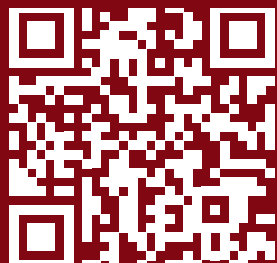


Scan the QrCode  
and visit the web site



# Index

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  - /5** Team
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  - /27** Residential&Hospitality
  - /36** Partners

# Who we are



**FCV Consulting&Development is a private, independent consulting firm specialized in real estate development.**

## **WHERE WE OPERATE**

FCV operates in the whole country and covers all asset classes.

## **HOW WE OPERATE**

FCV offers its services to investors and users as a **development partner** for the whole Real Estate chain: from analyzing the area and its location, to assessing its potential and identifying possible developments. FCV also coordinates the design, construction and possible valorization of the assets.

## **STRENGTHS AND DISTINGUISHING FEATURES**

FCV's strength is belonging to a group that has been active for 50 years in the Construction sector and for years stably in the top positions of the Italian rankings.

FCV is distinguished by a deep know-how of the entire process and all types of real estate transactions, which allows it to put at the service of operators and investors the experience and professionalism of a team with broad and transversal skills.



# Team

## **@filippofantini - FOUNDER**

Entrepreneur in the construction and real estate industry who has significant experience in developing Real Estate operations in different asset classes

## **@paolodiana - DEVELOPMENT MANAGER**

Working in real estate, Paolo is an architect who deals with research and development through territorial analyses, urban planning checks and feasibility studies for real estate transactions, with particular focus on logistics and hospitality assets.

## **@massimilianoponte - CFO**

Head of Financial Department, directs and oversees the financial activities of the corporation, directs the preparation of current financial reports and summaries, and creates budget and forecasts.

## **@marioorione - FINANCIAL MANAGER**

With over twenty years' experience in private equity and Real Estate on behalf of private investors and family offices, Mario also worked in large groups such as Banca Intesa, Telecom Italia and Fondiaria-SAI. He has a degree in Economics from the University of Torino, where he also graduated in Political Science.

## **@pietroburdisso - FINANCIAL MANAGER**

Operating in financial markets and Real Estate, Pietro deals with the preparation of business plans and financial analyses for real estate transactions, with particular focus on logistics and hospitality assets.

## **@luciodebenedictis - URBAN PLANNER**

Urbanist specialized in Territorial Planning and an expert in GIS and drones, he works as Urban Planner/GIS Analyst dealing with urban planning due diligence and development of GIS/WebGIS projects for the real estate sector.

## **@simonebonoli - LEGAL DEPARTMENT**

Head of Legal Department with experience in the construction and Real Estate industry, Simone's expertise includes analyzing and drafting legal documents related to this sectors. He has a degree in Law from the University of Perugia and a Master's degree in Corporate Governance and Extraordinary Operations.

# POR TFO LIO



**Logistics**



**Residential  
& Hospitality**





# Logistics

# AREAS

**Ex Fiat - Torino**

**Ex La Siderurgica - Borgaro Torinese (Torino)**

**Ex Pininfarina - San Giorgio Canavese (Torino)**

**Ex Teksid - Carmagnola (Torino)**

**Fabbriche Concordia - Vercelli**

**Oviglio - Oviglio (Alessandria)**

**Rilate - Asti**

**Valzemola - Cengio (Savona)**

# EX FIAT

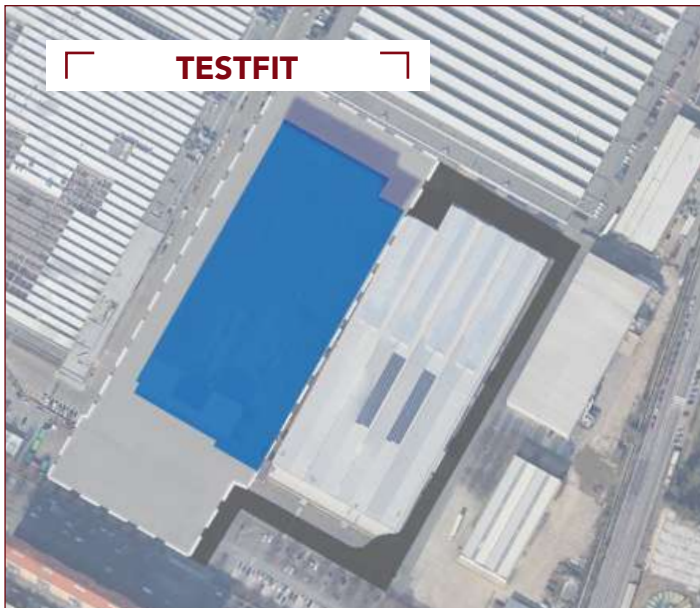
## Torino (IT)

In Via Plana in Turin, Mirafiori area, industrial area of about 28 thousand square meters with possibility of building 16.000 square meters of covered area.

The catchment area at 60 minutes (calculated with heavy traffic) gathers 2.3 mln people.



Torino (TO), Via Plava, Area "Ex Fiat" (brownfield)



Project Development Data	
Block size	28.000 sqm
Covered area	16.000 sqm
Gross Leasable Area	Tbd
Urbanization costs 1°/2°	Tbd
Infrastructure works	Tbd



# EX FIAT

## Torino (IT)

Urban Planning Parameters	
Land area	28.000 sqm
Block size	28.000 sqm
Existind covered area	16.000 sqm
Existing building height	11.2 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



### PLANNING PROCESS

- Building permit



### STRENGHT

- Near highway
- Compatible destination



### OPPORTUNITY

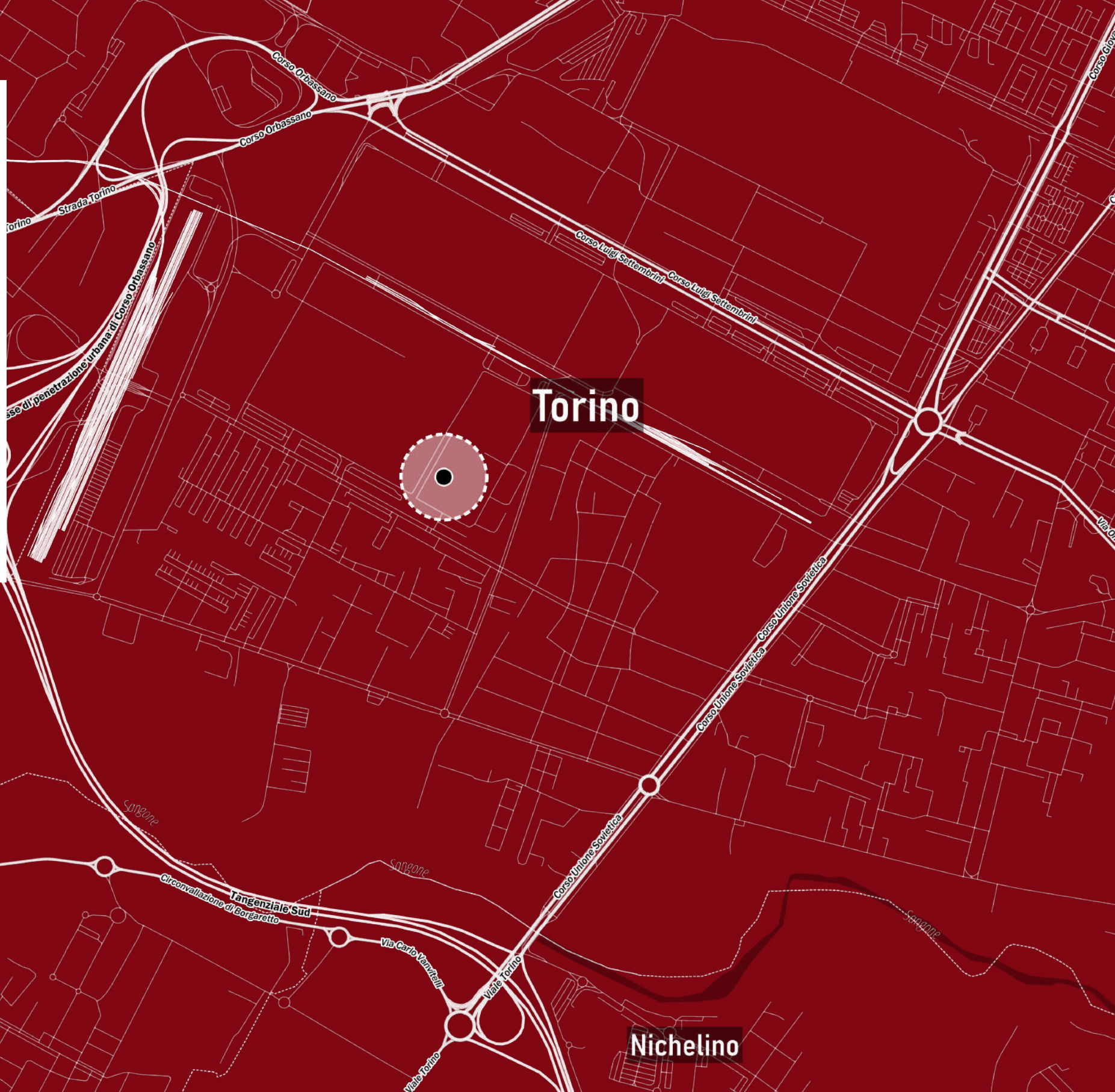
- Redevelopment of abandoned industrial sites (positive ESG)
- Near EDISON power plant





# Distance and time

Energy Plant	700 m	2 min
City center	9,3 km	29 min
Porta Nuova	8,5 km	26 min
Porta Susa	8,1 km	23 min



ina



Orbassano

Nichelino



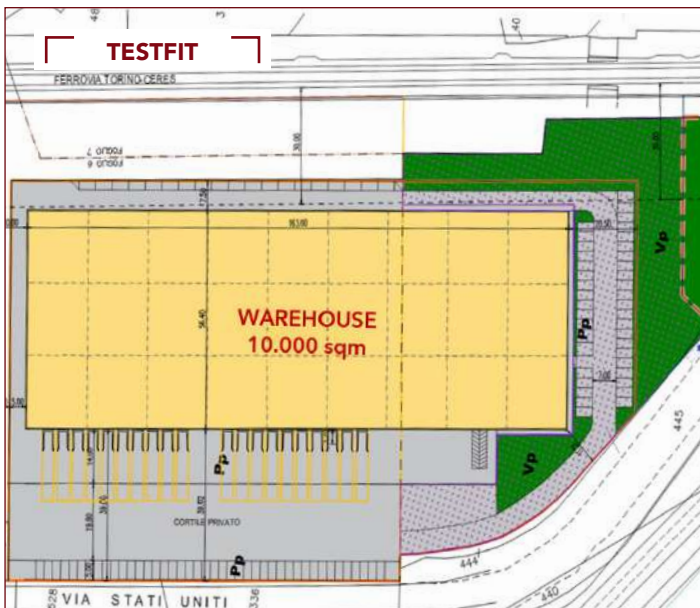
# EX LA SIDERURGICA

Borgaro Torinese (Torino - IT)

An area of approximately 22.700 square meters destined for productive/logistic use located close to route 501 which connects the north ring road of Turin (5 minutes/4km away). The catchment area 30 min away (assessed with heavy traffic) has 1.4 m inhabitants.



Borgaro Torinese (TO), Via Stati Uniti, Area "Ex La Siderurgica" (brownfield)



Project Development Data	
Block size	18.000 sqm
Covered area	10.000 sqm
Gross Leasable Area	10.500 sqm
Urbanization costs 1°/2°	Tbd
Infrastructure works	Not request

LOGISTICS | Ex La Siderugica



# EX LA SIDERURGICA

Borgaro Torinese (Torino - IT)

Urban Planning Parameters	
Land area	22.700 sqm
Block size	18.000 sqm
Maximum covered area	11.350 sqm
Maximum height	12 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



## PLANNING PROCESS

- Building permit



## STRENGTH

- Nearless motorway exit
- Compatible urban destination



## OPPORTUNITY

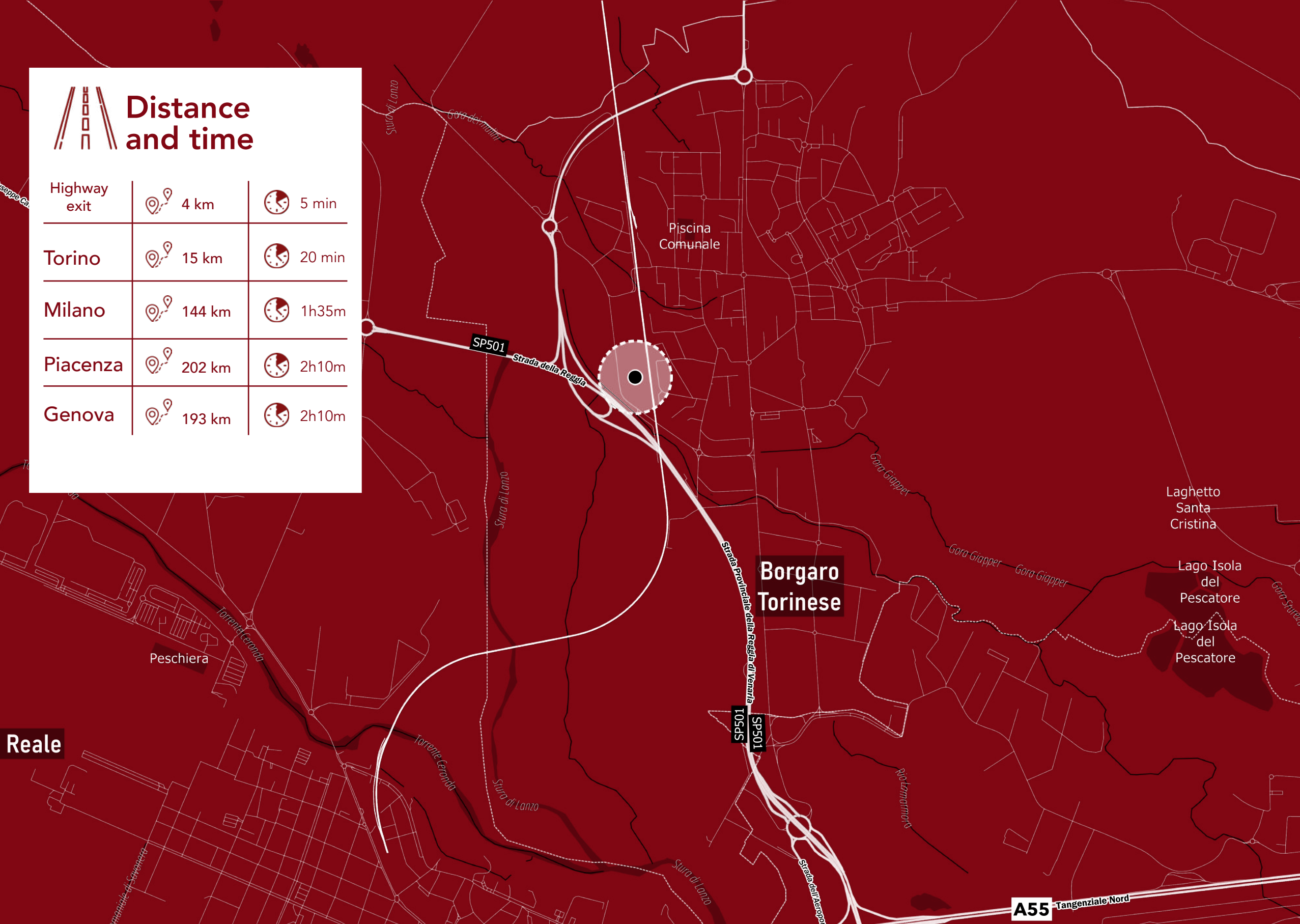
- Ready for construction
- Redevelopment of abandoned industrial sites (positive ESG)





# Distance and time

Highway exit	4 km	5 min
Torino	15 km	20 min
Milano	144 km	1h35m
Piacenza	202 km	2h10m
Genova	193 km	2h10m



Piscina Comunale

**Borgaro Torinese**

Laghetto Santa Cristina

Lago Isola del Pescatore

Lago Isola del Pescatore

Peschiera

**Reale**

**A55** Tangenziale Nord

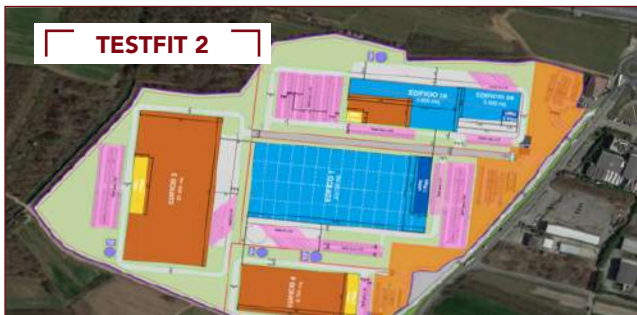
# EX PININFARINA

## San Giorgio Canavese (Torino - IT)

The real estate complex (Ex Pininfarina) occupies an area of approximately 200 thousand square meters and is located in an excellent position along route 53 which connects San Giorgio Canavese to Caluso, 250 meters from the San Giorgio Ca.se tollbooth on the A4 Torino Aosta motorway, 10km from Scarmagno. The urban planning parameters of the area allow considerable expansion of the established GFA (up to 75.000 square meters of GFA) with a coverage ratio of 40%. The 60 min catchment area (assessed with heavy traffic ) has 2.1 m inhabitants.



San Giorgio Canavese (TO), SP 53, Area "Ex Pininfarina" (brownfield)



Project Development Data	
Block size	170.000 sqm
Urbanization costs 1°/2°	~ 8 €/sqm
Infrastructure works	Tbd

TESTFIT 1	
Covered area	68.700 sqm
Gross Leasable Area	70.200 sqm

TESTFIT 2	
Covered area	68.400 sqm
Gross Leasable Area	71.600 sqm

**LOGISTICS | Ex Pininfarina**



# EX PININFARINA

## San Giorgio Canavese (Torino - IT)

Urban Planning Parameters	
Land area	190.000 sqm
Block size	~ 170.000 sqm
Constructed area	39.000 sqm
Maximum covered area	75.750 sqm
Maximum height	15 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



### PLANNING PROCESS

- Building permit



### STRENGTH

- Size of the area
- Excellent access to the motorway



### OPPORTUNITY

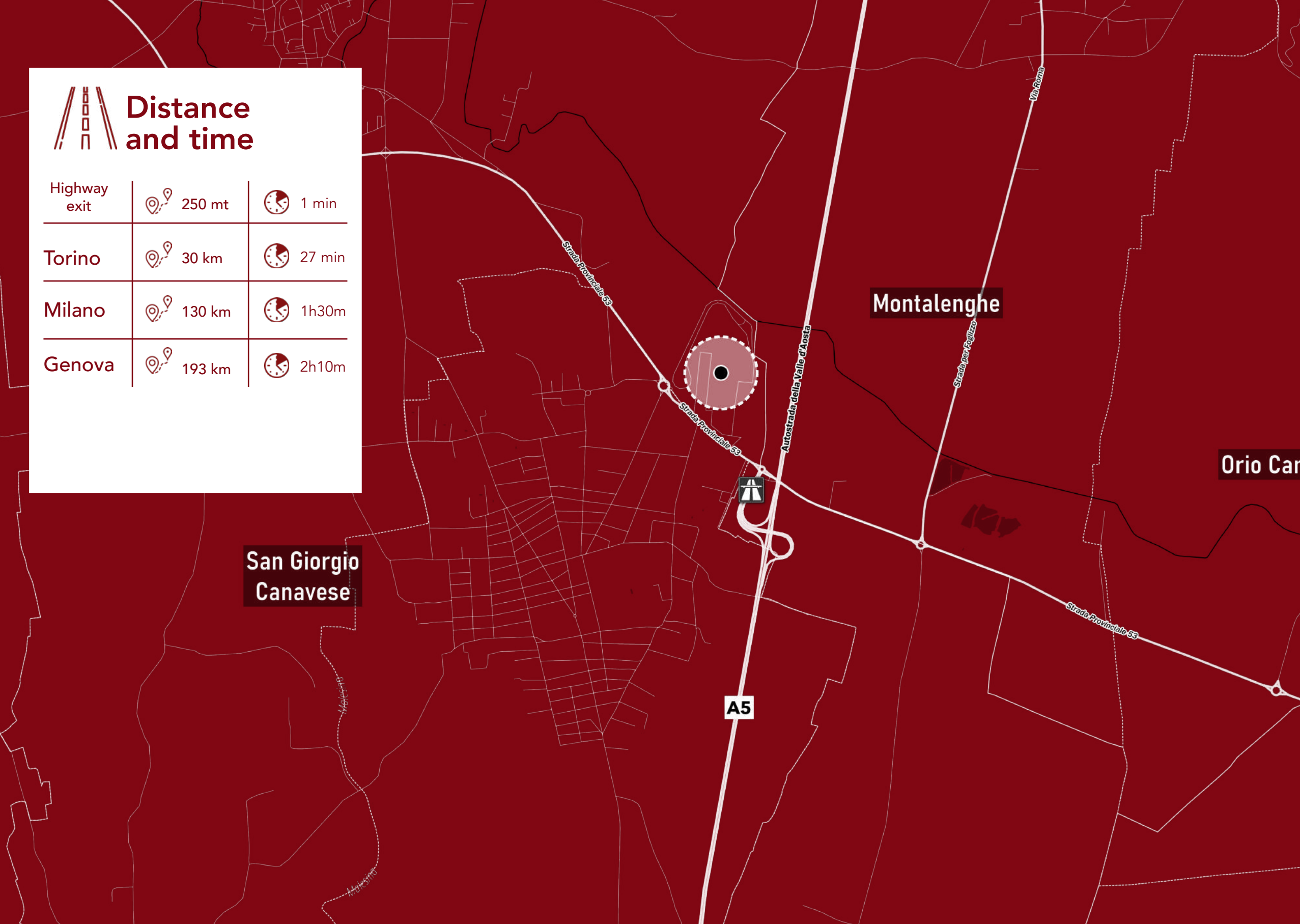
- Proximity to a developing productive area
- Redevelopment of abandoned industrial sites (positive ESG)





## Distance and time

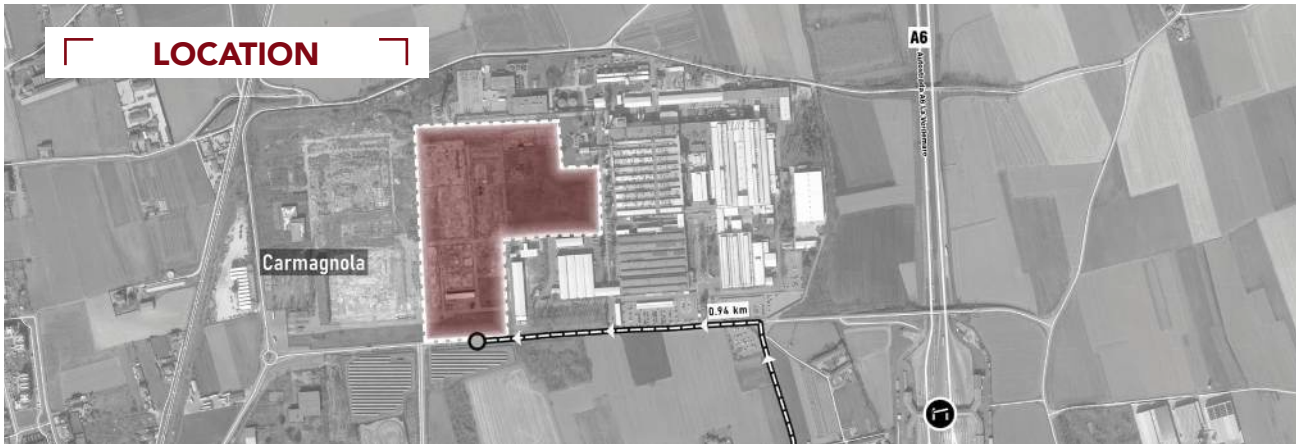
Highway exit	250 mt	1 min
Torino	30 km	27 min
Milano	130 km	1h30m
Genova	193 km	2h10m



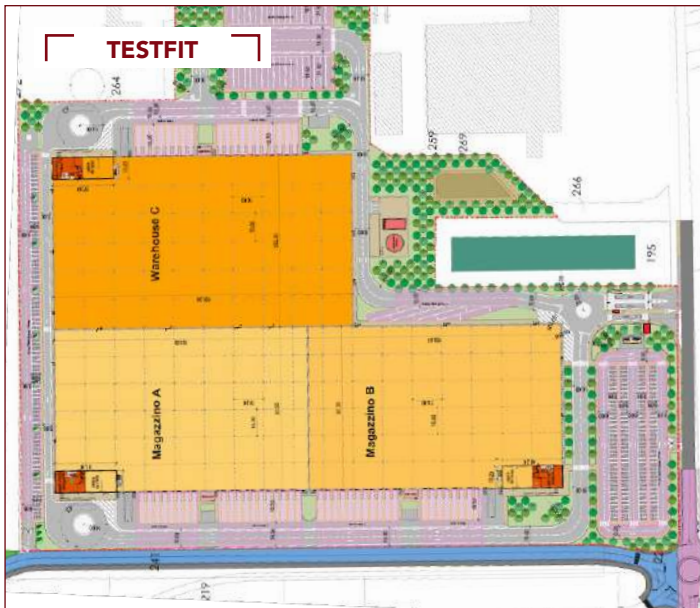
# EX TEKSID

## Carmagnola (Torino - IT)

96.000 sqm brownfield area free for development previously belonging to Teksid, situated between Via Umberto II and Via Maruccano. The area is located approximately 1 km from the Carmagnola exit of the A6 motorway (Torino Savona). The area is part of a town planning implementation plan and does not require environmental cleanup costs. The 60 min catchment area is evaluated at 23 mln inhabitants considering heavy transport.



Carmagnola (TO), Via Umberto II, Area "Ex Teksid" (brownfield)



Project Development Data	
Block size	96.000 sqm
Covered area	48.700 sqm
Gross Leasable Area	49.600 sqm
Urbanization costs 1°/2°	Fulfilled
Infrastructure works	€ 500.000



## EX TEKSID

Carmagnola (Torino - IT)

Urban Planning Parameters	
Land area	96.000 sqm
Block size	96.000 sqm
Maximum covered area	49.000 sqm
Maximum height	12 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



### PLANNING PROCESS

- Final Design for Building Permit



### STRENGTH

- Nearless motorway exit
- Compatible urban destination



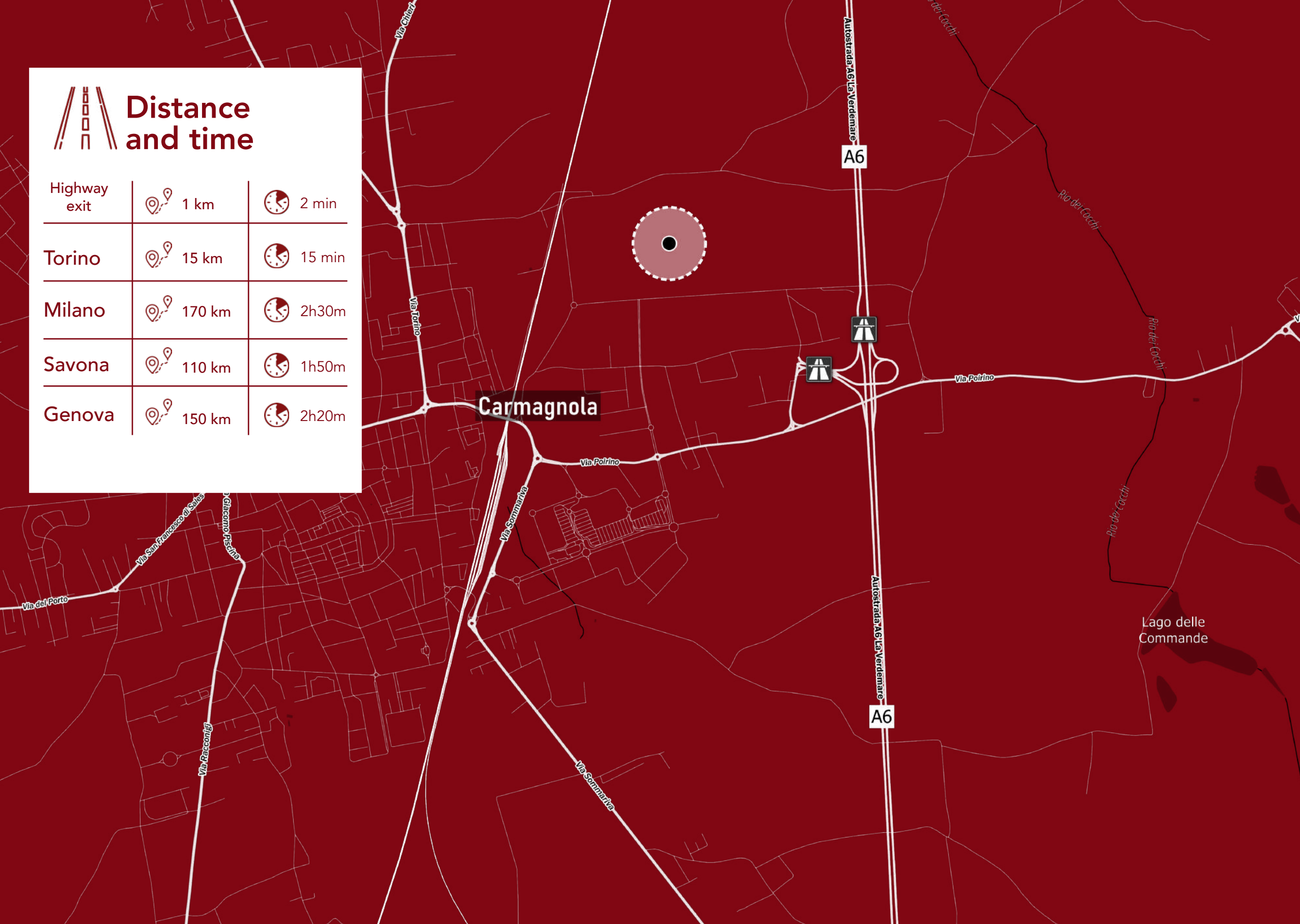
### OPPORTUNITY

- Ready for construction
- Redevelopment of abandoned industrial sites (positive ESG)



## Distance and time

Highway exit	1 km	2 min
Torino	15 km	15 min
Milano	170 km	2h30m
Savona	110 km	1h50m
Genova	150 km	2h20m





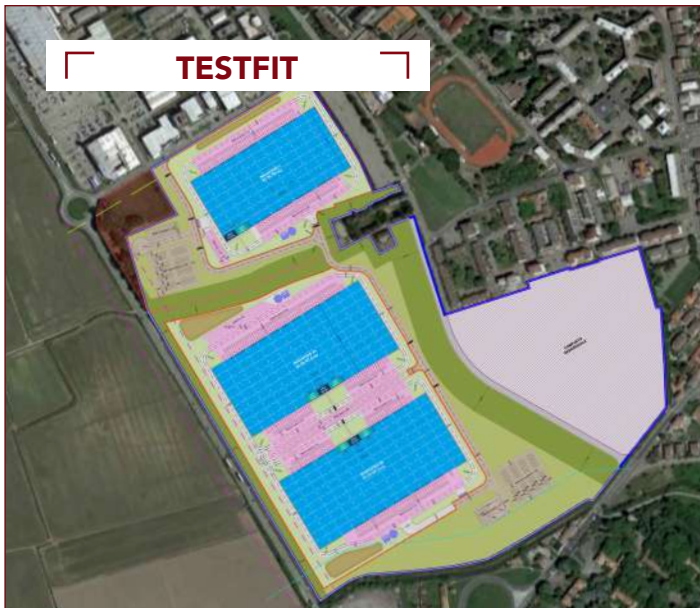
# FABBRICHE CONCORDIA

Vercelli (IT)

457.000 sqm area located near Vercelli Ovest Ring Road, 2,2 km from the Vercelli Ovest motorway exit, which can be reached in 4 minutes. The area is part of a Town planning implementation plan that involves the creation of 132.000 sqm of covered surface destined to logistic it includes also 20.000 sqm for residential use. The 60 min catchment area is evaluated at 900.000 inhabitants (considering heavy transport).



Vercelli (VC), Tangenziale Ovest, Area "Fabbriche Concordia"(greenfield)



Project Development Data	
Block size	226.000 sqm
Covered area	109.600 sqm
Gross Leasable Area	110.000 sqm
Urbanization costs 1°/2°	10,95 €/mq
Infrastructure works	Tbd



# FABBRICHE CONCORDIA

Vercelli (IT)

Urban Planning Parameters	
Land area	360.000 sqm
Block size	226.000 sqm
Maximum covered area	113.000 sqm
Maximum height	12 mt
Intended use	Logistics - Production Residential
Public areas standard	Tbd
Urbanization costs	Tbd



## PLANNING PROCESS

- Town planning implementation plan



## STRENGTH

- Size of the area
- Excellent access to the main road
- Near A26 - A4 highway



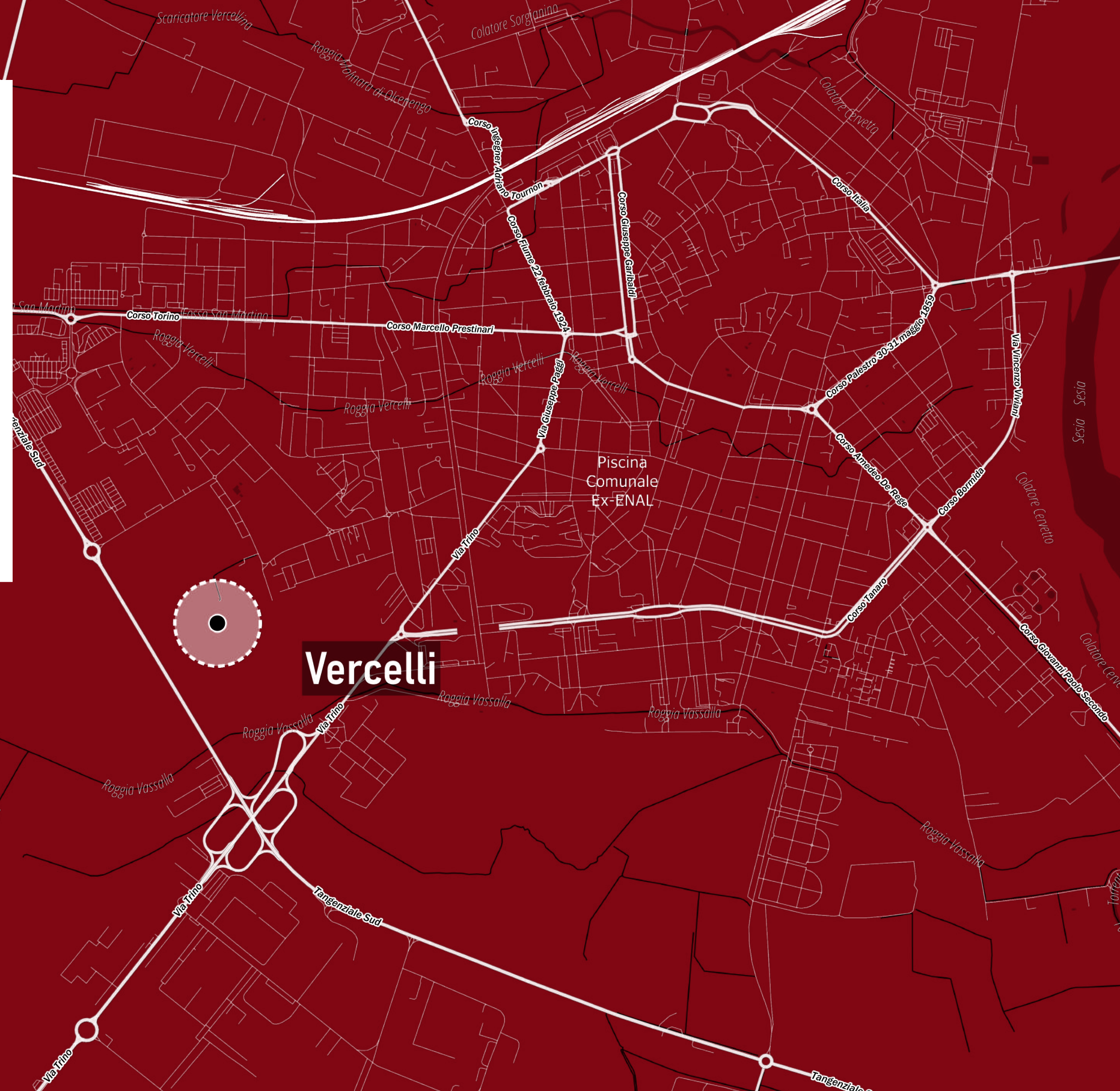
## OPPORTUNITY

- Possible integration of production and residential buildings
- Positive ESG



## Distance and time

Highway exit	2.2 km	4 min
Torino	70 km	1h
Milano	73 km	1h10m
Genova	115 km	1h50m
Piacenza	140 km	2h05m





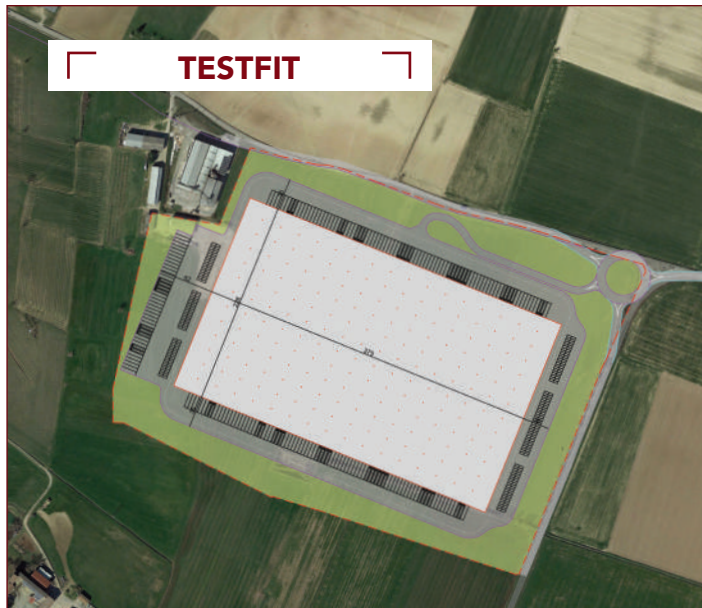
# OVIGLIO

## Oviglio (Alessandria - IT)

The area in question is located on the intersection of SP 245 and SP 240 and falls partly in the municipality of Oviglio (for 153.000 sqm) and partly in the municipality of Castellazzo B.da (for approx. 34,000 sqm). The site is about 7 km from the Alessandria Sud exit of the Torino Piacenza highway that can be reached in 8 minutes by Provincial Road 30. The catchment area at 60 min. (estimated within a basin calculated with heavy traffic) is 1.5 mln inhabitants.



Oviglio (Alessandria), SP 245 (greenfield)



Project Development Data	
Block size	140.000 sqm
Covered area	80.000 sqm
Gross Leasable Area	84.000 sqm
Urbanization costs 1°/2°	6 €/sqm
Infrastructure works	€ 500.000



# OVIGLIO

Alessandria (IT)

Urban Planning Parameters	
Land area	187.000 sqm
Buildable area	140.000 sqm
Maximum covered area	110.000 sqm
Maximum height	8 mt (*)
Intended use	Production - Logistics
Public areas standard	20% of LA
Urbanization costs	Tbd

\* Modifiable to 12 meters



### PLANNING PROCESS

- Town planning implementation plan



### STRENGTH

- Nearless motorway exit
- Compatible urban destination



### OPPORTUNITY

- Greenfield ready to use



**Alessandria**



## Distance and time

Highway exit	7 km	8 min
Torino	83 km	1h16m
Milano	83 km	1h20m
Genova	72 km	1h15m
Piacenza	94 km	1h20m

**Avigliano**

**Castellazzo  
Bormida**

**Borghetto  
Alessandrino**

**Carentino**

**Frascaro**

**Castellazzo  
Bormida**

# RILATE

Asti (IT)

148.000 sqm area on the SP458 (Corso Ivrea), situated very favourably in relation to the A21 motorway Torino-Piacenza, less than 3 km from the Asti Ovest exit, which can be reached in 4 minutes.

The area is mostly destined to production, and the project can be implemented through a town implementation plan and subsequently a building permit. The 60 min catchment area is evaluated at 1.5 mln inhabitants (considering heavy transport).



Asti (AT), SP 458, Area "Rilate" (greenfield)



Project Development Data	
Block size	85.000 sqm
Covered area	45.000 sqm
Gross Leasable Area	47.250 sqm
Urbanization costs 1°/2°	16,3 €/sqm
Infrastructure works	Tbd



# RILATE

Rilate (Asti - IT)

Urban Planning Parameters	
Land area	148.300 sqm
Block size	85.000 sqm
Maximum covered area	45.500 sqm
Maximum height	Tbd
Intended use	Production - Logistics
Public areas standard	20% of LA
Urbanization costs	Tbd



## PLANNING PROCESS

- Town planning implementation plan



## STRENGTH

- Excellent access to the main road
- Near A21 motorway exit



## OPPORTUNITY

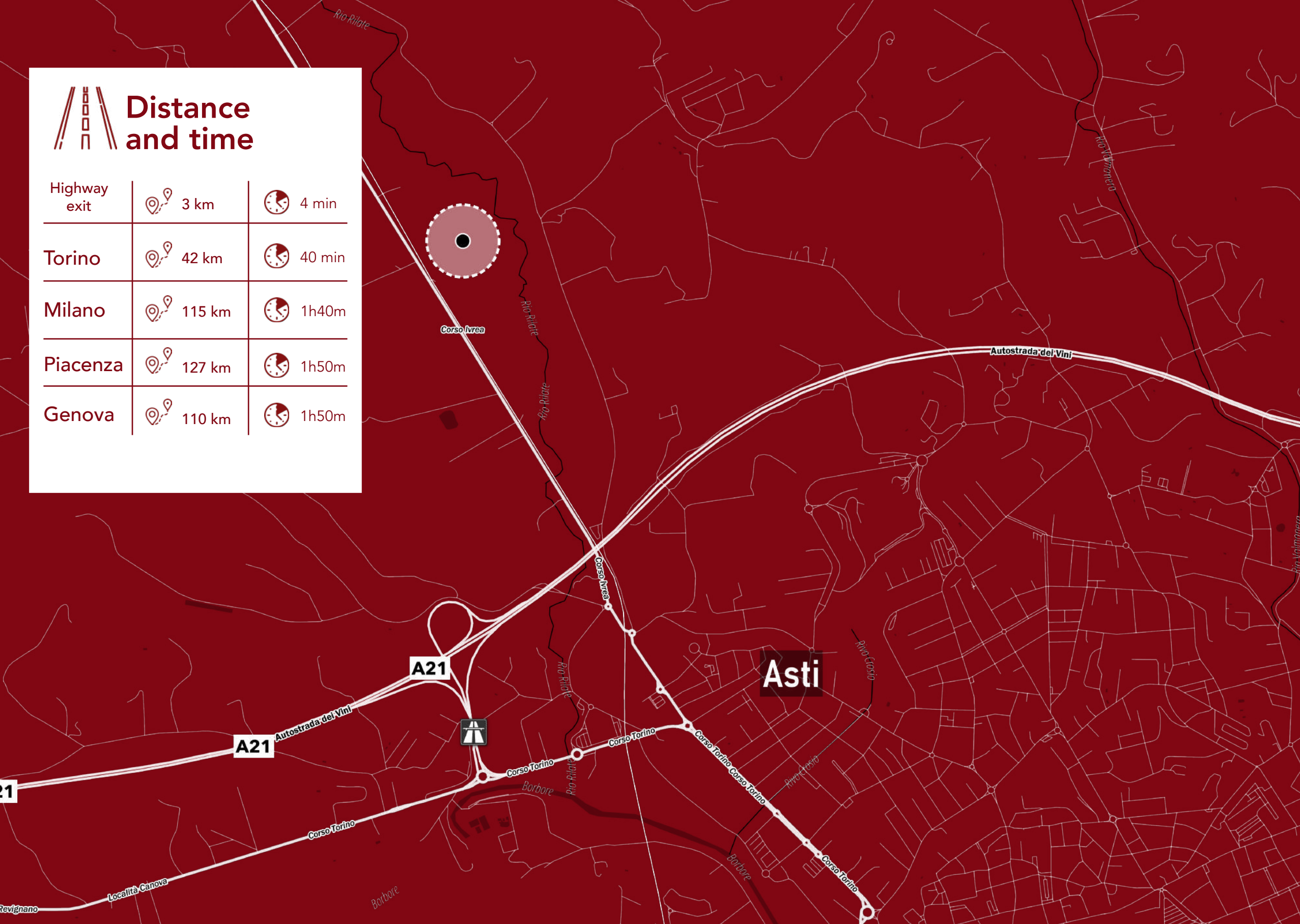
- Greenfield ready to use





## Distance and time

Highway exit	3 km	4 min
Torino	42 km	40 min
Milano	115 km	1h40m
Piacenza	127 km	1h50m
Genova	110 km	1h50m



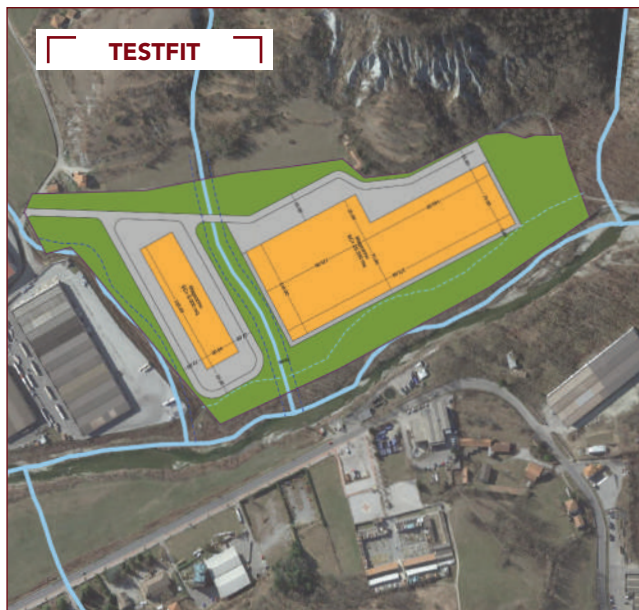
# VALZEMOLA

## Cengio (Savona - IT)

Area of approx. 123 thousand square meters, located in the municipality of Cengio, on the border with Millesimo, 1.2 km from the highway exit (km 29 of the A6, Savona Turin) reachable in 3 min. (heavy traffic). The PRG places it in zone D8 with productive, commercial and transport service destination. Implementation by means of an agreed construction permit. The project also plans to intervene on approx. 13,500 sqm of agricultural use. The catchment area at 60 min. (evaluated within a basin calculated with heavy traffic) is 330,000 inhabitants.



Cengio (SV) Via G. Mameli, Area "Valzemola" (greenfield)



Project Development Data	
Block size	80.000 sqm
Urbanization costs 1°/2°	25 €/sqm
Infrastructure works	Tbd
Covered area	31.350 sqm
Gross Leasable Area	33.000 sqm



# VALZEMOLA

Valzemola (Savona - IT)

Urban Planning Parameters	
Land area	104.000 sqm
Block size	80.000 sqm
Maximum covered area	50%
Maximum height	12 mt
Intended use	Production - Logistics
Public areas standard	20% of LA
Urbanization costs	Tbd



### PLANNING PROCESS

- Town planning implementation plan



### STRENGTH

- Excellent access to the main road
- Near A6 motorway exit
- Size of the area



### OPPORTUNITY

- Greenfield ready to use

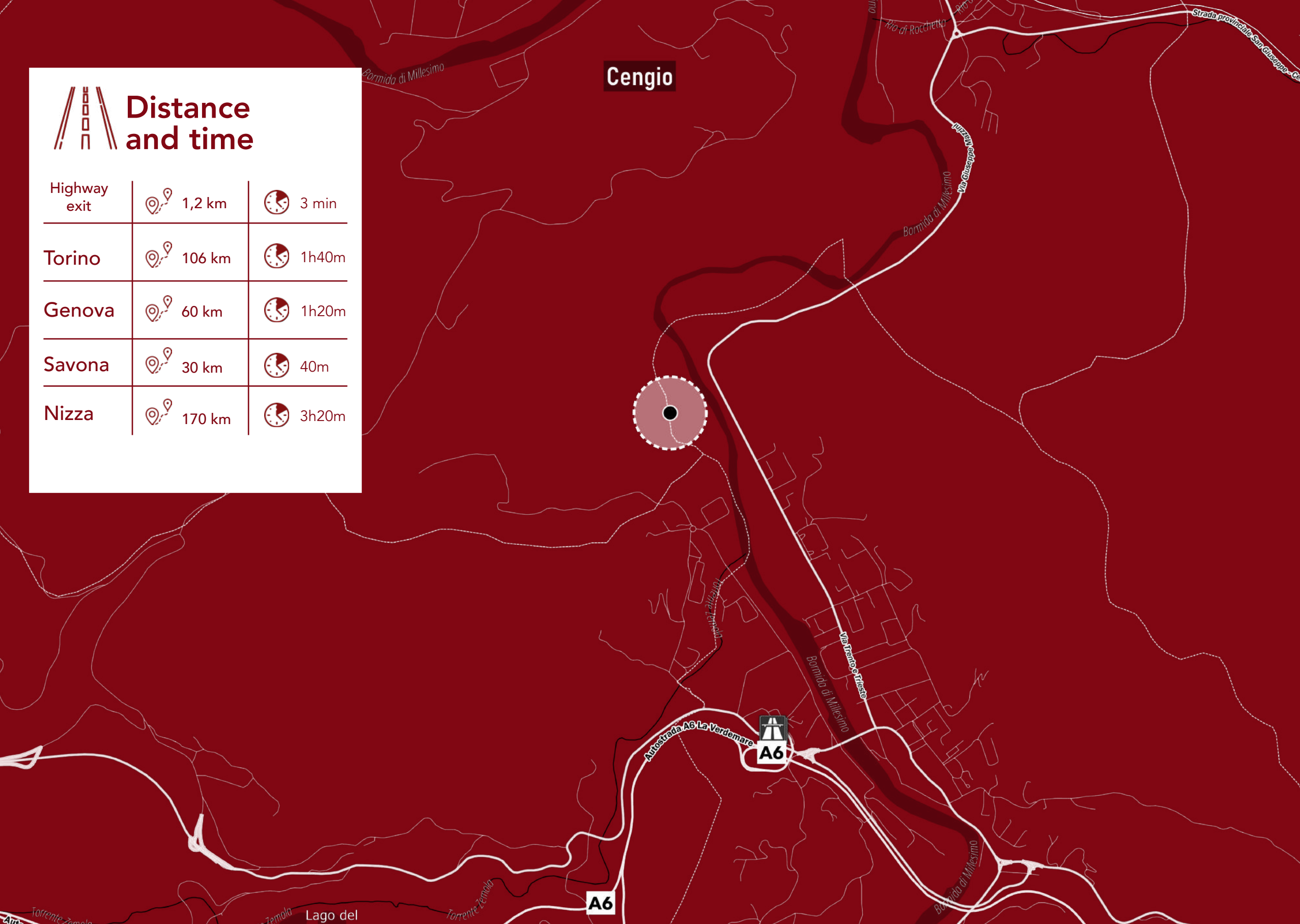




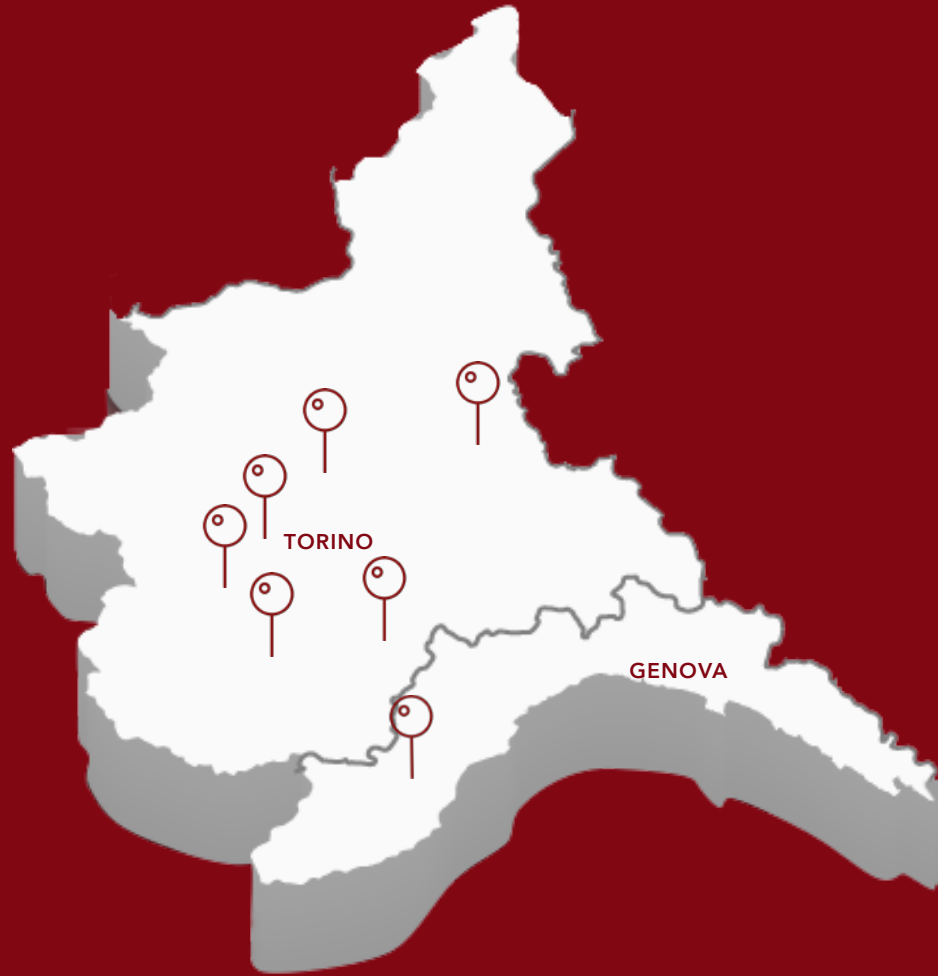
## Distance and time

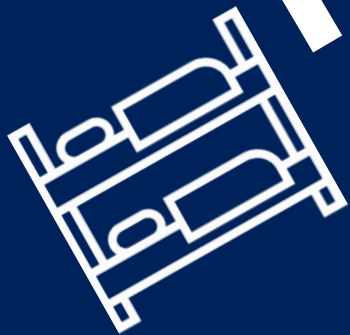
Highway exit	 1,2 km	 3 min
Torino	 106 km	 1h40m
Genova	 60 km	 1h20m
Savona	 30 km	 40m
Nizza	 170 km	 3h20m

Cengio



# GEOLOCATION AREAS





# Residential & Hospitality

# AREAS

Ex Ravarini Castoldi - Milano

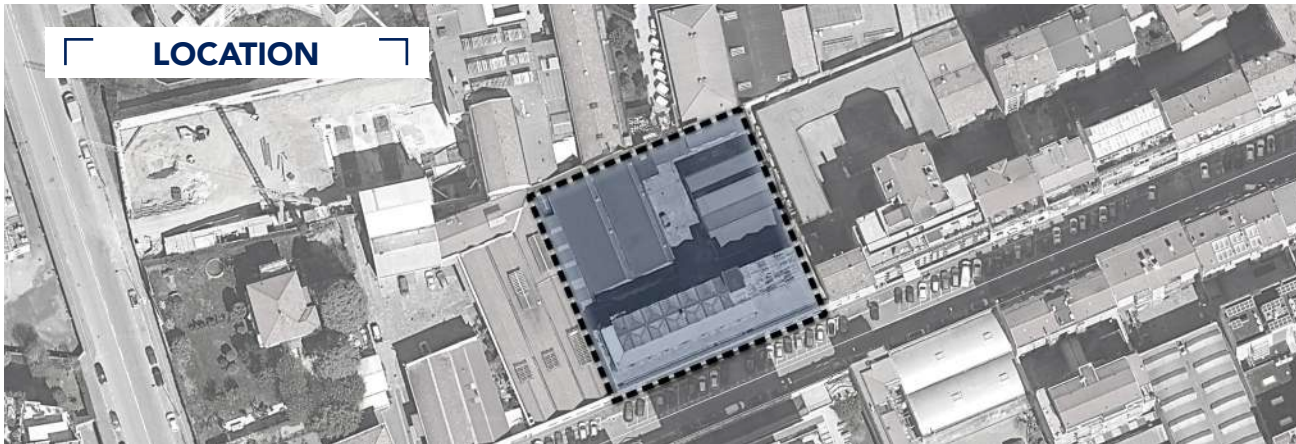
Ex Scalo Vanchiglia - Torino



# EX RAVARINI CASTOLDI

Milano (IT)

Via Gardone is located in the area called Porta Romana, specifically south of the former railway station. It is a dynamic and vital area, already undergoing transformations and where the redevelopment of the former railway station and the development of Symbiosis will lead to an urban regeneration of the whole area, thanks as well to the connections with the historic center. The property, currently for industrial use, will be expanded and turned into residential property, featuring private parking lots, common areas, cellars and service rooms.



Milano (MI), Via Gardone 20, Immobile "Ex Ravarini Castoldi" (brownfield)



Project Development Data	
Block size	2.605 sqm
Gross Floor Area	3.929 sqm
Urbanization cost 1°/2°	Tbd
Property units	35
Parking spaces	49



# EX RAVARINI CASTOLDI

Milano (IT)

Urban Planning Parameters	
Land area	2.605 sqm
Block size	2.605 sqm
Intended use	Residential



## PLANNING PROCESS

- Building permit



## STRENGTH

- Proximity to strategic city point such as the Prada Foundation / Bocconi University



## OPPORTUNITY

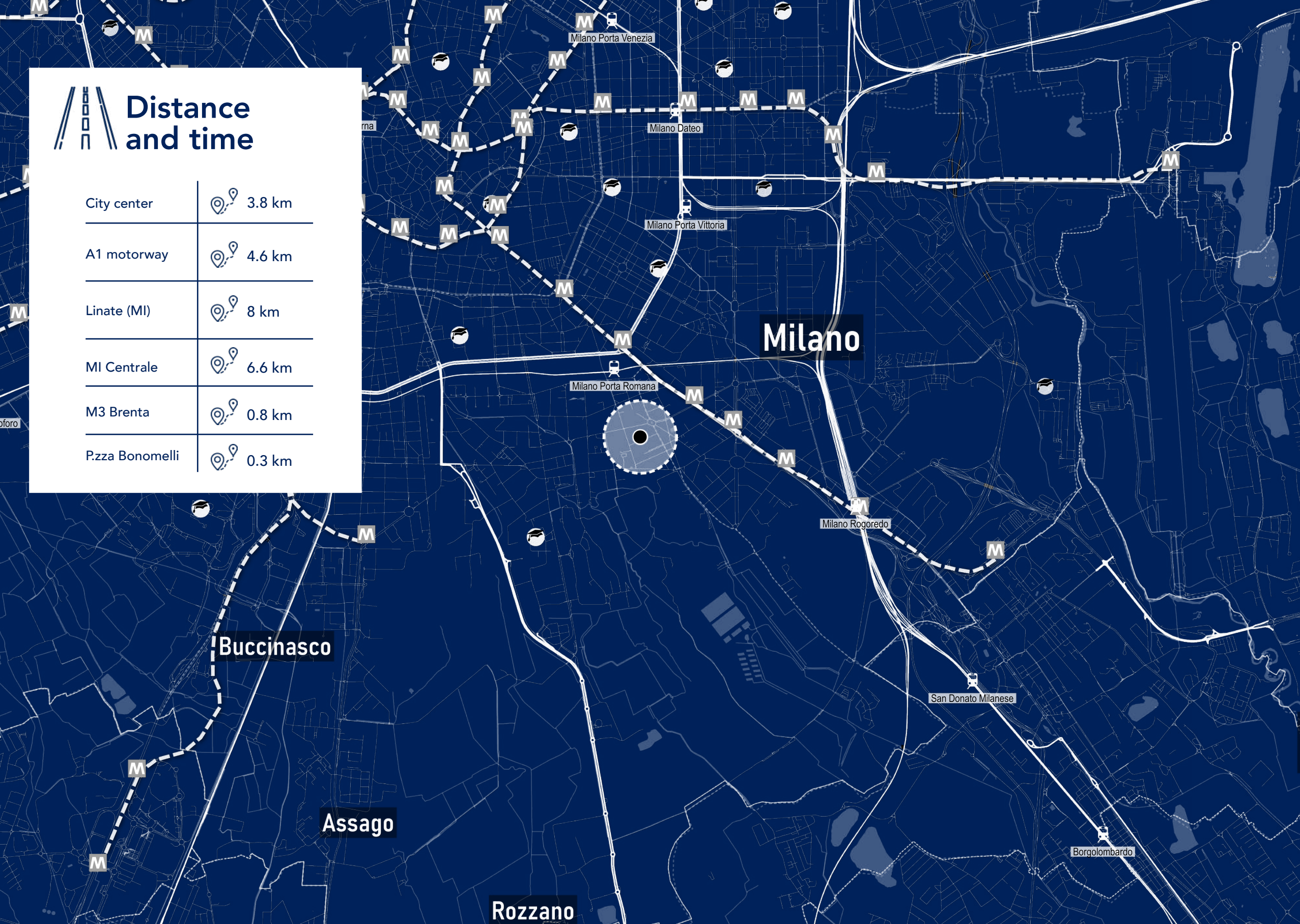
- Rapid intervention time
- Possible synergies with the context, also in view of the Milano Cortina 2026 Olympics





## Distance and time

City center	 3.8 km
A1 motorway	 4.6 km
Linate (MI)	 8 km
MI Centrale	 6.6 km
M3 Brenta	 0.8 km
Pzza Bonomelli	 0.3 km



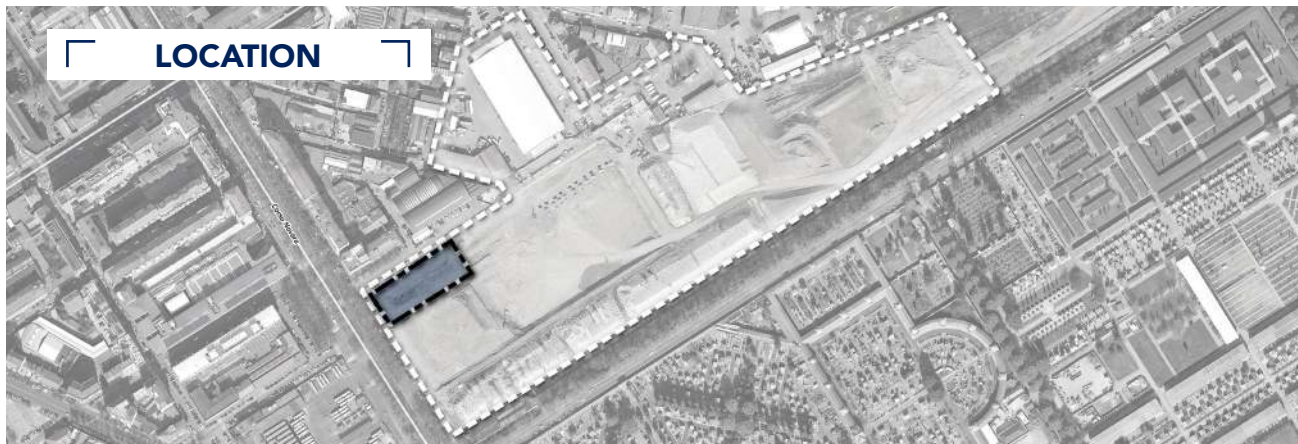


# SCALO VANCHIGLIA

Torino (IT)

The area, which is part of a more extensive urban regeneration, is located in Torino, near the city center, and is intended for mixed use, dedicated to services to people and business.

The project includes the construction of a shopping center and residential buildings. It is also planned to build a tower intended for student housing.



Torino (TO), Corso Regio Parco, "Ex Scalo Vanchiglia" (brownfield)



Project Development Data	
Block size	Tbd
Gross Floor Area	11.730 sqm
Urbanization cost 1°/2°	Tbd
Building height	64,2 mt
Numbers of student beds	400/450



# EX SCALO VANCHIGLIA

Torino (IT)

Urban Planning Parameters	
Land area	65.000 sqm
Block size	Tbd
Intended use	Hospitality



## PLANNING PROCESS

- Town planning implementation plan approved



## STRENGTH

- Proximity center of Turin and Einaudi Campus
- Compatible destination - rapid realization



## OPPORTUNITY

- Urban functional mix





# Distance and time

City center	 3.4 km
Porta Nuova	 4 km
Campus Einaudi	 1.2 km
Metro P.Susa	 3.4 km
New Metro	 500 m



Torino

Piscina Comunale Colletta

Università degli Studi di Torino

Fontana Angelica

Torino P.Susa

Politecnico di Torino

Porta Nuova

Fontana luminosa

Fontana del Mascherone

Politecnico di Torino - sede Castello del Valentino



## GEOLOCATION AREAS





# Partners



TAVRVS, founded in 2017 by the Fantini Family and by Manuela Mattioda, is a Land Developer, Developer and Investor in the real estate development sector.



COGEFA SPA is a leading company in the civil and industrial construction market, focusing on the implementation of important interventions in executive, hospitality, residential, commercial and industrial real estate.

[www.cogefaspa.com](http://www.cogefaspa.com)



Founded in 1968, SIMCO operates mainly in the construction of infrastructures such as roads and highways. During the last ten years, Simco has also acquired significant experience in the field of civil construction.

[www.impresasimco.it](http://www.impresasimco.it)





## BUSINESS TURNOVER

2023: **275 mln\***

2022: **184 mln**

2021: **134.6 mln**

2020: **99.7 mln**

2019 : **77.2 mln**

\*budget



## THE FIGURES



**44 SITES IN OPERATION**



**700 PEOPLE EMPLOYED**



**320 GROUP EMPLOYEES**



**90 COMPANY WORK VEHICLES**



**2 HEADQUARTERS**



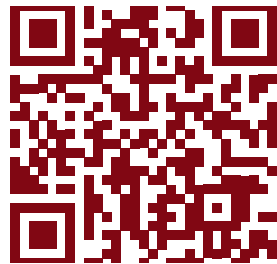
## PROJECT PORTFOLIO

CIVIL BU: **401 mln**

INFRASTRUCTURE BU: **172 mln**

STABLE CONSORTIUM: **82 mln**

**Amount: 655 mln**





## FCV Consulting&Development

+39 011 7431511

Via Pianezza, 17 - Torino 10149

[info@fcvdevelopment.com](mailto:info@fcvdevelopment.com)

[www.fcvdevelopment.com](http://www.fcvdevelopment.com)



