

# Terreno a Pavia - Rif. 20215



Luogo

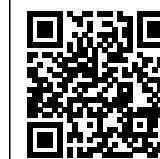
**Lombardia, Pavia**

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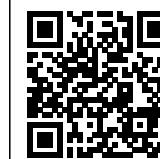


Complesso immobiliare, sito a Pavia (PV), viale Torquato Tasso 2. Il compendio di Porta Cairoli è ubicato in zona semicentrale, non distante dal centro storico e dal Castello Visconteo. L'area circostante è caratterizzata da edifici con destinazione prevalentemente residenziale, affiancati da attività terziarie e commerciali. Nell'area sono localizzate importanti testimonianze storiche e architettoniche nonché parchi e riserve (Ticino, Vernavola). L'area è definita nel PGT del Comune di Pavia come "ex Magazzini di Porta Cairoli" ed è situato all'interno di una zona "cuscinetto" tra l'alzaia del Naviglio Pavese, la zona residenziale di espansione della zona nord-est della città e la scuola secondaria S. Boezio. Trattasi di alcuni capannoni edificati nel 1925, destinati ad alloggi e magazzini, una tettoia e un'area verde (campo sportivo). A ridosso del muro di cinta si colloca il corpo di fabbrica dell'ex guardiana in corrispondenza dell'unico ingresso carraio. L'edificio verso il Naviglio è sottoposto a vincolo da parte del Ministero per i Beni e le Attività Culturali. La riqualificazione dell'intero complesso, basata sulle norme tecniche di attuazione vigenti, considera la realizzazione di circa 5000 mq a destinazione residenziale, 4000 mq a destinazione commerciale (esercizi di vicinato e medie strutture di vendita) e 800 mq tra terziario e piccolo artigianale. Superficie lorda indicativa: 9321 mq. Piena proprietà di complesso immobiliare ex caserma: (CF): Sezione B - Foglio 17 - Particella 2366 - Cat. F/2(CF): Sezione B - Foglio 17 - Particella 2367 - Subalterno 1 e 2 - Cat. F/2(CF): Sezione B - Foglio 17 - Particella 2367 - Subalterno 3 - Cat. D/7(CF): Sezione B - Foglio 17 - Particella 2368 - Cat. F/1(CF): Sezione B - Foglio 17 - Particella 1731 - Subalterno 1 - Cat. C/1(CT): Sezione B - Foglio 17 - Particella 1277 - Cat. Terreno

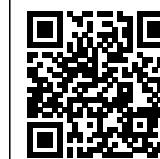
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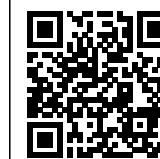
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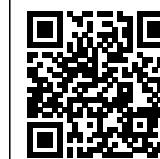
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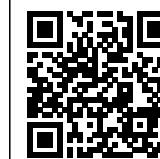
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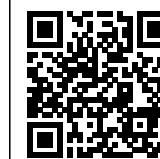
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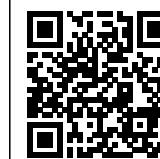
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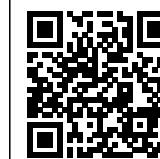
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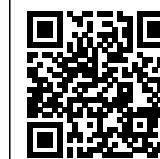
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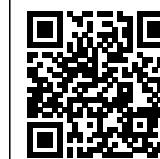
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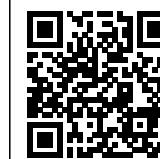
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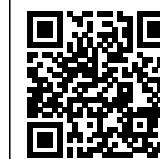
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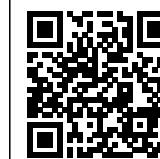
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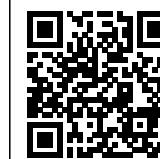
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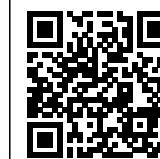
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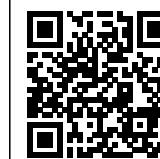
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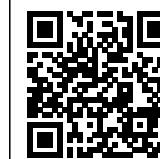
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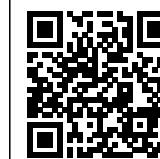
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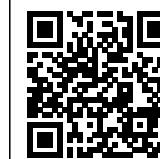
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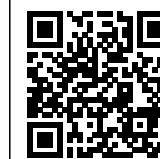
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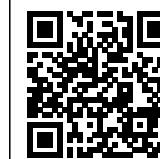
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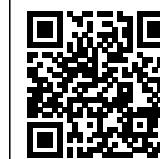
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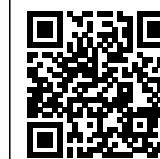
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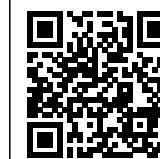
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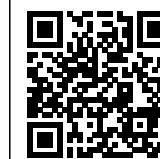
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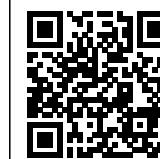
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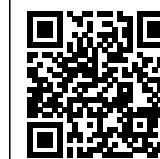
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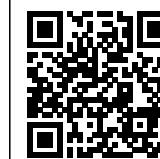
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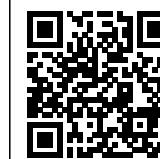
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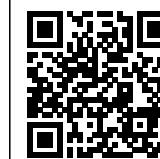
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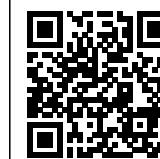
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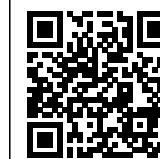
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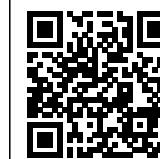
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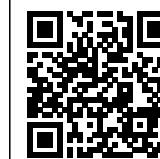
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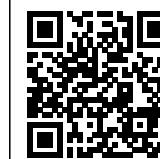
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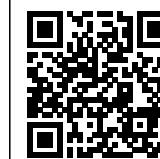
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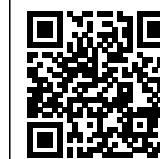
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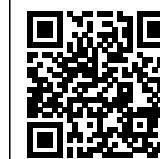
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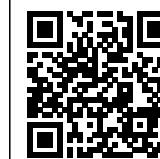
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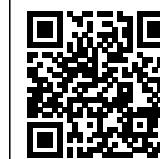
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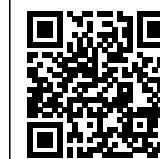
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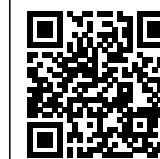
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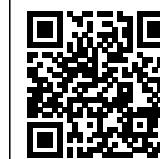
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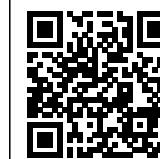
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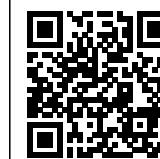
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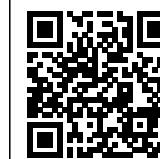
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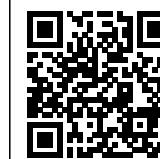
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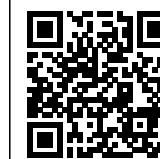
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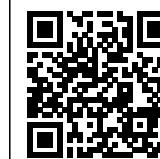
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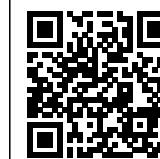
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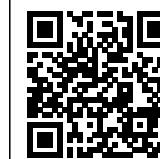
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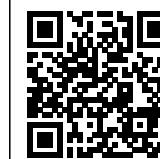
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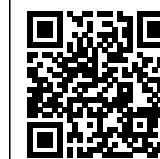
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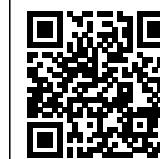
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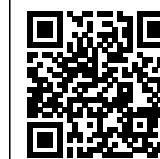
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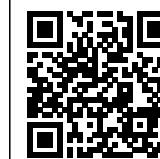
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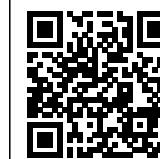
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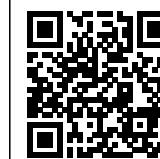
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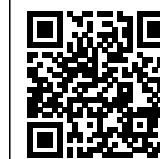
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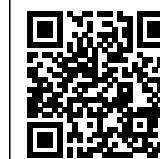
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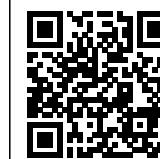
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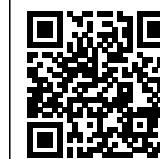
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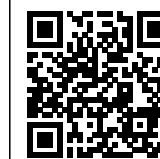
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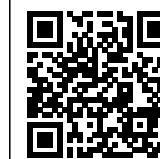
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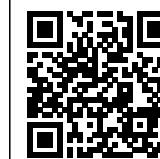
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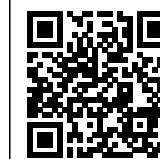
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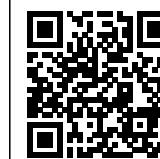
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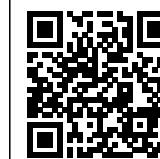
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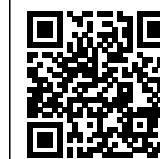
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