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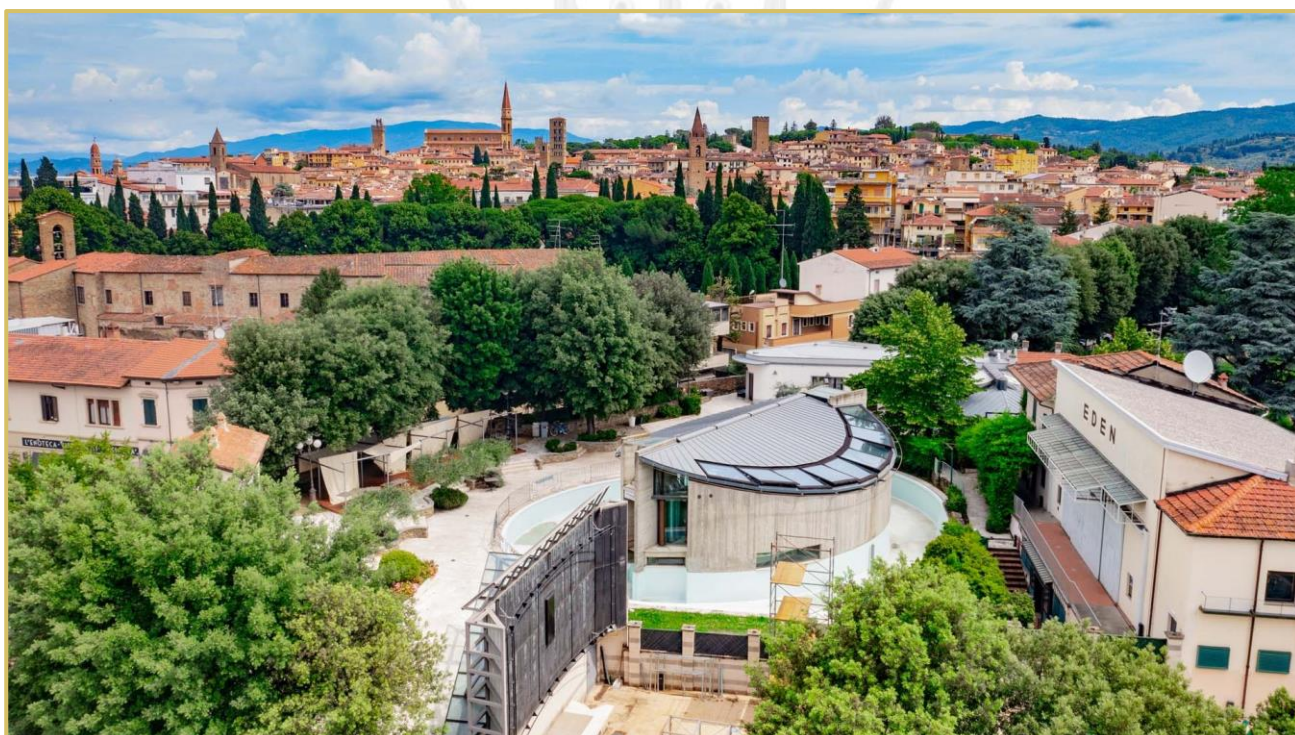
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 2389 – **BASTIONE AREZZO**

COMMERCIAL PROPERTY FOR SALE IN THE HISTORIC CENTER OF AREZZO, TUSCANY

Arezzo – Arezzo – Tuscany

VIEW ON OUR WEBSITE



Interiors
1,700 sqm

Restaurant
130 + 100 clients

Indoor cinema
164 + 94 viewers

Outdoor cinema
350 viewers

Properties

Cinemas, restaurant, lounge bar, outdoor cinema

In the historic center of Arezzo, above one of the bastions along the 16th-century walls, commercial property for sale. The complex (over 1,700 sqm in total) is currently in business and in excellent condition, with modern buildings characterized by large windows and continuity between indoor and outdoor spaces. The 3,700 sqm of courtyards and yards connecting the buildings are perfect for outdoor events, and the restaurant can comfortably accommodate up to 230 guests for events and ceremonies.

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SUMMARY OF THE PROPERTY

REFERENCE #: 2389 – BASTIONE AREZZO

TYPE: commercial property

CONDITIONS: excellent

LOCATION: historic center, along the city wall

ACCESS: excellent, paved road

INTERIORS: 1,700 square meters (18,292 square feet)

INDOOR CINEMA: 164 + 94 viewers (two halls)

OUTDOOR CINEMA: 350 viewers

RESTAURANT: 130 clients (+ 100 clients outdoor)

MAIN FEATURES: restaurant, lounge bar, cinema with two projection rooms, outdoor cinema, convenient location with neighboring parking area, swimming pool, ample windows, historic buildings, stone walls, ample paved outdoor spaces

LAND: 3,700 square meters (0.9 acres)

GARDEN: yes, generous areas around the buildings

SWIMMING POOL: yes, around the lounge bar

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: under the floor + radiators + air conditioning

CLOSEST CITIES AND TOWNS

Closest services (50m; 1'), Castiglion Fiorentino (17km; 20'), Cortona (29km; 35'), Anghiari (30km; 30'), Bucine (32km; 35'), Sansepolcro (36km; 35'), Città di Castello (38km; 35'), Tuoro sul Trasimeno (41km; 50'), Montepulciano (51km; 50'), Gaiole in Chianti (56km; 1h), Pienza (58km; 1h), Montalcino (72km; 1h 15'), Siena (74km; 1h), Florence (74km; 1h 5'), Monteriggioni (89km; 1h 15'), San Gimignano (120km; 1h 35'), Lucca (155km; 1h 50')

CLOSEST AIRPORTS

Perugia San Francesco (90km; 1h 10'), Firenze A. Vespucci (95km; 1h), Grosseto C. Baccarini (139km; 1h 50'), Pisa G. Galilei (155km; 1h 45'), Bologna G. Marconi (177km; 1h 55'), Roma Ciampino (229km; 2h 25'), Roma Fiumicino (244km; 2h 30')

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BASTIONE AREZZO

In the **historic center** of **Arezzo**, above one of the bastions along the 16th-century walls, **commercial property** for sale. The complex (over 1,700 sqm in total) is currently in business and in excellent condition, with **modern buildings** characterized by large windows and continuity between indoor and outdoor spaces. The **3,700 sqm of courtyards and yards** connecting the buildings are perfect for outdoor events, and the restaurant can comfortably accommodate up to 230 guests for events and ceremonies.

The current use of the property as a cinema with restaurant and lounge bar has been a choice on part of the current owners, but the building is pretty "flexible" and could easily be repurposed to any other destination one might find useful.

The property is located right on the edge of Arezzo's historic center, along the city walls and next to two convenient parking lots: **Corso Italia**, full of stores and artisan boutiques, is just 450 m away and can be reached on foot in less than five minutes. Slightly closer, on the other hand, is Arezzo **Central Station** with connections to all major Italian destinations.

DESCRIPTION OF THE PROPERTY

The property is located above the **San Bernardo bastion**, at the southwestern corner of the city wall surrounding Arezzo. The fortification was (and still is) part of the **16th-century ramparts** built by the Medici to defend the city. The thickness of the walls behind the ramparts is more than 4 m (13 ft), which provides excellent thermal and acoustic insulation.

Access to the property is through a door that opens at the lower level of the rampart: from here there is a staircase that stairs to what was once the stronghold and now houses the various buildings and green areas.

The sizable and well-known complex consists of an **indoor cinema** with two screening rooms (one on the ground floor and one underground) capable of accommodating 164 and 94 viewers respectively, bathrooms and administrative offices with a ticket booth. The cinema halls can also serve as a convention space for conferences and seminars.

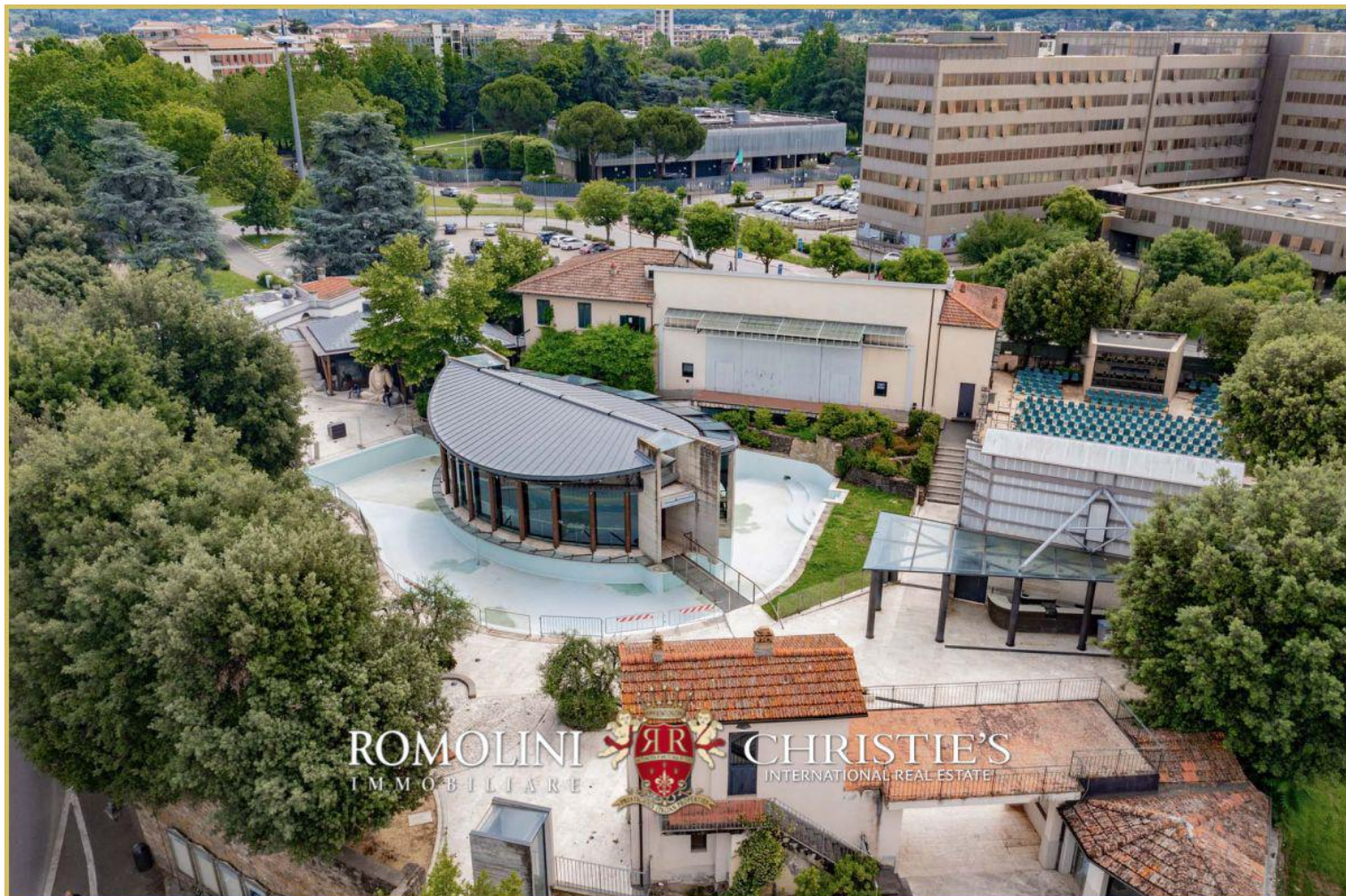
Also with regard to film screening, the complex also features a beautiful **outdoor cinema**, consisting of a large arena of more than 500 sqm with 350 seats for viewers, an outdoor bar, and the projection booth.

Next to the cinema is the **restaurant**, consisting of large dining rooms on two floors, all equipped with service bathrooms, and a large professional kitchen for preparation of meals. In the covered spaces, the restaurant can accommodate up to 130 diners, but in summer the outdoor areas provide about 100 additional seats.

Finally, in the center of the square, stands the **lounge bar** consisting of a large oval-shaped room on the ground floor with a bar in the middle and bathrooms in the basement. Also in the basement are all the technical rooms of the facility and the changing rooms for employees. The bar is surrounded by a pool that forms kind of a channel around the building and is crossed by two walkways on the sides to enter the bar.

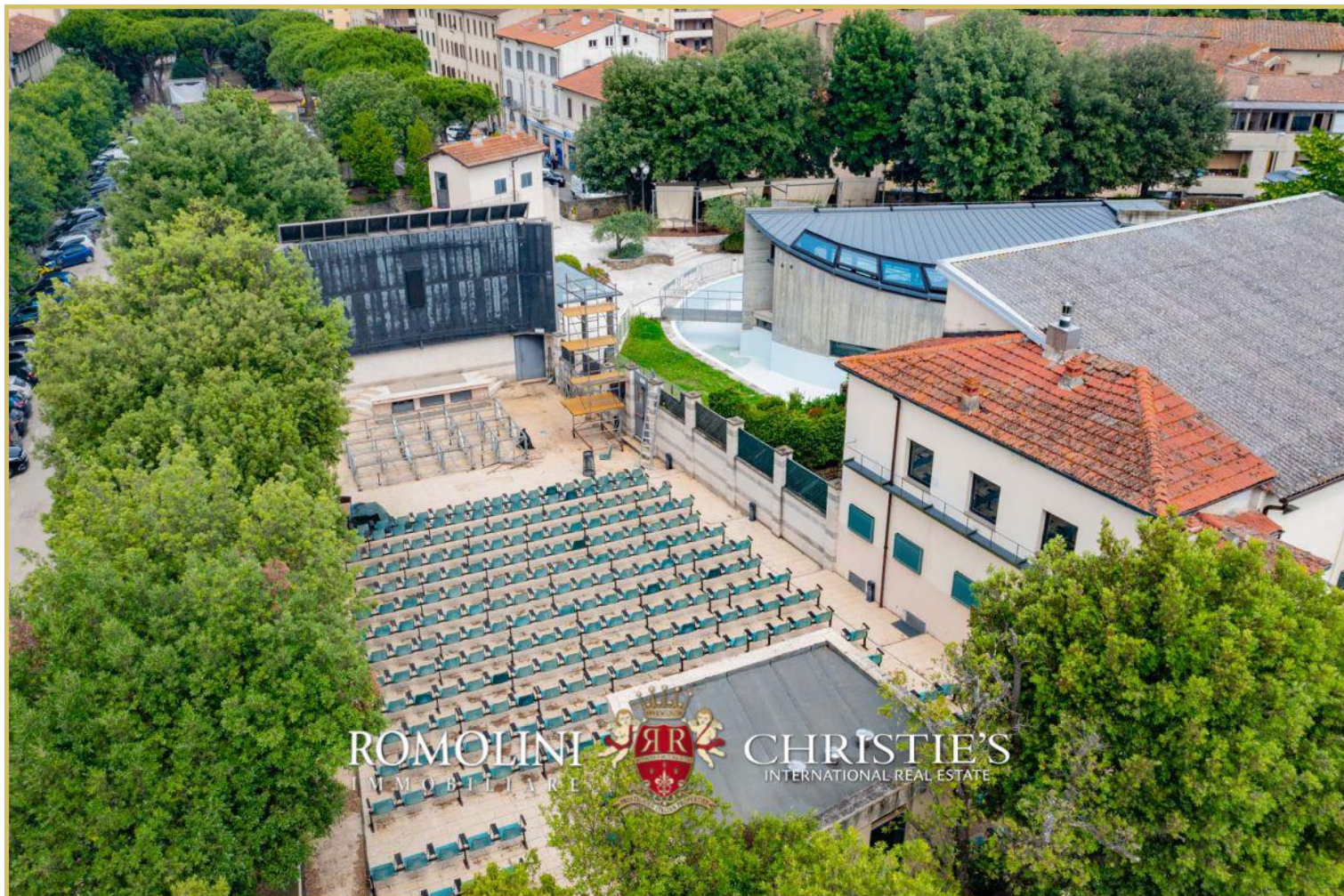
The total **outdoor space** above the bastion is about **3,700 sqm (0.9 ac)** and provides a pleasant spot to relax in the historic center of Arezzo. The parking spaces underneath are extremely convenient for customers and provide no small asset to the structure. Ornamental trees and flowers provide color in spring and summer, while also offering shady corners in which to sip drinks and cocktails even during the day.

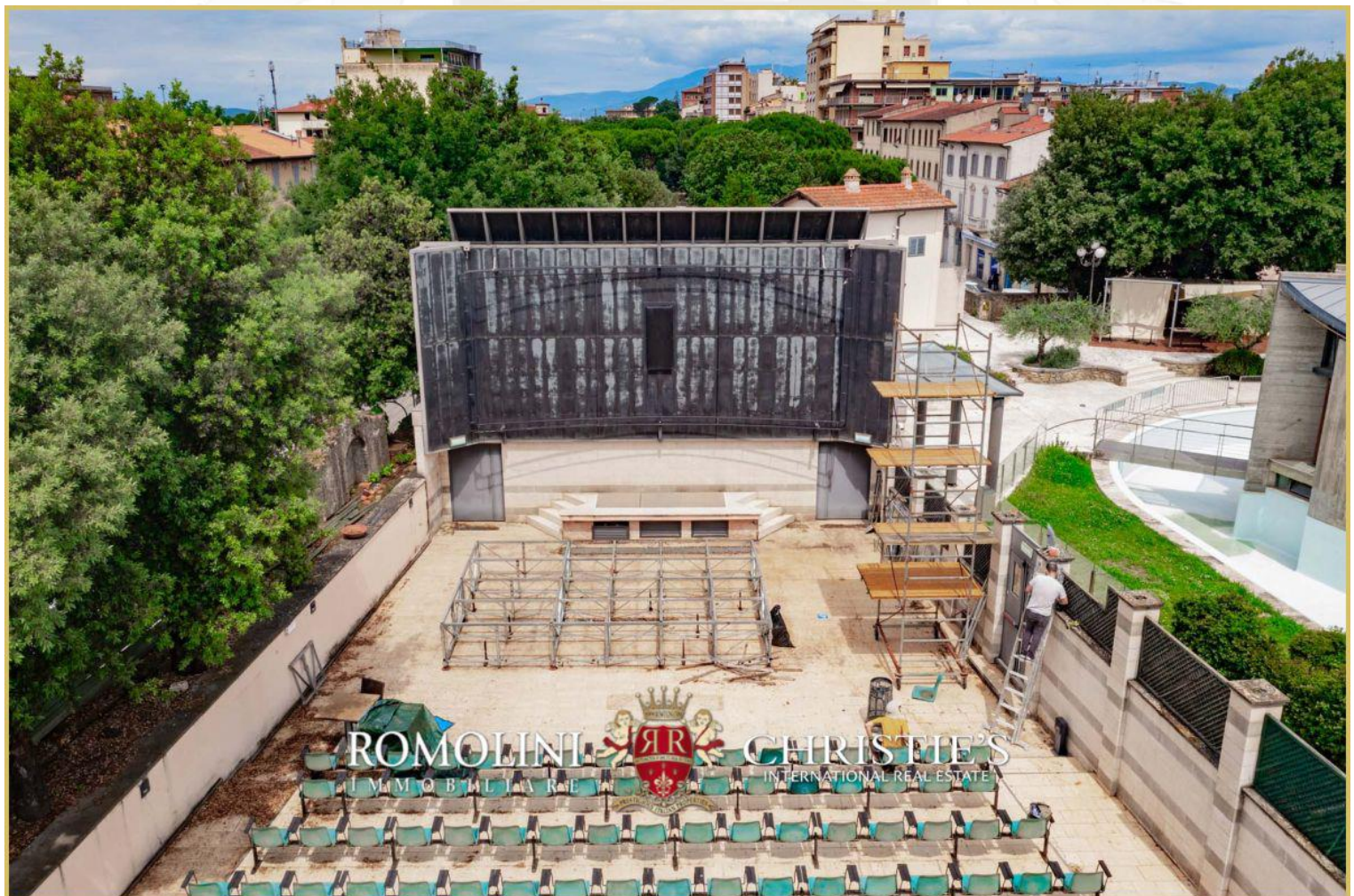










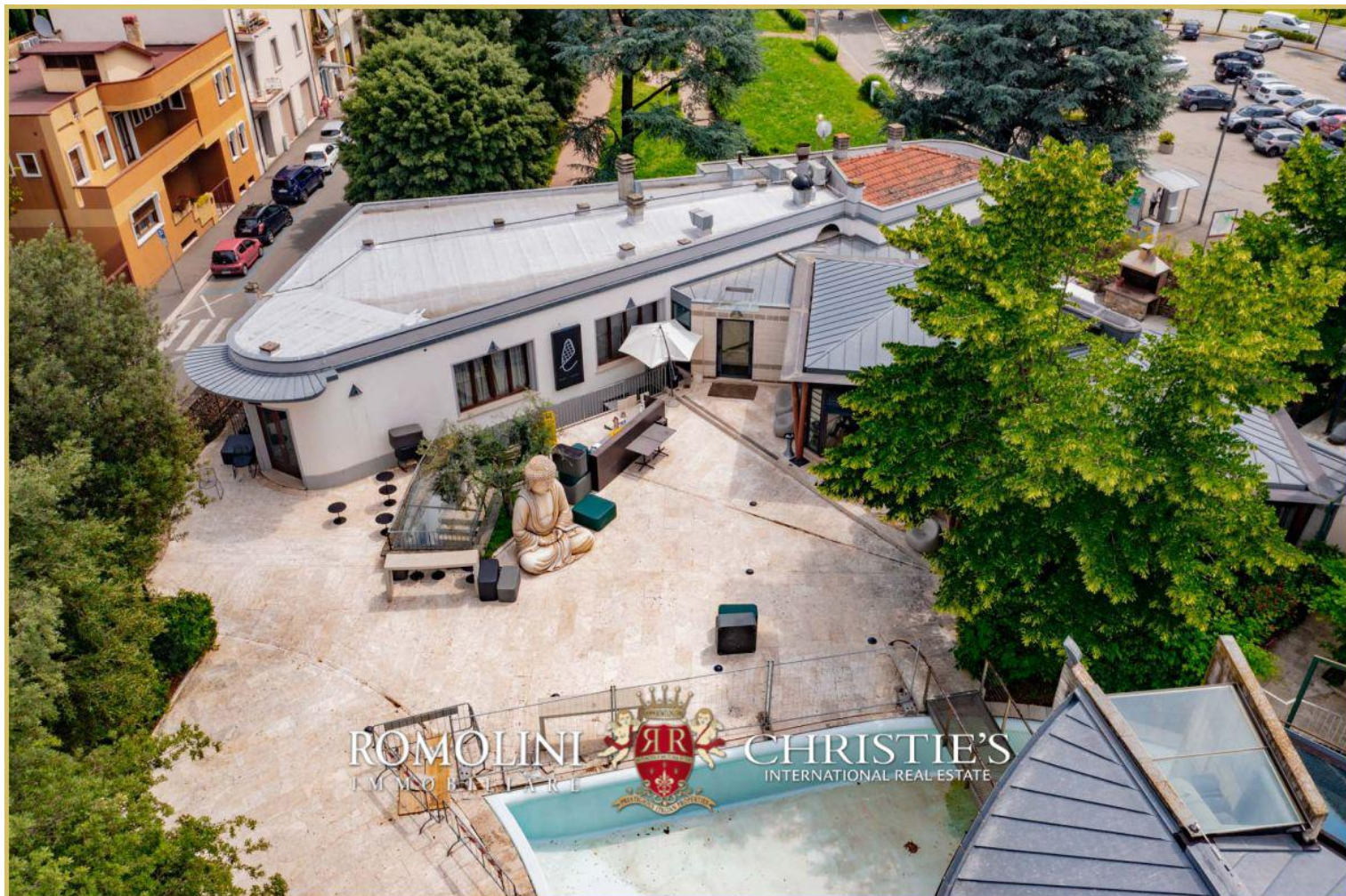


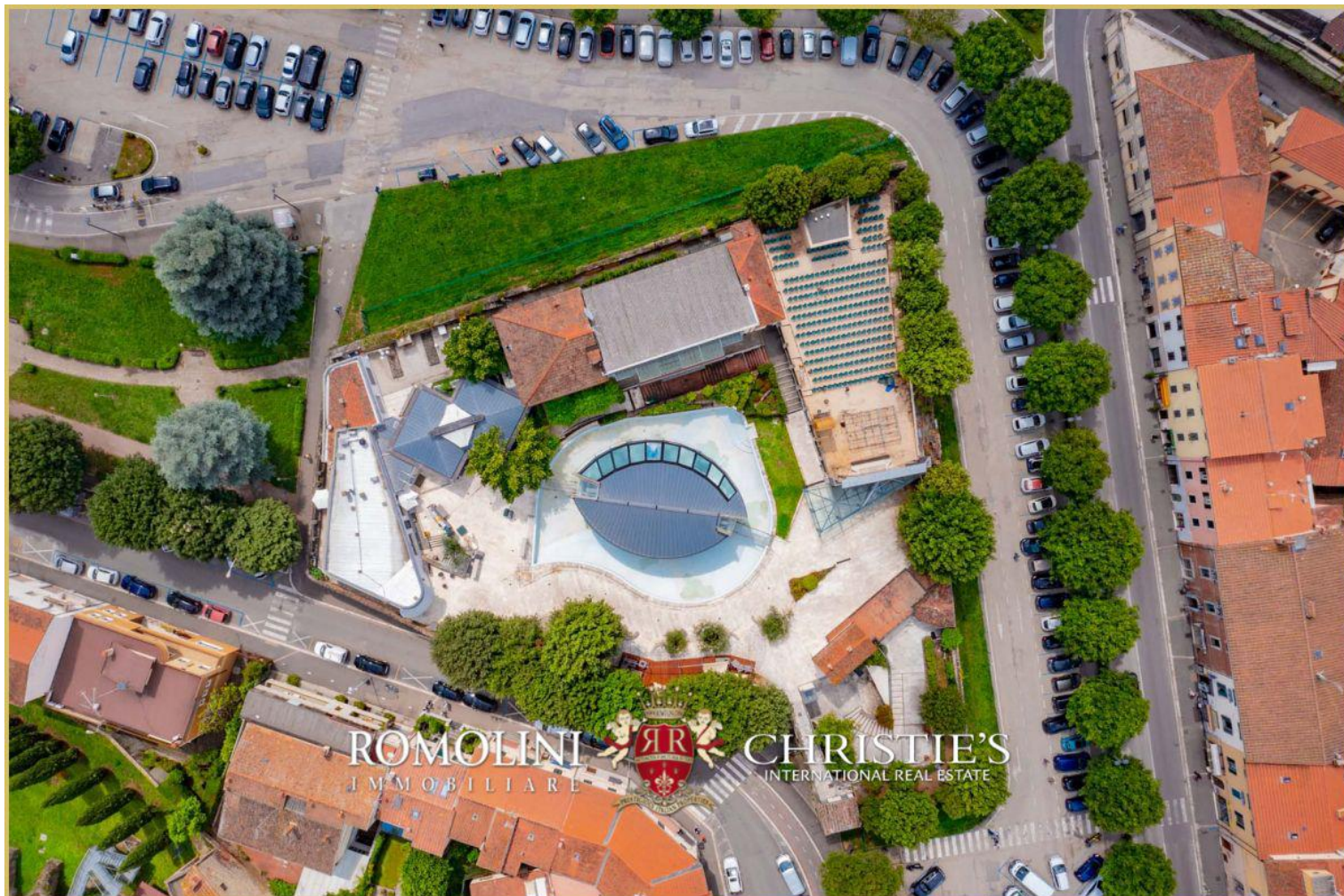




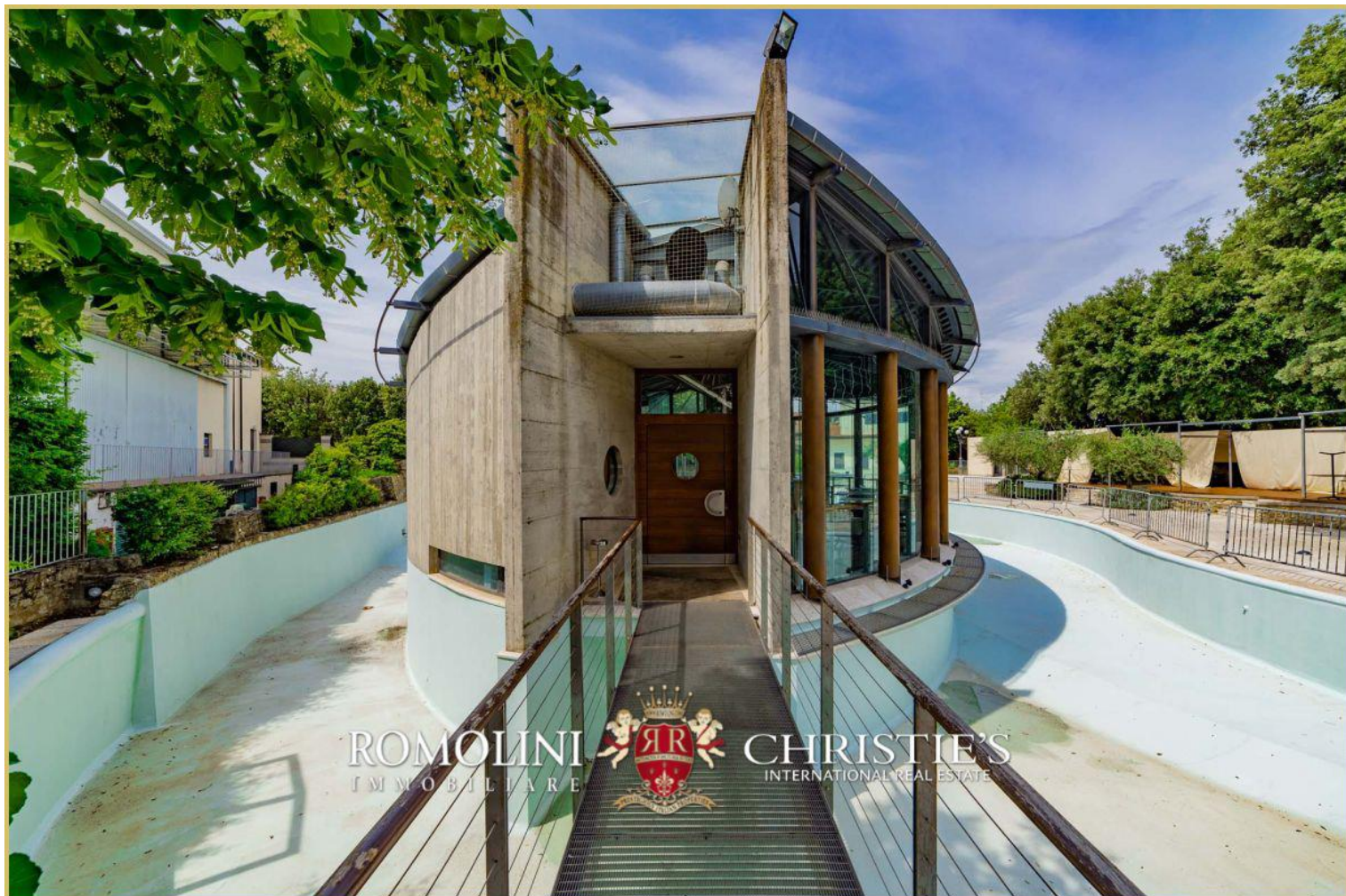






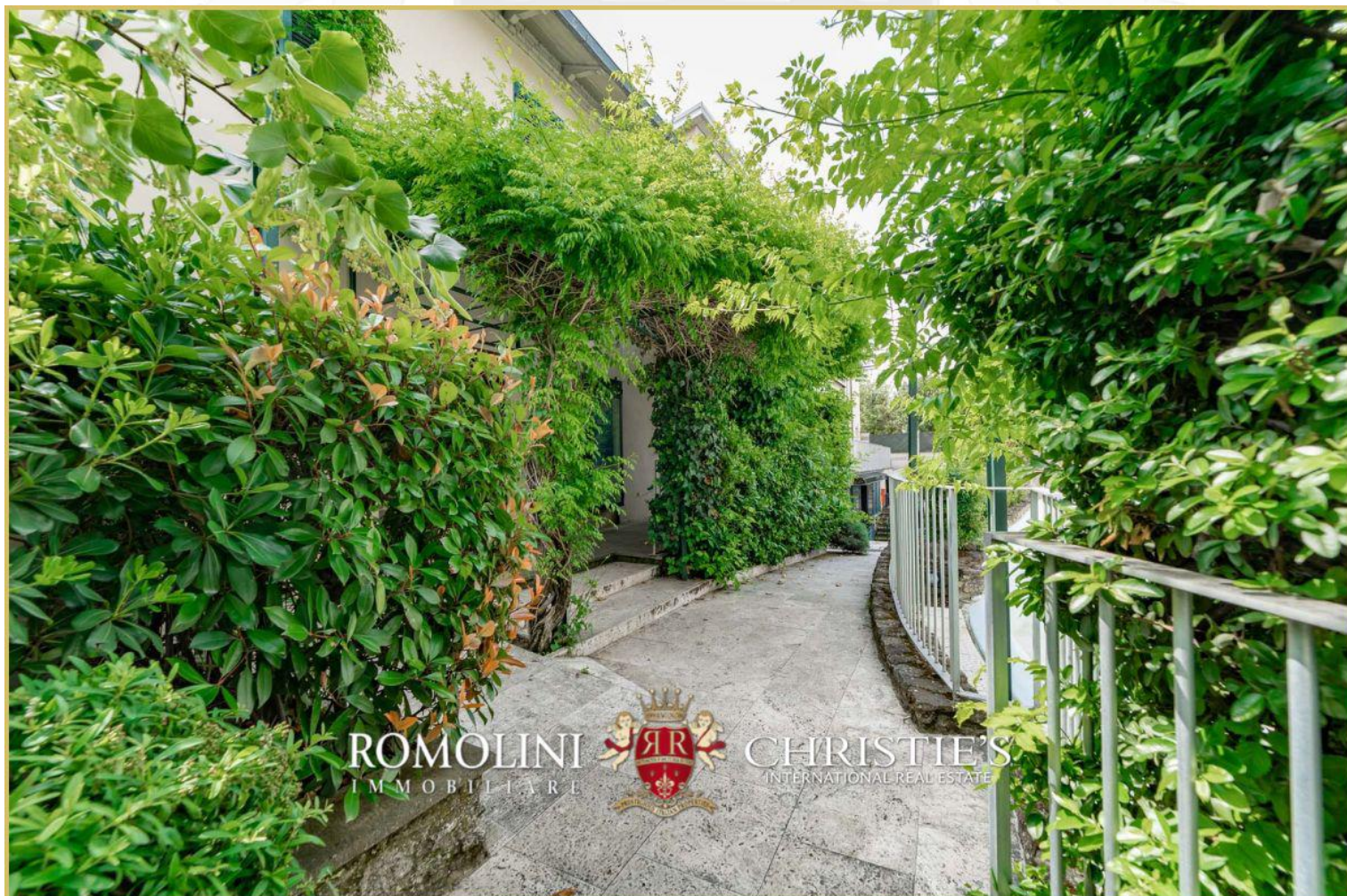




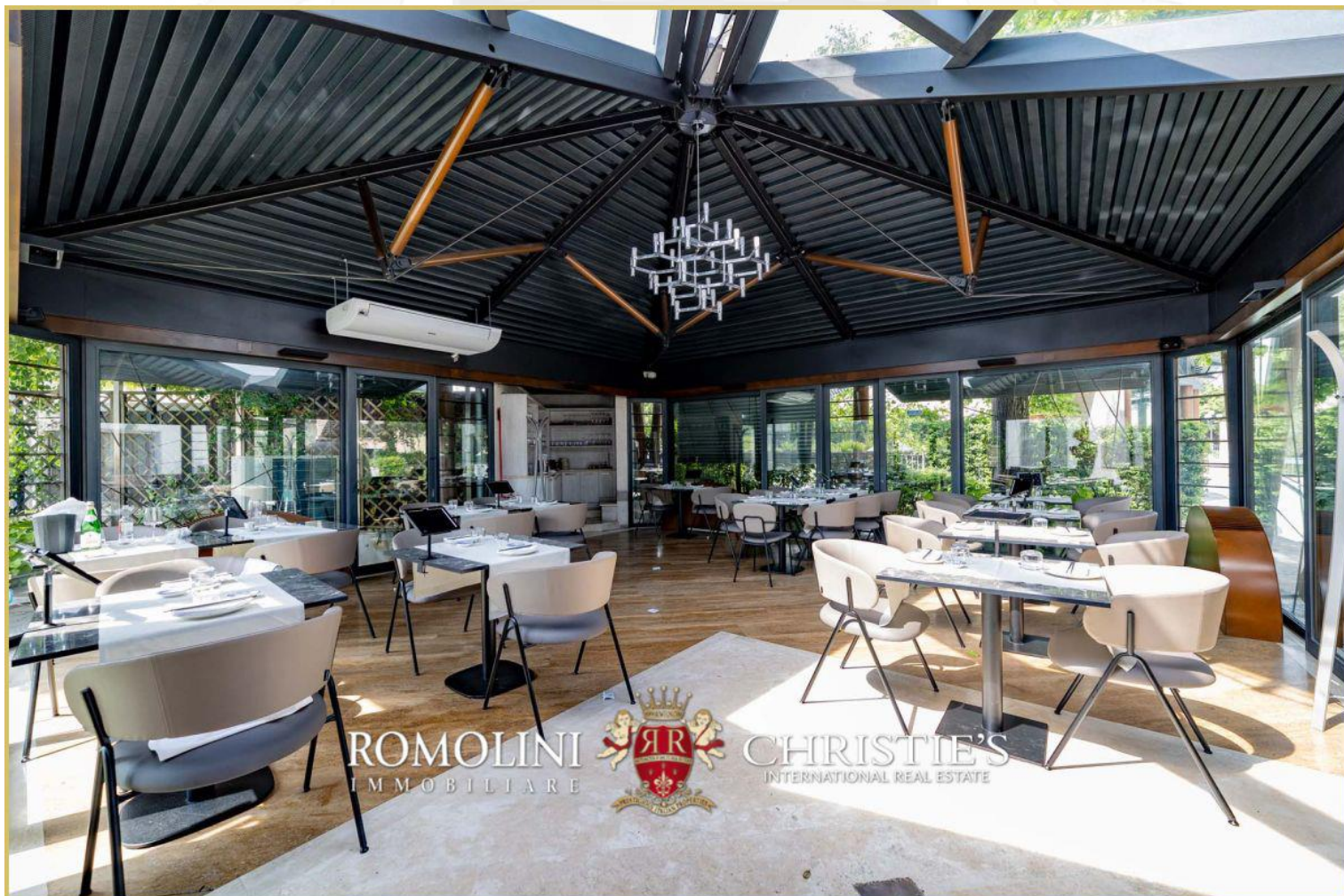










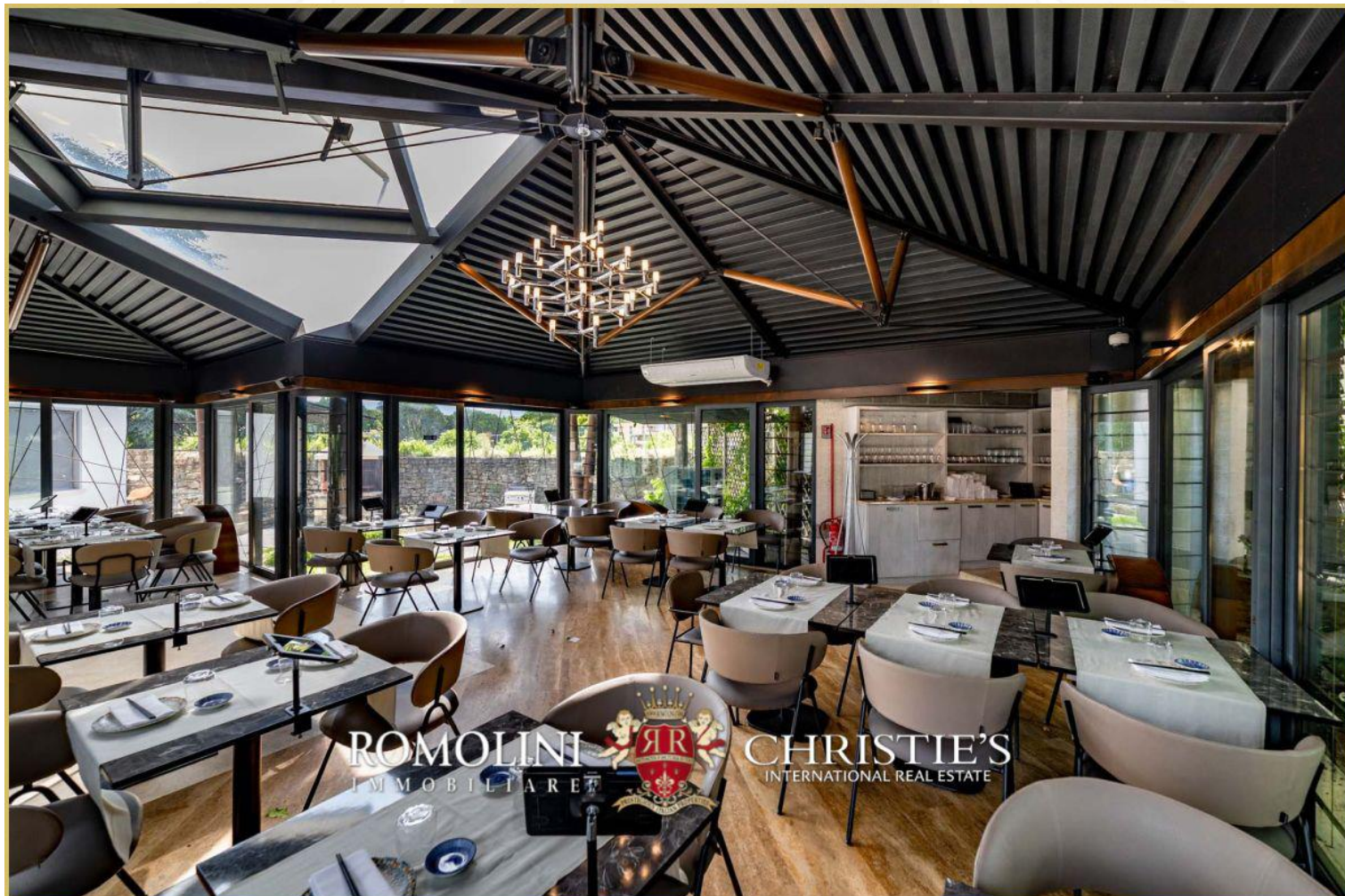


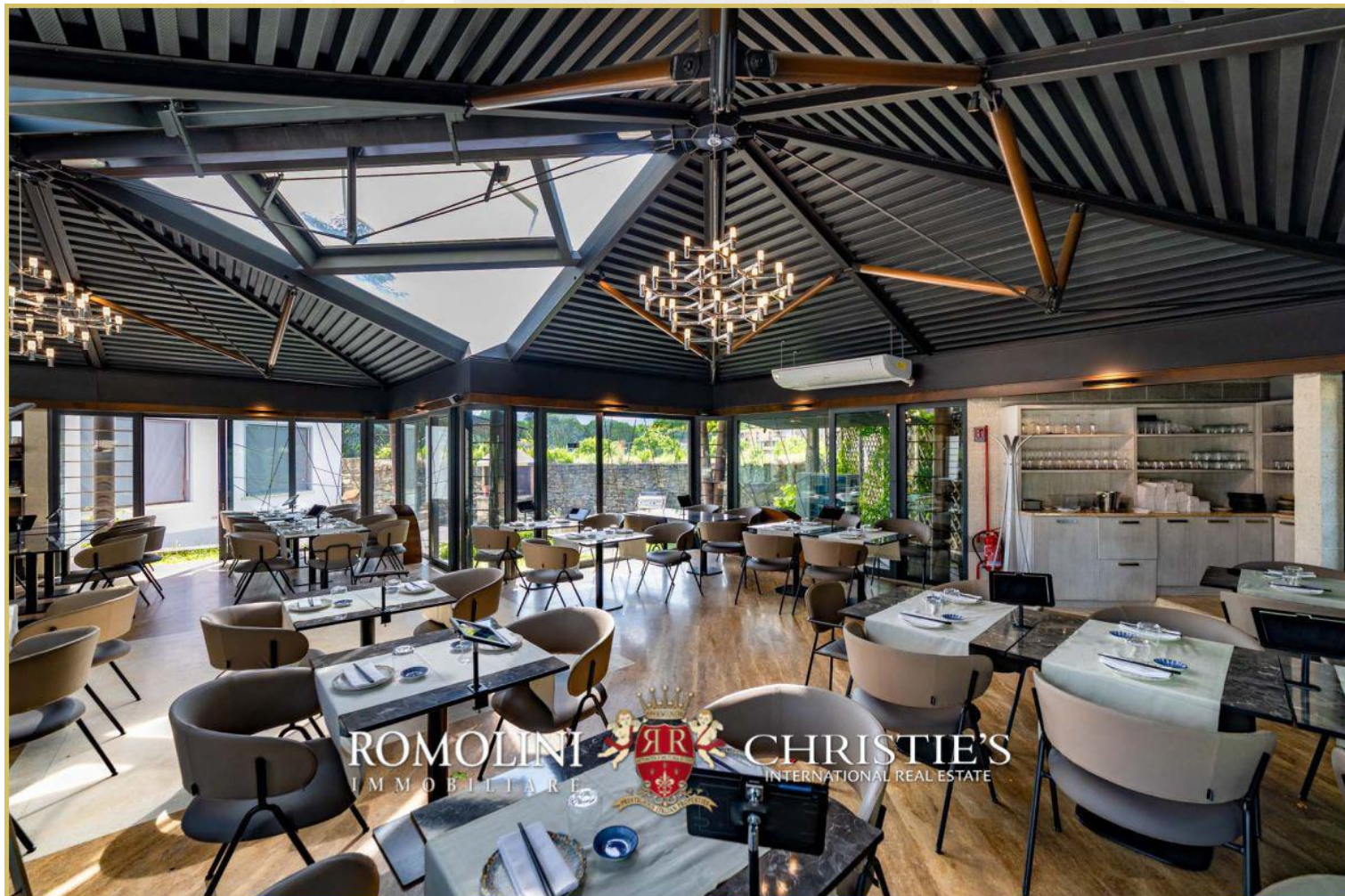
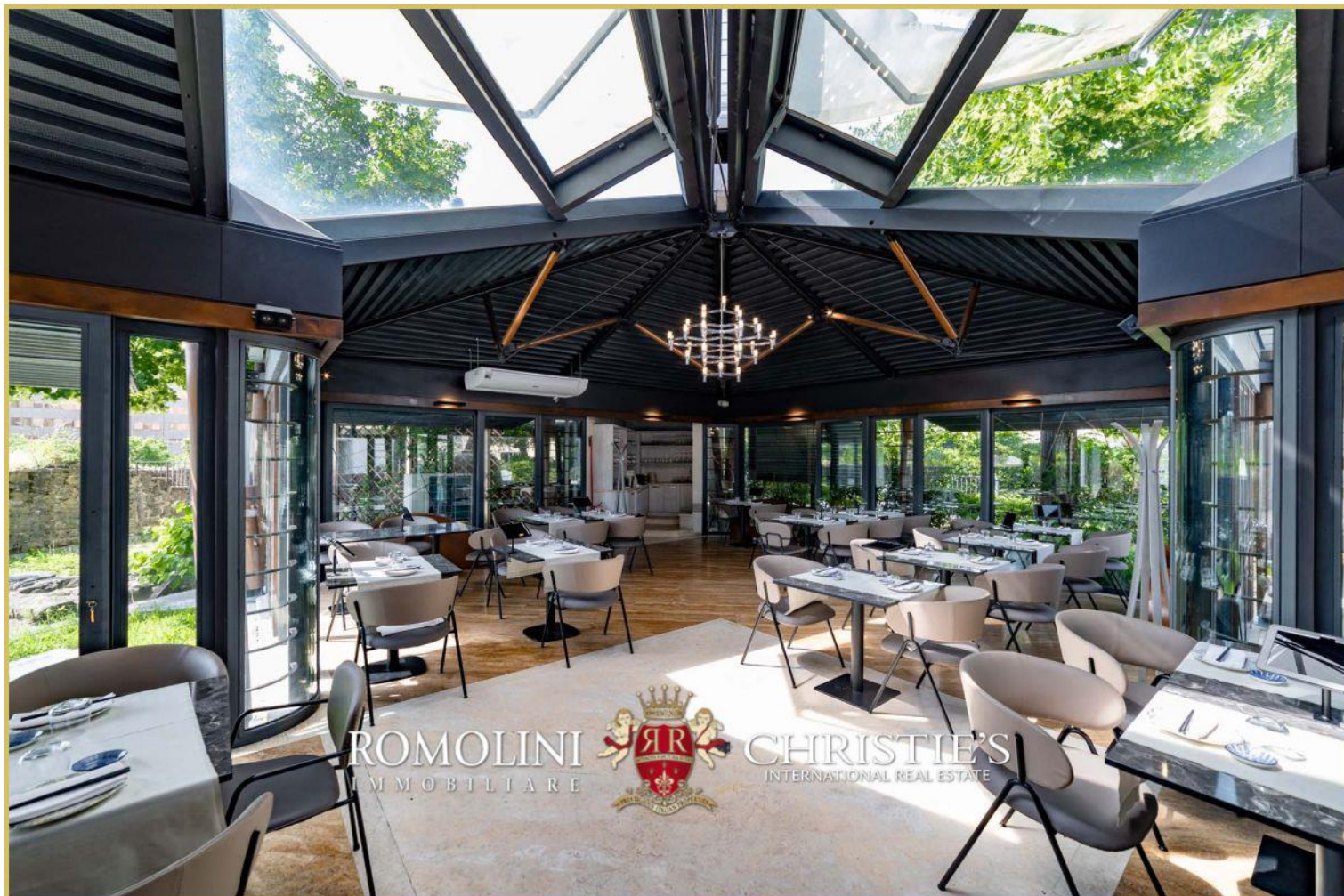








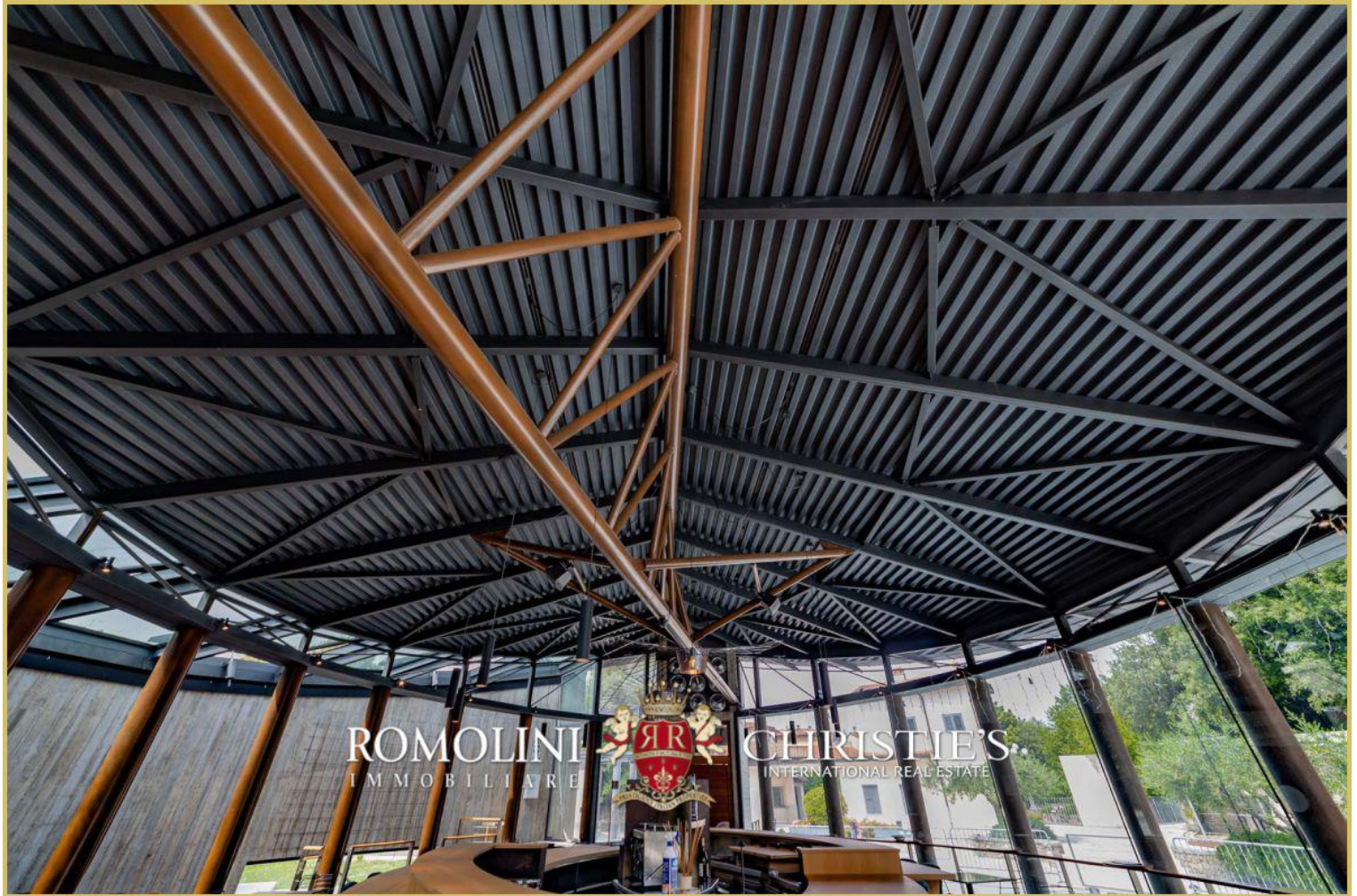


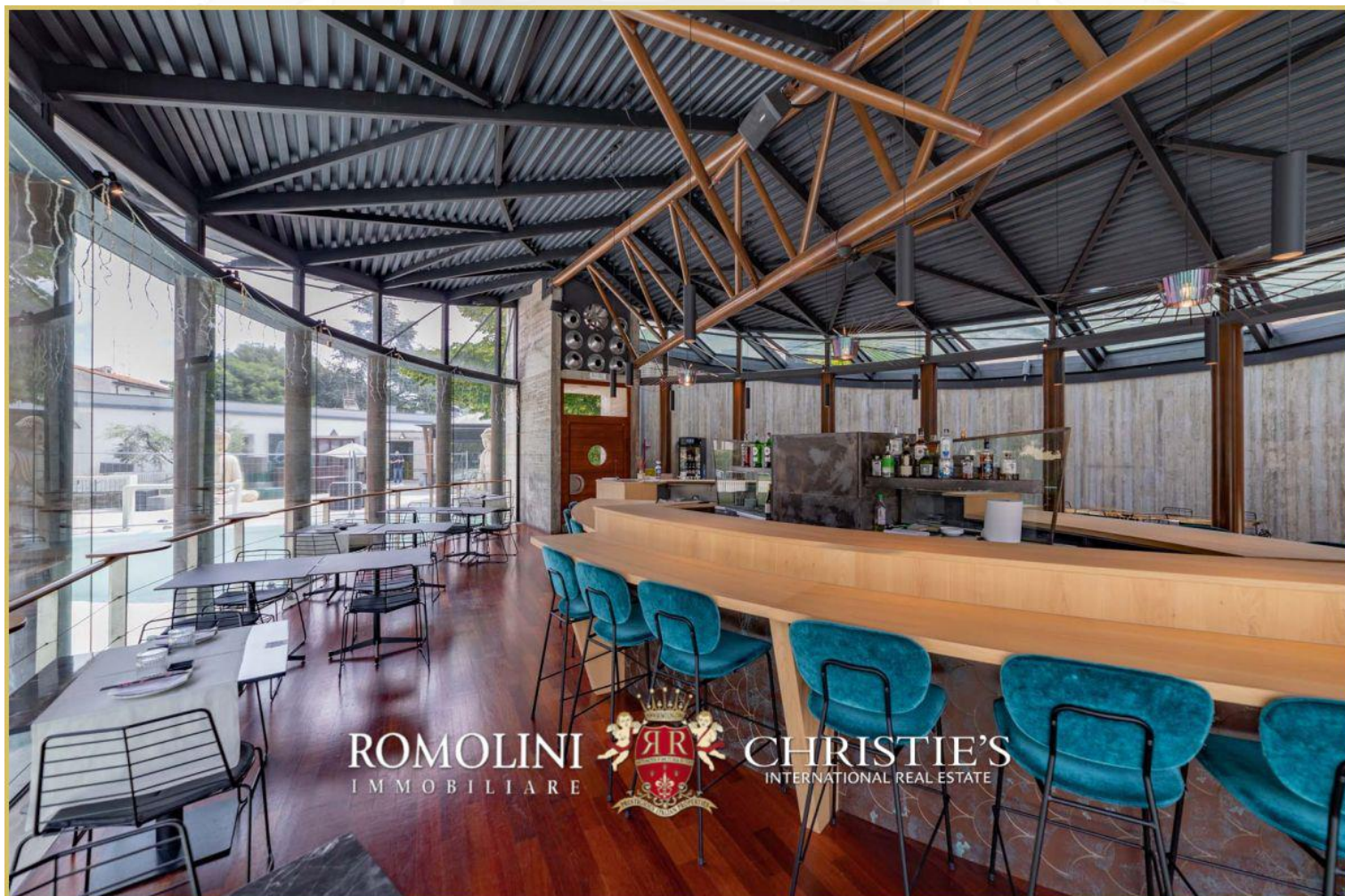


















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