

Tuscany – Pisa

San Giusto – San Marco



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Territorial framework

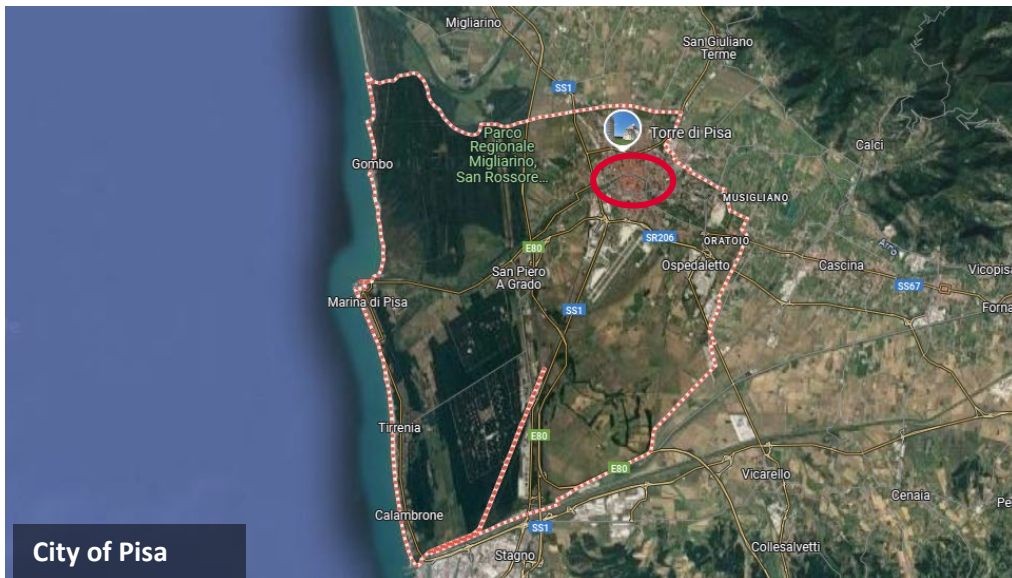
Constraints/urban planning data/commitments

Photo book actual state

Development



PISA San Giusto – San Marco: Territorial framework



LOCATION	
Via dei Cappuccini, 56121, Pisa (PI)	
CURRENT STATE	
Not occupied	

DISTANCE TO		
• Highway	Superstrada Firenze Pisa Livorno	1,6 km
• Central Station	Pisa Centrale	1,7 km
• Airport	Pisa-San Giusto «Galileo Galilei»	1,5 km



PISA San Giusto – San Marco: Constraints/urban planning data/commitments

Restrictions

ENVIRONMENTAL SURVEY

tbd

CULTURAL INTEREST VERIFICATION DLgs. 42/2004

The area is not subject to cultural interest

RAIL RESTRICTIONS DPR 753/80

Partially in an area of restriction near the rail track

INTERFERENCES

tbd

Urban Planning Data

Urban Planning Regulation

In March 2023 the City of Pisa has approved the Structural Plan between the City of Pisa and the City of Cascina. The Tuscany regional law number 65 of the 2014 identifies the City Operational Plan as a tool to regulate the construction activity for the entire City territory.

In November 2023 the City Council has approved the process for the making of the City Operational Plan.

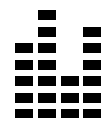
In November 2024 FS Sistemi Urbani submitted comments to the participation phase of the City Operational Plan, the comments are in the process of evaluation from the City of Pisa.



Surface area
36.000 sqm



Building rights
8.000 sqm

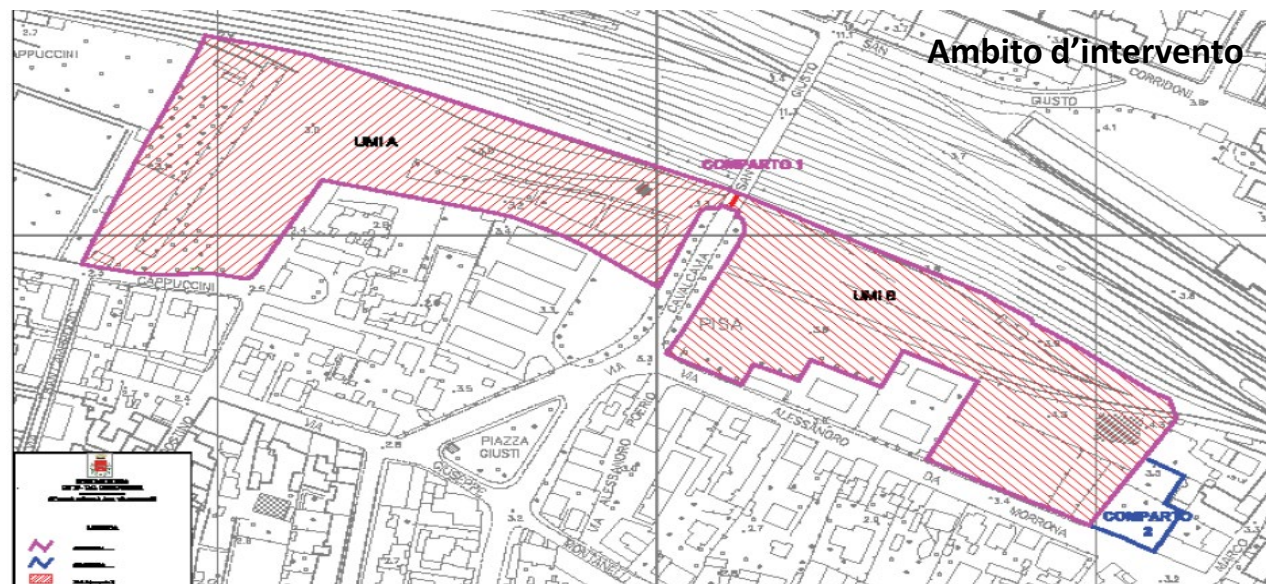
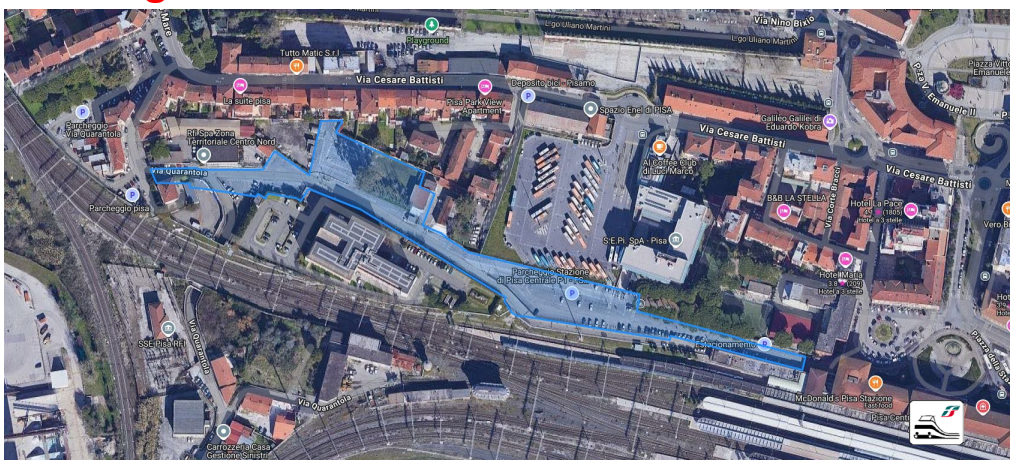


Functional mix
Residential, Tourism-related use,
Commercial



Functional mix
24.000 sqm

Parking FS Park



PISA San Giusto – San Marco: Book fotografico stato attuale



PUNTI DI FORZA

- ✓ Good connection with the Central station of Pisa and the Airport
- ✓ The site is located near the Central station of Pisa and the historic center of the city
- ✓ Urban modification plan to the current Pisa urban development plan



PISA San Giusto – San Marco: 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

PISA San Giusto – San Marco: Development and sale

1

Selection of investors

2

Defining the selection process

3

Procurement and Sale

