

EXPLORATORY NOTICE FOR THE ACQUISITION OF EXPRESSIONS OF INTEREST
AIMED AT THE DISPOSAL IN TURIN OF TWO
HISTORICAL BUILDINGS NAMED
"FERRERO DELLA MARMORA PALACE" AND "SOMMARIVA PALACE"

With this notice, the Metropolitan City of Turin intends to carry out a procedure aimed at an exploratory investigation aimed at acquiring expressions of interest in the purchase of two real estate assets called "Ferrero della Marmora Palace" and "Sommariva Palace" located in Turin Via Maria Vittoria 16 and Via Bogino 12 and to know what are the conditions and the urban destination of interest for the market.

I. General information: location and brief historical description

The Metropolitan City of Turin, as owner, intends to initiate a procedure aimed at identifying subjects interested in the purchase as well as identifying the conditions of interest for the real estate market with reference to two buildings on the ground floor called:

- *Ferrero della Marmora Palace*, Via Maria Vittoria 16, Turin;
- *Sommariva Palace*, Via Bogino 12, Turin;

The real estate assets in question constitute two of the three historic buildings, headquarters of the former Province of Turin which, following the process of rationalization of their offices with the almost total transfer of metropolitan services to the headquarters in C.so England 7, are now unused for the institutional functions except for some real estate portions of the adjacent Palazzo Cisterna within which the historical library of the province of Turin is located.

In fact, the two buildings contain areas and areas intended for offices, archive and storage rooms, external areas for connection and complementary to the main functions (parking spaces, courtyards and entrance halls).

The two buildings, connected externally by walkways, courtyards and porticoed entrance halls, have internal horizontal and vertical connecting paths (an elevator shaft). The areas inside the two buildings are ensured by the presence of two vehicle and pedestrian accesses on Via Maria Vittoria 16 and Via Bogino 12.

The two buildings are located in the central area in the immediate vicinity of the historic squares of Turin (Castello, San Carlo and Carlo Emanuele II), the **Egyptian Museum** and other important period buildings of the city.

The centrality of the building makes it easily accessible by both public and private transport.

The Turin **Porta Nuova** railway station and the underground station of the homonymous railway station are both about 800 meters away; the Turin Porta Susa railway station, where the Turin – Milan high-speed line converges, is located less than two kilometers from the property.

The motorways: "A4 Turin - Milan", "A6 Turin - Savona", "A21 Turin - Piacenza" and "A32 Turin - Bardonecchia", are about six / eight kilometers from the property.

The "**Sandro Pertini**" international airport of Turin Caselle is about twenty kilometers away.

For private vehicles, the "Roma - San Carlo - Castello" underground car park is available (about 800 parking spaces), with a driveway entrance from Piazza Carlo Felice outside the limitations of the limited traffic area (ZTL) and pedestrian exits in Piazza Carlo Felice. Via Roma and Piazza San Carlo. In the immediate vicinity there is also the underground car park in Piazza Bodoni,

accessible even if in the ZTL (with number plate indication), which has 468 parking spaces and is located approximately 600 m from the building.

Ferrero della Marmora Palace

Ferrero della Marmora, with entrance from Via Maria Vittoria 16, was built as part of the second Baroque expansion of Turin starting from 1673 on the corner between Via Maria Vittoria and Via Bogino, adjacent to Palazzo Cisterna.

The building is spread over four floors above ground, of which an attic floor and a basement floor connected by stairwells distributed on the two sleeves:

- the basement houses archives and deposits
- the ground floor is organized around the entrance hall which divides it into two portions: one houses some library rooms with mezzanine rooms placed in adherence to the driveway door of Cisterna Palace (Via Maria Vittoria 14), the other, facing Via Bogino, houses the offices and ends in adherence to Palazzo Sommariva; the two sleeves overlook the internal courtyard;
- on the first on the first, second and third floor, the offices develop along the entire L-shaped plan on Via Maria Vittoria and Via Bogino;
- the mezzanine floor consists of two small rooms for archive use and office accessories;
- the attic floor occupies the sleeve on Via Maria Vittoria, with rooms for office and storage use.

The facades on Via Maria Vittoria and Via Bogino are characterized by a regular alternation of windows and string course frames, with particular evidence of the entrance hall delimited by two pilasters that support the projecting shelves of the balcony on the first floor. The internal facades, facing the appurtenant courtyard, are plastered with balconies and verandas.

Sommariva Palace

Sommariva Palace was born starting from 1648, also from the second Baroque expansion of Turin, equipped with a regular plan with access from the pedestrian entrance hall and driveway of Via Bogino 12.

The building is spread over four floors above ground with two mezzanine floors and two underground floors:

- the two underground floors house archives and deposits. Access is guaranteed by three stairwells directly from the ground floor;
- the ground floor houses rooms for tertiary use partly overlooking Via Bogino and partly overlooking the courtyard; two stairwells with access from the entrance hall allow the connection to the upper floors;
- the mezzanine ground floor houses only two rooms in the central portion inside the courtyard, served by an internal stairwell;
- the first floor occupies the entire space defined by the plan and part of the provincial offices were located;
- on the first mezzanine floor there are two rooms for archive-storage use in the portion adhering to another property, at the southern end of the sleeve on Via Bogino, and three technical rooms in the portion inside the courtyard adjacent to Palazzo Cisterna. Each of the two portions is served by its own stairwell;
- the second floor takes up the surface and characteristics of the first floor with rooms intended for offices and ancillary rooms;

- on the third floor there are other offices and a custodial accommodation, and it is distributed over the entire plan.



II. Town planning data.



The Municipality of Turin has a General Regulatory Plan approved with Regional Council resolution no. 3 – 45091 dated 21 April 1995, published in the BUR no. 21 of 24 May 1995, and subsequent amendments.

The property complex in question falls within the "Zona Urbana Centrale Storica" (ZUCS), with the classification of "Building of significant interest", characterized by "fronts of uniform architecture and of considerable value".

The punctual zoning classifies **Ferrero della Marmora Palace** in **Area S** - Area for Services / Public Services / Equipment of General Interest, distinguished by the letter **f Public Offices**, regulated by Article 8.15 of the NTA. The intended destination is offices for public use.

The zoning of **Sommariva Palace** classifies the property into two distinct sub-zones:

- a zoned portion in **Area S** - Area for Services / Public Services / Equipment of General Interest, distinguished by the letter **f Public Offices**, regulated by Article 8.15 of the NTA. The intended destination is offices for public use.
- a portion zoned in the **TE Tertiary Area**, regulated by Art 8.13 of the NTA. The intended destination is **Tertiary**.

Exhibition and congress activities (Art 3.6) and tourist accommodation (Art 3.2A) are permitted. On the basement, ground, mezzanine and first floors, retail, catering, public services and craft service activities are permitted.

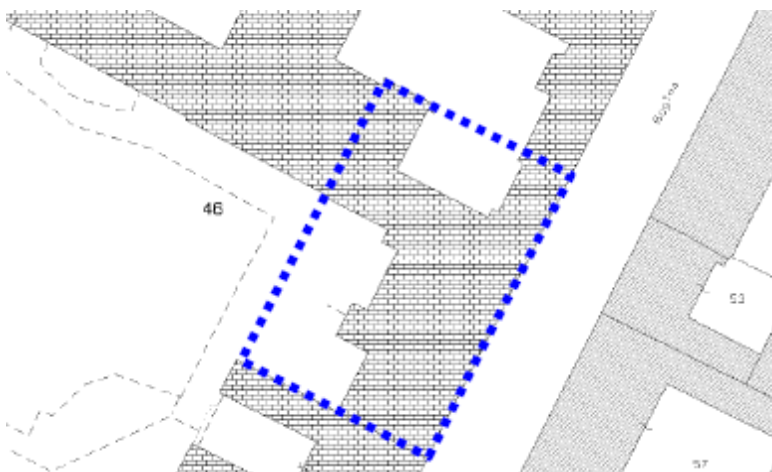
III. Cadastral data.

Ferrero della Marmora Palace

Al N.C.E.U:

Foglio	Particella	Sub	Indirizzo	Zona cens	Categoria	Classe	Consistenza	Rendita
1281	46	6	TORINO VIA MARIA VITTORIA, 12 Piano S2-4	1	B/4	3	72445 mc	Euro:187.073,60
1281	46	8	TORINO VIA MARIA VITTORIA, 12 Piano 3	1	A/3	2	5 vani	Euro:632,66
1281	46	11	TORINO VIA MARIA VITTORIA, 12 Piano T-3	Bene comune non censibile				

Cadastral map extract:

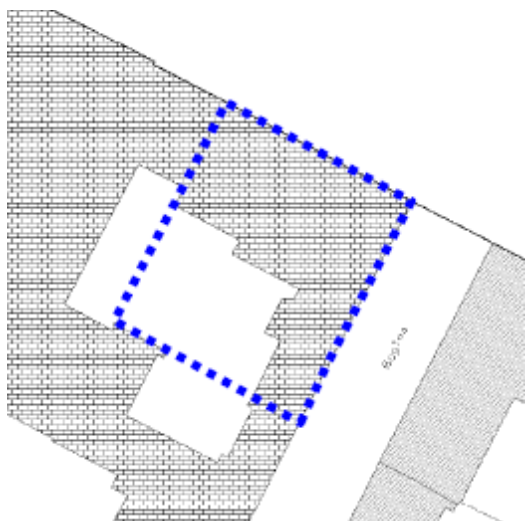


Sommariva Palace

Al N.C.E.U:

Foglio	Particella	Sub	Indirizzo	Zona cens	Categoria	Classe	Consistenza	Rendita
1281	46	6	TORINO VIA MARIA VITTORIA, 12 Piano S2-4	1	B/4	3	72445 mc	Euro:187.073,60
1281	46	11	TORINO VIA MARIA VITTORIA, 12 Piano T-3		Bene comune non censibile			

Cadastral map extract:



IV. Superintendency constraints

Both buildings are subject to the protection of the Regional Superintendency for Cultural Heritage and Activities.

Ferrero della Marmora Palace

Authorization for the sale of the property subject to protection pursuant to Legislative Decree 22/01/2004 with DCR n. 230 of 11/22/2017 notified by the Archaeological Superintendency of Fine Arts and Landscape for the Metropolitan City of Turin with letter prot. no. 184/0 cl. 34.07.08/272.34 of 29/11/2017.

Sommariva Palace

Authorization for the sale of the property subject to protection pursuant to Legislative Decree 22/01/2004 with declaration of interest dated 27/12/2002 n. 2055, notified by the Archaeological Superintendency of Fine Arts and Landscape for the Metropolitan City of Turin with letter prot. no. 6398 cl. 34.07.08/272.225 of 27/04/2017.

V. Consistencies of the building and infrastructural connections.

Ferrero della Marmora Palace

TABELLA SUPERFICI VIA MARIA VITTORIA 16 (SERVIZI PUBBLICI)												
Piano	Scale / cavedi	Androni	Cortili	Depos. / Magaz.	Cantine	Locali tecnici	Archivi	Uffici	Balconi	Alloggio	Magazzini	Totale parziale
1°INTERRATO	119			434		270						822
TERRENO	49	121	341			6	158	282				957
PRIMO	65							553	3			621
AMM. PRIMO	14						39					54
SECONDO	63							532	32			627
TERZO	41							555	18			614
QUARTO	10							315				326
TOTALE	361	121	341	434	0	276	197	2.238	53	0	0	4.021

Sommariva Palace

TABELLA SUPERFICI VIA BOGINO 12 (SERVIZI PUBBLICI)												
Piano	Scale / cavedi	Androni	Cortili	Dep / Mag	Cantine	Locali tecnici	Archivi	Uffici	Balconi	Alloggio	Magazzini	Totale parziale
2°INTERRATO	3			240	87							330
1°INTERRATO	17			201	123							341
TERRENO	42		172					149			173	535
AMM. TERRA	14										72	85
PRIMO	66							355	10			432
AMM. PRIMO	20					122			16			158
SECONDO	13							362	43			417
TERZO								274	46	86		407
TOTALE	174	0	172	441	210	122	0	1.140	115	86	245	2.706

TABELLA SUPERFICI VIA BOGINO 12 (TERZIARIO)												
Piano	Scale / cavedi	Androni	Cortili	Dep / Mag	Cantine	Locali tecnici	Archivi	Uffici	Balconi	Alloggio	Magazzini	Totale parziale
2°INTERRATO	24			234								258
1°INTERRATO	46			262	60							369
TERRENO	28	101	317					255				701
AMM. TERRA	3										49	52
PRIMO	37							347	18			402
AMM. PRIMO	26						90		11			128
SECONDO	25							360	19			404
TERZO	25							360	19			404
TOTALE	214	101	317	497	60	0	90	1.323	67	0	49	2.719

TABELLA SUPERFICI VIA BOGINO 12 (SERVIZI PUBBLICI / TERZIARIO)												
Piano	Scale / cavedi	Androni	Cortili	Dep / Mag	Cantine	Locali tecnici	Archivi	Uffici	Balconi	Alloggio	Magazzini	Totale parziale
2°INTERRATO	27			475	87							589
1°INTERRATO	64			463	183							710
TERRENO	70	101	489					404			173	1.237
AMM. TERRA	16										120	137
PRIMO	103							703	28			834
AMM. PRIMO	46					122	90		27			286
SECONDO	38							721	62			821
TERZO	25							635	66	86		811
TOTALE	388	101	489	938	271	122	90	2.462	183	86	293	5.425

The distance of the building complex from the infrastructural networks is as follows:

Highway: 7,5 Km
 Ring road: North 7,5 Km

Airports: 28 Km from Caselle

Railway network: 2,7 Km (Porta Susa Station) and 1,3 Km (Porta Nuova Station)

VI. Subjects admitted.

Public bodies and private operators in general, including real estate operators, can present their expression of interest.

VII. Terms and procedures for submitting expressions of interest.

Interested parties must formulate their expression of interest which must be sent to the Metropolitan City of Turin - Heritage Service - Corso England, 7 - 10123 Turin, by 12 noon on 04/28/2023.

The envelope containing the expression of interest must be sent by registered mail or delivered by hand.

The sealed envelope must bear the sender's personal details and the wording "Expression of interest in the purchase of Ferrero della Marmora Palace and Palazzo Sommariva Palace".

The package must contain the following documentation:

1) declaration, made pursuant to articles 46 and 47 of the Presidential Decree 445/2000 and subsequent amendments and accompanied by a copy of the valid identification document, with which the proposer or his legal representative, aware of the responsibilities and penal sanctions provided for by the Presidential Decree 445/2000 and subsequent amendments in the event of false or misleading statements, you certify:

(in the case of natural persons)

- not to have been sentenced which results in the inability to contract with the Public Administration;
- you are not disqualified, incapacitated or bankrupt, and are not in the process of declaring any of those statuses;
- that there are no interdictory proceedings or measures pursuant to the anti-mafia legislation;
- not to have suffered contractual terminations due to breach by Public Administrations;

(in the case of legal persons)

- to be registered in the Company Register where required (indicate the Chamber of Commerce number and the names of the persons designated to represent and bind the company);
- not to be in a state of bankruptcy, liquidation, arrangement with creditors, receivership and that no procedures are in progress for the declaration of one of the aforementioned situations;
- not to have incurred the application of the disqualification sanction pursuant to art. 9 co. 2 of Legislative Decree 231/2001 (administrative liability of companies and entities);
- that there are no impediments or proceedings pursuant to the anti-mafia legislation;
- declaration, made pursuant to articles 46 and 47 of the Presidential Decree 445/2000 and subsequent amendments accompanied by a copy of a valid identification document, with which the owner (if a sole proprietorship), the partners (if a general partnership), the general partners (if a limited partnership), the directors with the power to representation (if other type of company), aware of the responsibilities and penal sanctions provided for by

article 76 of the Presidential Decree 445/2000 and subsequent amendments, certify that they have not been sentenced which results in the inability to contract with the Public Administration.

- not to have suffered contractual terminations due to breach by Public Administrations;

2) Expression of interest in the purchase, and related conditions, of the property in question, drawn up on unstamped paper and in Italian, containing:

- the identification data of the interested party;
- photocopy of the identity document of the proposer or of his legal representative, if different from a natural person;
- indication of the total price proposed;
- indication of the intended use of the property to be adopted compatible with those permitted;
- addresses at which he declares that he wishes to receive communications relating to this notice;
- declaration of having viewed the property and having been informed and aware of its urban peculiarities;
- declaration of having taken full and complete knowledge of this notice and unconditionally accepting its content;
- any further document or document that is deemed useful to qualify the offer also for the purposes of its evaluation.

VIII. Notice value.

This Notice constitutes an invitation to express interest in the purchase and not an invitation to offer or an offer to the public pursuant to art. 1336 of the Civil Code or a solicitation of public savings pursuant to art. 94 et seq. of Legislative Decree no. 58/1998 and subsequent amendments .

This Notice is aimed exclusively at an exploratory market survey to identify the price to base the auction in the event of any future sale which will be carried out through a competitive upward public tender. The purpose of this notice is to allow the metropolitan body to evaluate the possible economic margins on the sale value of the two properties and to evaluate the directions to be taken in the future.

The publication of this Notice and the receipt of expressions of interest do not imply any obligation or commitment for the Metropolitan City of Turin towards the interested parties, nor do they give the right to receive services from the Metropolitan City of Turin for any reason, including payment of brokerage commissions and any consultancy fees.

The expression of interest does not determine the onset of any title, right or legally relevant interest to claim the continuation of the procedure.

The Metropolitan City of Turin expressly reserves the right to withdraw from the procedure or modify its terms or conditions at any time, without notice and without giving reasons, whatever the degree of progress of the same and without this giving rise to the subjects participants have the right to compensation or indemnity, except, upon request, the return of any documentation already presented.

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IX. Responsible for the Procedure, questions and inspections.

The Head of the Procedure is the Director of the Finance and Assets Department of the Metropolitan City of Turin, **Dr. Enrico Miniotti**.

Any requests for information may be submitted to the attention of the Architect Diego Rivella, Head of the Technical Management and Real Estate Inventory Process of the Metropolitan City of Turin, who supports the Head of the Procedure in carrying out the relevant activities, reachable by telephone on 011.8617620 and to the following e-mail address:

segreteria.patrimonio@cittametropolitana.torino.it.

The inspection of the property, to be agreed with the architect Diego Rivella by means of a request to be sent to the aforementioned e-mail address, can be carried no later than April 21, 2023.

X. Jurisdiction.

For any dispute relating to the interpretation and execution of this Notice, the Court of Turin has exclusive jurisdiction.

XI. Privacy Policy.

The processing of personal data held by the Metropolitan City of Turin is carried out in compliance with the provisions of Legislative Decree no. 196/2003 as amended by Legislative Decree 10/08/2018 n. 101 "Provisions for the adaptation of national legislation to the provisions of EU regulation 2016/679. The data of interest are processed exclusively for purposes related to the performance of the procedure. The data controller is the Metropolitan City of Turin, with registered office in C.so England 7 – 10138 Turin, protocol@cert.cittametropolitana.torino.it. The Data Protection Officer (DPO) is Dr. Carla Gatti and the contact details are: Corso England 7 – 10138 Turin, tel.011 8617800 email dpo@cittametropolitana.torino.it.

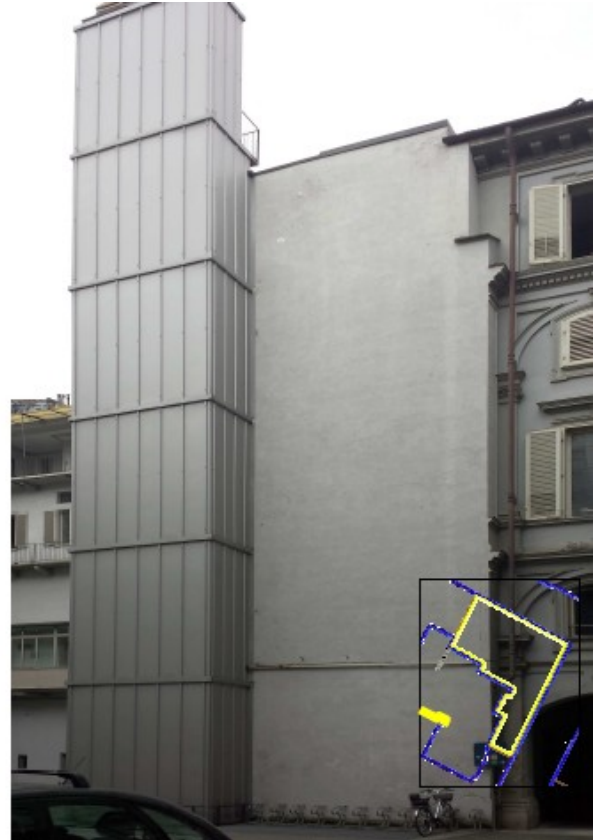
XII. Additional Provisions.

The Organization reserves the right to make additions and/or amendments to this Invitation by simply communicating it on the website www.cittametropolitana.torino.it in the Heritage section.

XIII. Documentazione fotografica.

Ferrero della Marmora Palace





Sommariva Palace

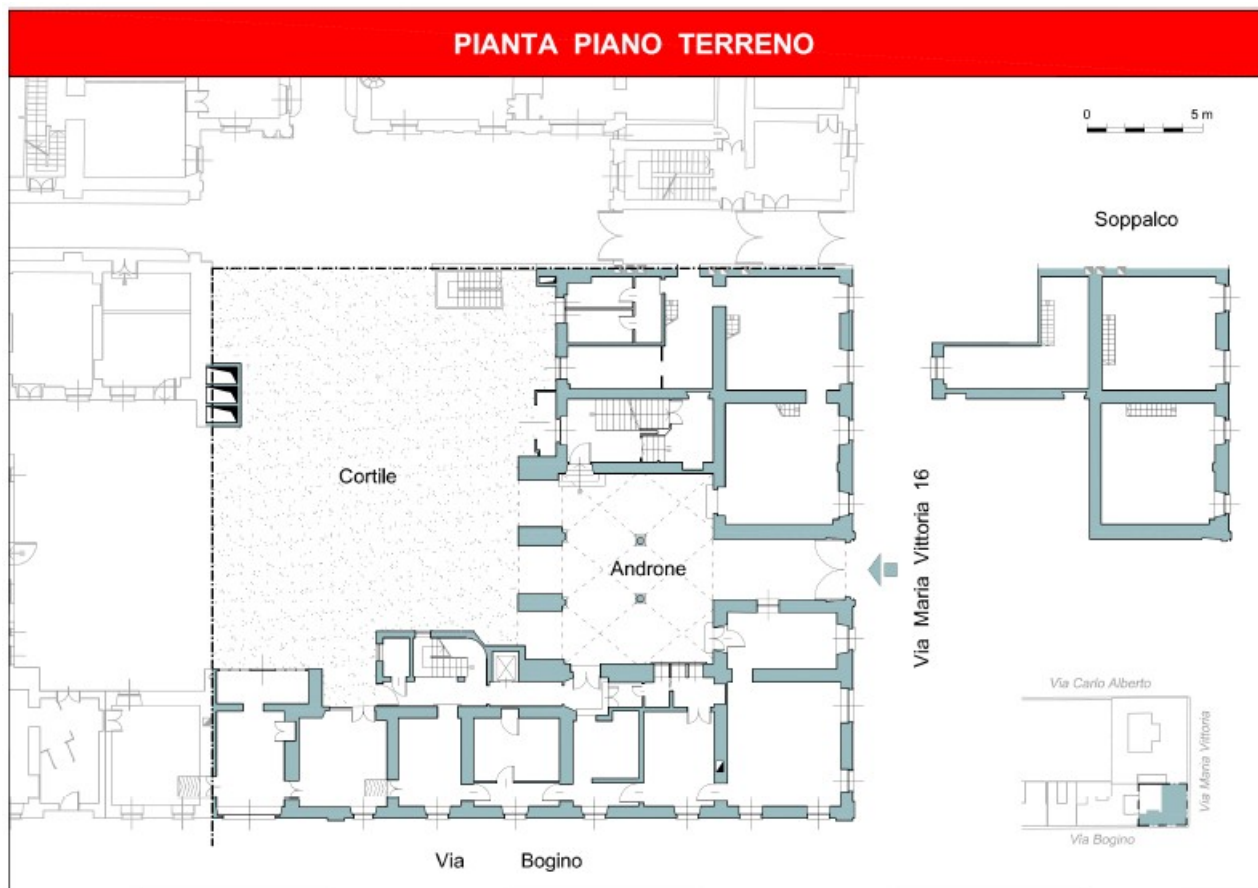






XIV. Floor plans.

Ferrero della Marmora Palace



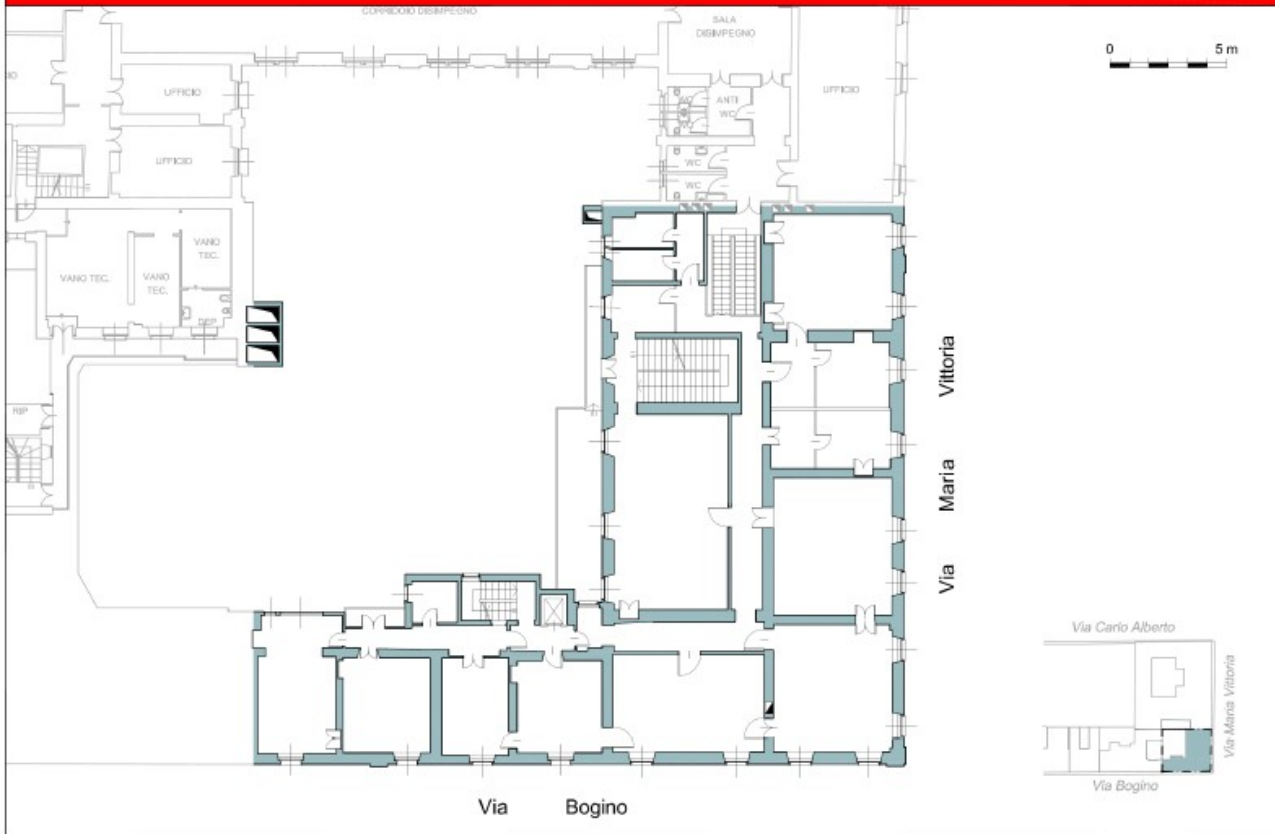
PIANTA PIANO PRIMO



PIANTA AMMEZZATO PIANO PRIMO



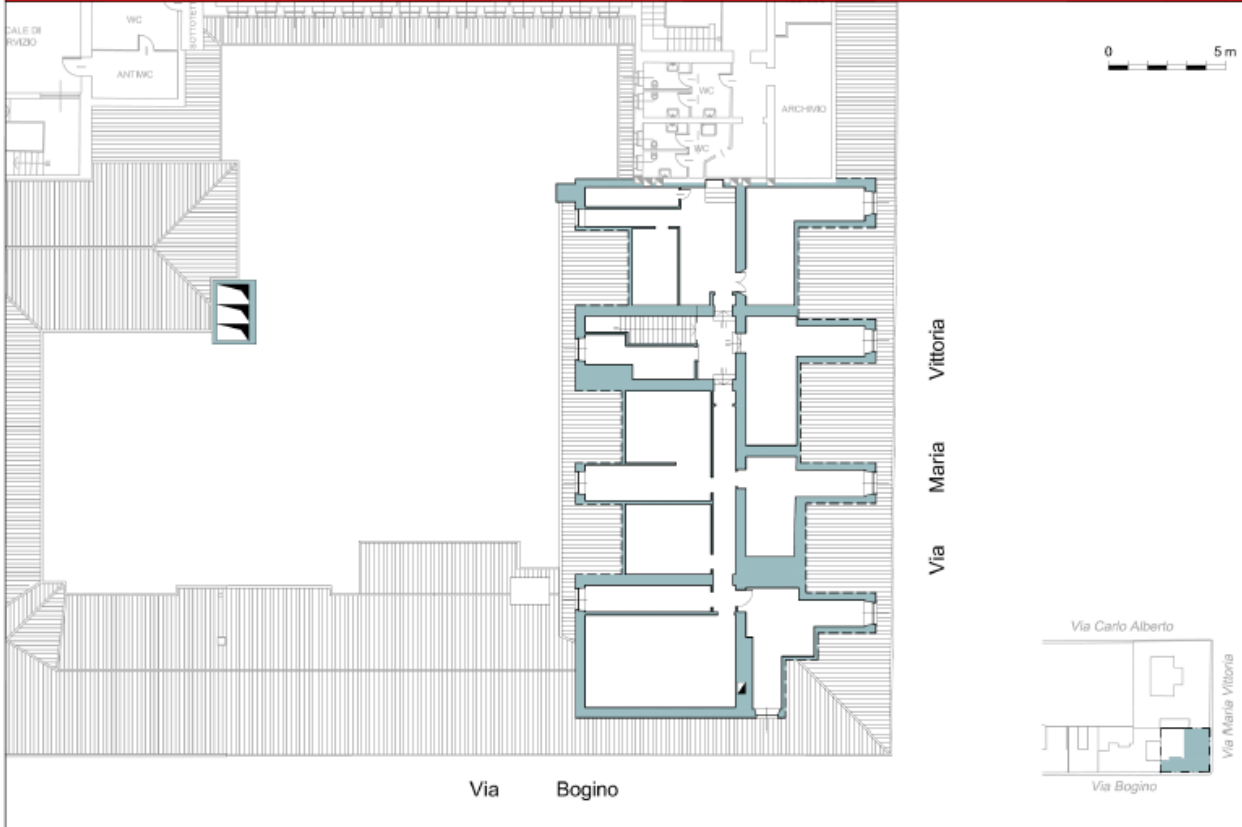
PIANTA PIANO SECONDO



PIANTA PIANO TERZO



PIANTA PIANO QUARTO



Sommariva Palace

PIANTA PIANO SECONDO INTERRATO

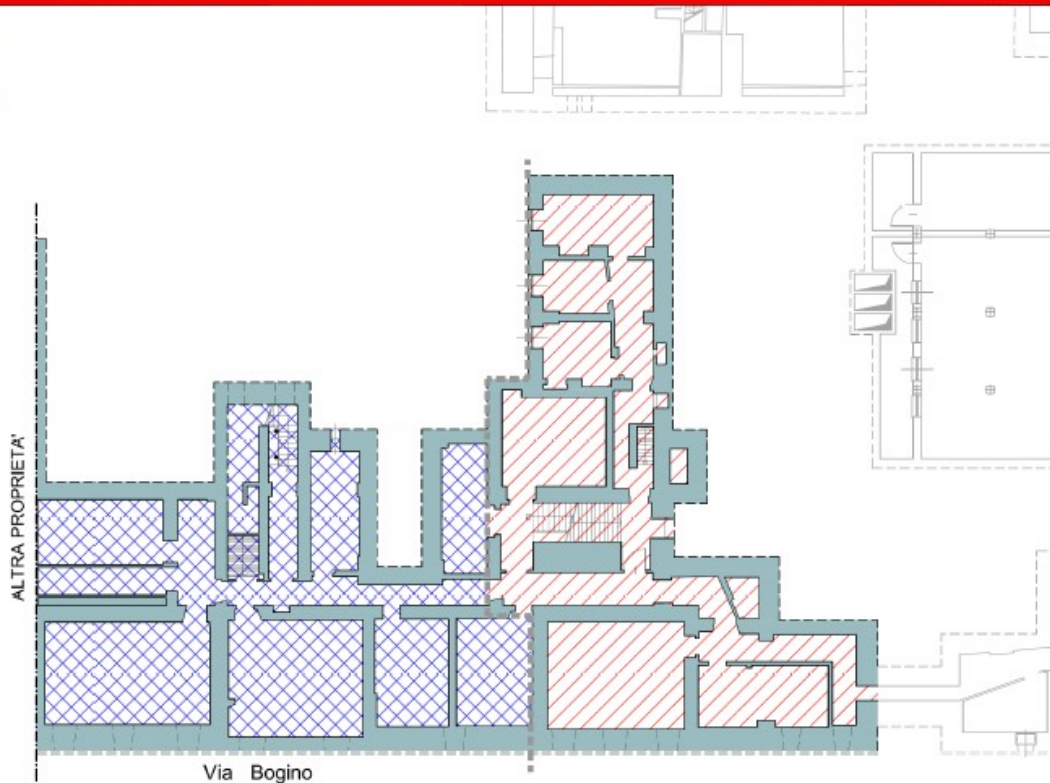
- TERZIARIO 
- SERVIZI PUBBLICI 



0 5 m

PIANTA PIANO PRIMO INTERRATO

- TERZIARIO 
- SERVIZI PUBBLICI 



0 5 m

PIANTA PIANO TERRA

TERZIARIO 
SERVIZI PUBBLICI 



ALTRA PROPRIETÀ

0 5m

Via Bogino 12

PIANTA AMMEZZATO PIANO TERRA

TERZIARIO 
SERVIZI PUBBLICI 



ALTRA PROPRIETÀ

0 5m

Via Bogino

PIANTA PIANO PRIMO

- TERZIARIO 
- SERVIZI PUBBLICI 



PIANTA AMMEZZATO PIANO PRIMO

- TERZIARIO 
- SERVIZI PUBBLICI 



PIANTA PIANO SECONDO

TERZIARIO



SERVIZI PUBBLICI



PIANTA PIANO TERZO

TERZIARIO



SERVIZI PUBBLICI

