

FARO COLLE DEI CAPPUCCINI

Ancona



Via del Cardeto snc – 60121 Ancona



DESTINATION

Region: Marche

Province: Ancona

Area: coastal

LOCATION

Location: city center

BUILDING

Ownership: State – Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: 19th century

Land area: 1.320 m²

Gross area: 286 m²

Historical-artistic protection: yes

Permitted intended use: cultural uses, commercial establishments, sport and amusement facilities

Lighthouse



20 km



4 km



12 km



1 km



FARO COLLE DEI CAPPUCCINI

Ancona

Real-estate portfolio, called Faro Colle dei Cappuccini, situated in the same location, close to the historical centre of Ancona, inside the Park of Cardeto, in a dominant position, with optimal outlook and a great view on the Adriatic Coast. The building is not used as a signalling facility anymore, due to its panoramic position, and is adequate for use as a touristic and recreational facility for cultural functions. The real-estate portfolio, which was built in 1860 by Pope Pio IX, is made up of two buildings used as lighthouses and home of the lighthouse keeper and of two small rooms totally underground. The building which is to be used for signalling functions is built by a tower of cylinder form with a brick structure. The top of the building which can be reached via a spiral staircase, has an external path and does not have lighting. During a following period, a building in brick with rectangular plan was added to the lighthouse, built on two levels, partially underground and on the ground floor. Close to the lighthouse, the home of the lighthouse keeper can be found, a building also realized in brick and built on one level, a little above the level of the countryside. Connected to the buildings there is a courtyard which is marked by a series of bricks, that from seaside look over the cliff on the rocks below. The complex, with provision dated 30.09.1977 has been declared of cultural interest according to Law n°1089/39. The foreseen uses are: public, equipment and entertainment for show business, sport and cultural, local and association facility activities and observatories.



Lighthouse



20 km



4 km



12 km



1 km



FARO DI SANTA CROCE

Augusta (Siracusa)



Via Sant'Elena - Località Sant'Elena, Augusta – 96100 Siracusa



DESTINATION

Region: Sicilia

Province: Siracusa

Area: coastal

LOCATION

Location: extra-urban

BUILDING

Ownership: State – Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: 20th century

Land area: 1.307 m²

Gross area: 308 m²

Historical-artistic protection: yes

Permitted intended use: touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use

Lighthouse



45 km



12 km



8 km



5 km



FARO DI SANTA CROCE

Augusta (Siracusa)

Maritime signalling facility, denominated “Faro di Capo Santa Croce” , situated in the Municipality of Augusta, in the Sant’Elena area, not far from the City of Siracuse, declared World Heritage Site by UNESCO in 2005. The lighthouse, built in 1859, rises on a rocky promontory on white limestone facing the Ionian Coast. The building due to its location is adequate to be used as a recreation and touristic facility or for technical and scientific activities. The building which is situated on a cliff overlooking the sea, is on a Lot of 1,307 m² of buildable land, and is made up of two factories, both on the same level. The first, which has a gross area of approximately 308 m², includes the lighthouse with the connected service housing of the past lighthouse keeper, while the second factory is made up of a room at an above ground floor of 60 m². The two buildings are connected by a small brick bridge that goes above the normal level of the land; the property has borders on three sides with State Property and with a public road. The building has been declared of cultural interest according to Article 1 of Law n°1089/39 and Article 2 of Law 80/77 and presents a Landscape protection bond according to ex article 136 and 142 of Legislative Decree n°42/2004. The real-estate portfolio can be transformed into a touristic, recreational, scientific and cultural facility excluding the part of the land that is in State use (indicated on the map with building registry parcel B) for which the public service utility will be maintained (State use for the Ministry of Defence). External spaces can be valued with the realization of areas which will be used for accessibility, for services and for other equipment,



For all that regards the landscape standards, an agreement with the Municipality can be made for their realization close to the building and the monetization.

Restoration and renovation (technically Rr) is foreseen and/or Building Renovation of type A (Rie A) in the modalities defined in the Building Regulation of the General Regulation Plan of the City of Augusta and according to the indications and prescriptions defined by the Superintendence for Cultural and Environmental Heritage of Siracuse.

Lighthouse



45 km



12 km



8 km



5 km



SEMAFORO NUOVO DI CAMOGLI

Camogli (Genova)



DESTINATION

Region: Liguria

Province: Genova

Area: coastal

LOCATION

Location: suburban



Sentiero al Semaforo Nuovo – Parco di Portofino – Camogli (GE)

BUILDING

Ownership: State - Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: between 1880 and 1890

Land area: 5.883,86 m²

Gross area: 260,28 m²

Historical-artistic protection: yes

Permitted intended use: touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use



Lighthouse



44 km



11 km



13 km



42 km

(Porto di Genova)

12 km

(Porticciolo Camogli)

19 km

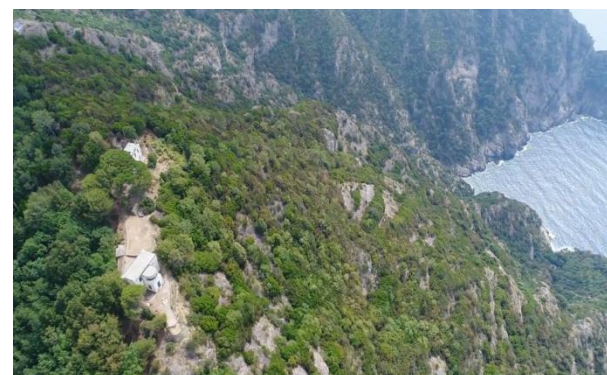
(Porticciolo Portofino)



SEMAFORO NUOVO DI CAMOGLI

Camogli (Genova)

The property called “Semaforo Nuovo” is made up of two buildings, the signalling tower and the security personnel housing, built around the end of the 1800s after the unification of Italy, as an important part of the coastal traffic lighting. Both the buildings, part of the large uncovered land of about 5,900 m², are built on two floors, with a flat covering and areas with an essential look, adorned by a floor sign, with dark Genovese window fixtures. The traffic light maintains the characteristic signalling tower, from which it is possible to look over the entire Ligurian Gulf. The property is entirely on the Regional Natural Park of Portofino; at the moment free and in good maintenance conditions, in the past it was used first by the Italian Navy then by the State Forestry Corps as a district for environmental protection. The property, for its historical value, is considered of cultural interest according to Article 10, comma 1) of Legislative Decree dated 22 January 2004, n°42, pursuant to Decree of the Ministry of heritage and cultural activity. The property is located in an extra-urban zone, in the Municipality of Camogli (5,342 inhabitants), included in the metropolitan area of Genova (850,071 inhabitants) in the area Semaforo Nuovo, situated on a promontory of Portofino on a cliff on the sea; the area is close to Punta Chiappa, Cala dell’Oro and the residential area of San Fruttuoso of Capodimonte.



Lighthouse



44 km



11 km



13 km



42 km

(Porto di Genova)

12 km

(Porticciolo Camogli)

19 km

(Porticciolo Portofino)



TORRE DEL CUPO

Corigliano Calabro (Cosenza)



Piazza Santa Maria de Nives, loc. Schiavonea di Corigliano Calabro (CS)

DESTINATION

Region: Calabria
Province: Cosenza
Area: coastal

LOCATION

Location: extra-urban;

BUILDING

Ownership: State - Managed by Agenzia del Demanio
Bid: redevelopment long lease up to 50 years
Period of construction: 20th century
Land area: 550.00 m²
Gross area: 190.00 m²
Historical-artistic protection: yes
Permitted intended use: touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use



Tower



132 km



13,4 km



8,3 km



2,4 km

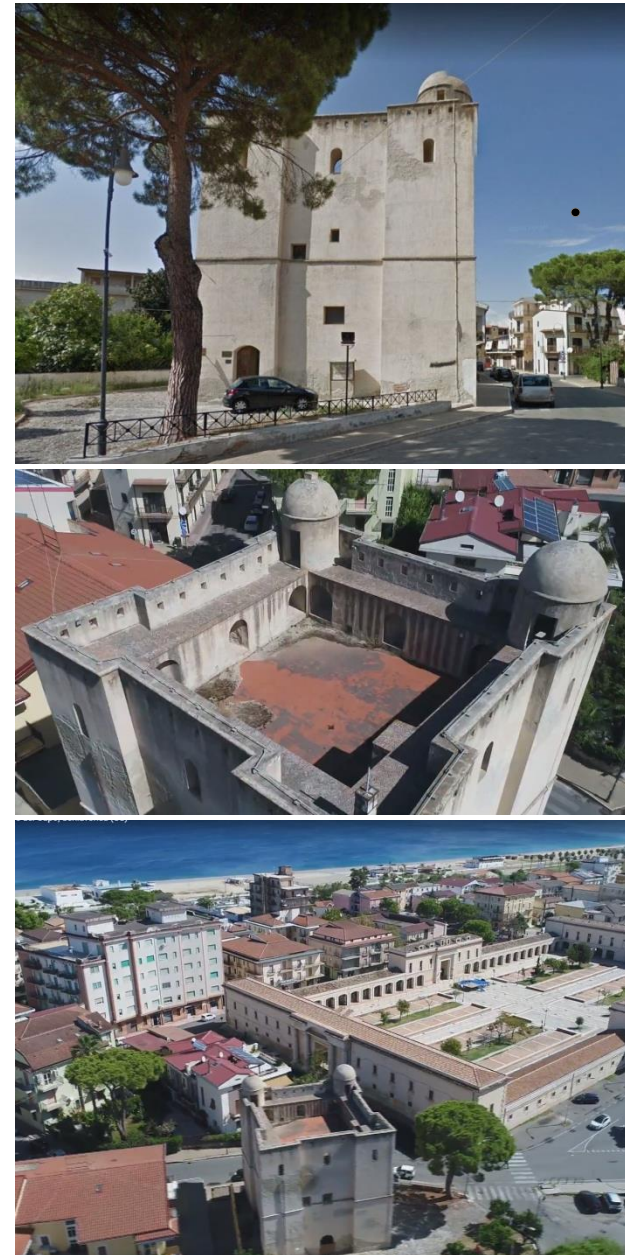


TORRE DEL CUPO

Corigliano Calabro (Cosenza)

The real-estate portfolio, built in the 17th century has a plan with four corners, typical of fortified buildings; it has two levels above the ground as well as the covered floor, it has a terrace on which a walkway is built which has spaces along the perimeter, with small openings on all sides. The building is part of control towers along the Calabrian coast which were built during the Saracen period. The building on the basis of restrictions pursuant to the General Regulation Plan in force, is part of the "Completion zone B3 according to the building programme.

The building is situated in the Municipality of Corigliano Calabro (40,426 inhabitants) in the Province of Cosenza (711,739 inhabitants), 6th Municipality of the Calabria Region for amount of population resident (1,965,128 inhabitants) in the area of Schiavonea, in the main square of the small marine quarter, 300 m. from the beach. The city is in the Sibari Plain, the biggest plain in Calabria, on the northern Ionian side of the Region between the Pollino National Park and the Sila National Park, on of the biggest natural and fauna oasis' in the South of Italy. Road accessibility is guaranteed by the National Road SS 106 (Ionian), coastal road that connects Taranto with Reggio Calabria, and almost touches the city nearby the building.



Tower



132 km



13,4 km



8,3 km



2,4 km



FARO DI RIPOSTO

Riposto (Catania)



Via Duca degli Abruzzi n. 2 – 95018 Riposto (CT)

DESTINATION

Region: Sicilia

Province: Catania

Area: port

LOCATION

Location: urban

BUILDING

Ownership: State - Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: 20th century

Land area: 470 m²

Gross area: 120 m²

Historical-artistic protection: yes

Permitted intended use: touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use

Lighthouse



44 km



2 km



5 km



36 km



FARO DI RIPOSTO

Riposto (Catania)

Lighthouse built in 1911, close to the sea, in the Municipality of Riposto, on the eastern coast of Sicily. The property, located in the port area, can be redeveloped as lighthouse accommodation with restaurant, recreational didactic and promotional activities. The square shaped building dominated by an embattled tower, was built in 1911 and is positioned above the road and surrounded by a garden. It consists of two floors: the ground floor from which a staircase reaches the tower, with access to a dome-shaped cover that protects the lighthouse. The lighthouse was operational until 1992, when it was transferred to the present day pier. The Coast Guard offices have been recently built close to the building. The property is currently completely abandoned and is used as deposit by the harbour office. The covered surface is 120 m², as well as a terrace of 96 m² on the first floor and a small garden on the ground floor. The property will remain the property of the state and leased to third parties for redevelopment. The structure, due to its location, is ideally suited for redevelopment in a tourist- accommodation structure and restaurant activities or cultural or social events to promote the local territory open to the public.



Lighthouse



44 km



2 km



5 km



36 km



TORRE MONTE PUCCI

Peschici (Foggia)



S.S. 89 Garganica - Peschici (FG)

DESTINATION

Region: Puglia

Province: Foggia

Area: coastal

LOCATION

Location: suburban

BUILDING

Ownership: State - Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: XXVIth century

Superficie territoriale/Land area: 105 m²

Gross area: 70 m²

Historical-artistic protection: yes

Permitted intended touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use



Tower



200 km



120 km



120 km



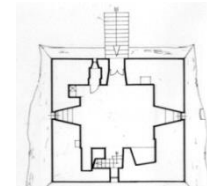
4 km



TORRE MONTE PUCCI

Peschici (Foggia)

Coastal lookout tower built on a very steep cliff. The property, which has a square plan that has a structure that looks like a pyramid that has been cut, is on two levels with a terrace, on which there is a tiny tower and a chimney. The entrance is towards the mountains, on the upper level, with a stone stairway and metal railing, whereas the second entrance is on the ground floor, on the East side; inside there is a wooden loft with its own stairway. The structure of the building in brick made up of stone blocks and flat roofing with a boulder slope. As confirmed by the recent uses of the property, and while waiting for the MiBACT (Heritage Ministry) indications, it is believed that its vocation is to be considered that of a property for touristic and recreational uses. It has the following restrictions: Landscape, according to Legislative Decree 42/2004 (Articles 136 and 137); Historical-Artistic, with declaratory registered n° 11841 dated 4/12/2012; National Park of Gargano – zone 2, according to Decree of the President of the Republic dated 5 June 1995; Hydrological restriction, according to Regio Decree dated 30 December 1923, n°3267. Property located in the Municipality of Peschici (4,511 inhabitants) well known seaside location highly attended during the Summer season, in Province of Foggia (628,556 inhabitants) in the Apulia Region (4,063,888 inhabitants), inside the National Park of Gargano, with main entrance along State Road 89 Garganica at km. 80,500. The real-estate portfolio is 5 km. from the centre of Peschici and the Medieval Castle; very close you can find beachfront resorts, bays and a trebuchet used as a restaurant. The Municipalities of Vieste and Rodi Garganico, strongly devoted to tourism, are 25 km. away.



Tower



200 km



120 km



120 km



4 km



TORRE D'AYALA

Taranto



Viale Virgilio - Taranto



DESTINATION

Region: Puglia

Province: Taranto

Area: coastal

LOCATION

Location: peri-urban

BUILDING

Ownership: State – Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: XVIIIth century

Land area: 4.158 m²

Gross area: 1.875 m²

Historical-artistic protection: yes

Permitted intended use: touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use

Tower



18 km



5 km



5 km



4 km



TORRE D'AYALA

Taranto

The property, called Torre D'Ayala, is located in the city of Taranto, along the historical provincial road for Maruggio, in "Montegranaro". The property, for its location, is ideally suited for redevelopment in a tourist- accommodation structure. The tower was built in the XVIII century as a summer residence, while in the XIX century, during the France domination, should be used as a military site to defend the city of Taranto. In 1938 the tower and its service areas were purchased by the Kingdom of Italy, War Property Office, Navy department. The building has a quadrangular shape, with an adjacent secondary building along the ground and first floor, positioned along the middle of the south side of the main building. The covered surface of 1939 m², includes over 171 m² of terraces. The property includes an internal courtyard of 427 m² and uncultivated land of 1834 square metres. The property can be refurbished for tourist accommodation and restaurant activities or cultural or social events to promote the local territory open to the public.



Tower



18 km



5 km



5 km

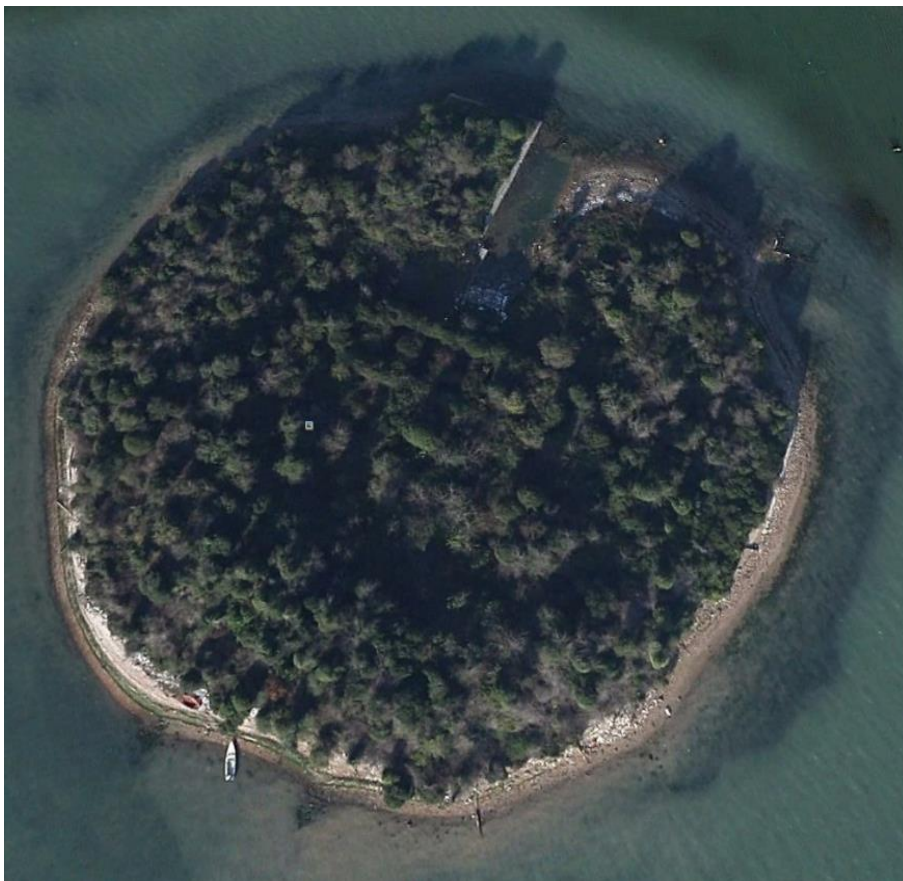


4 km



ISOLA DI SAN SECONDO

Venezia



Laguna di Venezia, Fronte Ponte della Libertà, Venezia (VE)



DESTINATION

Region: Veneto

Province: Venezia

Area: coastal

LOCATION

Location: extra-urban

BUILDING

Ownership: State – Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: 11th century

Land area: 12.921 m²

Gross area: 745 m²

Historical-artistic protection: yes

Permitted intended use: touristic activities, hotels, restaurants, cultural initiatives, territorial social employment for public use

Island



6 km



1 km



3 km



1 km



ISOLA DI SAN SECONDO

Venezia

The Island of San Secondo is in the part of the Venetian lagoon near the rail bridge in the direction of San Giuliano. Already used during the 11th century as a place of worship and monastery, the island has hosted over the centuries diverse religious buildings, and their vicissitudes have marked the architectural history of small settlements, leaving many historical testimonials until the Napoleonic government that with decree made the Dominican religious people, last occupants if the island, move away. In 1847 a small fortress was built according to typical Austrian criteria that transforms de facto the area in a military district replacing the pre-existing church and protecting the banks with an artificial shore in store. A small dock has also been built to guarantee safe berthing in the central part of the property, that is made up of three ammunition warehouses and a tank. The wall implant is still visible with the tri-lobal plan, notwithstanding that for decades it was unused and not taken care of. While waiting for a restoration and enhancement activity, the Municipal administration has disposed for the future of the property the compatibility both with residential and touristic-recreational functions, in the maximum respect of the eighteenth century buildings as the provisions of safeguard foreseen by the Ministry of Cultural Heritage lay down (pursuant to Legislative Decree n°42/2004).



Island



6 km



1 km



3 km



1 km



ISOLA OTTAGONO DI CA' ROMAN

Venezia



DESTINATION

Region: Veneto

Province: Venezia

Area: coastal

LOCATION

Location: extra-urban

BUILDING

Ownership: State – Managed by Agenzia del Demanio

Bid: redevelopment long lease up to 50 years

Period of construction: 5th century

Land area: 1.810 m²

Gross area: 252 m²

Historical-artistic protection: yes

Permitted intended use: tourist and cultural accomodation, services, housing

Island



30 km



25 km



30 km



2 km

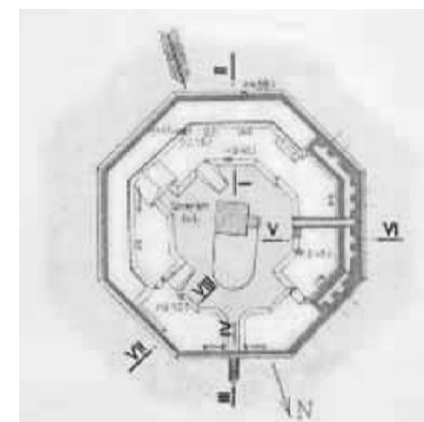


Laguna di Venezia, Loc. Ca' Roman, 30126 Venezia (VE)

ISOLA OTTAGONO DI CA' ROMAN

Venezia

The Ottagono di Ca' Roman is an island of the lagoon of Venice situated in front of the Ca' Roman area, at Pellestrina. The island is part of the fortification system that the Republic of Venice built against the Turkish menace around half of the 1400s, then modified during the Austrian domination and used as a fortress until the Second World War. The real-estate portfolio, due to its characteristics and its location, is adequate for touristic, recreational and residential use. The Ottagono di Ca' Roman is part of the complex of lagoon fortifications realized by the Republic of Venice to defend itself from the menace of invasion on behalf of the Ottoman Empire. Probably completed in its present form in 1571, it was built on a pre-existent military property made of rocks and pile houses, modified under the Austrian domination and used for military purposes until the Second World War. The real-estate portfolio is made up of an island that is basically of octagonal shape complete with fortified walls and bunker, on which two small armouries are present that today have almost collapsed. The confinement of the island is composed of a thick wall placed on a base made of Istrian Stone. On the three northern sides a basement bunker is present, realized in brick, with a vaulted ceiling and made up of holes that look onto the lagoon water. For the entire surface, a residential use is foreseen as well as for group facilities, in conformity with the landscape tools that are in force in the Municipality of Venice. For the entire outdoor surface the realization of areas destined for accessibility, for services and other equipment is foreseen.



Island



30 km



25 km



30 km



2 km





Sea and relax - The circuit

Itinerary with a strong historical and naturalistic value, mainly coastal, focused on the discovery of sea culture.

Types of dwelling: coastal and lighthouses.



Nature dwelling

A prestigious building set in a context of high environmental and natural value.

Arch type: military, civil, religious, industrial, palace, castle, villa, farm.



Coastal residence and lighthouses

Constructed in a strong coastal landscape and linked to the culture of the sea.

Arch type: military, civil, religious, industrial, palace, villa, tower lighthouse and coastal building.



Island

Small island entirely devoted to dwelling.

Arch type: island.