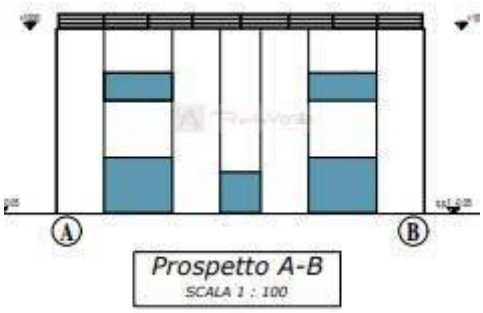

Agenzia ForteVersilia Immobiliare
via Trento 124 - 55042 Forte dei Marmi (LU)
058481417

for 销售 in Pietrasanta

€ 3.100.000

鳕鱼 3366

800 平方米

| COD: 3366 | 皮耶特拉桑塔 | 新建仓库 |

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该物业地理位置优越，靠近高速公路入口和所有便利设施;

物业特色:
建筑面积: 800平方米; 停车场: 690平方米; 总高度: 10米; 办公面积: 400平方米; 占地面积: 1500平方米; 竣工日期: 2026年; 配套设施: 车辆调车场、办公区、停车场

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优势：
明智投资：位于托斯卡纳最热门的地区之一，拥有巨大的发展潜力。交通便利：毗邻主要道路，是物流配送的理想之选。可定制：无论您是大型企业还是成长型初创公司，均可根据您的需求定制空间。

了解更多信息
迈克尔 351*5429*448
michele@forteversilia.it

特征

Codice: 3366 Motivazione: 销售

Indirizzo: Via del Marmo Bianco, 3 CAP: 55045

Comune: Pietrasanta Totale_mq: 800 平方米

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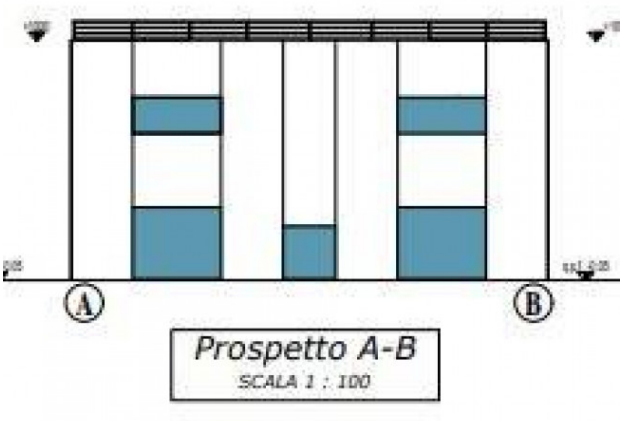

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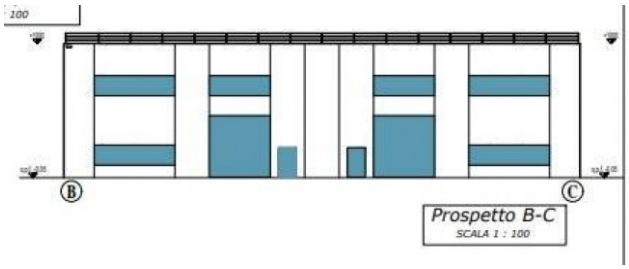



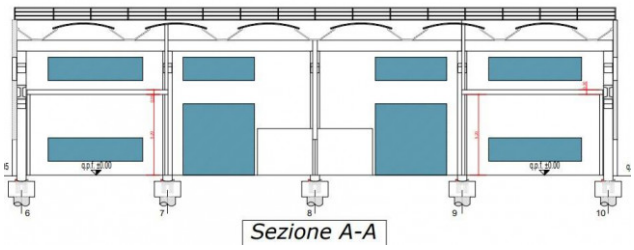

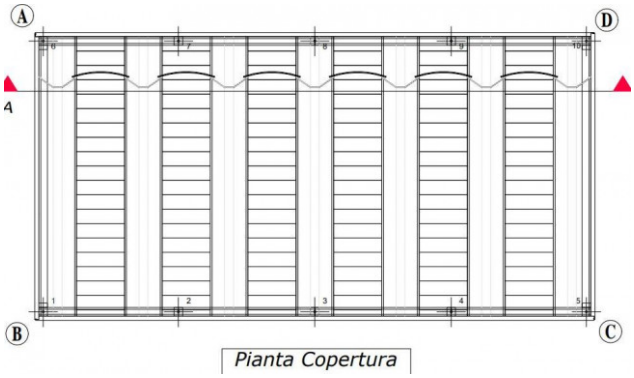

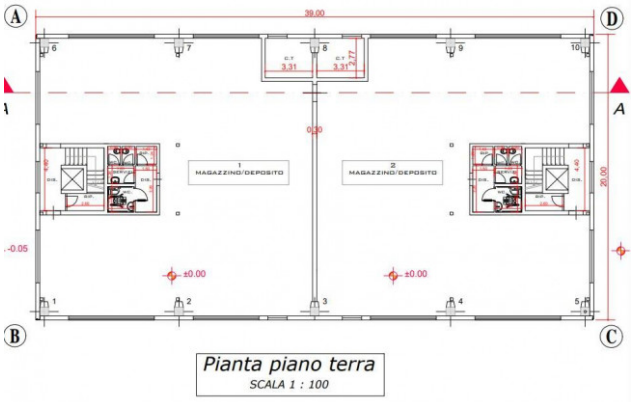

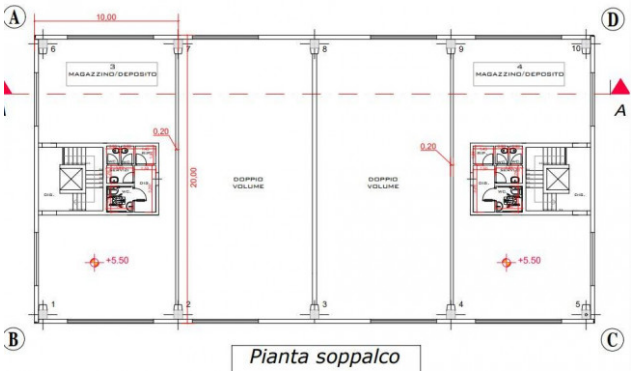

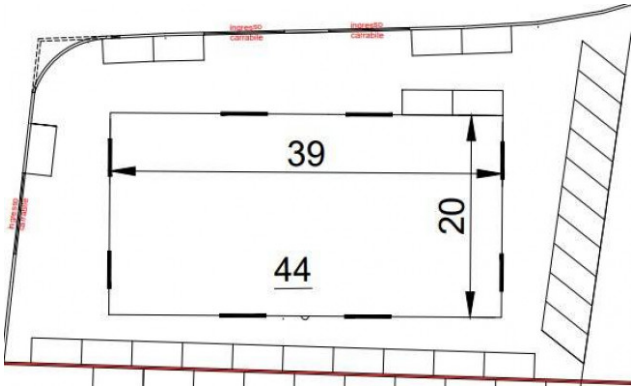

VERIFICA INDICI URBANISTICI POC (DPGR 39/R/2018):

———	SF: 2497 If: 0,6 mq/mq pari a 1498,20 mq
	SE progetto: 1219,60 mq < 1498,20 mq - verificata
tav-2	Hmax= 10 mt h progetto= 8,80 mt - verificata
	Sup. coperta: 780 mq < 50% Sf
	Volume:(780 mq x 8,80)-(400 mq+39,60 mq) x 0,30= 6732,12 mc
	P 350 mq + s.manovra 678,8/2 mq= 689,40 mq >673,2 mq verificato
	P 689,40 mq > 30 % di SE ovvero 365,88 mq - verificata

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