



Lomazzo Development

Lomazzo (CO)

Teaser



Key Data

AS-IS

Location	Lomazzo (CO)
Address	Via Como / Via Cesare Cantù / Via Parini / Via Bernardino Luini
Land Surface	43,650 sqm c.a.
Use	Industrial



Key Data

TO-BE

Location	Lomazzo (CO)
Address	Via Como / Via Cesare Cantù / Via Parini / Via Bernardino Luini
Land Surface	43,650 sqm c.a.
Licensed GFA	35,000 sqm c.a.
Main licensed Uses	- Residential - Hospitality - Retail - Office
Max Height	35 mt

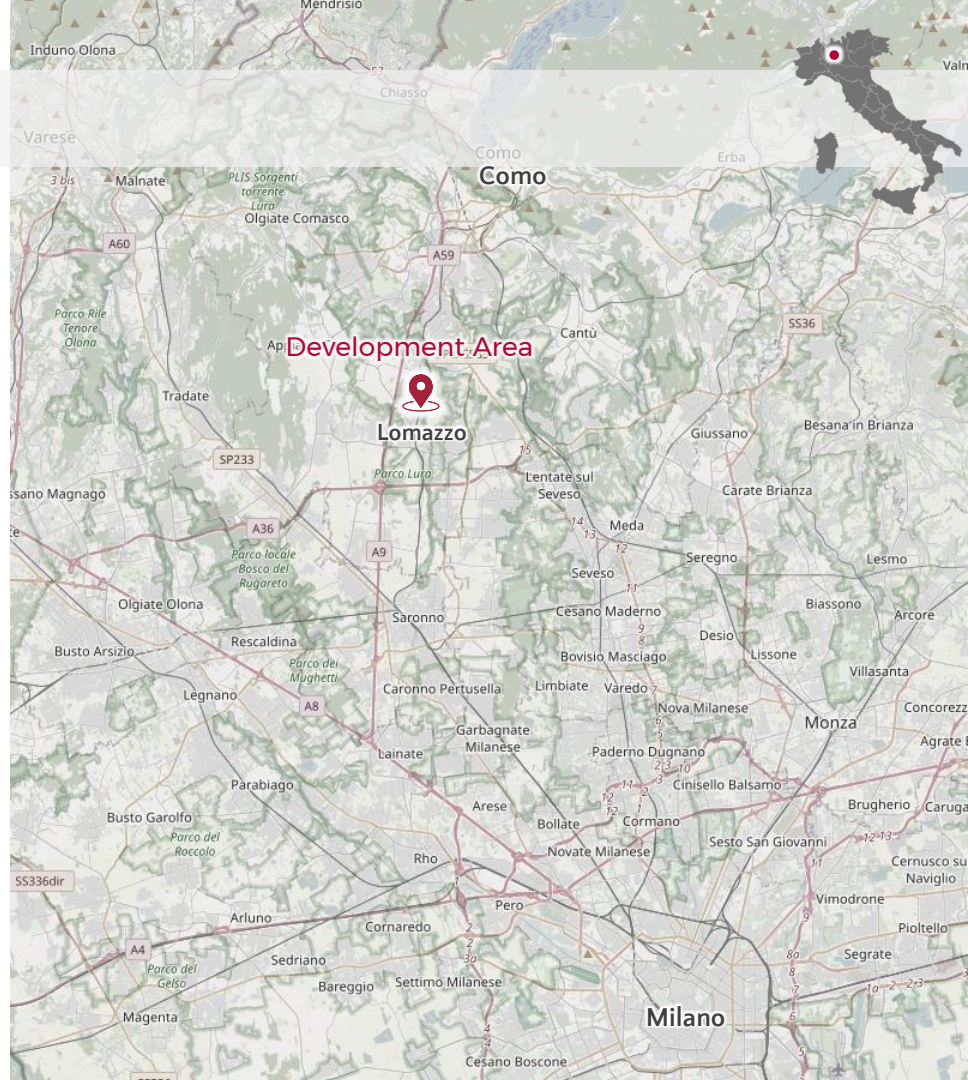


Location «Macro»

The area is located in the municipality of **Lomazzo** in the **province of Como**, from which it is about 17 km; the asset is well connected thanks to the motorway infrastructure network and the network of state and provincial roads to the main cities of Lombardy. It is 12 km from Saronno, 29 km from Monza, **35 km from Milan** and 43 km from Varese. The area is located near the train station of Lomazzo, which insists on the line Como Lago – Milano Cadorna. The nearest airport is Milano Malpensa "Silvio Berlusconi", which is 37 km far from the asset.

Main Distances

Lomazzo Railway Station	0.4 Km
Como	17 Km
Milano	35 Km
Lomazzo Nord A9 Entrance / Exit	2.0 Km
Milano Malpensa Airport	40 Km



Location «Micro»



Asset Overview

The asset, a **former industrial plant**, stands within an area of **over 43,000 sqm** and currently spans multiple buildings with different industrial functions. The central location of the lot and its excellent connections allow the area to be reasoned with a view to urban redesign and regeneration.



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Area of Regeneration ARU1 / Former Henkel

The **ARU1 regeneration area**, covering about 43,650 sqm of land area (St), concerns the disused manufacturing and artisanal sector of the former Henkel, located along the eastern edge of the railway line, including areas connected to the main plant that are located within the quadrilateral defined by Parini, Luini, Manzoni and Como streets.

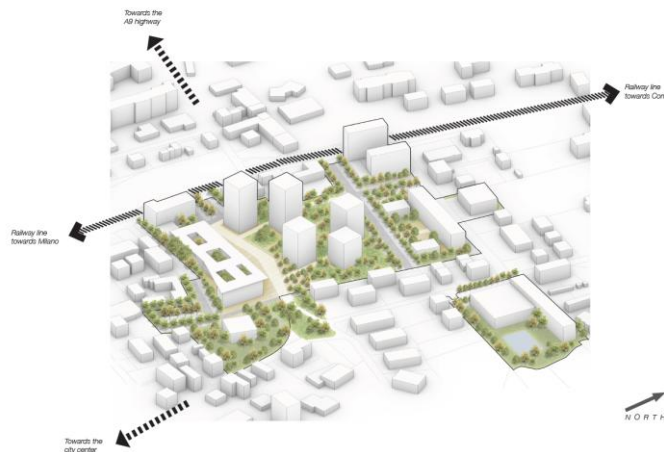
Affected by the recent divestment of manufacturing activity, the area finds interest and feedback within the PGT Variant, configuring itself as an **area of urban regeneration** aimed at the **recovery and redevelopment of the area and its morphological and functional integration with the urban surroundings**.

Objectives and Project Directions

Enclosed in the built fabric and spread within several subdivisions, the intervention referred to the regeneration area ARU1 will therefore have to recover not only the urban layout through a new soil design but also the **relationship with the prevailing functions around**, promoting a functional vocation that, on the basis of the experience of the technological innovation hub and startup incubator linked to **Como Next**, is oriented to advanced **directional and productive uses with a balanced mix of residential** and, as complementary activities, also of possible neighborhood businesses and craft activities of commercial relevance. It should be noted that the priority orientations in terms of functional uses for regeneration take into account, on the one hand, the **high degree of accessibility of the area** and, on the other hand, the **positive effects on the vitality of the urban sector located adjacent to the core of the oldest settlement**.

Building Indices and Parameters

With reference to the total Land Area (St) of 43,650 square meters that the Variant identifies as the ARU1 regeneration area, the **maximum theoretical settlement capacity** that can result from the allocation of building rights during implementation planning is **35,000 sqm of Gross Floor Area (GFA) and a max height of 35 mt**, in reduction with respect to the existing building density, because of the new functions that can be settled and the typological and morphological relationships that the intervention must adequately guarantee with respect to the existing urban layout around it.



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Permitted and Excluded Uses

Building rights should be referred to a **balanced functional mix** in which the **office** function and the **residential** function, which is the prevailing destination of the settlement context in which the area is located, converge.

The following are to be considered complementary and compatible: the **commercial function limited to neighborhood establishments**, craft activities of commercial significance and **food and beverage activities**, the **tourist accommodation function**, in addition to personal welfare or similar activities, **cultural and entertainment** or leisure activities, and public services and services of public or general interest.

Endowment of Services and Public Spaces and Public Use

The regeneration area must guarantee an **endowment of services and public spaces and public use (Dt)** to be calculated, due to the functional vocations settled, according to the minimum quantities established by the Implementation Provisions of the Plan of Services, and in any case **not less than 35% of the territorial area (St)**. Allocation that must correspond as a priority to the transfer of paths and public spaces within the perimeter of the ARU1 area, ensuring on site also the finding of the **minimum allocation of public spaces to be used for parking**, to be calculated according to the settled functional vocations.

Environmental Mitigation Measures and Landscape Integration

In order to mitigate the new settlements with respect to the forest areas located along the eastern edge of the compartment bordering the Plis Parco del Lura, the intervention must create a **wooded strip with a variable width of about 20 meters in continuity with the existing forest**. With the same objective and in order to promote the landscape integration of the intervention, **the new project buildings must be placed at a distance of 20 meters from the same wooded strip**.

Urban Planning Implementation

The ARU1 regeneration area will have to be implemented through the definition of a Piano Attuativo (PA), in compliance with the Implementation Provisions of the Plan Document and the Common Provisions of the PGT. The forecasts referring to the regeneration area may also be implemented by individual intervention lots, subject to compliance with a unified design in terms of morphological and typological layout, public amenities and public use, road network and access, technological sub-services. To this end, a master plan referring to the entire perimeter of the regeneration area will have to be defined, to be taken up by the City Council together with the proposed implementing urban planning tool.



NORTH

Masterplan Overview

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Use	GFA sqm	%
Total	35,000	100 %
Residential	14,000	40,00 %
Hotel	5,250	15,00 %
Retail (shops)	2,650	7,57 %
Office	2,350	6,71 %
Health and wellness centres	2,000	5,71 %
Sports centre	2,000	5,71 %
Private parking	2,000	5,71 %
Clinics and care services	1,500	4,29 %
Bars and restaurants	1,050	3,00 %
Recreation area	1,000	2,86 %
Cultural activities	700	2,00 %
Consultancy centres	500	1,43 %



Masterplan Overview

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