



INVIMIT
Investimenti Immobiliari Italiani

INVIMIT SGR PROJECT REGENERA

MAY 2025

Fund i3-INPS – Asset Information

Property type	Sky-land
Intended use	Public offices
Gross area	5.746 sqm
Building articulation	10 floors above ground and two basement floors
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The building consists of ten floors above ground and two underground. It is located within the I District, called the "Crocetta" district south of the city center, one of the most prestigious residential areas of Turin. Accessibility by public transport is excellent, as in the immediate vicinity there are metro line stops (Line 1 and in the future Line 2), as well as numerous urban road transport lines.



Perugia, Via Cacciatori delle Alpi 32

Fund i3 Inps - Asset Information

Property type	Sky-land
Intended use	Public offices
Gross area	Built 4.682 sqm – Outdoor Area 482 sqm
Building articulation	3 basement floors and 6 floors above ground
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The property is located at the southern end of the city center, along the medium-flow road system that runs alongside it to the west (via Cacciatori delle Alpi) and east (via Pellas). The sky-land building for office use consists of 3 basement floors, 6 floors above ground, seventh attic floor as well as a roof terrace. The building has a medium-density isolated building type, on a quadrangular lot flanked by two parallel streets placed at a considerable difference in height from each other.



Novara, Via Claudio Monteverdi 4

Fund i3 Inps - Asset Information

Property type	Sky-land
Intended use	Summer colony
Gross area	2.561 sqm
Building articulation	6 floors above ground and a basement
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The building was built in the late 50s, partly used as offices and partly residential. It consists of six floors above ground with a basement and is located in the western quadrant of Novara ('Sacro Cuore' district). The area is well connected to the city center by public transport and the building is about 2.5 km from the Novara train station.



Chieti, Viale Principessa di Piemonte 83-85

Fund i3 Inps - Asset Information

Property type	Sky-land
Intended use	Public Offices
Gross area	2.902 sqm
Building articulation	8 floors above ground and one basement floor
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The building was built in the 60s, with mixed use (offices and residential), consisting of seven floors and an attic floor. The property is located in the historic center of the city of Chieti, with a predominantly residential character; Accessibility is good, the train station is about 5 km away.



Fund i3 Silver - Asset Information

Property type	Sky-land
Intended use	Public Offices
Gross area	Built 12.045 sqm - Outdoor Area 12.042 sqm
Building articulation	3 floors above ground and a basement floor
Rental status	Vacant
Maintenance status	To be renovated

DESCRIPTION

The former ENAM boarding school building complex was inaugurated in 1937 and named after "Queen Elena" for the Queen Mother in 1975, when it was then dedicated to Vittoria Colonna, Roman Catholic noblewoman, granddaughter of Federico di Montefeltro and Pope Sixtus IV. The property covers an area of about 17,342 square meters including the courtyard and the grounds of the building. At present, the real estate complex in question is in disuse and is made inaccessible by measures that prevent entry, such as fences in osb panels and walled openings to avoid infractions and illegal occupations.

Renovation Assigned – Asset OFF Market



Fund i3 Silver - Asset Information

Property type	Sky-land
Intended use	Former seaside colony
Gross area	Built 9.941 sqm - Outdoor Area 9.559 sqm
Building articulation	Four buildings of 2 and 3 floors above ground
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The real estate complex consists of four buildings in addition to an appurtenant park and three small buildings located on the shoreline of the beach in front. It is conceived as a "micro village" within which the two side pavilions A and C, defined as "twins", housed the dormitories in the portion overlooking the sea and services such as showers, toilets, and everything necessary for the hygiene of the children on the opposite side. Pavilion B "admiral" housed the common rooms such as the recreation rooms, the canteen and the refectory. In pavilion D behind, the longitudinal one, there was the infirmary.



Fund i3 Sviluppo Italia 8 Quater - Asset Information

Property type	Sky-land
Intended use	Residential
Gross area	Built 3.073 sqm - Outdoor Area 1.726 sqm
Building articulation	2 floors above ground and a basement floor
Rental status	Vacant
Maintenance status	To be renovated

DESCRIPTION

The former 'Cesare Saluzzo' Barracks, 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 consists of three different blocks: warehouses and the main historic building, an office building for the mechanical center, and a residential building for officers' quarters (which is excluded from sale). The two historic buildings overlooking Corso Valdocco and Via San Domenico, both one floor above ground, were declared of cultural interest by MIBAC decree in 2012 together with the area of the internal courtyard.



Torino, Via Principe Amedeo, 17

Fund i3 Sviluppo Italia Comparto Piemonte - Asset Information

Property type	Sky-land
Intended use	Directional
Gross area	6.364 sqm (built) + internal courtyard
Building articulation	2 basement floors + 5 floors above ground + attic
Rental status	Vacant (until 2023 Regional Department)
Maintenance status	Discreet

DESCRIPTION

The property in question is a sky-land building, located in the historic center of Turin, made of masonry and consisting of 5 floors above ground intended for public offices and 2 underground floors. The property is listed as Cultural Heritage and is 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 the Turin Porta Nuova metro and train station).



Fund i3 Università - Asset Information

Property type	Sky-land
Intended use	Student residence
Gross area	Built 3.554 sqm – Outdoor area 782 sqm
Building articulation	One basement and 5 floors above ground
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

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

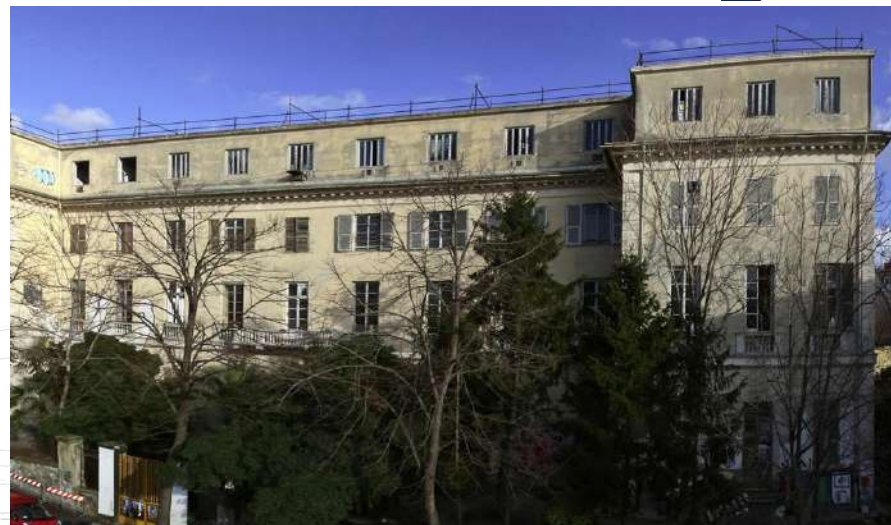


Fund i3 Università - Asset Information

Property type	Sky-land
Intended use	School and science laboratories
Gross area	Built 5.983 sqm – Outdoor area 886 sqm
Building articulation	4 floors above ground
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The property is located in the elegant residential district of "Castelletto", home to the rich Genoese bourgeoisie of the nineteenth century, which expanded on the heights behind the historic center after the mid-nineteenth century. The neighborhood is served by public transport, as well as rack railways and nineteenth-century elevators. The building is accessible through two entrances, one for vehicles and one for pedestrians, exclusively from the same street, a one-way tree-lined urban road that connects the upstream ring road with the city center.



Bologna, Via Martelli 22-24 (Villa Pallavicini)

Fund i3 Università - Asset Information

Property type	Sky-land
Intended use	School and science laboratories
Gross area	Built 5.983 sqm – Outdoor area 886 sqm
Building articulation	4 floors above ground and a basement
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The real estate complex is located in via Martelli 22-24, in the suburban area of Bologna. The area is mainly for residential use and is located 7 km from the city center, easily accessible by both public and private transport. The asset is isolated from the surrounding buildings and consists of: the main villa, with an adjoining annex, of four floors above ground and a basement; The farmhouse, which is spread over two floors above ground; The Noble Chapel with a portico in front, identified only by the ground floor; The electrical substation and other minor artifacts serving the real estate complex. The compendium is called 'Villa Gandolfi Pallavicini'.



Fund i3 Università - Asset Information

Property type	Sky-land
Intended use	Student home
Gross area	Built 17.564 sqm – Outdoor area 9.834 sqm
Building articulation	5 floors above ground and a basement
Rental status	Vacant
Maintenance status	To be renovated

DESCRIPTION

The asset is located in Via Paradisa, Pisa. The property is a multi-story residential and is located 5 km from the city center, easily accessible by both public and private transport. The area is sufficiently equipped with necessary services (pharmacies, banks, commercial activities) and is equipped with free and paid public parking. The main road infrastructure is the E80 highway that connects Pisa with Viareggio; next to it is the SS9 road 67. The railway network is present with the Pisa station at a distance of 1.5 km. The nearest airport is Pisa Airport, which is about 6.8 km away, serving for domestic and international connections.

Renovation Assigned – Asset OFF Market



Lerici, Via Giacomo Matteotti 63 (Villa Primazzina)

Fund i3 Silver - Asset Information

Property type	Sky-land
Intended use	Vocational training centre
Gross area	Built 4.221 sqm – Outdoor area 13.684 sqm
Building articulation	4 floors above ground and 2 basement floors
Rental status	Vacant
Maintenance status	To be renovated

DESCRIPTION

The property, the real estate complex of "Villa Primazzina", is a vocational training center located in the municipality of Lerici in via Giacomo Matteotti number 63. In the past it was a summer seaside colony and, subsequently, it was expanded and transformed into a vocational training center; it has currently been in disuse for a while. The existing buildings are surrounded by greenery, with a beautiful panoramic view of the entire Gulf of La Spezia. The large garden is spread over a hilly land of about 13,600 square meters that slopes down towards the center of Lerici. The area is bordered by Via Giacomo Matteotti and the A. Canata climb, as well as other private properties.



Fund i3 Silver - Asset Information

Property type	Sky-land
Intended use	Senior house
Gross area	Built 4.810 sqm – Outdoor area 47.158 sqm
Building articulation	3 floors above ground and 2 basement floors
Rental status	Vacant
Maintenance status	To be renovated

DESCRIPTION

The asset, known as Villa Pellegrini Marini, is located in Verona – Chievo, a short distance from the historic center of the City of Verona. The Chievo district, despite being part of the city center, maintains its own identity (it was once an independent municipality), therefore, from a town planning point of view, it has not been affected by the development of the suburbs of Verona, maintaining its own peculiarity in the built-up area. The neighborhood is characterized by extensive construction represented mainly by single-family buildings or condominium contexts of a few units. There are several neighborhood activities and schools of different kinds.

Renovation Assigned – Asset OFF Market



Venezia, Via dei Bagni 5

Fund i3 Silver – Asset Information

Property type	Sky-land
Intended use	Ex seaside colony
Gross area	Built 5.046 sqm – Outdoor Area 19.885 sqm
Building articulation	3 floors above ground and a basement floor
Rental status	Vacant
Maintenance status	To be renovated

DESCRIPTION

The property is located in the Alberoni locality of the Municipality of Venice, at the southern end of the Lido of Venice, in a position inserted between the sea, the mouth of the port and the lagoon. The town context is characterized by a low-density residential area, in a natural landscape of great value. The area is distinguished by the presence of high sand dunes, part of a protected oasis and a vast pine forest. Thanks to public transport connections, the center of Venice can be easily reached in about 40 minutes.



Bologna, Via Massimo D'Azeglio, 41 (Ospedale degli Innocenti)

Fund i3 Valore Italia - Asset Information

Property type	Sky-land
Intended use	Former hospital (now out of use) + 16 small apartments
Gross area	Built 10.915 mq – Outdoor Area 1.243 sqm
Building articulation	basement – ground – mezzanine – first – second – attic
Rental status	Vacant
Maintenance status	Compendium to be repurposed – the architectural renovation has just been completed

DESCRIPTION

Real estate complex of historical and cultural value, consisting of 4 adjacent buildings and an internal courtyard for exclusive use. The elegant ribbed vaults, splendid frescoes and sculptures, as well as the representative volumes, are noteworthy. The asset is located in the center of Bologna town fabric with the best connections, with a residential and tertiary-commercial vocation.

Renovation Assigned – Asset OFF Market



Fund i3 Sviluppo Italia Comparto Piemonte - Asset Information

Property type	Real Estate Portion (Building C)
Intended use	Hotel
Gross area	Built 8.087 sqm – Outdoor Area 9.320 sqm
Building articulation	4 floors above ground + mezzanine floor and two basement floors
Rental status	Vacant
Maintenance status	Discreet

DESCRIPTION

The real estate complex under evaluation is located in the Borgo Po district which extends on the first hill of the city, on the eastern side of the Po, in District 8 of the Piedmont Region. The context is of excellent quality thanks to the presence of green areas and services of basic necessity. Nearby there are points of interest such as the Valentino Park, the exhibition center, to the north, the University Hospital Complex and the Automobile Museum.

Renovation Assigned – Asset OFF Market



Fund i3 Dante - Asset Information

Property type	Sky - land
Intended use	Hotel and residential
Gross area	14.707 sqm
Building articulation	6 floors above ground and one basement floor
Rental status	Partially vacant
Maintenance status	Sufficient

DESCRIPTION

The property is located in the center of Bologna and delimited as follows: to the north by Via Milazzo, to the East by Via Galliera, to the South by Via dei Mille and to the west by Via Montebello, as local streets. The district in which the property is located is called "Porto" and is one of the nine decentralized municipal districts. The district, for mainly residential and tertiary functional use, houses the Central Station of Bologna, about 500 m north of the building examined here, some important urban parks and has a good level of accessibility to school services.



Fund i3 Dante - Asset Information

Property type	Sky - land
Intended use	Theatre – office - residential
Gross area	5.280 sqm
Building articulation	6 floors above ground and one basement floor
Rental status	Partially vacant
Maintenance status	Descreet

DESCRIPTION

The property is included within the Municipality of Rome I, within the Aurelian walls. It is one of the most prestigious areas of the city characterized by buildings of historical value intended for institutional activities, such as Palazzo Chigi and Palazzo Montecitorio, high-level commercial activities and luxury residences. The name of the district refers to the Column of Marcus Aurelius, currently located in Piazza Colonna. The area of the district includes two distinguishable areas, separated by Via del Corso: the one to the west is flat and the other is hilly and climbs towards the Pincio.





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Following the signing of a specific
NDA, it will be possible to receive
further information on the
properties.

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