

# CAMPANIA, GAETA - PORT

OTHER PROJECTS

## LOCATION



## DESCRIPTION

The Port of Gaeta will be built in the city of Gaeta, 140 Km south of Rome, by the Tyrrhenian coast. The project intended for 399 berths, with a 50 year concession of use from 2015, is already equipped with all the permissions for the beginning of work. The planned duration of works is of 4 years.

## TYPE OF INTERVENTION

- Participation:
- Total value: 39 Mio €
  - Asking investment: 17,5 Mio €
  - Revenues from selling of 359 berths: over 59 Mio €
  - Revenues from rental of 40 berths for transient mooring: 650K € per year

## KEY OPPORTUNITIES

Gaeta has a seafaring and boating tradition with deep roots in the past and, despite the presence of four ports and marinas, in addition to a number of structures for smaller boats, the supply of berths is still insufficient.

## AREA

Total area: 50,000 sqm of which 23,000 for the outer breakwater pier  
 Commercial area: 2,300 sqm  
 Berths: 399 (317 for 8-12 meter long boats; 82 for 12-25 meter long boats) 90% of which is for sale.

## KEY FACTORS

The city is located on a gulf at a short distance from the isles of Ischia and Ponza and close to the National Park of the Circeo. ...



# MARCHE, CAMERANO - CONERO VILLAGE

OTHER PROJECTS

## LOCATION



## DESCRIPTION

The total surface is over 24 hectares (59 Acres). The area is divided in 3 lots with a common purpose:

- *Health and Beauty SPA* encompassing swimming pools, wellness and rehabilitation centres, lodging and halls.
- *Residential* for the building of any housing - *Sport/Leisure and Trading*
- The project envisages the use of the “salsobromiodic sulphurous” mineral water named “Conero”

## TYPE OF INTERVENTION

- New Construction

## KEY OPPORTUNITIES

The area is served by the “A14” motorway and is close to the Airport, the train station and the port of Ancona. Close to the Conero Regional Natural Park, the area is easily accessible by car/other means of transport. The project combines health, entertainment and leisure



## AREA

**Total area 28,895 sqm:**  
 Health & Beauty: Gross Usable Surface (SUL) sqm 4,936  
 Residential: SUL sqm 13,596  
 Sport & Leisure: SUL sqm 10,363 (sqm 1,800 for Trading).

## KEY FACTORS

Purchase or Shared Investment Implementation plan approved  
 Detailed plan (Working Plan) of the SPA structure already drawn  
 The sulphurous mineral water has been authorized for SPA use.  
 Project immediately implementable.



# MARCHE, JESI - AGRI-FOOD LOGISTCS HUB

OTHER PROJECTS

## LOCATION



## DESCRIPTION

The aim is to build an agri-food logistics hub within the Interporto Marche dryport property. Interporto Marche dryport is a core Rail-Road Terminal (RRT) of the Scandinavian Mediterranean Corridor. Ancona Airport (Aeroporto delle Marche) is a “comprehensive” hub of TEN-T Trans-European Network Transport of the same Corridor. A free-trade zone (FTZ) area is also available to support import/export trade.

## TYPE OF INTERVENTION

- Intermodal transport and logistics investment

## KEY OPPORTUNITIES

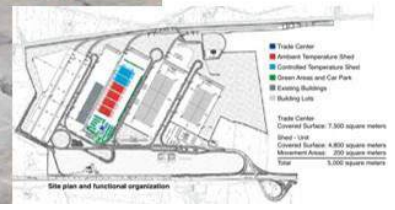
Geographic location  
 Multi-modal shift  
 Bonded warehouses  
 In-house customs services  
 Estimated Return on Investment (ROI) 7%  
 Interporto Marche dry port is directly rail-linked to the main East- West domestic railway line and to the A14 pay toll motorway (Ancona Nord exit).

## AREA

**Area of 49,000 sqm:**  
*Office:* 19,000 sqm  
*Industrial:* 30,000 sqm (sqm 20,000 room-temperature warehouse and sqm 10,000 refrigerated warehouses)

## KEY FACTORS

Fully licensed area for the building of warehouses. The hub is equipped with 20,000 sqm parking lots and cargo handling area.



# MARCHE, PORTO SANT'ELPIDIO - EX-FIM SPA

OTHER PROJECTS

## LOCATION



## DESCRIPTION

Restoration of an old industrial area facing the sea: construction of a hotel within the old industrial building (5,000 sqm); a new residential area (25,000 sqm); a new commercial area (5,000 sqm). The land plot is characterized by a large park with pine forest (south). Hotel is located on a large square in front of the sea. Residences buildings (North) are composed by four green courtyards characterized by villas at 2/3 floors, in the sides perpendicular to the sea, and a 5-storey buildings in the short side, parallel to the sea

## TYPE OF INTERVENTION

- New Construction
- Restoration
- Urban Development

## KEY OPPORTUNITIES

One of the last areas in Italy in front of the sea  
 Opportunity for tourism: the city needs a new 4/5 star hotel  
 Buildings in class A/A+  
 Interesting commercial space: lots of brands have shown interest  
 The area is served by the "A14" motorway and is close to the Airport, the Train Station and the Port of Ancona.

## AREA

**Total plot land is sqm 73,000**  
*Residential:* sqm 23,500  
*Retail:* sqm 4,500  
*Tourism:* sqm 5,000

## KEY FACTORS

Purchase or Shared Investment  
 Permits issued by the Province after remediation activities on the area.



# MARCHE, FALCONARA MARITTIMA - AIR CARGO CENTER

OTHER PROJECTS

## LOCATION



## DESCRIPTION

The Air cargo centre aims at becoming the main infrastructure of the Adriatic Logistic Platform made up of three hubs. ALP strength is represented by specific customs services, customs warehouses, temporary housing and fiscal warehouses which will allow companies to reduce the supply chain costs. The Air cargo center (5,600 sqm) will be built in a dedicated airport; the restructuring of the old terminal aims at creating an 5,500 sqm exclusive outlet

## TYPE OF INTERVENTION

- New Construction
- Renovation

## KEY OPPORTUNITIES

Integral part of the Adriatic Logistic Platform that will become an integrated network infrastructure attracting passengers and cargo flows. The only airport in the Marche Region with a wide catchment area (from Abruzzo to south Romagna) Easily accessible from highway, railway station, Ancona Harbour and Jesi Interporto Freight Village A modern infrastructure able to handle 1 mln passengers

## AREA

**Total area is sqm 11,100**  
*Retail:* sqm 5,500 (offices, retail shops, restaurant and boarding gates).  
*Office:* sqm 1,600  
*Industrial:* sqm 4,000 ("room temperature" warehouses)

## KEY FACTORS

Type of investment:  
 Equity Participation  
 The project has been approved and is ready to be started



# PROVINCIA AUTONOMA TRENTO, MORI - EX ALUMETAL AREA

OTHER PROJECTS

## LOCATION



## DESCRIPTION

The “ex Alumetal” is an abandoned industrial site near Rovereto, well limited by geographic elements and infrastructures: the Adige River to the east, the channel “Biffis” to the north and the SP 90 road along the west side. The built up area occupies about 2/3 of the “Alumetal” site bordering the river Adige.

The architectural work needed regards the great “oven room A” and the former “Power Plant” under the protection of architectural heritage.

## TYPE OF INTERVENTION

- New Construction
- Restoration

## KEY OPPORTUNITIES

The “oven room A”, with its 400 mt-facade facing the Adige River, represents an important landmark both historically and culturally for the inhabitants of Vallagarina.

The area lies in proximity of the exit junction of A22 Rovereto Sud Highway, connecting to provincial road SP 90 “Destra Adige”.

## AREA

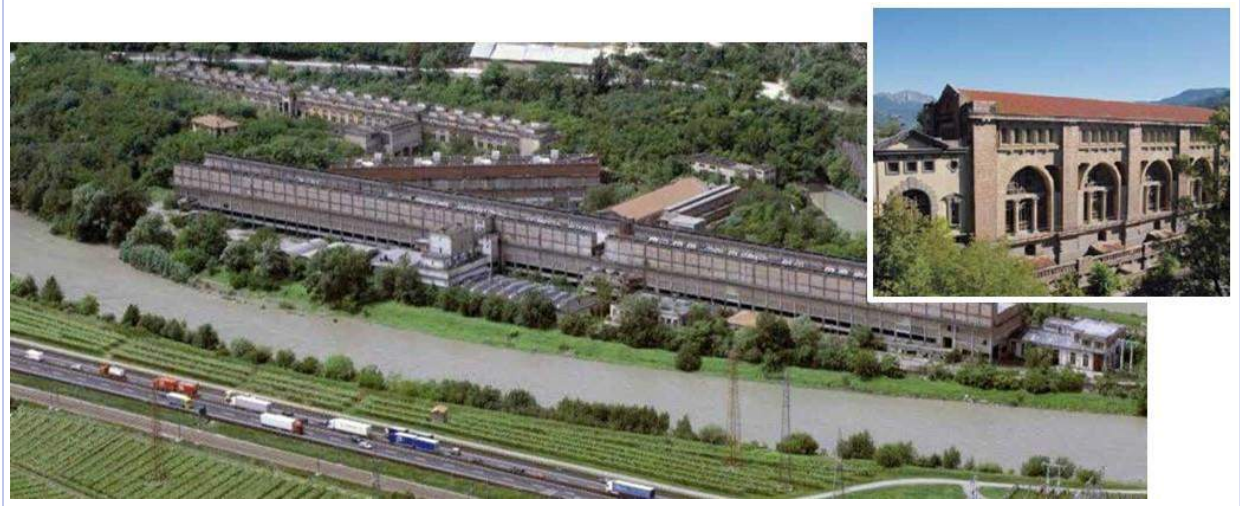
**Total area is sqm 109,000**

## KEY FACTORS

Type of investment: lease or sale of the property to a potential industrial investor

The Power Plant shall be preserved with conservative restoration interventions, while the “oven room A” shall be preserved by property renovation.

Restoration/construction works will take 48 months approximately



# BASILICATA, MARATEA - WTC BASILICATA BUILDING

OTHER PROJECTS

## LOCATION



## DESCRIPTION

WTC Basilicata Holding aims at realizing the WTC Basilicata Building as a focal point of the economic and cultural activities for regional, national and international stakeholders. All the services that international trade professional needs, and additional services related to education, trade shows, cultural and leisure events could be held. Finally the luxury hotel, the restaurant and the park with the swimming pool will complete the offer.

## TYPE OF INTERVENTION

- Demolition and Reconstruction
- Renovation

## KEY OPPORTUNITIES

The structure will be easily reached by public transport and roads, being perceived as a distinctive structure within the Basilicata and nearby areas with a marvelous view over the sea. The complex will operate on two floors over the terrain (ground and first floor), an attic floor and a basement.

## AREA

The multifunctional complex will have an **area** of approximately **1 hectare** and will host:

- Trade and event area
- Office area
- High luxury resort with park and swimming pool (all year operational)
- Restaurant
- Cinema - theater

## KEY FACTORS

The area has achieved all the necessary permits and it is ready for the refurbishment since the existing buildings have to be dismantled. The land is owned by a third party player, which is eager to sell it for a value which can be negotiated, especially if the counterpart has a credible and sound business vision.





*Ministero  
dello Sviluppo Economico*



*Ambasciata d'Italia  
a Tokyo*



**Federico Zardi**  
*Project Manager | International Marketing*

Centro Estero per  
l'Internazionalizzazione s.c.p.a

Corso Regio Parco, 27 - 10152 Torino

Tel/Direct: + 39 011 6700.502  
Fax: +39 011 6965456  
Mobile: +39 340 5180915

[federico.zardi@centroestero.org](mailto:federico.zardi@centroestero.org)  
[www.centroestero.org](http://www.centroestero.org) /  
[www.investintorinopiemonte.org](http://www.investintorinopiemonte.org)



**Stefano Nigro**  
*Responsabile Invest in Lombardy*

Promos

Via Meravigli, 7 - 20123 Milan

Tel/Direct: 02 8515 5220  
Fax: +39 02.8515.5227  
Mobile: +39 335 1956296

[stefano.nigro@mi.camcom.it](mailto:stefano.nigro@mi.camcom.it)  
[www.investinlombardy.com](http://www.investinlombardy.com)





*Ministry of Economic Development*

**ITCA** 

**ITALIAN TRADE AGENCY**

Via Liszt, 21 - 00144 Roma  
tel. (+39) 06 59926607  
fax (+39) 06 89280313  
fdi@ice.it - www.ice.gov.it

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