

# Tuscany – Lucca

## Comparto A+B



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Territorial framework

Constraints/urban planning data/commitments

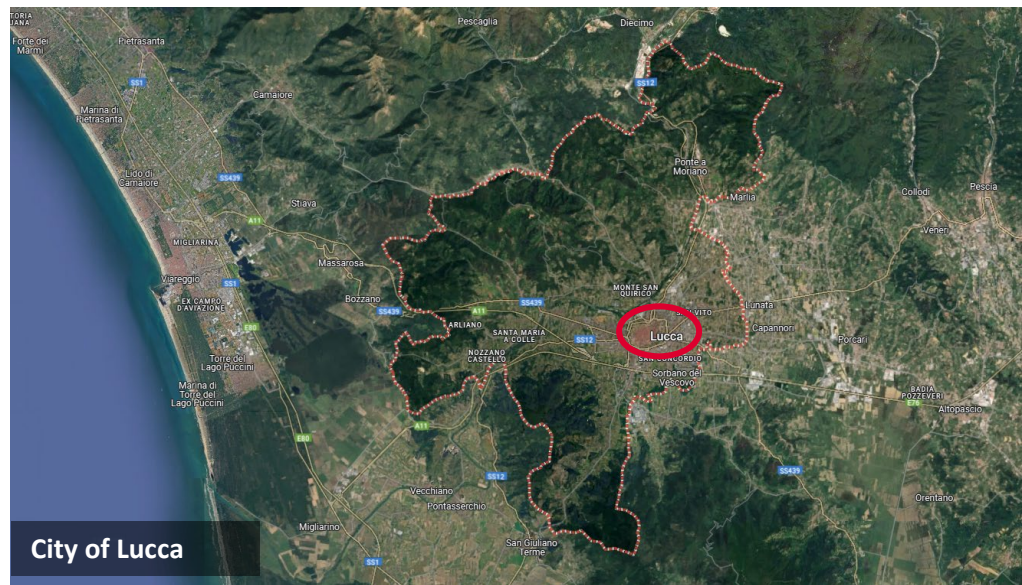
Photo book actual state

Development





# Lucca (Comparto A+B)\_Territorial framework



LOCATION	
Piazza della Stazione, 55100, Lucca (LU)	
CURRENT STATE	
Partially occupied	

DISTANCE TO		
• Highway	Autostrada A11	2 km
• Central Station	Lucca	400 m
• Airport	Pisa-San Giusto «Galileo Galilei»	33 km





# Lucca (Comparto A+B) – Constraints/urban planning data/commitments

## Restrictions

ENVIRONMENTAL SURVEY
tbd
CULTURAL INTEREST VERIFICATION DLgs. 42/2004
The building «Magazzino Merci» is subject to Cultural Interest
RAIL RESTRICTIONS DPR 753/80
Partially in area of restriction near the rail track
INTERFERENCES
tbd

## Urban Planning Data

### Urban Planning Regulation

The Urban Planning regulation allowed building rights of 9.000 sqm in the «Comparto A» with residential, commercial and offices use, while in the «Comparto B» is allowed the costruction of a mobility Hub with bus terminal and a parking area.

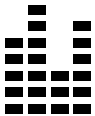
The Regional Plan from Tuscany Administration requires that is possible to change the urban planning use of the former railway areas only if developed by public mobility projects.



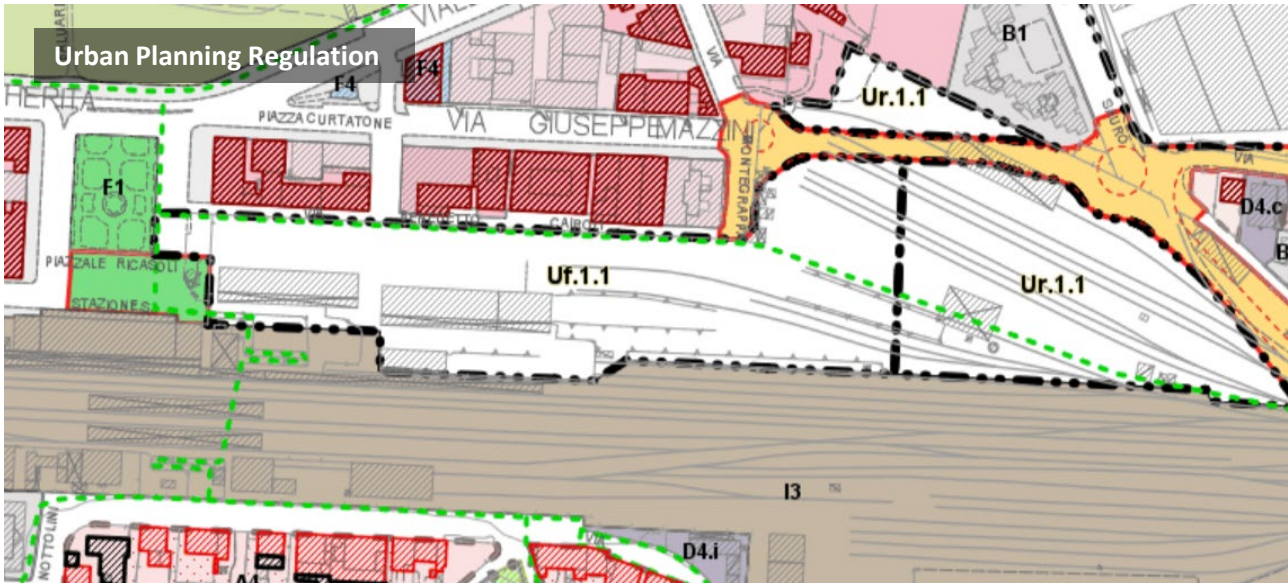
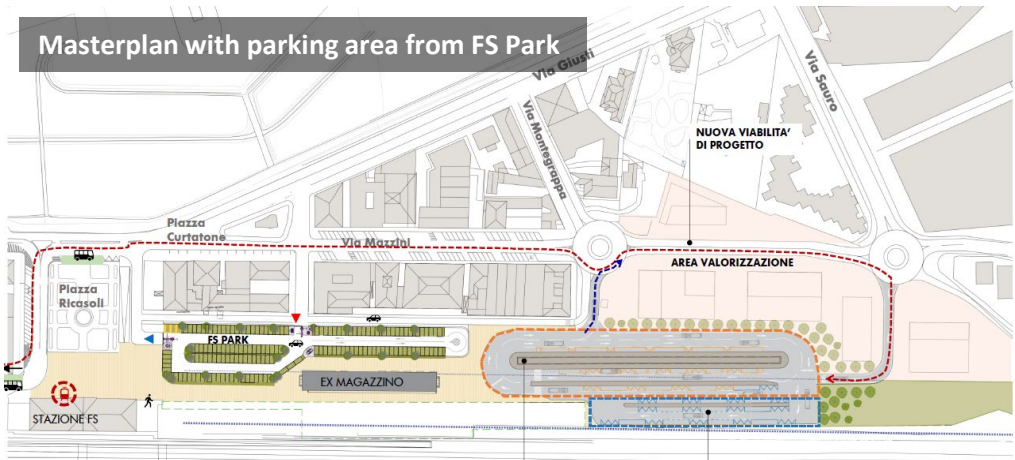
**Surface area**  
38.500 sqm



**Building rights**  
9.000 sqm



**Functional mix**  
Residential (3.600 sqm), Commercial (1.800 sqm), Offices (3.600 sqm)





# Lucca (Comparto A+B) – Photo book current state



View Comparto A



Magazzino Merci – Comparto B

## ASSET STRENGTHS

- ✓ The site is located near the central station of Lucca and the historic center of the city
- ✓ The layout of the new HUB has been already shared with the public administration



View Comparto B



# Lucca (Comparto A+B) – 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

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

