

Piedmont Region

Limone Piemonte (CN)



March 2025

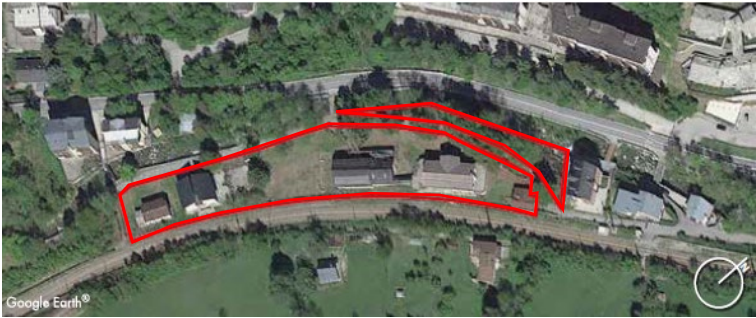
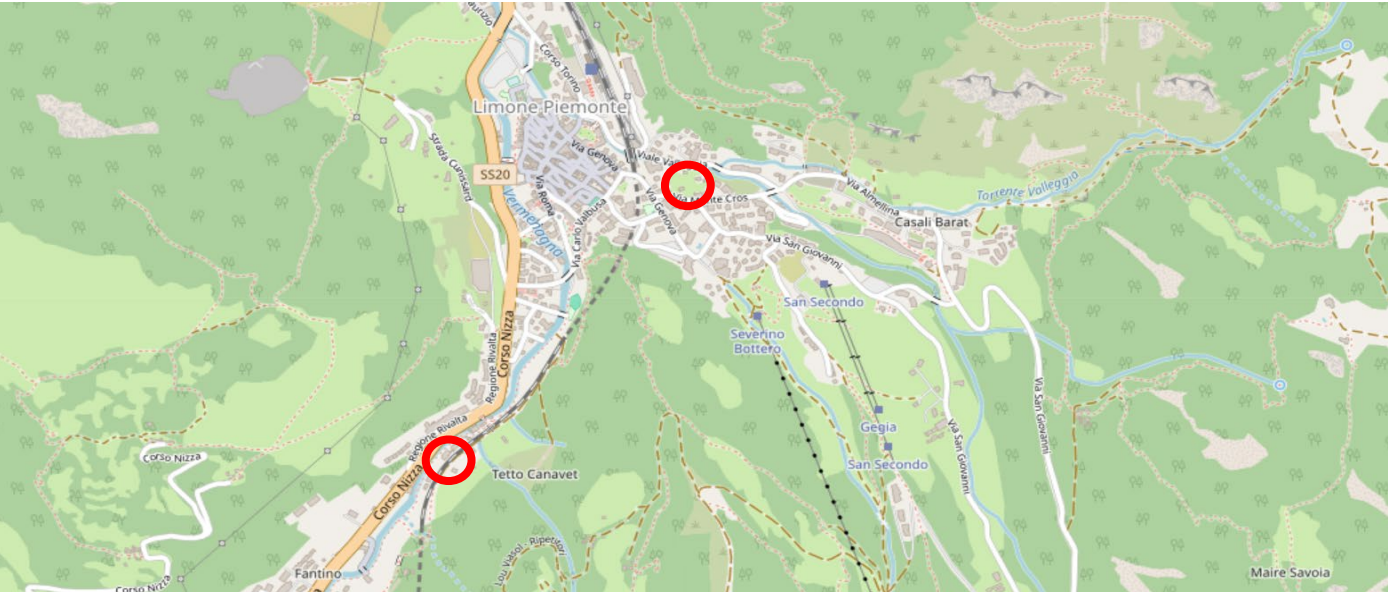
INDEX

- 01** territorial framework
- 02** constraints, urban planning data and commitments
- 03** photos book as is state
- 04** development and sale



Limone Piemonte_territorial framework

LOCALIZATION



Piedmont

Limone Piemonte



LOCALIZATION

Nizza Street e Valleggia Street

CURRENT STATUS

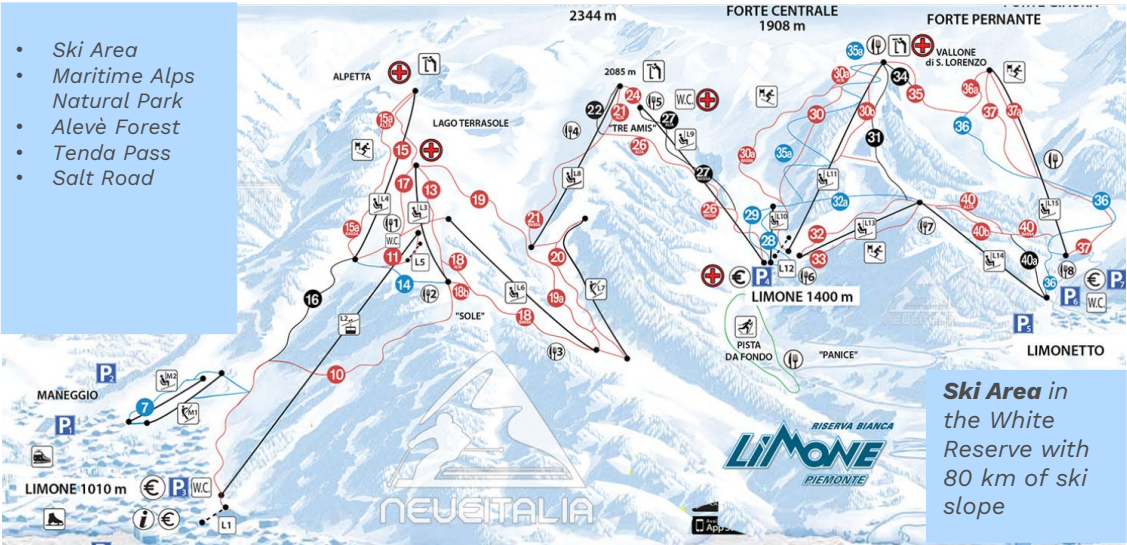
Former colony e Green area

DISTANCES

• Highways	SS20 per Ventimiglia	0 km
	E17 per Torino	51 km
• Airports	Nizza	90 km
	San Remo	65 km
• FS Stations	Limone P.	1 km
	San Remo	65 km
• City	Milano	220 km
	Cannes	100 km

POINTS OF INTEREST

- Ski Area
- Maritime Alps Natural Park
- Alevè Forest
- Tenda Pass
- Salt Road



Limone Piemonte_Constraints/urban planning data/commitments



Constraints

ENVIRONMENTAL INVESTIGATIONS

Work completed to the heating system (old tank, etc.)

CULTURAL INTEREST VERIFICATION DLgs. 42/2004

Cultural heritage restriction number 303 on the building Sheet 36, parcel 23 sub 5

DISTANCES FROM THE RAILWAYS D.P.R. 753/1980

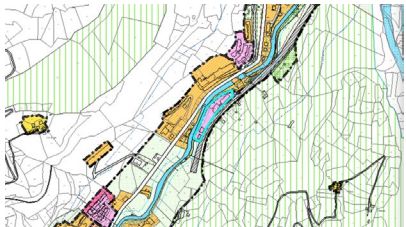
To be requested because a property's portion is in a restricted zone (30 m)

UNDERGROUND UTILITIES/INTERFERENCES

The areas may contain above-ground or underground systems/utility services, both active and inactive.

ACCESSIBILITY

The access is on Nizza Street/SS20

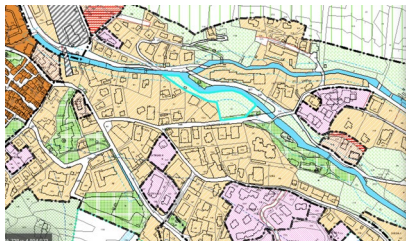


FORMER COLONY

Sheet 36, parcel 23 (former colony) **4094 sqm**
Area TR1 (existing tourist accommodation) (Art. 17 of the Town Planning Regulations)

FREE AREA

Sheet 36, parcel 234 (free area) **740 sqm**
recently developed area with exhausted settlement capacity R2.



FREE AREA

Sheet 3, parcel 22 (free area) **3686 sqm**
B1 ex. Area for equipment and public services (Art. 24 of the Town Planning Regulations).

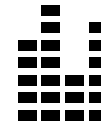
Urban Planning Data



Land area
5,000 sqm
main lot
9,000 sqm
total)



Existing volume
6364 cubic meters (from tables contained in the Implementation Regulations)



Urban uses admitted

The allowed mix in the former colony is tourist accommodation TR1, with the possibility of establishing hotel functions, holiday homes, and hostels

PLANNING RULES

Area TR1/CF (holiday homes)

Planning tools	single concession
Services	From Art. 3 (implementation of the plan), Art. 7 (parking), Art. 10 (urban planning parameters) of the Implementation Regulations
Building	Extensions, new constructions, and demolitions to be verified with the Municipality, also considering the cultural heritage restriction

Commitments

SIGNED ACTS

There are no signed documents.

COMMITMENTS

Urbanization charges - standards

Limone Piemonte_Photos book as is state



ASSET STRENGTHS

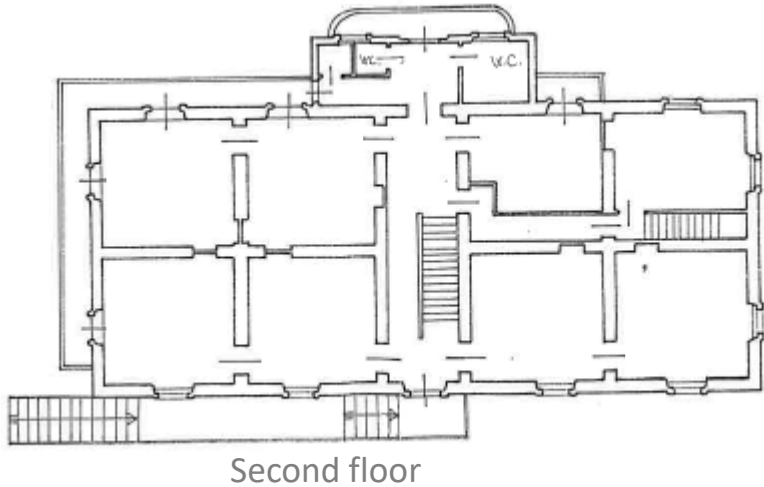
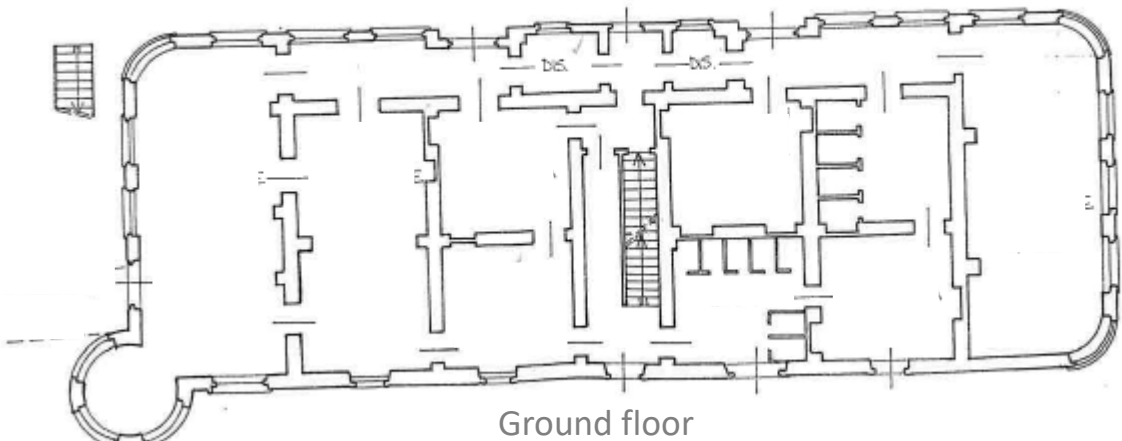
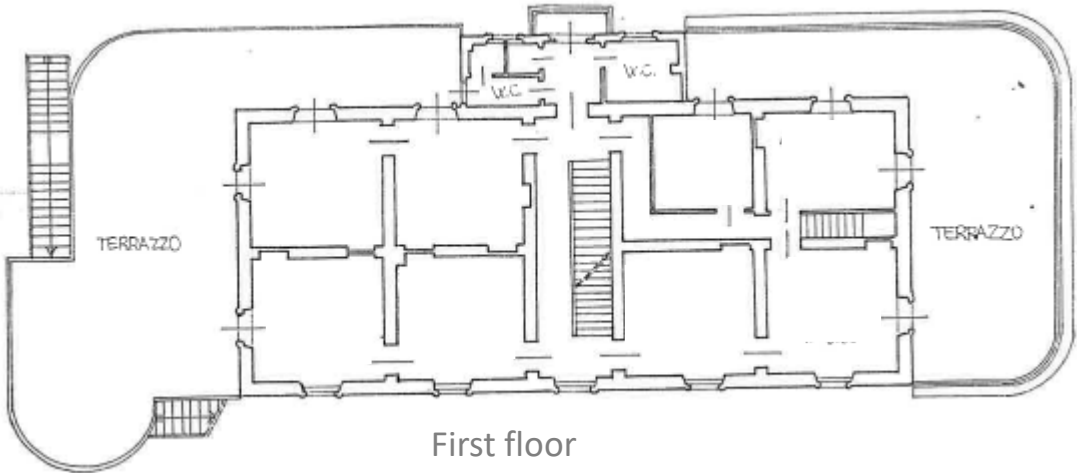
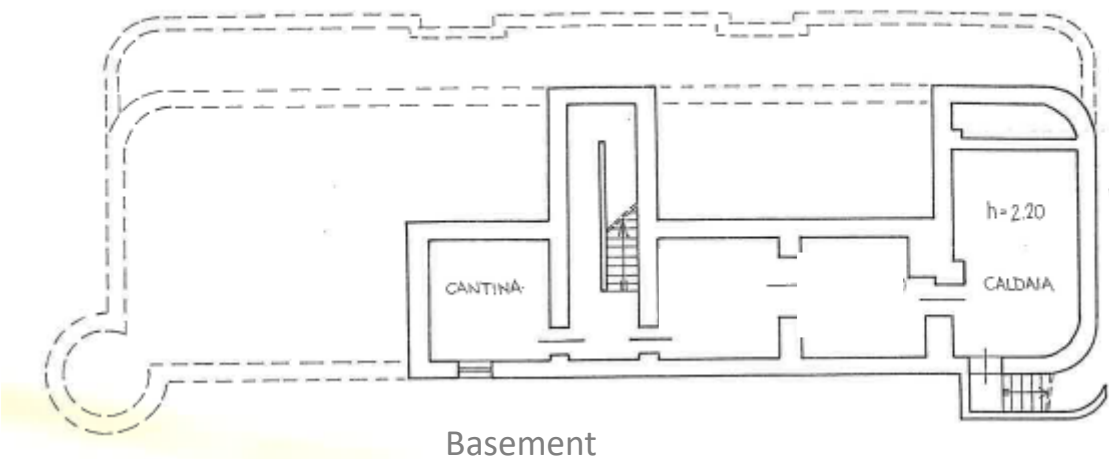
- ✓ According to Urban Plan, the former colony is tourist accommodation, with the possibility of establishing hotel functions, holiday homes, and hostels
- ✓ It is located in a highly attractive tourist context. It is near ski area and great landscape value. It is frequented for summer tourism too
- ✓ Opportunity of another asset available to the market, consisting of the 'free area'.



Limone Piemonte _floor plans



Building 2



ORIENTAMENTO

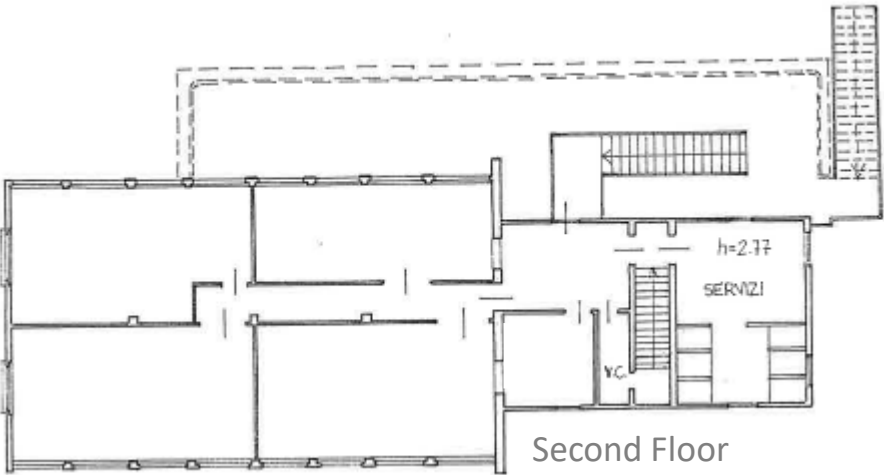
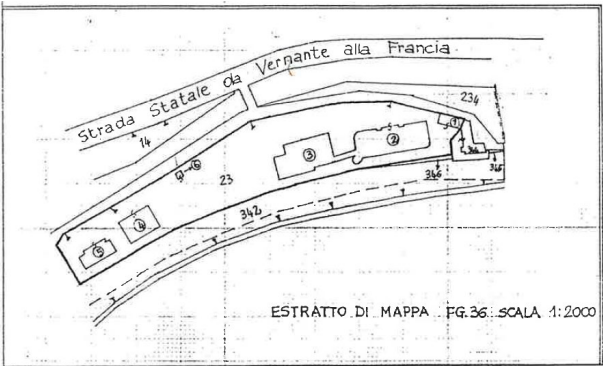
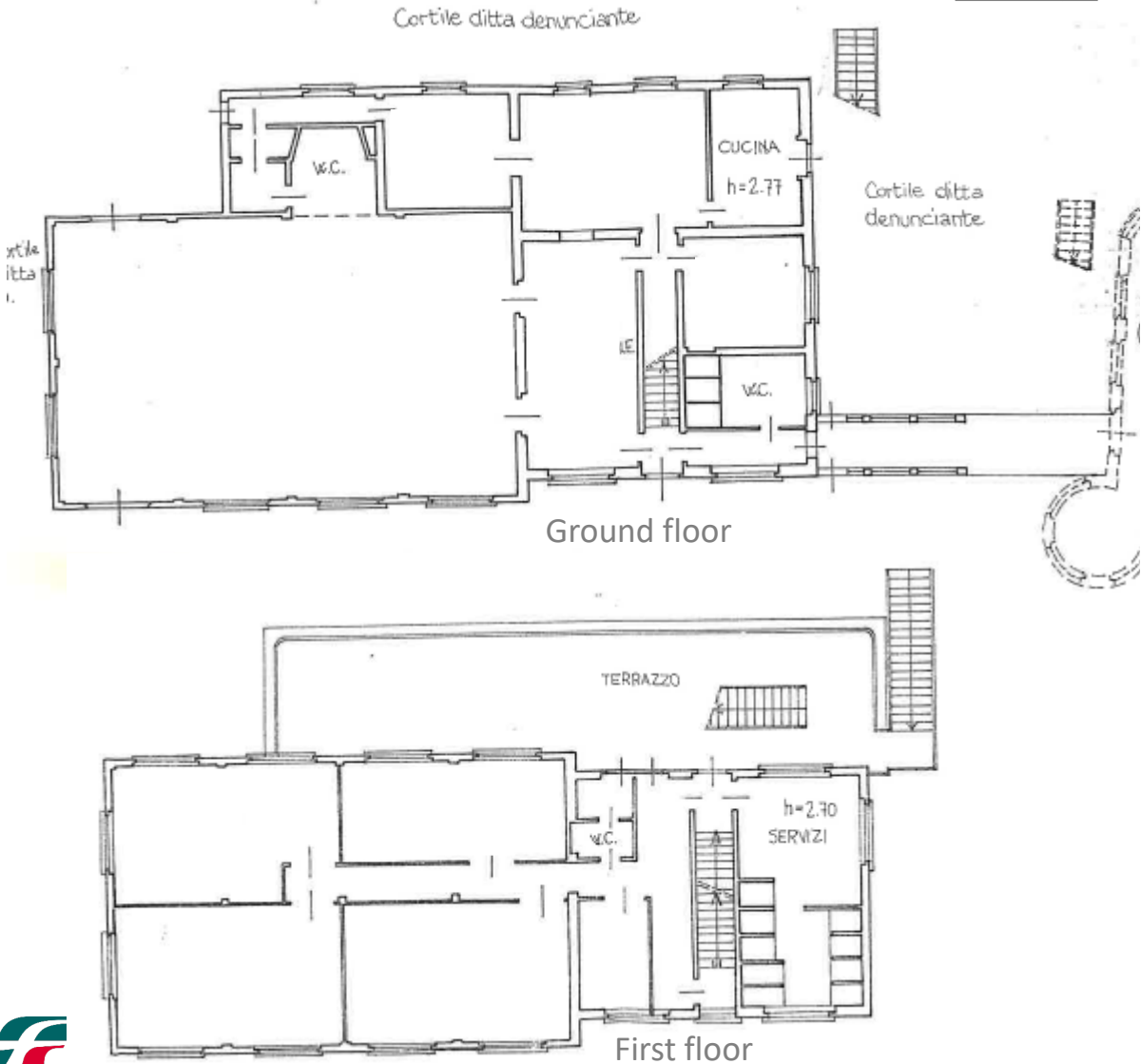


PREMIUM PARTNER

Limone Piemonte _floor plans



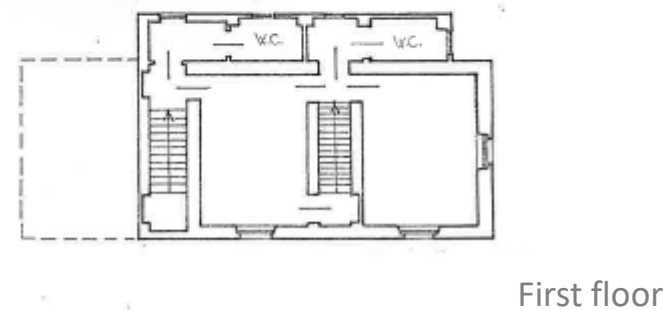
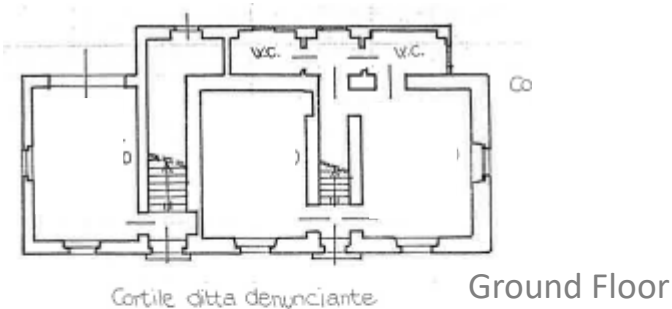
Building 3



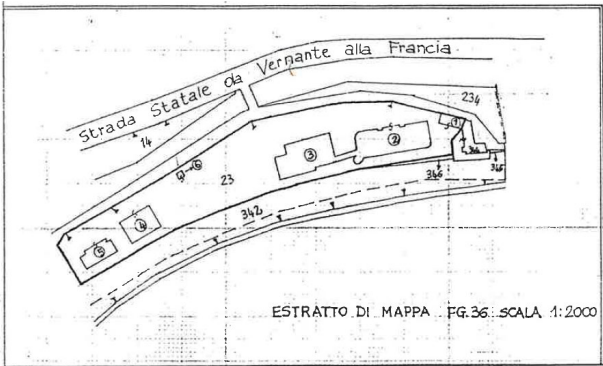
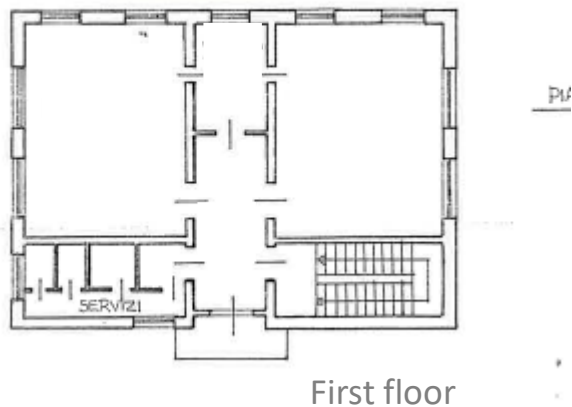
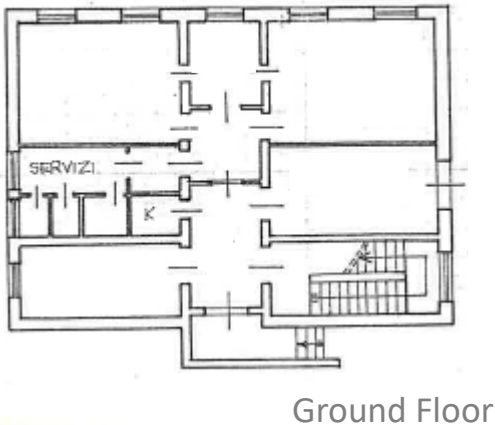
Limone Piemonte_floor plans



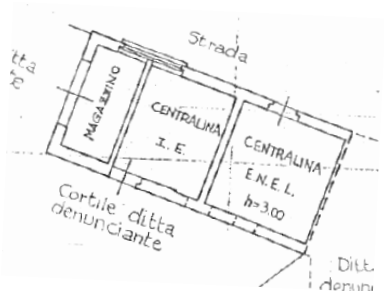
Building 5



Building 4



Building 1



Limone Piemonte _Development and Sale

TIMELINE

- 1 2025: Conclusion of real estate due diligence and dialogue with municipality
- 2 2026: new property valuation

