

ROME HISTORIC CITY CENTRE



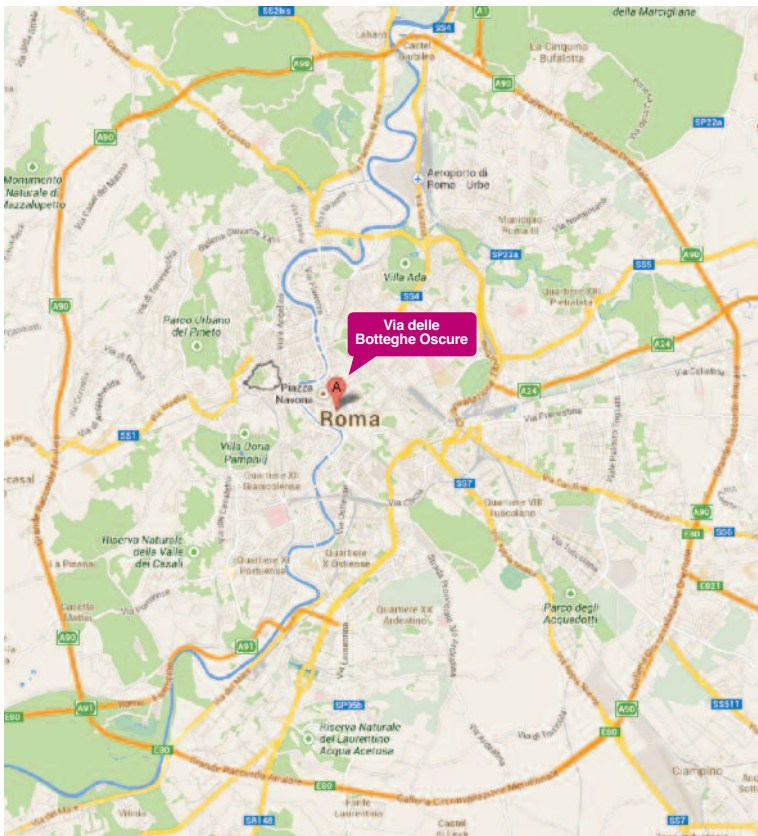
SALE OF AN ENTIRE BUILDING IN VIA DELLE BOTTEGHE OSCURE

TEL. 06 85379333
E-mail: presidenza@gruppotoscano.it

 **toscano** S.p.A.

LOCATION

Toscano S.p.A. is herewith proposing the sale of an entire building located in the historic centre of Rome, standing in the middle of Via delle Botteghe Oscure, enclosed by Piazza Argentina, Piazza Venezia, Piazza del Gesù and the Campidoglio. This area is typified by high-quality buildings, mostly allocated to tertiary and exhibition purposes. Alongside the offices that occupy, to a large extent, the buildings overlooking the main streets are a large number of shops, the activities of which are aided by a considerable flow of tourists attracted by the important monuments in the area, in addition to high-quality accommodations. The area is well-connected by public transport, but with limited by private vehicle.



THE BUILDING

The building rises on the corner of Via Celsa and Via delle Botteghe Oscure and is composed of a basement level, ground floor and 8 upper storeys. The last two floors (seventh attic and eighth penthouse) are set back with respect to the surface area.

The use allocations are trade on the ground floor and basement, offices from the 1st to 7th floors and residence/guest flat on the 8th floor. The internal layout of the building is rectangular, with a central corridor and rooms along the lateral sides of this corridor. The internal finishings reveal the effects of the renovation dating back to the 1980s, with suspended ceilings within a metal grid and various types of flooring (parquet, linoleum and ceramic tiles).

The overall maintenance conditions of the building, including the residential units in the penthouse, are fair, while those of the units allocated to tertiary use require substantial, extraordinary maintenance operations.

However, the spaces for trade on the ground floor and in the basement were radically and entirely renovated in 2013 and are currently under lease.

A repeater antenna, with the equipment related thereto, stands on part of the roof terrace and is currently under lease to a telecommunications company.

Total gross surface area approx. 5,130 sqm

Total commercial surface area approx. 4,427 sqm

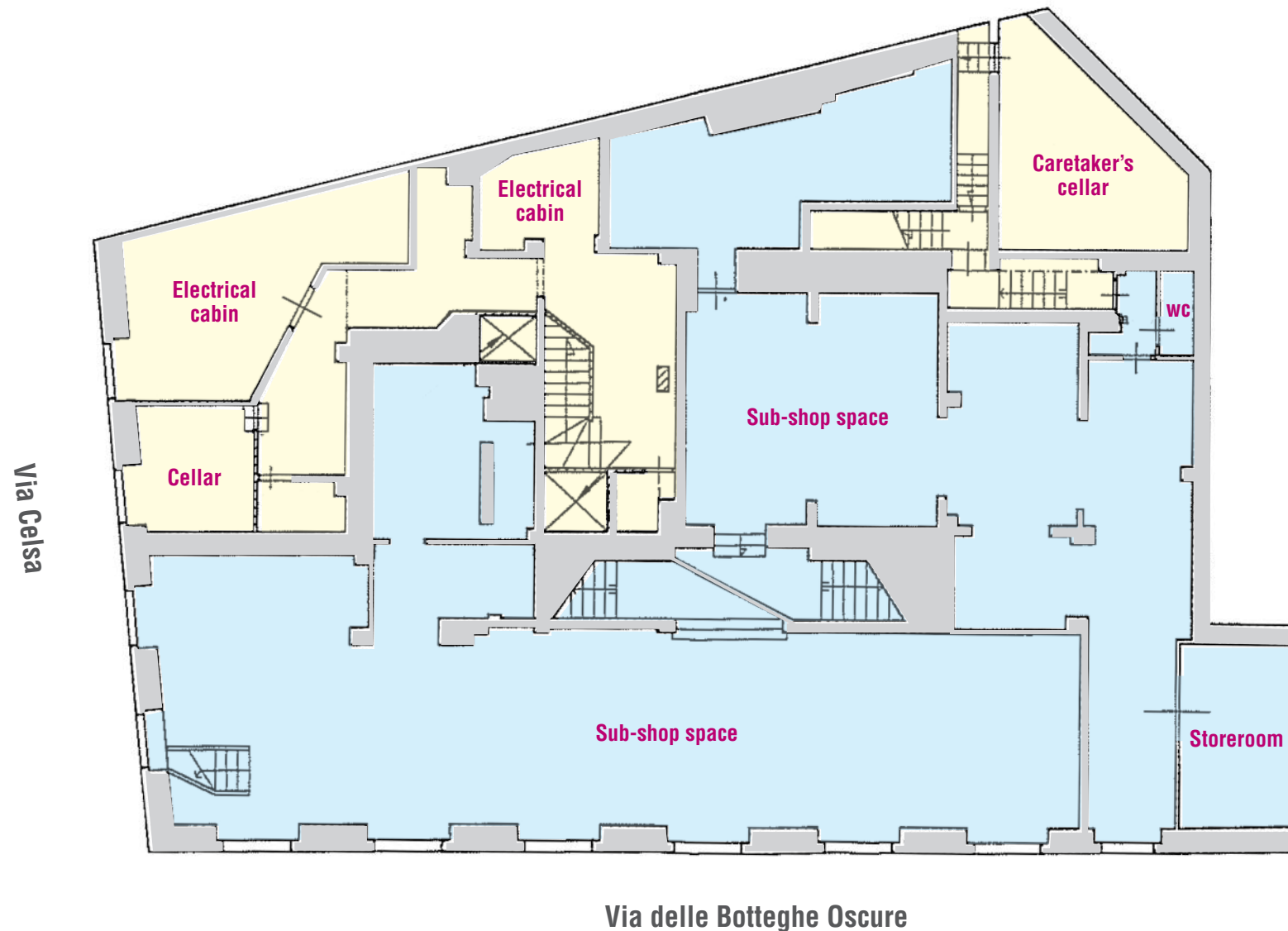


HISTORY

The construction of the installation, located in the area of Ancient Rome, where there is a wealth of archaeological finds, dates back to the years 1939-1940. Over the course of the years, the property was the seat of various important institutions: Confindustria, Banco di Roma, Democrazia Cristiana and Associazione Bancaria Italiana; the latter left the premises during the first month of 2014. The vast size of the building, in addition to its significant geographical placement, favours the most varied uses and the use allocation is excellent for large enterprises and companies.

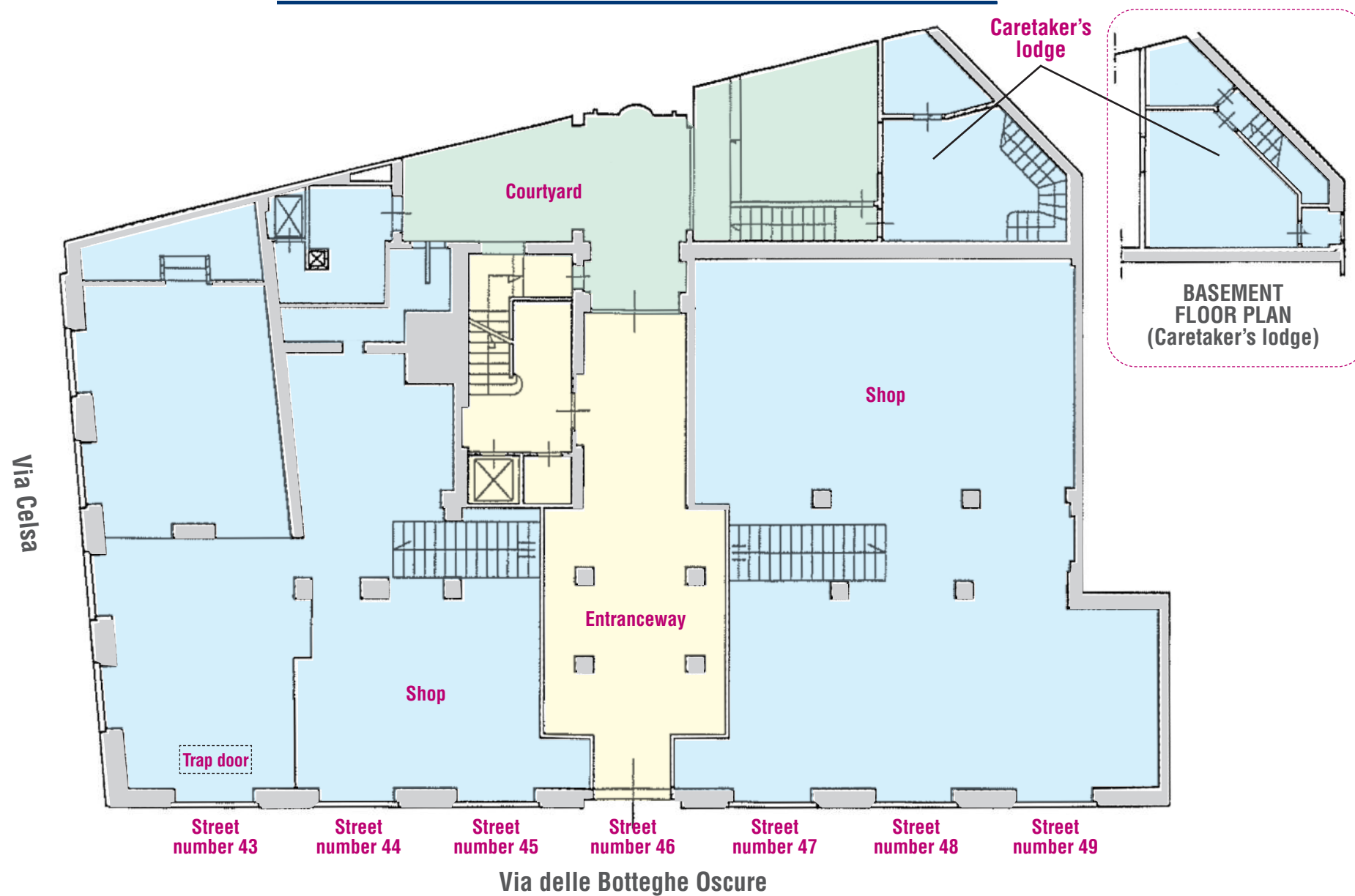


BASEMENT



ROME - VIA DELLE BOTTEGHE OSCURE

GROUND FLOOR



ROME - VIA DELLE BOTTEGHE OSCURE

1ST FLOOR



Via delle Botteghe Oscure

ROME - VIA DELLE BOTTEGHE OSCURE

2ND FLOOR



Via delle Botteghe Oscure

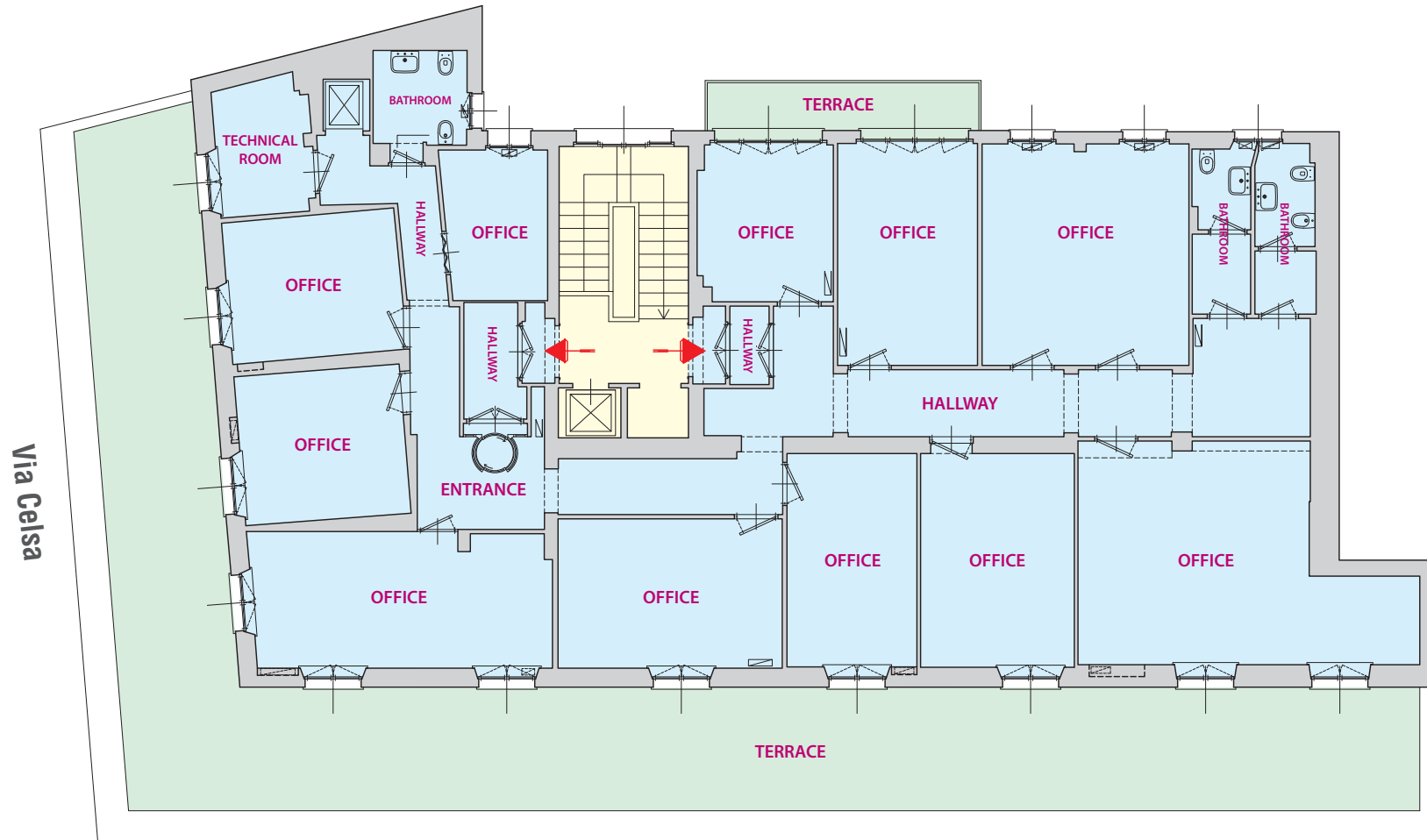
ROME - VIA DELLE BOTTEGHE OSCURE

3RD, 4TH, 5TH and 6TH FLOORS



ROME - VIA DELLE BOTTEGHE OSCURE

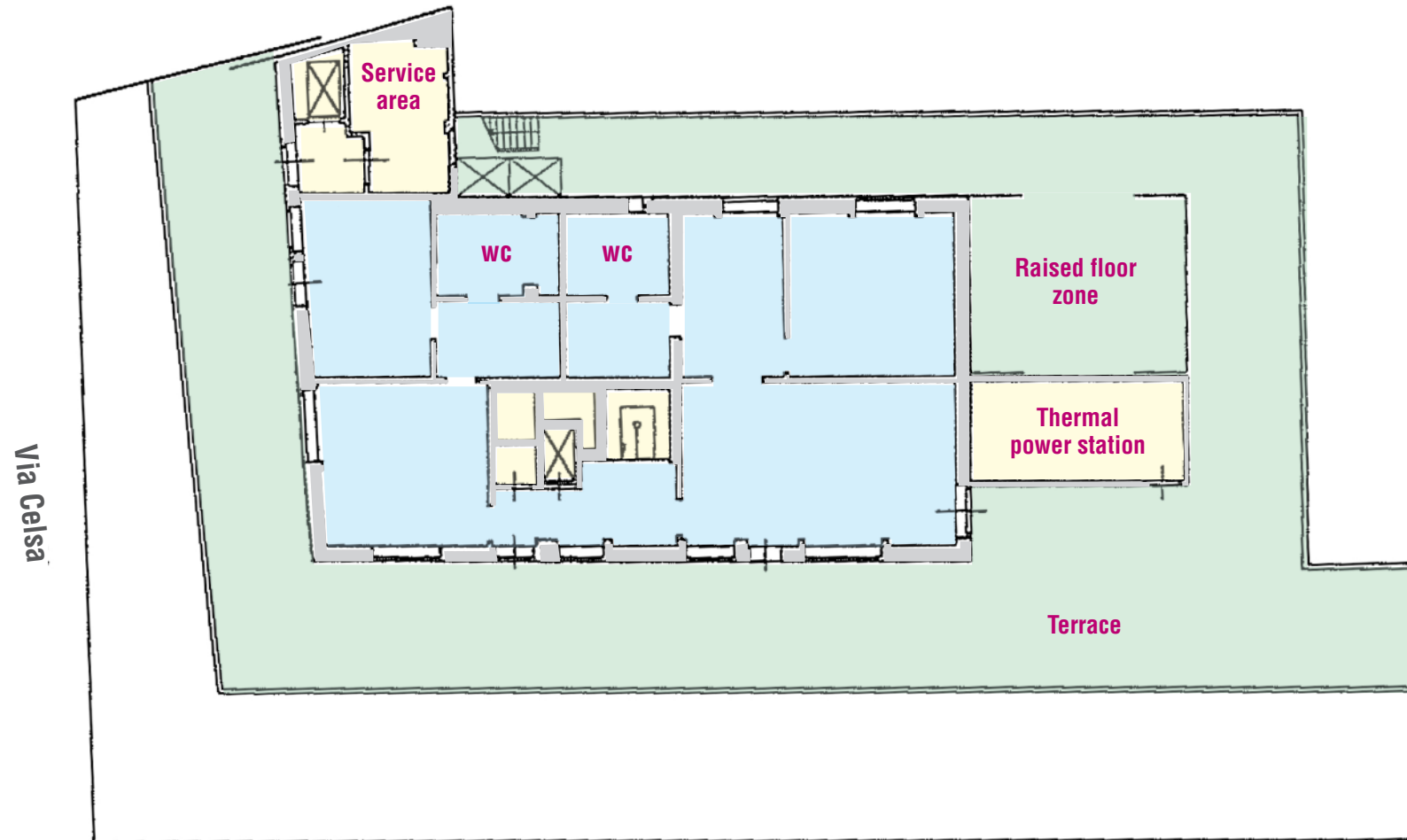
7TH FLOOR - ATTIC FLOOR



Via delle Botteghe Oscure

ROME - VIA DELLE BOTTEGHE OSCURE

LOFT



Via delle Botteghe Oscure

ROME - VIA DELLE BOTTEGHE OSCURE



 **toscano** S.p.A.

INFORMATION AND APPOINTMENTS:

Directorate General - Via Nomentana, 92 - Rome

Tel. 06 85379333

E-mail: presidenza@gruppotoscano.it

www.gruppotoscano.it