

# INVESTING IN LEGHORN

## Investment opportunities

## ATHENA IMMOBILIARE –VIA FIRENZE

### Typical Characteristics of the Area

The area surrounding this property is located in the north of the city of Livorno and it faces Via Firenze.

This area, comprised between Via Firenze and the Old Aurelia road, is characterized by the typical landscape of the craft areas and productive, with the presence of sheds and storage areas but also services, car dealerships, logistics, etc. .

From the urban point of view the lot falls within the "areas for productive activities and for business services"(Article 25, Urban Planning Law of Leghorn).

### Settlement Offer

The proposed offer is located in the town of Leghorn in via Firenze (Via Aurelia Nord) with a gross floor area of 2400 square meters.

**Cadastral data:** number of the map sheet: 9 Particle number: 640, 462, 471, 505, 513, 515, 473, 500, 507

**Permitted use of the building:** productive activities

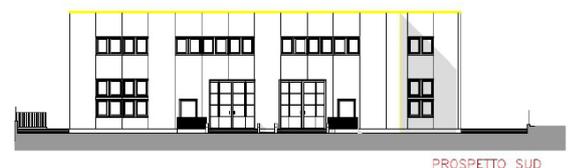
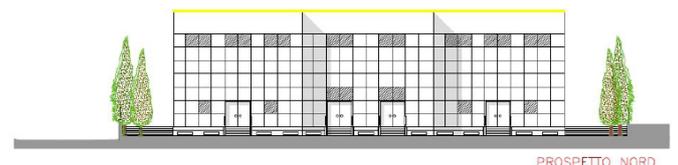
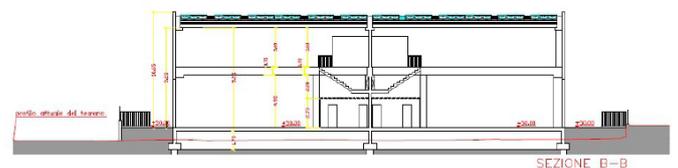
The building, whose total area of about 2500 square meters, has two levels and a large area for parking. The ground floor has been left in its raw state to allow a proper finishing according to the needs of the buyer. The property has also further 3,200 square meters, a space adjacent to the building and that increase the potential of this settlement, to extend coverage or provide it with additional services.

The area in which the property is located, is completely urbanized.

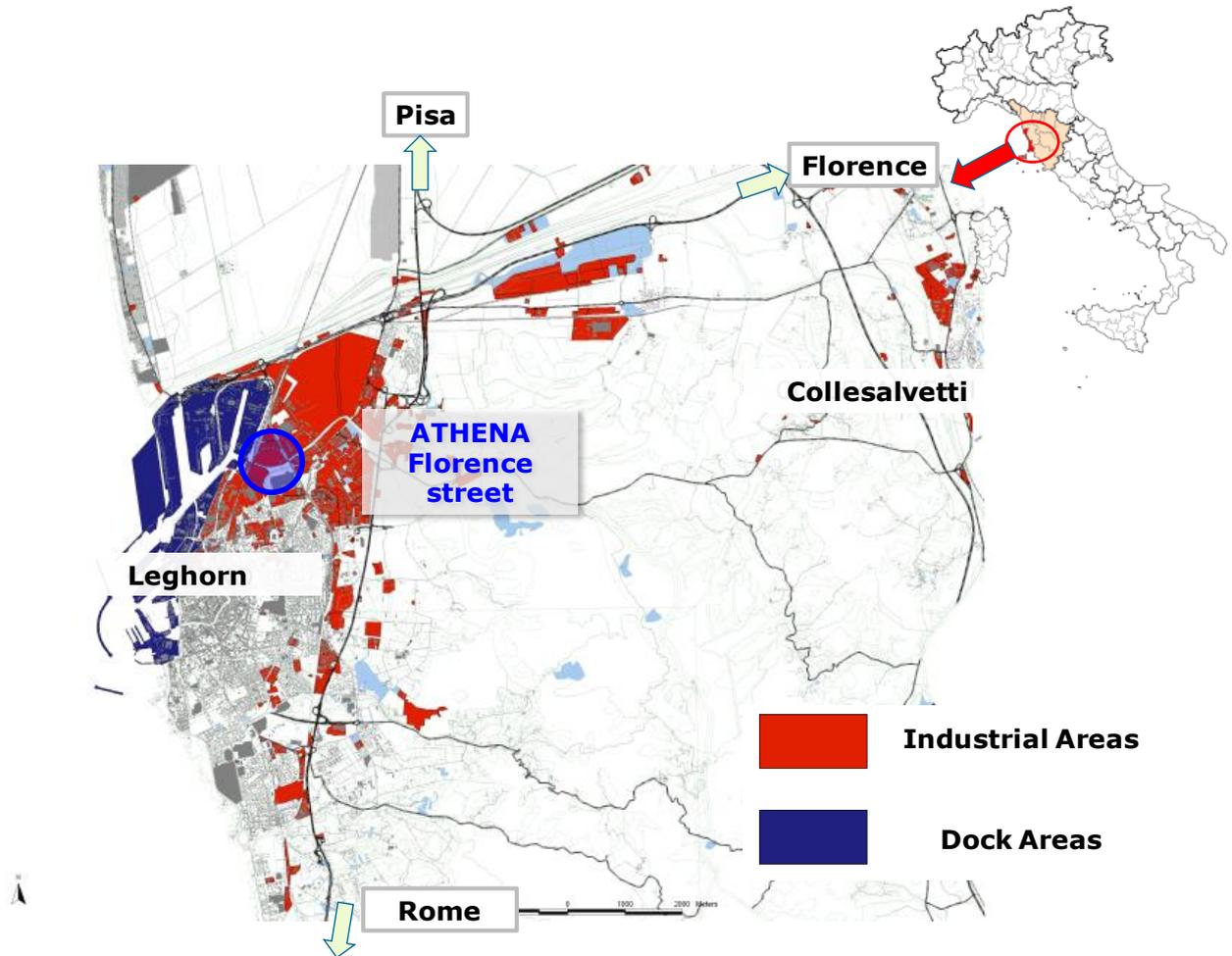
### Types of investment and settlement

The property for its location and characteristics is suitable for medium-size productive activities.

rendering



### Location (map)



### Contact us

The building is private property and negotiations are secret.

For details, please contact:

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### Key Benefits

- Located in one of the most important production areas of the territory;
- The property, being close to one of the main roads of the township, is easily accessible from the motorway and the SGC Livorno-Pisa-Florence;
- Both the executive center and the other facilities have been recently renovated and they are in perfect conditions;
- The structure has been left in the rough, so that it can be completed by following the requirements of the buyer with total flexibility in the size and the kind of use of the building.