

# VALZEMOLA

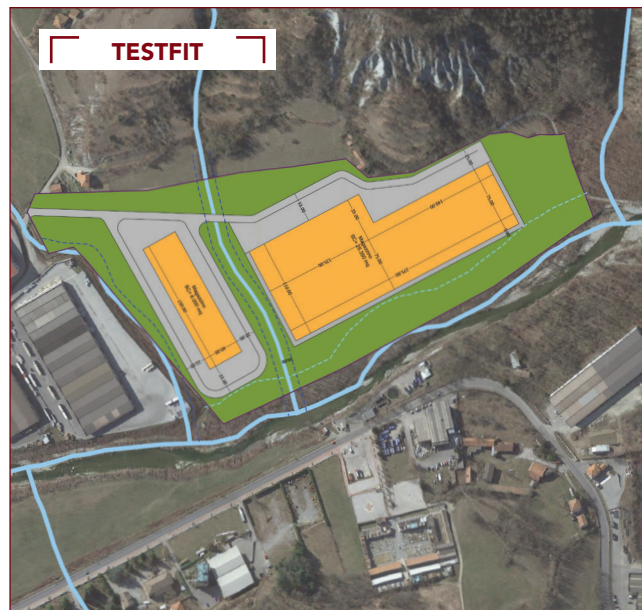
## Cengio (Savona - IT)



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	
Buildable area	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
Buildable area	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

