



Regione Toscana



AZIENDA OSPEDALIERO
UNIVERSITARIA PISANA

Servizio Sanitario della Toscana

Complex

“Executive Centre”:

1. “Palazzo A” property of the Pisa University Hospital
2. “Palazzo B” property of Local Health Authority 5 of Pisa
Municipality of Pisa





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Map of Tuscany with location of Pisa

MAIN DISTANCES:

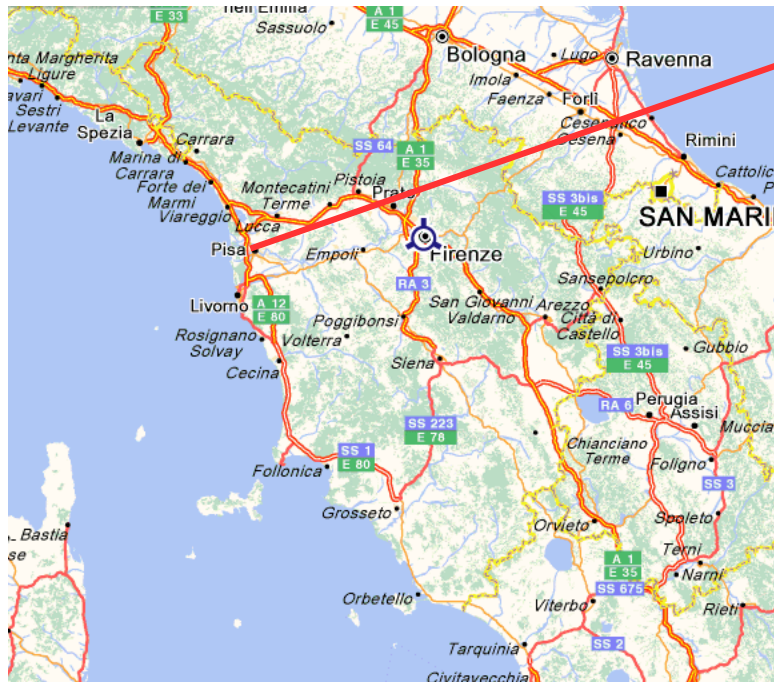
Rome 359 km
Milan 295 km
Florence 90 km
Livorno 9,4 km

AIRPORT DISTANCES:

Florence 90 km
Pisa 19,3 km
Bologna 180 km

MAIN MOTORWAYS:

A1 FirenzeNord 90 km
A1 Firenze Sud 96,2 km
S.G.C. FI-PI-LI 41 km





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THE REGION'S MAIN ATTRACTIONS



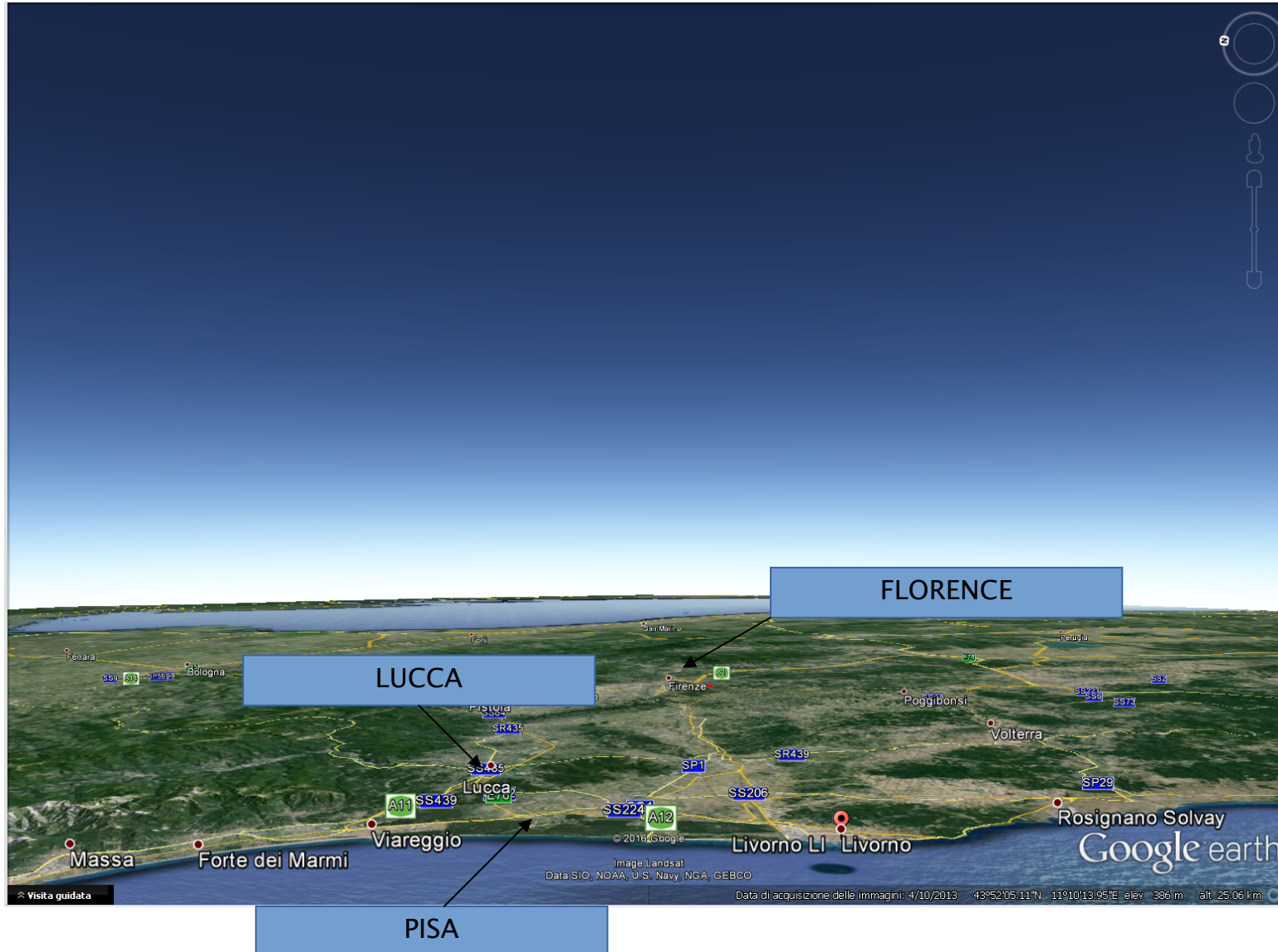


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LOCATION





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ORTHOPHOTOGRAPH OF “EXECUTIVE CENTRE– PALAZZO A and PALAZZO B”



Palazzo A

Palazzo B



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GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PISA

MAIN FEATURES Palazzo A:

- PROPERTY: Pisa University Hospital
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- GROSS TOTAL AREA: 2,634 msq
- N. FLOORS: 5 storeys above ground and basement
- INTENDED USE: area subject to landscape protection.
Residential/executive
- COMPLEX: not bound under Italian Legislative Decree 42/2004



MAIN FEATURES Palazzo B:

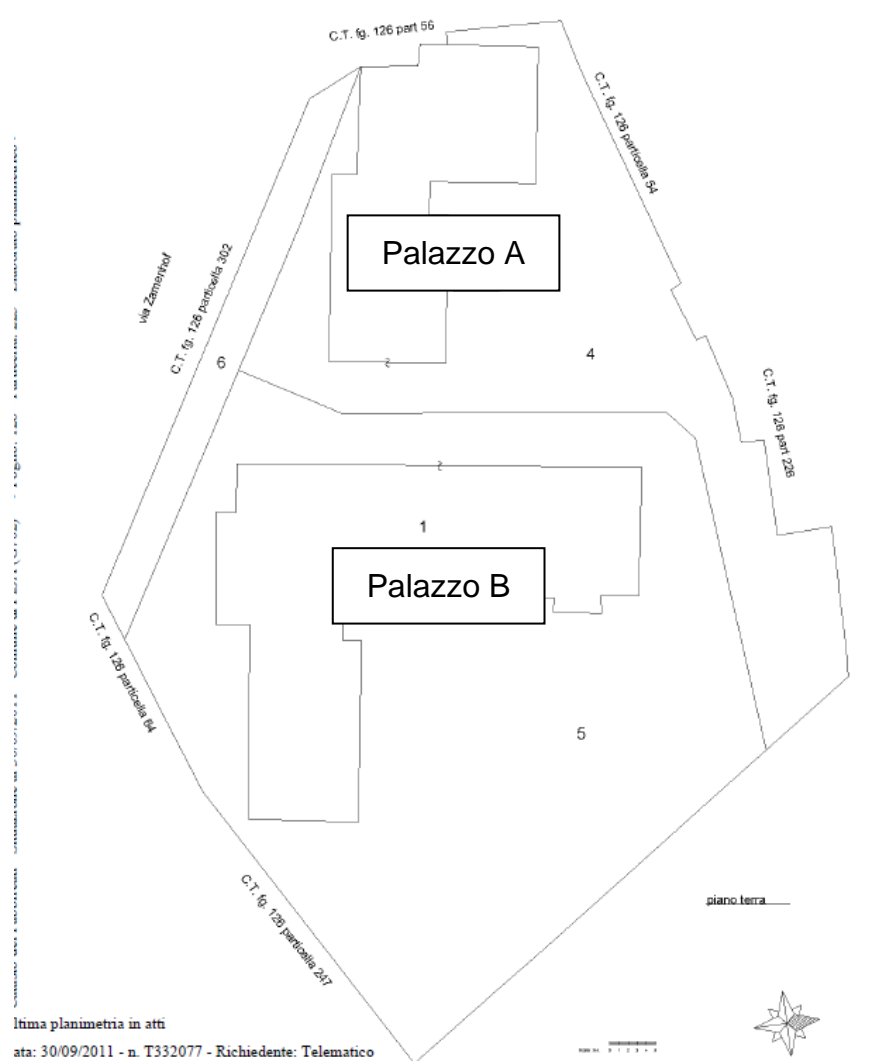
- PROPERTY: ASL Toscana NORTH WEST (Ex Asl 5 PISA)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- GROSS TOTAL AREA: 3,584 sqm
- N. FLOORS : 4 storeys above the ground
- INTENDED USE: area subject to landscape protection.
Residential/executive
- COMPLEX: not bound under Italian Legislative Decree 42/2004



**The common area appurtenant to both buildings is equal to 5,635
msq**



CADASTRAL IDENTIFICATION





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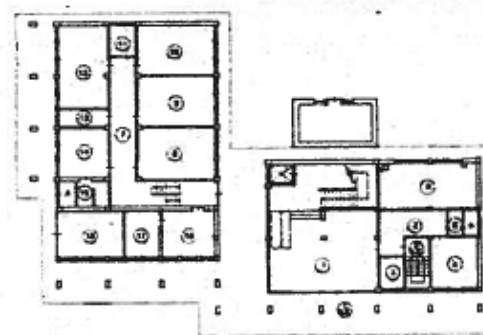


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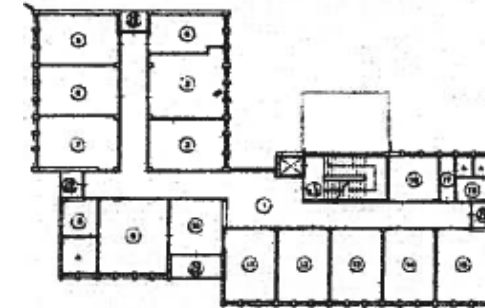
PLANIMETRIC REPRESENTATION – PALAZZO A



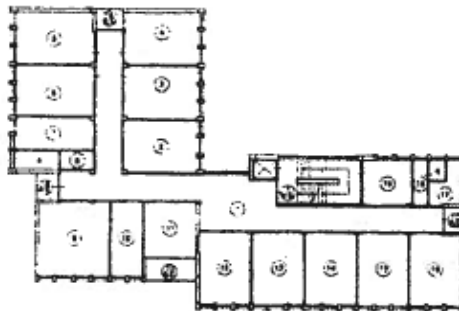
PIANO SEMINTERRATO



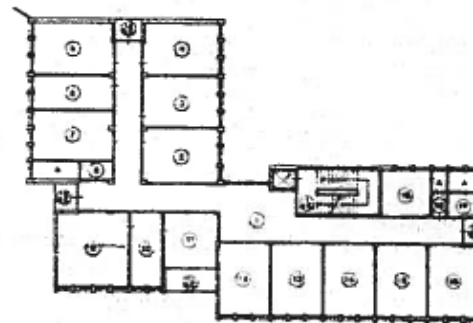
PIANO RIALZATO



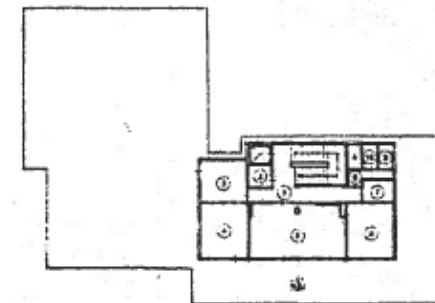
PIANO PRIMO



PIANO SECONDO



PIANO TERZO



PIANO COPERTURA



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PLANIMETRIC REPRESENTATION- PALAZZO B





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SUMMARY DESCRIPTION

Property “Executive Centre– Palazzo A” via Zamenhof Pisa

- The complex is located in the city walls of the ancient city, in the western side of Pisa, with socio-economic services and commercial activities. The buildings, close to the Piazza della Gondola, are located adjacent to another building along via Zamenhof which joins the S. Francesco district to the nearby historic centre but also joins the main exit and entrance routes for the city by via De Amicis. Public transport is adequate for the city of Pisa and to neighbouring towns.
- The complex consists of two buildings geometrically L-shaped, built in the late '60s: “Palazzo A” is property of the Pisa University Hospital and “Palazzo B” is property of the former Local Health Authority 5 of Pisa. The buildings still bear their original characteristics and are in good condition. The supporting structure of the buildings is built in bare reinforced cement with the addition of decorative elements still in reinforced concrete; the window frames are wooden; the roof is flat and can be walked on; the basement seals are coated with white marble slabs.
- In particular:
 - **Palazzo A:** the building is spread over 4 floors above the ground as well as the attic and basement floor joined by a stairwell and an elevator;
 - **Palazzo B:** the building is spread over 4 floors above the ground and is joined by a main stairwell, a service stairwell and an elevator;