



INVIMIT
Investment Immobiliare Italiani

INVIMIT SGR

REgenera Project

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Fondo i3 INPS – Asset Information

Asset description	Stand-alone
Actual use	Public offices
Gross covered area	5.746 mq
Occupational status	Vacant
Building maintenance status	Discreet-good

DESCRIPTION

The building consists of ten above-ground and two underground levels. It is located in the I Circoscrizione, called 'Crocetta' district to the south of the city centre, one of the most prestigious residential areas of Turin. The accessibility by public transport is excellent, as in the immediate vicinity there are underground line stops (Line 1 and in the future Line 2), as well as numerous urban road transport lines.

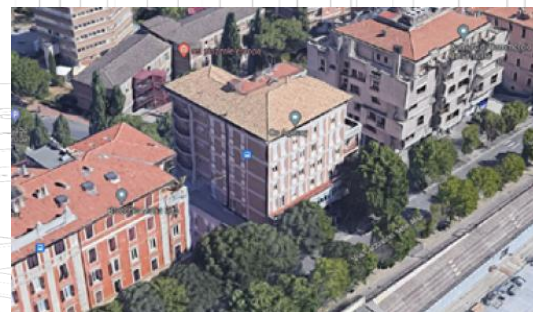


Fondo i3 INPS – Asset Information

Asset description	Stand-alone
Actual use	Public offices
Gross covered area	4.682 mq
Occupational status	Vacant
Building maintenance status	Discreet-good

DESCRIPTION

The building is located at the southern end of the city centre, along the medium traffic road that runs alongside it to the west (via Cacciatori delle Api) and to the east (via Pelllas). The sky-ground office building consists of 3 basement floors, 6 above ground floors, a seventh floor attic and a roof terrace. The building is an isolated, medium-density block of flats on a quadrangular plot flanked by two parallel roads at a considerable difference in elevation.



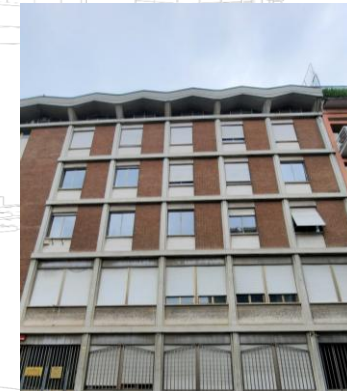
Fondo i3 INPS – Asset Information

Asset description	Stand-alone
Actual use	Public offices
Gross covered area	2.561 mq
Occupational status	Vacant
Building maintenance status	Discreet



DESCRIPTION

The building was built at the end of the 1950s, partly office and partly residential. It consisting of six storeys above ground level with basement and it is located in the western quadrant of Novara ('Sacro Cuore' district). The area is well connected to the city centre by public transport, and the building is approximately 2.5 km from the Novara railway station.



Chieti, Viale Principessa di Piemonte 83-85

Fondo i3-INPS – Asset Information

Asset description Stand-alone

Actual use Public offices

Gross covered area 2.092 mq

Occupational status Vacant

Building maintenance status Discreet

DESCRIPTION

The Building was built in the 1960s, with mixed use (office and residential), consisting of seven floors and a penthouse floor. The property is located in the historical city centre of Chieti, with a predominantly residential character; accessibility is good, the railway station is approximately 5 km away.



Fondo i3 Silver – Asset Information

Asset description Stand-alone

Actual destination Ex seaside summer colony

Gross covered area 9.941 mq

Occupational status Vacant

Building maintenance status Discreet-insufficient

DESCRIPTION

The complex, built between 1933 and 1937 is a former colony, consisting of four buildings sea front and equipped with a large green area. Two buildings are three floors while the remaining are two, particularly representative is the front facing the seafront with large terraces. Towards the interior there is a large pine forest serving the buildings.



Fondo i3-Sviluppo Italia 8Quater- Asset Information

Asset description	Stand-alone
Actual destination	Residential
Gross covered area	3.073 mq
Occupational status	Vacant
Building maintenance status	Discreet



DESCRIPTION

The ex-Caserma 'Cesare Saluzzo', built by the Italian Army Corps of Engineers in 1829 is located in a prestigious central area of Turin, close to the pedestrian area. The military complex currently comprises three different blocks: warehouses and the main historical building, an office building for the mechanics centre, and a residential building for the officers' quarters (which is excluded from the sale). The two historical buildings facing Corso Valdocco and Via San Domenico, both one storey above ground level, were declared of cultural interest by a decree of the MIBAC in 2012 together with the internal courtyard area. The office building built for the mechanics centre has two floors above ground and one underground, in addition to the attic, with a pitched roof. For the building along Via Valdocco, residential use is permitted; on the basement, ground and first floors, retail, craft, service and tertiary activities are permitted. The construction of underground parking spaces is also permitted.



Fondo i3-Sviluppo Italia Comp. Piemonte – Asset Information

Asset description Stand-alone

Actual destination Public offices

Gross covered area 3.364 mq

Occupational status Vacant

Building maintenance status Discreet

DESCRIPTION

The asset in question is a sky-earth property, located in the historic center of Turin, built in masonry and composed of 5 floors above ground for public offices and 2 underground floors. The property is listed as Cultural Heritage and forms part of a block that develops around an internal courtyard, in a context of particular value (near the headquarters of the Albertina Academy of Fine Arts, a few steps from the main monuments of the city and from the Turin Porta Nuova metro and train station).



Fondo i3 Università – Asset Information

Asset description Stand-alone

Actual use Student residence

Gross covered area 3.554 mq

Occupational status Vacant

Building maintenance status Discreet

DESCRIPTION

The building under analysis consists of a single building body with a regular 'L' shape. The load-bearing structure is in reinforced concrete on 5 above-ground floors and a basement floor. It has an internal elevation overlooking an atrium of exclusive relevance. The flat roof is fully accessible with terracotta flooring and houses functional spaces and a swimming pool.



Fondo i3 Università – Asset information

Asset description Stand-alone

Actual use Scientific laboratories and schools

Gross covered area total 5.938 mq

Occupational status Vacant

Building maintenance status Discreet

DESCRIPTION

The property is located in the elegant residential district of 'Castelletto', home of the wealthy 19th-century Genoese bourgeoisie, which expanded on the heights behind the historic centre after the mid-19th century. The neighbourhood is served by public transport, as well as by 19th-century rack and pinion railways and lifts. The building is accessible through two entrances, one driveway and one pedestrian, exclusively from the same street, a tree-lined one-way urban road that connects the Circonvallazione upstream with the city centre.



Fondo i3 Università – Asset Information

Asset description Stand-alone

Actual use Residential

Gross covered area total 17.564 mq

Occupational status Vacant

Building maintenance status Discreet

DESCRIPTION

The building complex is located on Via Paradisa, in a peripheral area of Pisa. The area is predominantly residential and is 5 km away from the city center. The main road infrastructure is the E80 expressway, which connects Pisa with Viareggio and the State Road 67. The Pisa train station is about 4 km away, and the Pisa airport is approximately 6.8 km away. The complex consists of three building blocks connected on the ground floor, with five above-ground floors for the two main blocks and four above-ground floors for the third block, along with a common underground level for all three building blocks. The building faces primarily onto the street.

