

Piedmont Region Turin

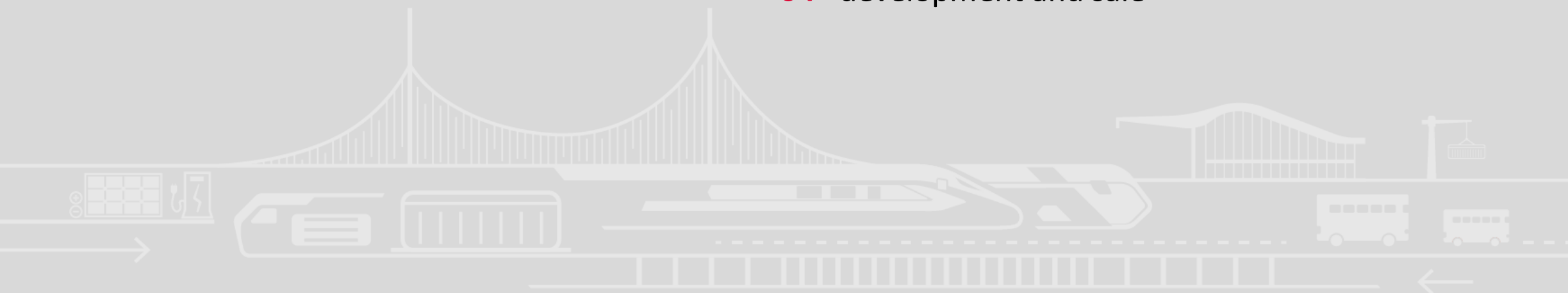
Torino Spina 2 – Porta Susa

Marzo 2025

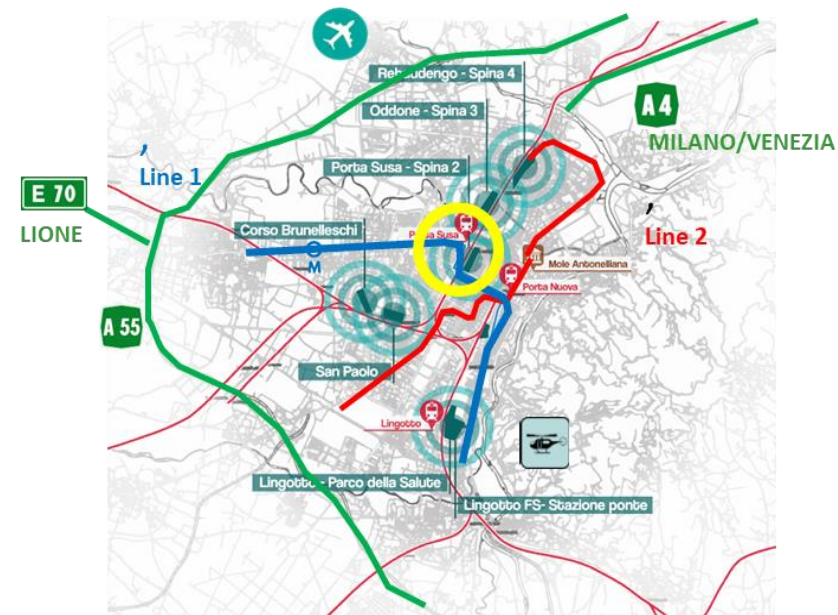


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Spina 2_ Territorial framework



LOCATION



POINTS OF INTEREST



Regione Piemonte

Torino



LOCALIZATION/ADDRESS		
Torino Porta Susa HS Station, Corso Inghilterra, Corso Bolzano, Corso Matteotti		
CURRENT STATUS		
Unbuilt area - kept closed		
ACCESSIBILITY – DISTANCE FROM		
• Highways	A4 (Torino-Trieste-Sistiana)	8 km
	E70 (Lione-Venezia)	11 km
• Airport	Turin Caselle	15 km
• Stations	Turin P.ta Susa	500 m
	Turin Porta Nuova	1,7 km
• Underground	Line 1	500 m

Spina 2_ Constraints, urban planning data and Commitments

Constraints

ENVIRONMENTAL INVESTIGATIONS

Preliminary investigations

CULTURAL INTEREST FOR THE SUPERINTENDENCY DLgs. 42/2004

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

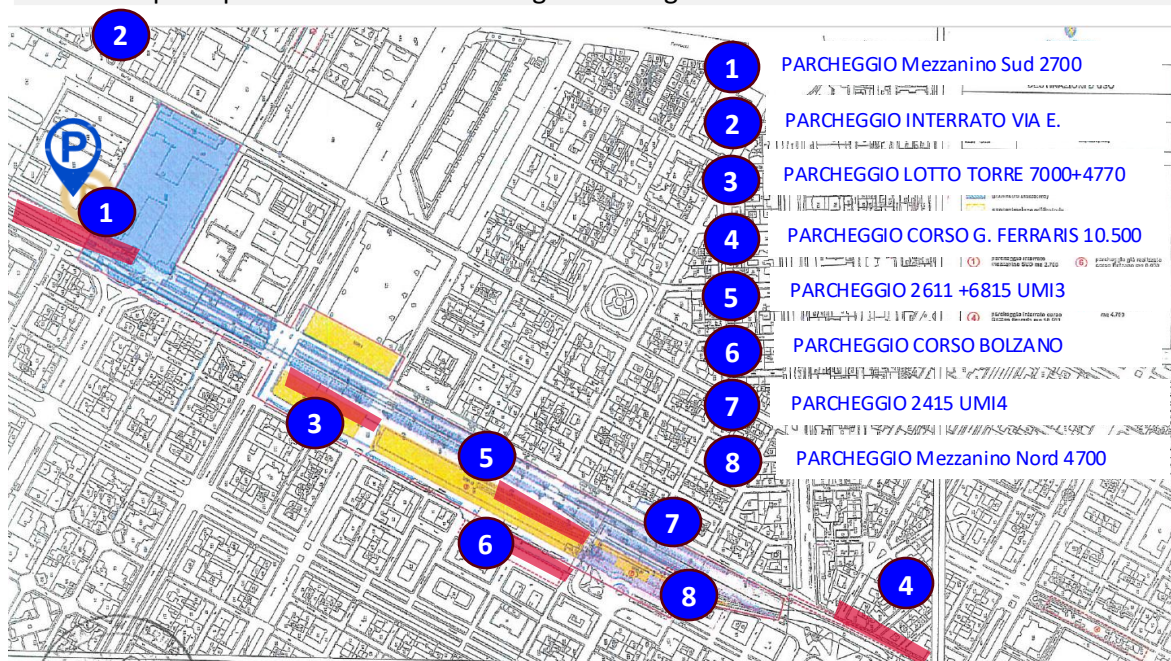
To be required - part of the asset is in the range of 30 mt from the railway

UNDERGROUND UTILITIES/INTERFERENCES

Inside the area there is a ramp for direct access to the HS station of Turin Porta Susa. Areas may have active and non-active plants/sub-services above or below ground.

NEW PARKING AREAS

Several car parks planned in the surroundings according to the indications of the Convention 2018



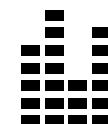
Urban data



Land area
7.370 sqm



Gross floor area
45.000 sqm (more building rights in addition from possible transfers)



Mix of urban uses admitted

Tertiary Max 90%; ASPI/Eurotorino Min 10%; Residential 0%

PLANNING RULES

Ambito 8.18/ 3 Spina 2 - Porta Susa

Planning tools	SUE – executive urban planning instrument (public or private)
Services	7.000 sqm parking area 4.770 sqm public uses Overall the commitment on the parking in Mezzanino Sud area
Social Housing	Possibility of transfer in Spina 3 area

Commitments

AGREEMENTS

Implementing agreement signed 29/11/2018

COMMITMENTS

Urbanization costs - transfer to Municipality of the remaining part of areas for services referred to what is indicated in the 2018 Agreement and already transferred in advance.

Spina 2_the urban uses

HOUSING

Residences of civil dwelling, residences for particular users (university, elderly, etc.).



EQUIPMENTS OF GENERAL INTEREST

Comma 63 art. 15 NUR

SOCIAL SERVICES AND EQUIPMENT OF GENERAL INTEREST

s. Areas for **higher education**

h. Areas for social, **hospital health facilities**

v. Areas for public urban and district parks

Comma 64 art. 15 NUR

SOCIAL SERVICES AND EQUIPMENT OF GENERAL INTEREST IN ADDITION TO THE MINIMUM LEGAL REQUIREMENTS

u. **University education**

cr. **Research centre areas**

e. Areas for collective residences

t. Areas for technological equipment and installations

m. Areas for military installations

c. Areas for cemeteries

f. Public office areas ac. Camping areas

an. Areas for nomadic camps

as. Areas for travelling shows

z. Areas for other equipment of general interest

o. Equipment for the show: cinemas, theatres, etc.

ASPI, Service activities for individuals and businesses

- **Hotels, hostels, ecc.**
- Student houses and colleges for students
- small production activities
- industrial and manufacturing craft activities including the production and supply of technical, computer and telecommunications services
- **retail trade activities,**
- restaurants, catering and public catering
- craft service activities
- private and public offices, entertainment activities, time books education, worship and sports, associative activities (political, trade union) cultural and for the cult
- social, welfare and health services (excluding hospitals and clinics), self-sufficient **old-age homes**, hospitality centres, health care homes, civic centres and decentralized administrative offices, locations for associationism

OFFICES

- A. Public and private non-managerial offices: professional firms; tourist agencies, real estate, insurance companies, bank branches, post offices, health laboratories, entertainment activities (one or more rooms suitable for hosting film, theatre and/or conferences: maximum capacity of 1300 seats and a total SLP of 4,000 sq. m, in addition to ancillary activities: retail, catering, public facilities), leisure activities, education, sports and worship; associative and cultural activities.
- B. Public and private management activities: administrative, banking and financial centres, public bodies, institutions, state decentralized bodies.
- C. Ancillary destinations (custodian residence and/or owner and retail trade and public services) max 25% of the existing SLP or in project

EUROTORINO

- Functions mix including the following categories:

- **Research centers, productive and innovative activities, hospitality and tertiary activities, exhibition and conference activities, universities.**

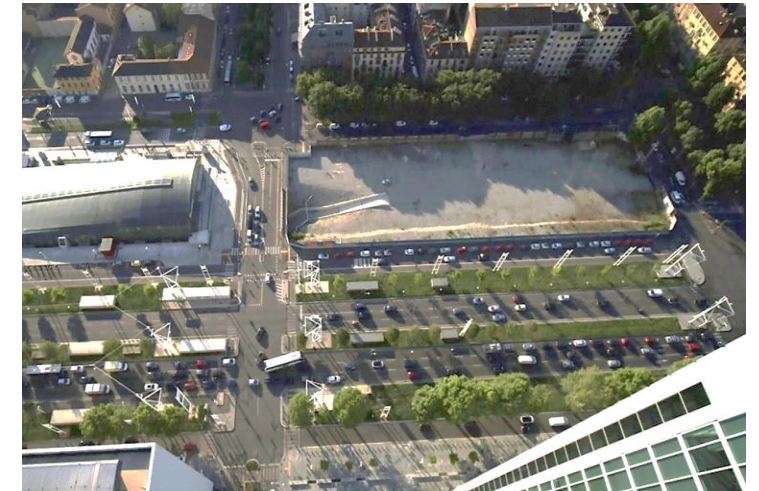


Spina 2_ Photos book as is state



STRENGTHS

- ✓ Development rules already normed in the PRG: Ambito 8.18/3 Spina 2 - Porta Susa
- ✓ Inserted in the historical urban settlement of Turin, with high accessibility for the proximity to the new HS station of Turin P.ta Susa, the Metro and the surrounding tramway network
- ✓ Nearby: Intesa San Paolo headquarters, Court di Turin, Politecnico University of Turin, congress and cultural center ex Ogr warehouses, other points of interest
- ✓ Standards already transferred in advance to the Municipality



Spina 2_ Development and Sale

TIMELINE

- 1 2018: Implementing agreement between RFI, FS Sistemi Urbani e Municipality for developing the building rights connected to the plot "8.18/3 Spina 2 - Porta Susa" umi ii, umi iii e umi iv
- 2 2019: "Memorandum of Understanding" setting up a control cabin to start a variant route
- 3 2025: planned the recognition of Urban Plan forecasts in agreement with the Municipality
- 4 2025: preliminary environmental surveys

