

Tuscany - Siena

LOTTO STUDENTATO



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Territorial framework

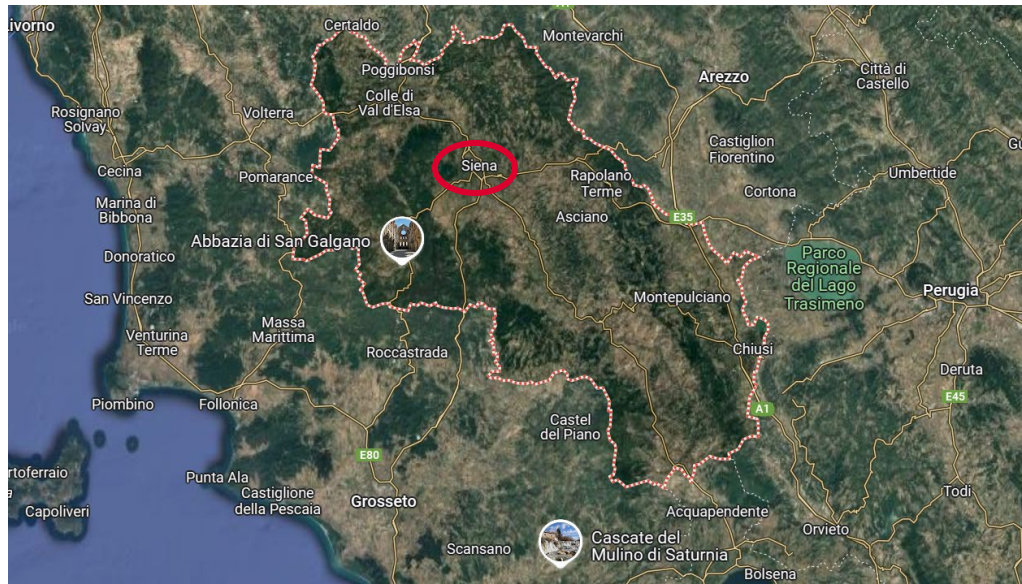
Constraints/urban planning data/commitments

Photo book actual state

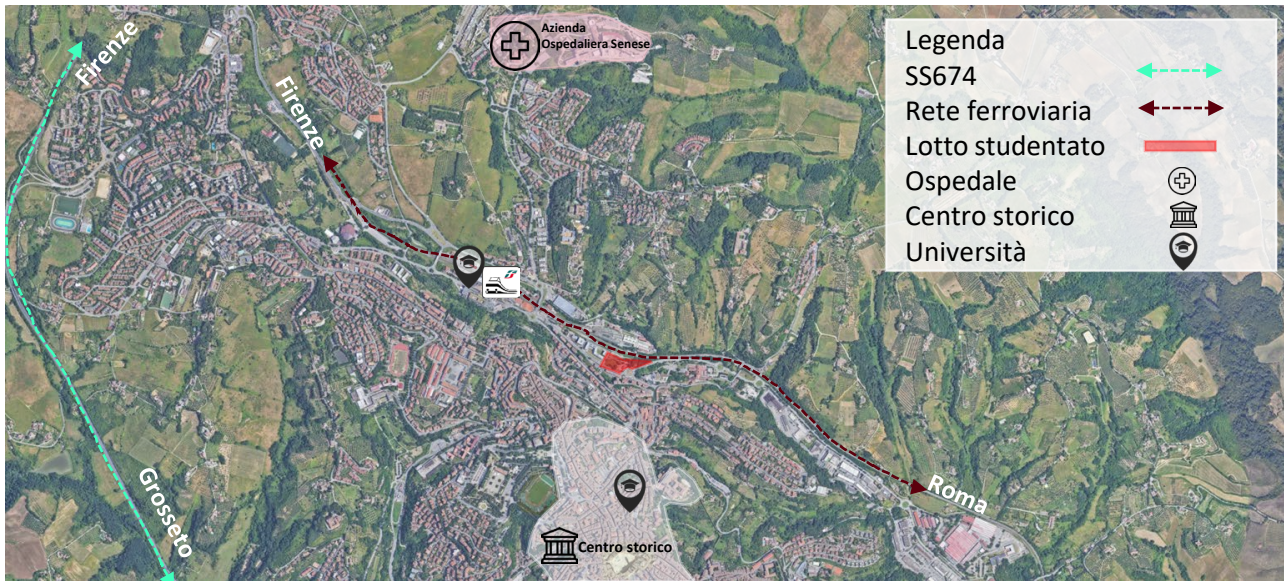
Development



LOTTO STUDENTATO – Territorial framework



LOCATION		
Viale Sardegna, 18, 53100, Siena (SI)		
CURRENT STATE		
Partially occupied		
DISTANCE TO		
• Highway	A1 (Autostrada del Sole – Casello di Valdichiana)	50 km
• Central Station	Siena	950 m
• Airport	Firenze «Amerigo Vespucci»	75 km



LOTTO STUDENTATO – 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

NO restriction

INTERFERENCES

tbd



Urban Planning Data

City Development Plans

In May 2020 the Municipality of Siena adopted the new City Operational Plan and the changes to the Structural Plan.

In July 2020 FS Sistemi Urbani required a change to the City Operational Plan to increase the new Student Housing square meters (from 6,000 sqm to 8,000 sqm) and 2,000 sqm for commercial use.

In November 2021 the City of Siena approved the Operational Plan and the Structural Plan.

Functional mix and Land use

Student Housing (e4)

Maximum building surface: 7.000 sqm

Maximum number of accommodation places: 250

Maximum number of floors: 5

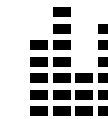
Maximum Covered Surface: 50%



Surface area
12.000 sqm



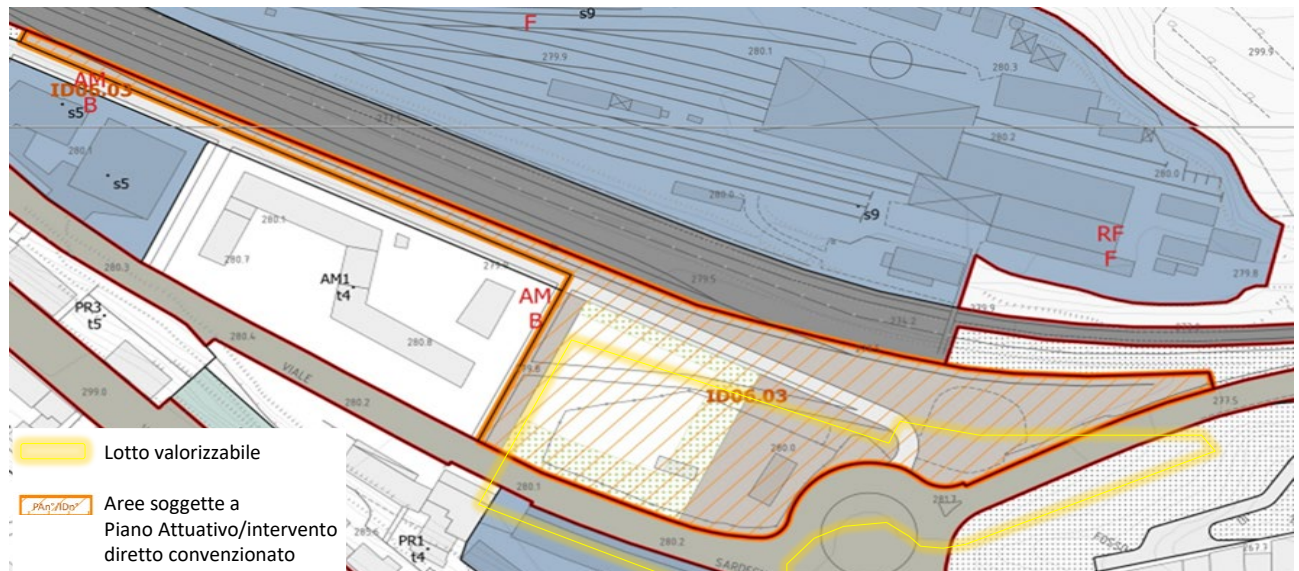
Building rights
7.000 sqm



Functional mix
Student Housing (e4)



Green areas
2.960 sqm



LOTTO STUDENTATO – Photo book current state



ASSET STRENGTHS

- ✓ The area is already part of a Development Plan approved in 2021 by the City of Siena;
- ✓ The City is modifying the Urban Planning regulation of the area to define the site project and the building permitting process;
- ✓ The area is well connected to the historic center and the Central Station of Siena;



LOTTO STUDENTATO – Development and sale



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