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TORINO

Area #1
CENTRO STORICO

#1.1
**CAVALLERIZZA
REALE
COMPOUND**

Pictures: Archive of Città di Torino

#1.1

CAVALLERIZZA
REALE
COMPOUND

VIA GIUSEPPE VERDI n. 5/9

CENTRAL AREA

Type of project

Urban renovation, in the heart of the city, of a historical compound with noteworthy architectural relevance.

Mixed use: Land Area around 20,000 sq.m.
The surface held by the city is estimated at about 14,500 sq.m.

Description

The City Urban Plan designate the compound as “Area to be transformed” in the historical city centre, and it is regulated with a specific law in order to rule the detailed transformations. The aim is to renovate the entire compound and to foresee a different use for the space: museum, exhibition area, cultural centre, space for the university, residential area, accommodations, services and common interests infrastructures; these functions can be integrated with Service Activities for People and Enterprises, which comprise commercial and public activities. The realization could be also done in different shares (minimal unit of intervention), further to the draft of a “Global Requalification Project”.

Project progress

Today the officially changing of City Plan is in force and has modified the P.R.G. Therefore it is necessary to prepare a “Global Requalification Project” and to acquire the authorization titles afterwards, also for the singles lots.

Proximity to public transport

The compound is located between the railway stations Porta Nuova and Porta Susa, Metro Line 1 (closest metro stop Porta Nuova), buses and trams (inner-city buses n.13, etc.). It is already foreseen the realization of Metro Line 2 with metro stop in Piazza Castello.

Infrastructural connections

Ring road 7 Km, Porta Susa Station (High speed railway) 2.5 Km, Torino Caselle Airport 18 Km.

Property

City of Torino, Demanio dello Stato.

The real estate market

Pertinent area (mass frequency values)

Industrial buildings	Prices	(Euro/sq.m.)	n.a.
	Rent	(Euro/sq.m./yr)	n.a.
Offices	Prices	(Euro/sq.m.)	4,100
	Rent	(Euro/sq.m./yr)	275
Retail	Prices	(Euro/sq.m.)	5,700
	Rent	(Euro/sq.m./yr)	455
Residences	Prices	(Euro/sq.m.)	4,500
	Rent	(Euro/sq.m./yr)	190

CENTRO STORICO

AREA #1

The historical center of Torino develops around a grid of axes and baroque squares that from the river Po and Piazza Vittorio Veneto (one of Europe’s largest squares) stretches to Piazza Castello and Piazza Carlo Alberto to finally reach Piazza Carlo Felice overlooked by Porta Nuova railway station. At the end of the 1990s a renovation process of the city center began including not only a few of the most important historic buildings but also and especially the system of public spaces. Plans were made to pedestrianize squares and a few streets, resulting in a complex project that has become one of the major requalification works realized in the central area. Moreover policies and measures have been taken to reaffirm the importance of the historical area both as a cultural hub, thanks to the presence of museums, theatres and libraries, and a knowledge centre with the premises of the Università di Torino.



0 Km 1 Km 2 Km



THE SURROUNDING AREA: PIAZZA CASTELLO



THE SURROUNDING AREA: PIAZZA CARIGNANO



Urban Landmarks of the Area:

- Royal Palace
- Royal Gardens
- Palazzo Madama
- Mole Antonelliana
- Teatro Regio
- Palazzo Carignano
- Museo Egizio
- Università degli Studi
- Stazione Porta Nuova
- Museo del Cinema

