

Tuscany – Grosseto

Capalbio Scalo



Index

Territorial framework

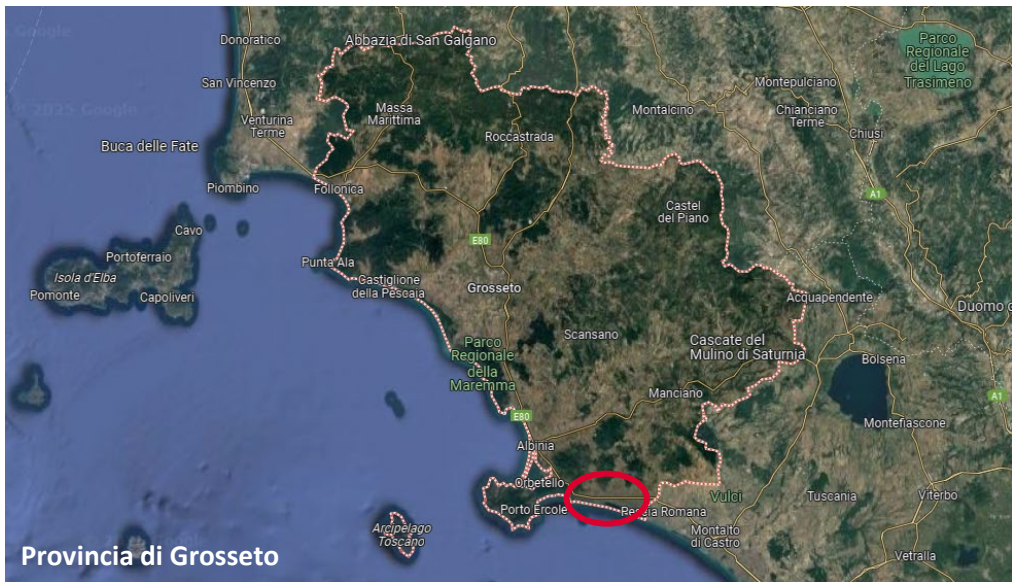
Constraints/urban planning data/commitments

Photo book actual state

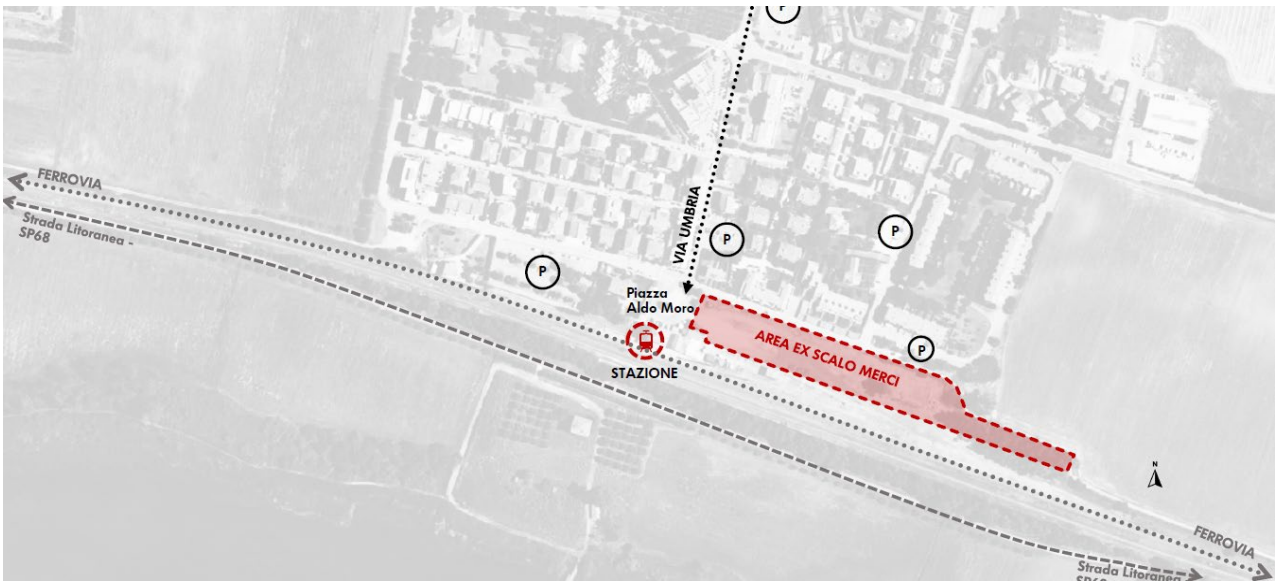
Development



Capalbio Scalo – Territorial framework



LOCATION		
Piazza Aldo Moro, 58011, Capalbio Scalo (GR)		
CURRENT STATE		
Partially occupied		
DISTANCE TO		
• Highway	SS1 Aurelia	750 m
	A1 (Casello di Orte)	100 km
• Central Station	Capalbio	0 m
• Airport	Roma Fiumicino	120 km



Capalbio Scalo - Constraints/urban planning data/commitments

Restrictions

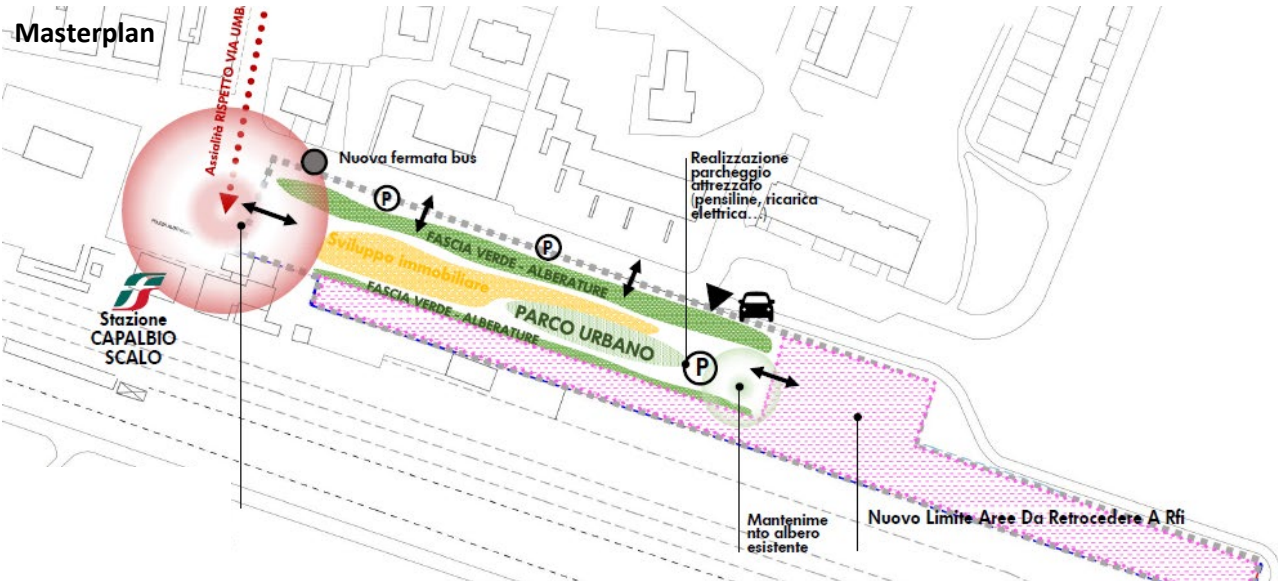
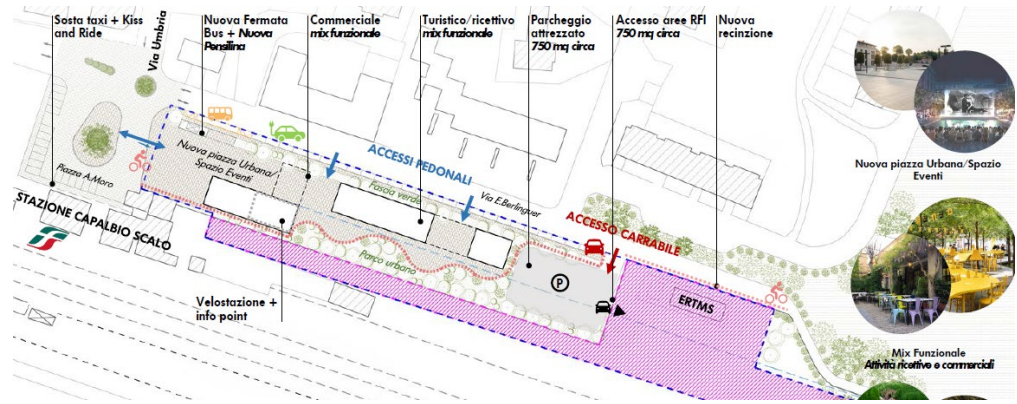
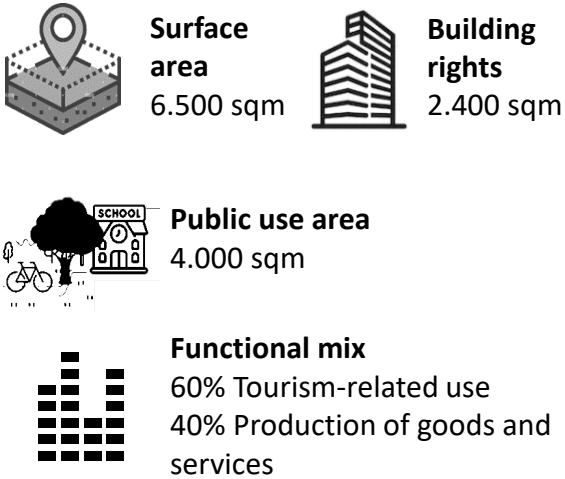
ENVIRONMENTAL SURVEY
tbd
CULTURAL INTEREST VERIFICATION DLgs. 42/2004
Verified and allowed for sale
RAIL RESTRICTIONS DPR 753/80
Partially in an area of restriction near the rail track
INTERFERENCES
tbd

Urban Planning Data

The site of 10,000 square meters, is divided in a part near the railway that is planned to be used for railway activities, while the remaining 6,500 square meters, currently unused, will be developed for new urban functions. The redevelopment project includes the design of the central station square and the construction of new buildings for approximately 2,400 square meters, along with parking areas and public green spaces.

Functional Mix and Land Use

The Urban Planning Regulations identifies the site as a "Transformation Area" and allows construction of new residential district and public use areas. FS Sistemi Urbani has promoted the development of a masterplan with a mix of urban functions that will serve the existing neighborhood and the central station. The masterplan include commercial, tourism and hospitality services, as well as parking and green areas.



Capalbio Scalo – Photo book current state

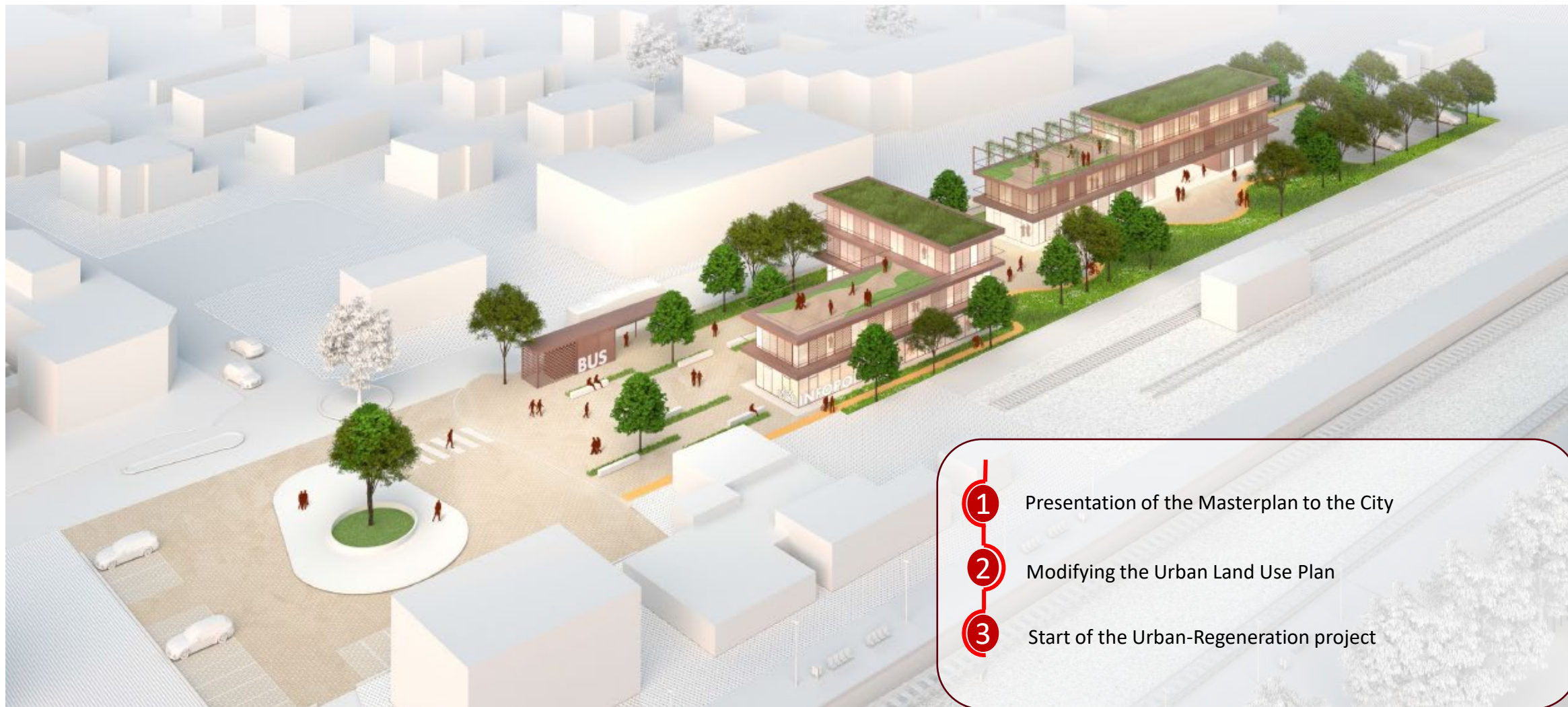


ASSET STRENGTHS

- ✓ The site is located a few kilometers away from the most tourist beaches and near a residential district
- ✓ Good connection with the central station of Capalbio and SS1 Aurelia
- ✓ The Masterplan has been already shared with the City Council

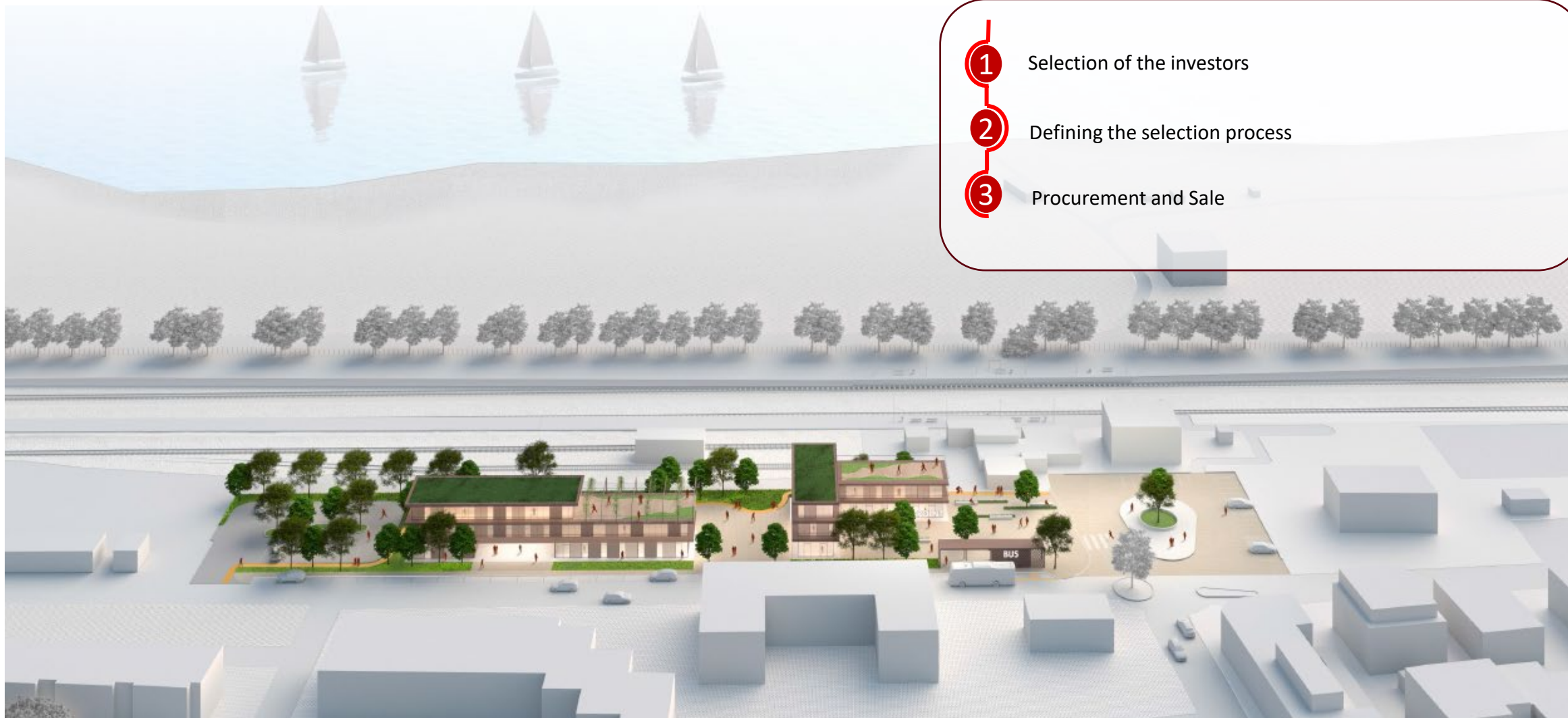


Capalbio Scalo – Development and Sale



- 1 Presentation of the Masterplan to the City
- 2 Modifying the Urban Land Use Plan
- 3 Start of the Urban-Regeneration project

Capalbio Scalo – Development and Sale



- 1 Selection of the investors
- 2 Defining the selection process
- 3 Procurement and Sale