

Rozzano – Lombardia

Building area in the south west of Milan

Property ID: Immo-2021-322



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PURCHASE PRICE: 3.000.000 EUR • LAND AREA: 9.300 m²

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At a glance

Property ID	Immo-2021-322	Purchase Price	3.000.000 EUR
Available from	15.05.2024	Object type	
		Commission	Subject to commission
		Total Space	ca. 9.300 m ²
		Usable Space	ca. 0 m ²

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The property



PROGETTO PLANIVOLUMETRICO CON VOLUMI A DESTINAZIONE RESIDENZIALE



FOTO AEREA CON PERIMTRAZIONE AREA D' INTERVENTO

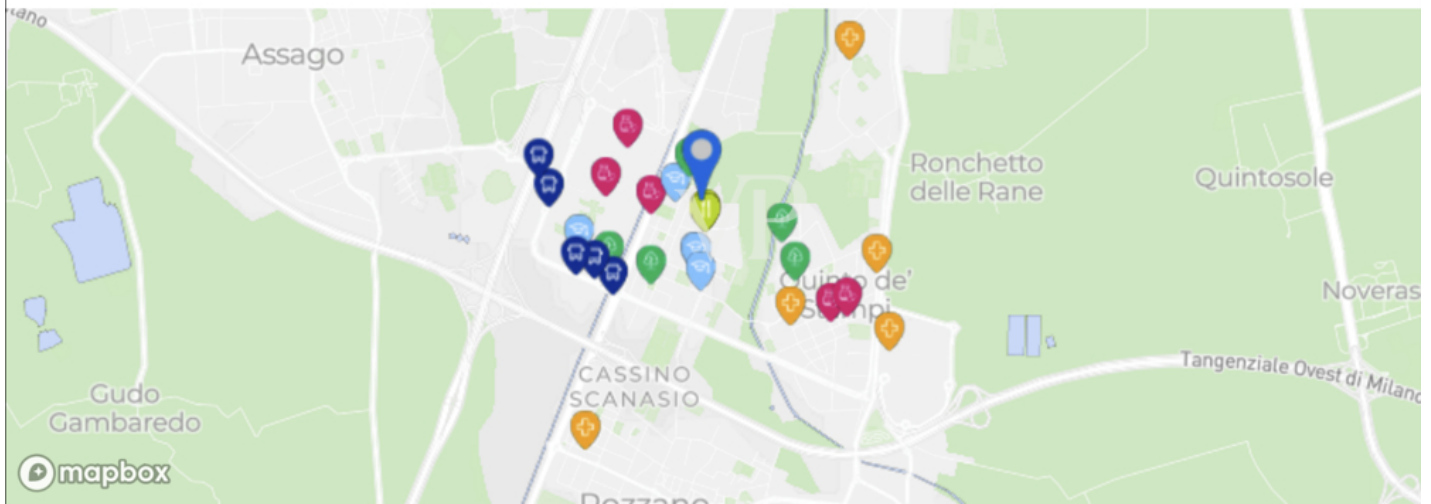
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The property



Farmacie

m	Nome
331	Farmacia Valleambrosia - aperta 7 giorni su 7
559	Farmacia Assago - Milanofiori S.R.L.
600	Progine Farmaceutici
1,138	Farmacia Comunale N.1
1,194	Sisthema Srl

Cibo e bevande

m	Nome
195	Pizzeria D'Asporto - Mister Pizza
203	Ristorante Rikscio Di Zhou Hongyuan
213	Trattoria Delle Rose
216	Filocamo Stefano
219	Bar Tabacchi La Valle Dell'Eden

Scuole

m	Nome
162	Scuola dell'infanzia di via Monte Abetone
465	Scuola
468	Scuola Primaria Via Alberelle
589	Scultura Valleambrosia
846	Scuola nautica Spotornoli Milano

Ospedali

m	Nome
987	CPS Rozzano
1,212	Artsana (S.P.A.)
1,284	Operatore Socio Sanitario
1,537	Humanitas Medical Care
1,754	Centro Fisioterapia

Parchi

m	Nome
149	Parco comunale
586	Divertilandia
633	Parco Deadwhospeak
740	Parco pubblico
796	Area Cani 1

Trasporti

m	Nome
829	ROZZANO-Valleambrosia-SS35 (Milanofiori)
846	MILANOFIORI Via Gran S. Bernardo
929	ROZZANO-Milanofiori Gran S.Bernardo
962	ASSAGO Milanofiori Forum M2
1,032	Assago Milanofiori Forum

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SUPERFICIE TERRITORIALE		9.300,00mq
SL ESISTENTE		5.345,00mq
SL MAX EDIFICABILE		9.300,00mq
INDICE MAX		1mq/mq

1) RISTRUTTURAZIONE EDILIZIA

SL ESISTENTE					5.345,00mq
PREMIALITA' - RIGENERAZIONE ED EFFICIENTAMENTO +25%	5.345,00mq	*	25%		1.336,25mq
SL DISPONIBILE					6.681,25mq
VOLUME	6.681,25mq	*	3		20.043,75mc

ONERI PRIMARIA E SECONDARIA	20.043,75mc	*	58,72 €	60%	470.787,60 €
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COSTO COSTRUZIONE			231.131,80 €	20%	185.704,80 €
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STANDARD	1.336,25mq	/	35		38,18
	38,18	*	45,23mq/ab		1.726,82mq
	1.726,82mq	-	2.700,00mq (area in cessione)		-973,18mq

MONETIZZAZIONE STANDARD	0,00mq	*	120,00 €		0,00 €
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TOTALE ONERI RISTRUTTURAZIONE					656.492,40 €
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**art. 17, comma 4-bis, del Testo Unico dell'Edilizia, come riformato dal D.L. Semplificazioni convertito in legge e del nuovo comma 7-ter introdotto, in sede di conversione, dalla L. n. 120/2020 all'art. 10 del D.L. Semplificazioni.

***art. 44 comma 8 della L.R. 12/2005

SUPERFICI PARTICELLE CATASTALI

le superfici al catasto terreni sono le seguenti:

Foglio 1 particella 18	mq.	190
Foglio 1 particella 19	mq.	880
Foglio 1 particella 20	mq.	37
Foglio 1 particella 45	mq.	450
Foglio 1 particella 126	mq.	1680
Foglio 1 particella 171	mq.	5591
Foglio 1 particella 172	mq.	170
Foglio 1 particella 178	mq.	330

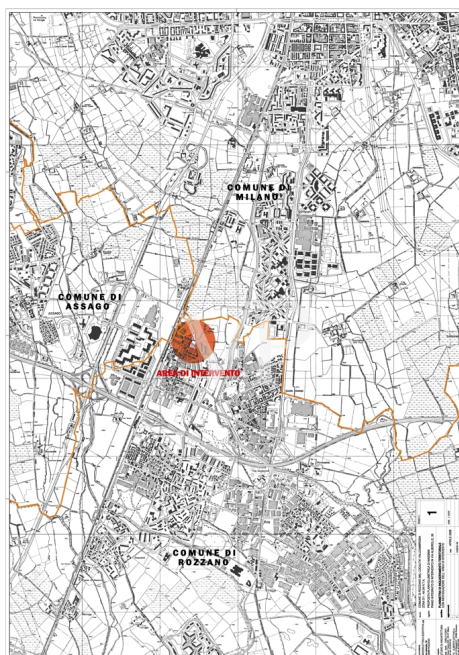
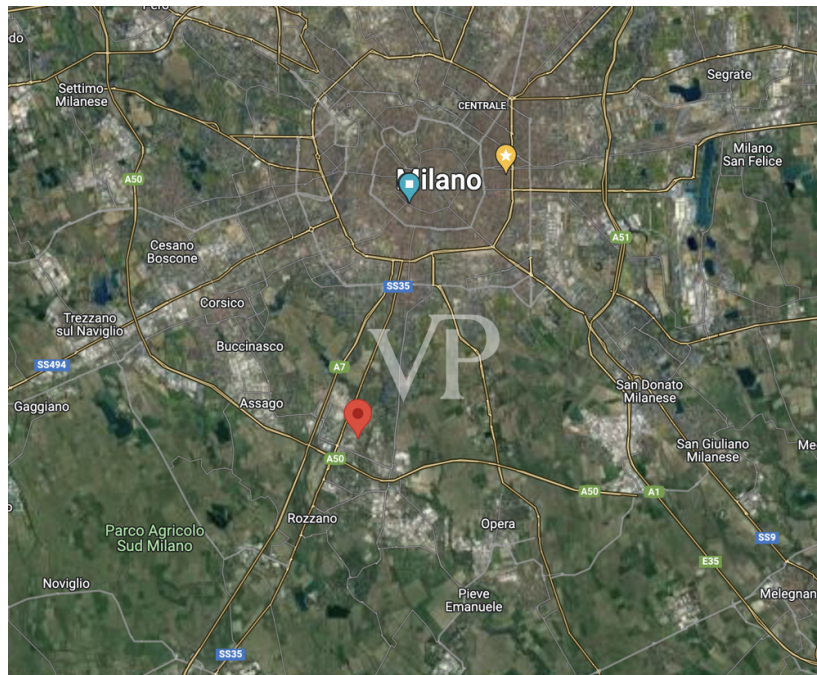
mq. 9328

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***** Rimango escluse le superfici dei fossi in quanto catastalmente non identificati e la superficie della particella 125 in quanto non compresa per intero

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A first impression

The area for sale at 56 Alberelle Street is located in the hamlet of Rozzano called Valleambrosia. VON POLL REAL ESTATE is proposing an area that consists of a set of decommissioned artisanal/manufacturing subdivisions facing mainly along Alberelle Street, to be redeveloped into a residential area, as Rozzano's master plan allows it. On the area there is a project that received the approval of the municipality in 2017, for a volume to be built of 27,900 cubic meters, including residential and, in small part, commercial. This volumetry has been reconfirmed by the Municipality of Rozzano where it is located. This area appears to be on the border with the municipality of Assago and a few hundred meters from the subway.

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Details of amenities

The area of via Alberelle is located in the hamlet of Rozzano called Valleambrosia. It has a land area of 9.100 square meters, on which is allowed a maximum buildability of 9.300 square meters equal to 27.900 cubic meters.

PUBLIC OBJECTIVES OF THE PROJECT:

Bicycle and pedestrian connection between Via Monviso and the traffic circle of Via Alberelle with provision of parking spaces also serving the neighborhood.

The quality standards to be achieved in order to obtain additional volumetric bonuses, within the limits of the volumetry already provided by the expired DDP, compared to what is already allowed with the application of art. 40 bis are:

1. Construction of illuminated bike path connecting Via Franchi Maggi and Via Aspromonte north side.
2. Completion of the public lighting of the cycle-pedestrian path connecting via Aspromonte and via Monte Pollino.
3. Redevelopment of additional existing public spaces in the Valleambrosia district.

For the implementation of the building renovation project, it is necessary to prepare a Building Permit Agreement (PCC).

If the renovation project is added to the project of new construction, it is necessary to prepare an Integrated Intervention Plan (IIP).

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All about the location

This real estate complex is located a few minutes from the Assago Milanofiori exit of the A7 Genova-Milano freeway, from the Tangenziale Ovest exit, Rozzano exit and a few hundred meters from the M2 subway station, adjacent to the border between the City of Milan and Rozzano. In the immediate vicinity there is the directional and commercial center of Milanofiori, a reference point for shopping and business in Milan, where many national and international companies and brands have chosen to establish their offices and exhibition spaces; the Forum of Assago that hosts the most important concerts coming to Italy, passionate meetings of the national basketball championships and skating shows. The large green areas of the Parco Regionale Agricolo di Milano Sud (Regional Agricultural Park of South Milan) surround the entire Valleambrosia area with cycle paths, historical residences and naturalistic areas. The area on which there are now abandoned industrial warehouses with significant green areas will be the subject of a transformation in the near future with a change of use to residential. In fact, an architectural enhancement project is being studied which foresees the installation of a number of medium-sized residential buildings, arranged in such a way as to create an independent place of its own, in direct contact with adjacent green areas which are part of the South Milan agricultural park.

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Interventions must be concentrated in the area along Via Alberelle with a maximum volume determined in accordance with the land index originally established by the DDP. The possibility of providing for greater volumetry, compared to the existing disused one, increased pursuant to art. 40 bis of LR 12/2005, to be implemented in the manner specified by the resolution of the CC n. 5 of February 22, 2021, up to 9,328 square meters, corresponding to the maximum allowable calculated in accordance with the previous DDP, will be allowed in proportion to the realization of works of quality standards to serve the neighborhood. The project must provide adequate space for parking on the street and parking areas for public use, open-air aggregation spaces, integrated into the project of the pertinent green areas, as well as the provision of bicycle and pedestrian paths to facilitate transverse movements within the neighborhood and the connection with the adjacent PII 2, at Via Monviso.

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Contact partner

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