

# INVESTING IN LEGHORN

## Investment opportunities

## LE FATE OFFICE TOWER

### Typical characteristics of the area

The “Le Fate” Multipurpose Centre was **completed in 2007**; it is located in the Southern Area of the municipality of Leghorn, not far from the Port and the city centre. Apart from laboratories, shops, coffee-bars and middle-sized retail structures, the centre includes also a building with several floors, called **Le Fate Office Tower**. The area includes both production settlements and business spaces. The *Collinaia* residential district is in the nearby; in the future, the *Nuovo Ospedale Generale* of Leghorn will be built in the area.

### Settlement Offer

“Le Fate” Office Tower has **five floors**, usable as either the only seat of a medium-big sized structure, or by floors, in distinct units, with areas from 260 to 600 sq.m. each.

The **gross surface of the structure is 2,700 sq.m.** with large **car park** (200 car spaces), **terrace** on the top floor (300 sq.m.) and a **hanging garden** on the first floor (780 sq.m.). Moreover, **two conference rooms** with 250 seats are available; they may be used separately or together, by opening a movable wall.

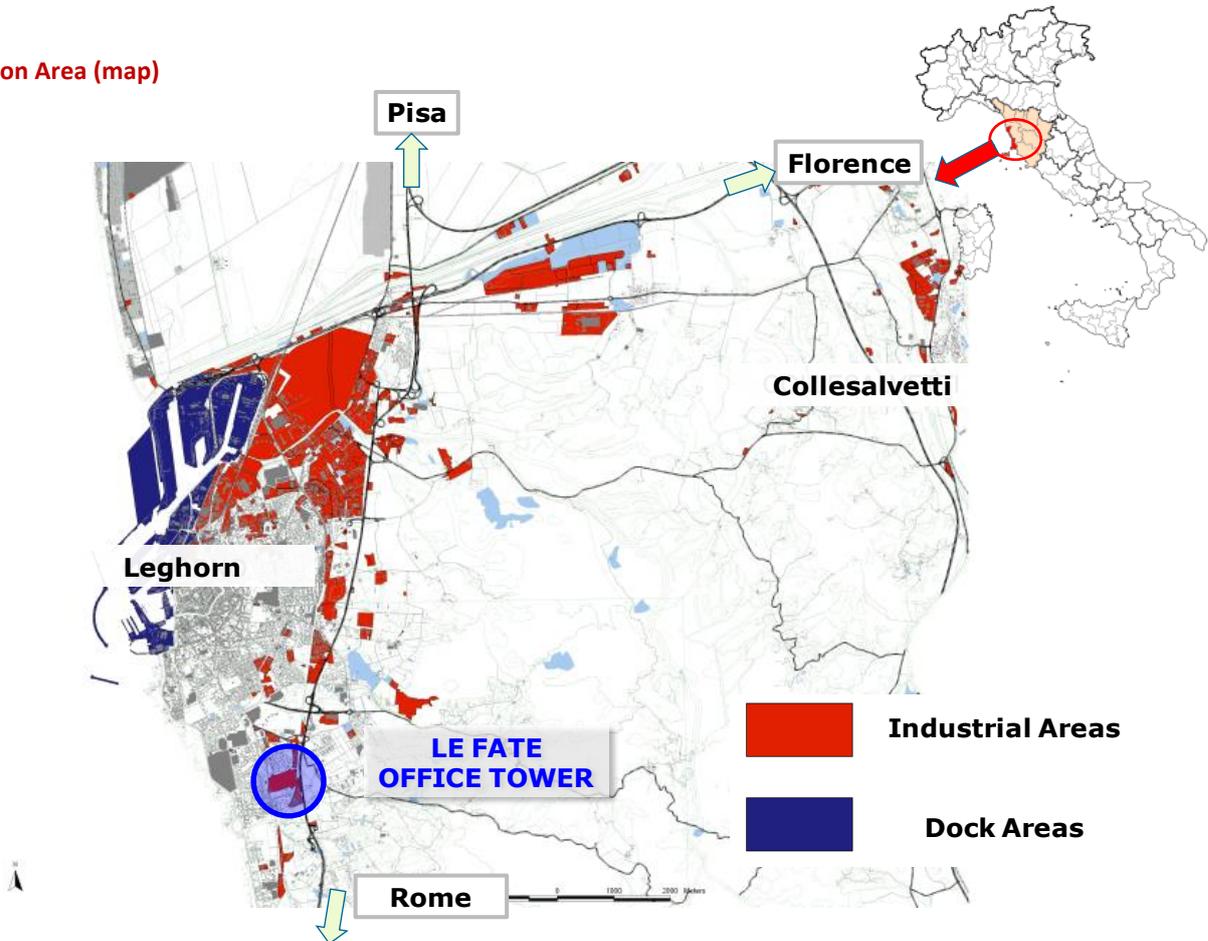
### Types of investment and settlement

“Le Fate” Office Tower is meant to **host facilities**, and in particular, offices. Shopping arcade, entertainment and recreational spaces are on the ground floor of the multipurpose centre.

At present, the Tower hosts the **headquarters of ASCOM Livorno**, the owner of the building. The property is ready to sell the Tower to an **investor purchasing the building but renting premises to ASCOM itself**, which would keep its headquarters in the Tower. However, **sale of the building is not excluded**; free from persons or things, the building would be sold to an investor directly using the structure.



### Location Area (map)



### Key Advantages

- **Favourable position** with easy access from both north and south, and with 200 parking spaces;
- **Environment:** large green areas and sea view;
- **Newly built structure with precious finishes;**
- **Flexible distribution of office premises;**
- **Multipurpose area;** available premises with different sizes and uses.

### Location and Accessibility

“Le Fate” multipurpose centre is **located close to the new southern residential area** of the city, from which one can enjoy a wonderful **sea view**, since the sea is just 2 km away. The structure is close to the bypass called *Variante Aurelia*, parallel to the coast, behind the city centre. Therefore, it is easy to reach the multipurpose centre from both north and south; **the nearest access to the Variante Aurelia is Montenero.**

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