum. Casa Cecconi, a simpler location, also has stone finishing and on its first floor it has a balcony supported by volute corbels and embellished with wrought iron railings.

The two buildings are adjacent and each of them has four floors above ground. The regional property is constituted by three building units on the ground and first floor for a total gross area of 850 sqm. Access to Casa Cecconi has been filled in and therefore there is only one entrance, through the Palazza Battaglia condominium.