

# INVESTING IN LEGHORN

## Investment opportunities

## FOYER CENTRE (EX ODEON CINEMA)

### Typical Characteristics of the Area

The Foyer centre is a new meeting site for trade and services; this name recalls the Leghorn theatre tradition as well as the original function of the building. The Foyer multifunctional centre is actually the result of the refurbishment of the front part of the Odeon cinema; the entrance and the common areas of the cinema planned by futurist Architect Virgilio Marchini were situated here, in the past. The overall surface of the Foyer is 2,340 sq.m.; the Foyer structure recalls the semicircular shape characterising the forepart of Odeon, overlooking Largo dei Valdesi.

The structure has 4 levels (basement 490 sq.m., ground floor 620 sq.m., first floor 620 sq.m., and second floor 250 sq.m.) which are made up of open and modular surfaces today; plus the terrace of 360 sq.m..

The redevelopment of the area (Spil SpA was in charge of it) was meant to safeguard the identity and preciousness of the facade, and the insides of the old cinema opened in 1952: state-of-the-art materials and components granting functionality and safety match with the architectonic solutions decided by Marchini, in an elegant sequence of open spaces, lights and precious finishes, for which original materials were recovered.

### Settlement Offer

The settlement offer is for the purchase or lease of areas with different sizes, up to the maximum surface of 990 sq.m., within a precious, artistic and historical structure. Waiting for users, works were carried out with no finishes, apart from the flooring of the ground floor and the second floor. Small (up to 250 sq.m.) or middle-sized areas (from 251 to 999 sq.m.).

The structure is meant for using available premises in fractions or units. Window and door fixtures change from floor to floor, following security and shatterproof parameters.

If possible, the insides were made by recovering original architectonic materials and elements.

### Types of investments and settlements

The Foyer centre provides operating and flexible opportunities, adjustable to different needs. Internal areas are meant for hosting businesses and facilities in tune with the surrounding urban context.

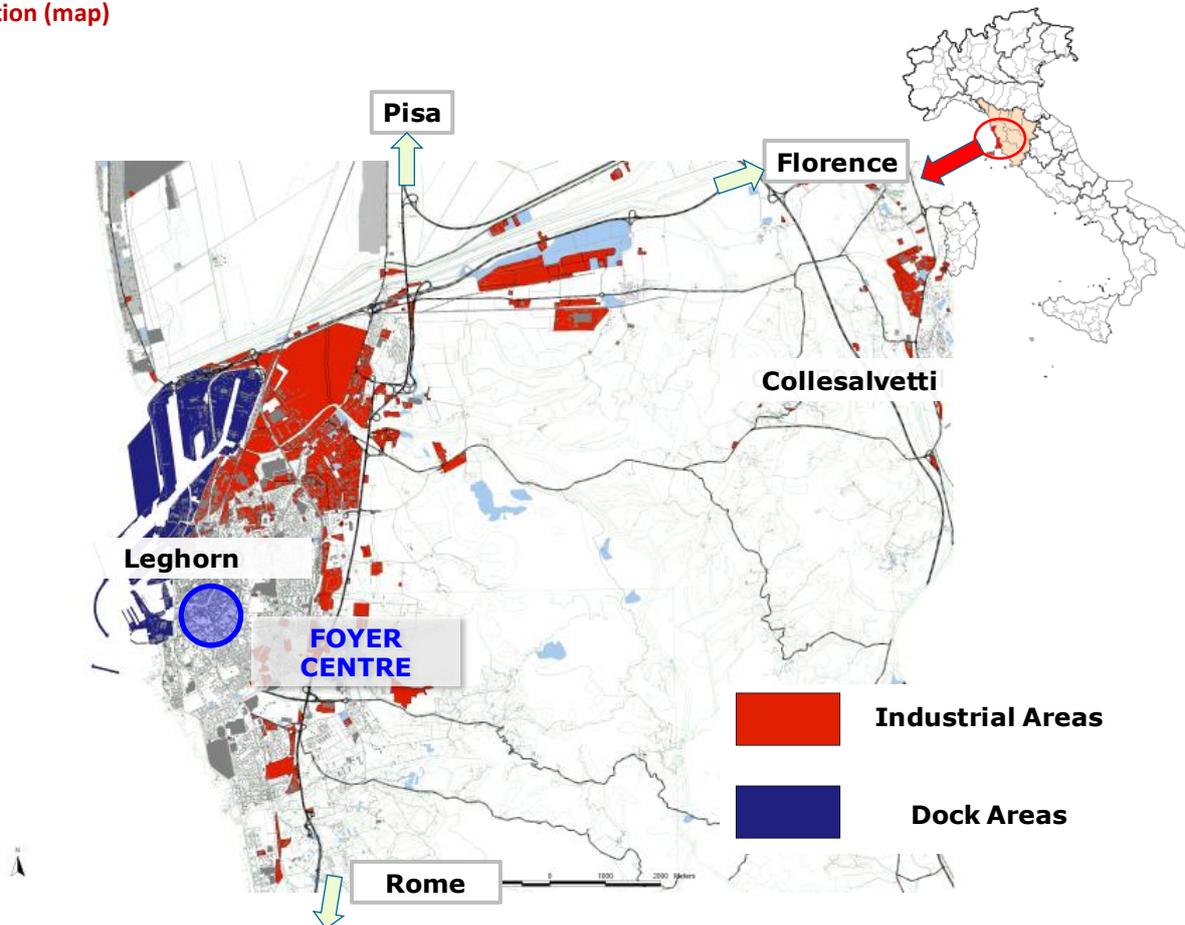
The following activities may be performed inside the multifunctional centre:

- Several types of business, except for food categories;
- Services;
- Tourism and lodging business.

It is possible either to purchase or rent available premises; in the building, second-floor premises for retail or services are not available.



## Location (map)



### Key Advantages

- Prestigious, artistic and historical building;
- Strategic location, in the core of the city, close to the main roads serving Leghorn;
- Foyer activities consistent with the surrounding urban context, with its typical green areas, retail and business areas, and leisure time haunts;
- Multilevel car park with 585 spaces, 400 of which are free;
- Special driveways for cars going in or out;
- Flexibility of available premises and state-of-the-art facilities in a totally renewed structure.

### Contact us

The building is private property and negotiations are secret.

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### Location and Accessibility

The Foyer centre is in the core of the city, close to sales areas such as Piazza Cavour and Via Ricasoli, and is part of the economic framework of the city.

Largo dei Valdesi, the square with the entrance of the old Odeon cinema, now is just for pedestrians, and has been totally renewed, with appropriate urban furnishings and stone flooring; from this area, it is possible to access the "Centro Città" Park.

The Foyer centre can rely on a multilevel car park with 585 car spaces, 400 of which are free, built in the area behind the structure, the one of the old movie theatre. The car park is already working and is provided with two entrances (in Via Verdi and Via Sardi). It is possible to go directly to the car park and then to the Foyer centre through special driveways for cars going in or out, built in the property of the nearby *Confraternita della Misericordia*, avoiding impact with city traffic.