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PERIZIA TECNICA ESTIMATIVA – TRIBUNALE DI SASSARI

ALLEGATO E.02 – PLANIMETRIE DEGLI IMMOBILI COME DA RILIEVO IMMOBILE 02 SANT'ANNA

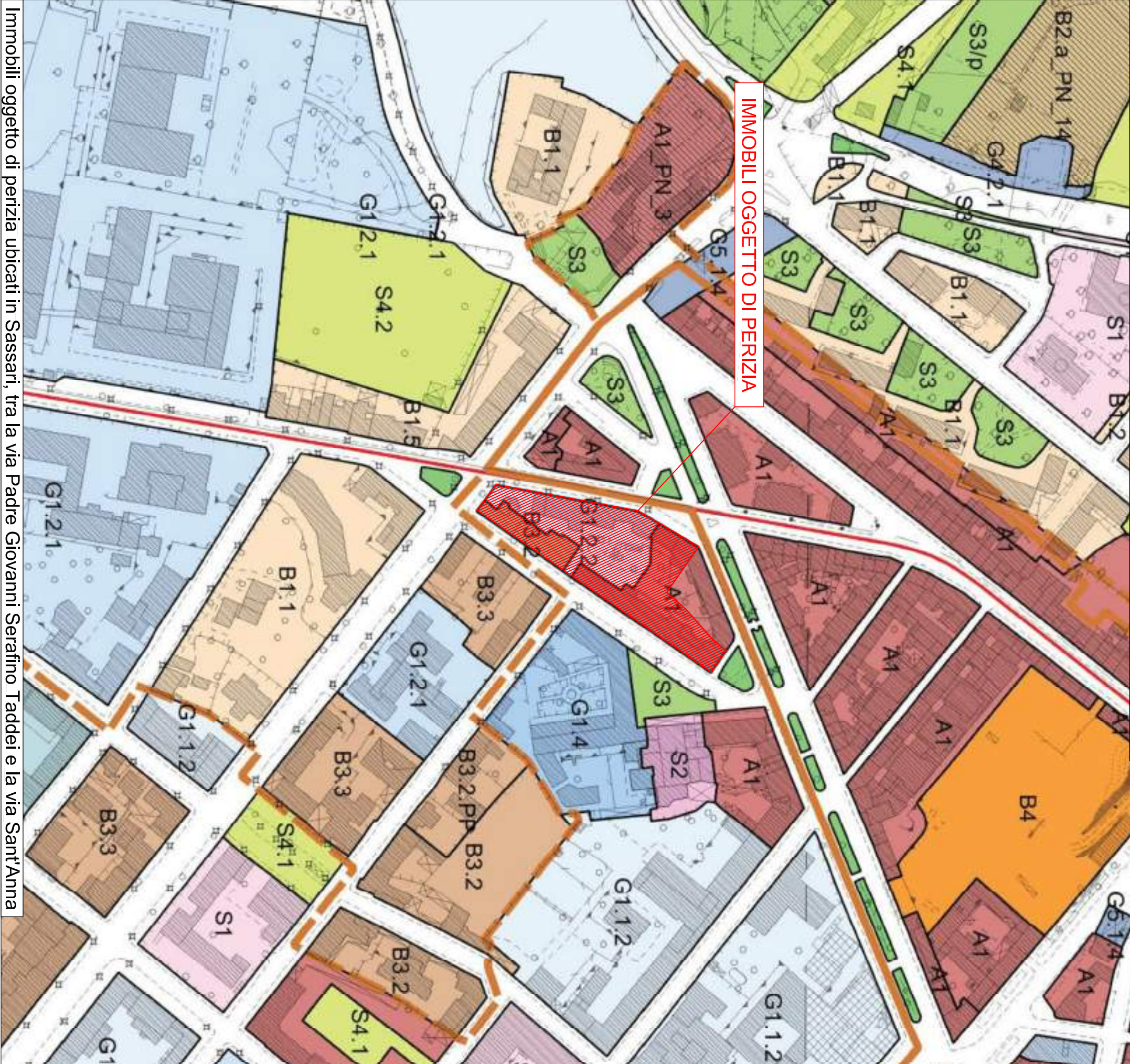
**ALLEGATO E.02 – PLANIMETRIE DEGLI IMMOBILI
COME DA RILIEVO
IMMOBILE 02 SANT'ANNA**

Tribunale di Sassari – Sezione Fallimentare
Fallimento 
Fallimento N.7/2023

GENNAIO 2026



IMMOBILI OGGETTO DI PERIZIA



IMMOBILI OGGETTO DI PERIZIA

- ZONE OMOGENEE A**
- A 1 Tessuti urbani con rilevanti tracce dell'originario impianto urbanistico. Edifici originari di valore storico
 - A 1_PN Progetti Norma di tipo A1
 - A 2 Tessuti alterati e non riconoscibili a livello edilizio ed urbanistico. Interventi di ristrutturazione urbanistica

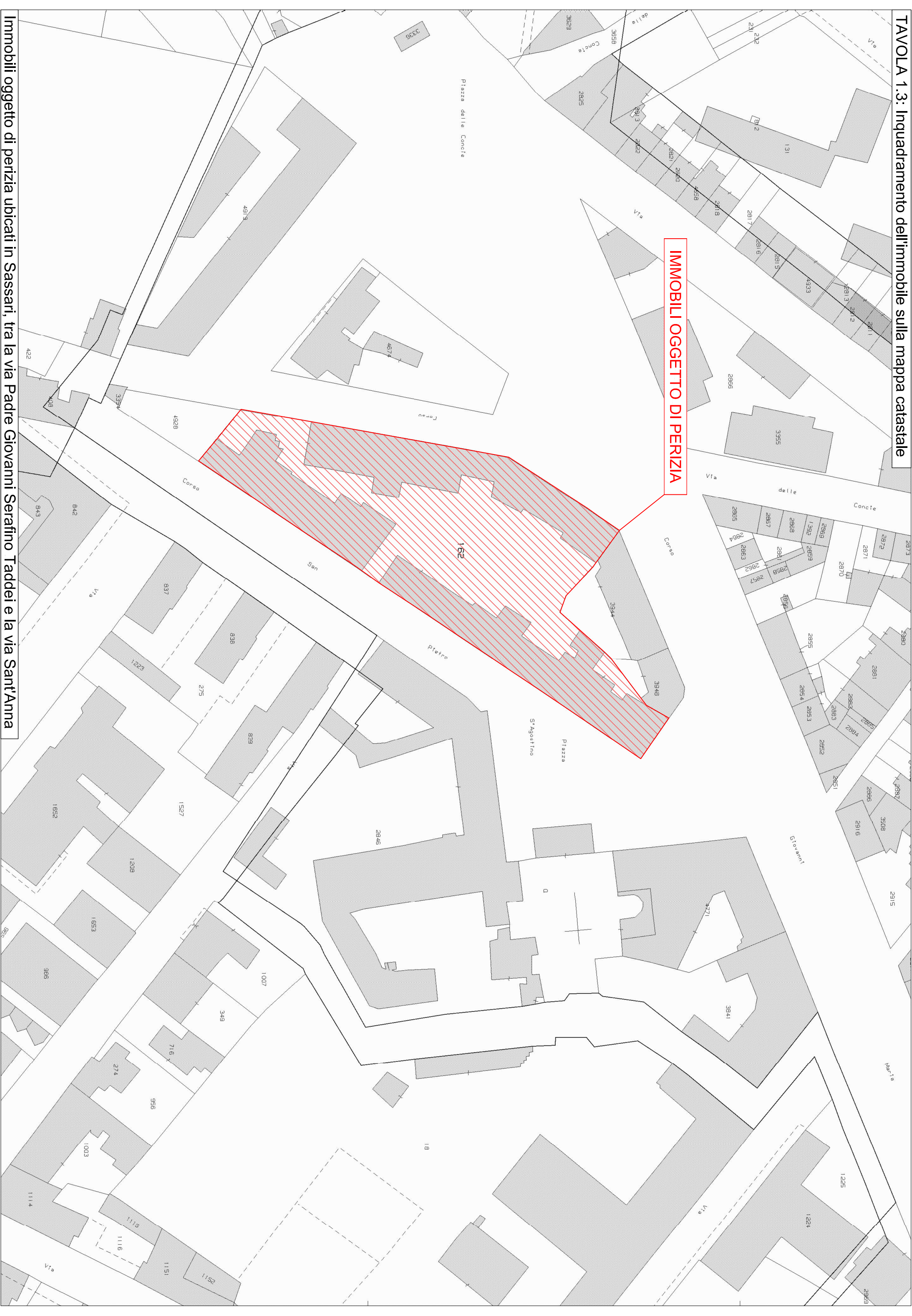
- ZONE OMOGENEE B**
- B 1 Ambienti di conferma. Zone salure
 - B 1* Ambienti di ristrutturazione
 - B 2_PN Ambienti di riqualificazione e rigenerazione urbana - Progetti Norma di tipo B2
 - B 2.a_PN Ambienti di riqualificazione e rigenerazione urbana - Progetto Norma di tipo B2a con perequazione
 - B 3 Ambienti di conferma interni e cortigli al centro matrice
 - B 3 PP Ambienti di conferma interni e cortigli al centro matrice
 - B 3 N Ambienti di conferma interni al centro matrice
 - B 4 Piani particolareggiati attuati o in corso di attuazione derivati da zone D5 e D7 del PRGC

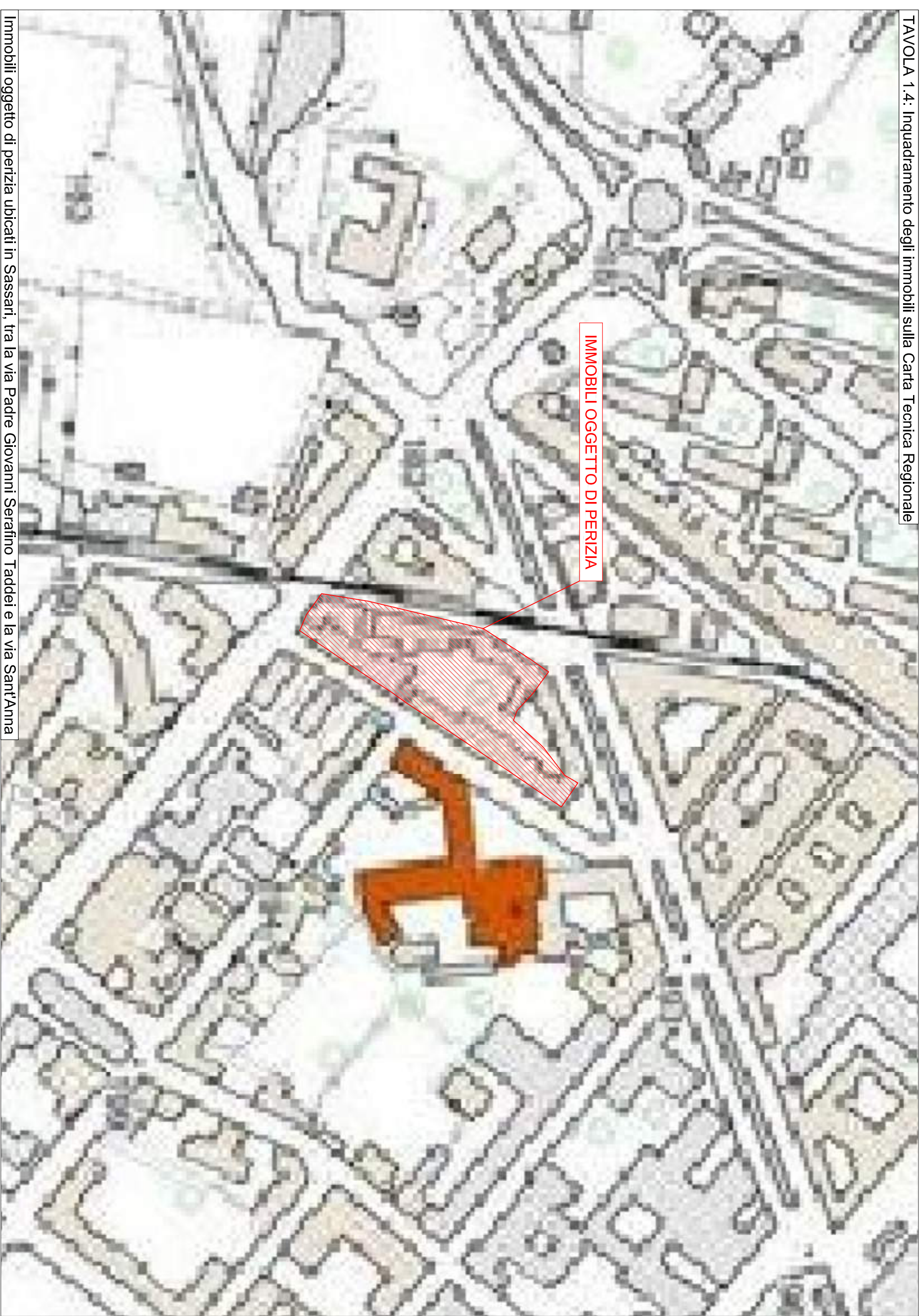
AREE SPECIALI PER SERVIZI GENERALI A SCALA TERRITORIALE

- ZONE OMOGENEE G**
- Sottoszone G 1 Attrezzature di servizio
- G 1 Attrezzature di servizio
 - G 1.1 Scuola secondaria superiore
 - G 1.1.2 Università - residenze studentesche
 - G 1.2 Laboratori, ospedali e cliniche
 - G 1.2.2 Strutture socio-assistenziali pubbliche e private
 - G 1.2.3 Strutture per il recupero e il reinserimento sociale
 - G 1.3 Musei, centri culturali, spazi espositivi
 - G 1.3.2 Biblioteche e archivi
 - G 1.3.3 Padiglioni espositivi e fieristici
 - G 1.3.4 Chiese, conventi, seminari e luoghi di culto
 - G 1.3.5 Cimitero
 - G 1.4 Attività direzionali
 - G 1.5 Mercato Civico
 - G 1.6 Spazi e luoghi di pubblico spettacolo, locali pubblici, ristoranti, bar, circoli, alberghi e centri congressuali
 - G 1.7 Istituti di pena
 - G 1.8 Aree campi nomadi
 - G S Attività direzionali speciali
 - G* Polidivico
 - GC Centro direzionale

INDICAZIONI CARTOGRAFICHE

- Linea comunale
 - Centro matrice di cui alla determinazione PAS n. 1001/DG del 25.06.2007 per area urbana e Centro Matrice di cui alla cartografia del PPR per Tortulussa e Argentera
 - Centro Matrice proposto
 - 1/4 Campi ambientali
 - 1/4 Ambienti
 - Viabilità esistente e viabilità in progetto
 - Rete tramviaria e relativa fermata
- Cr. Art.45bis NTA





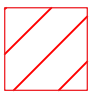
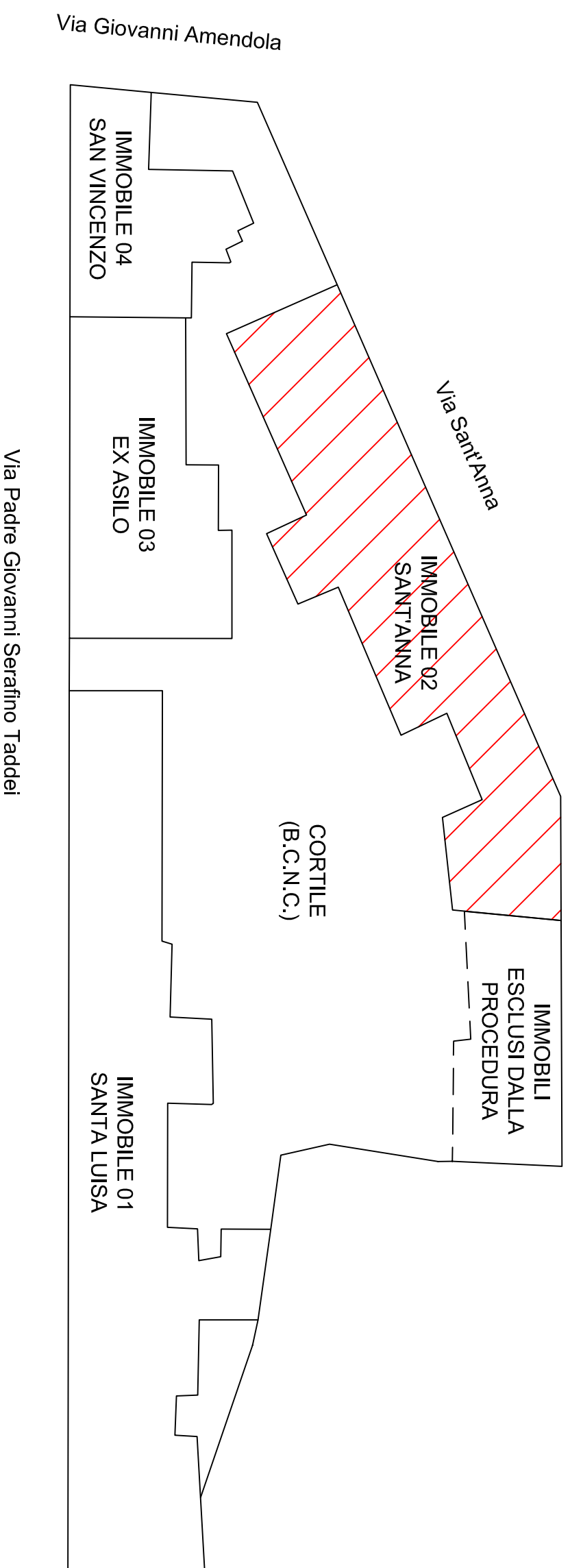
IMMOBILI OGGETTO DI PERIZIA



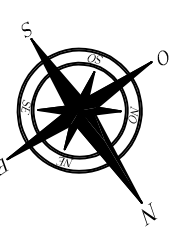
IMMOBILI OGGETTO DI PERIZIA

ASSETTO INSEDIATIVO

- EDIFICATO URBANO**
 - Centri di antica e prima formazione
 - Edificati fino agli anni 50
 - Edificati recenti
 - Edificato urbano diffuso
- EDIFICATO IN ZONA AGRICOLA**
 - Inseparamento storico (Aurora, Arzachena, Olzai)
 - Nuclei, case sparse e insediamenti specializzati
- INSEDIAMENTI TURISTICI**
 - Inseparamenti turistici
- INSEDIAMENTI PRODUTTIVI**
 - Inseparamenti produttivi a carattere industriale, artigianale e commerciale
 - Grandi aree industriali
 - Insediamenti produttivi
 - Zone di distribuzione commerciale
- AREE ESTRATTIVE - CAVE E MINIERE**
 - Aree estrattive di seconda categoria (granito)
 - Aree estrattive di prima categoria (pietra)
- AREE SPECIALI**
 - Stazione
 - AREE SPECIALI (GRANDI ATTEZZATURE DI SERVIZIO PUBBLICO PER ISTRUZIONE, SANITÀ, RICERCA E SPORT) E AREE MILITARI
- SISTEMA DELLE INFRASTRUTTURE**
 - AREE DELLE INFRASTRUTTURE
- NOCI DEI TRASPORTI**
 - Aeroporto nazionale
 - Aeroporto regionale
 - Aeroporto militare
 - Porto industriale
 - Terminali industriali
 - Porto containerista
 - Porto containerista/edilizia
 - Porto turistico
 - Stazione ferroviaria
- RETE DELLA VIABILITÀ***
 - Strade statali e provinciali
 - Strade a specificità urbanistica paesaggistica e panoramica
 - Strade di funzione turistica
 - Strade statali e provinciali a specificità urbanistica paesaggistica e panoramica
 - Strade statali e provinciali a specificità urbanistica paesaggistica e panoramica di funzione turistica
 - Strade statali locali
 - Strade di collegamento
 - Impianti ferroviari brevi
 - Impianti ferroviari brevi a specificità urbanistica paesaggistica e panoramica

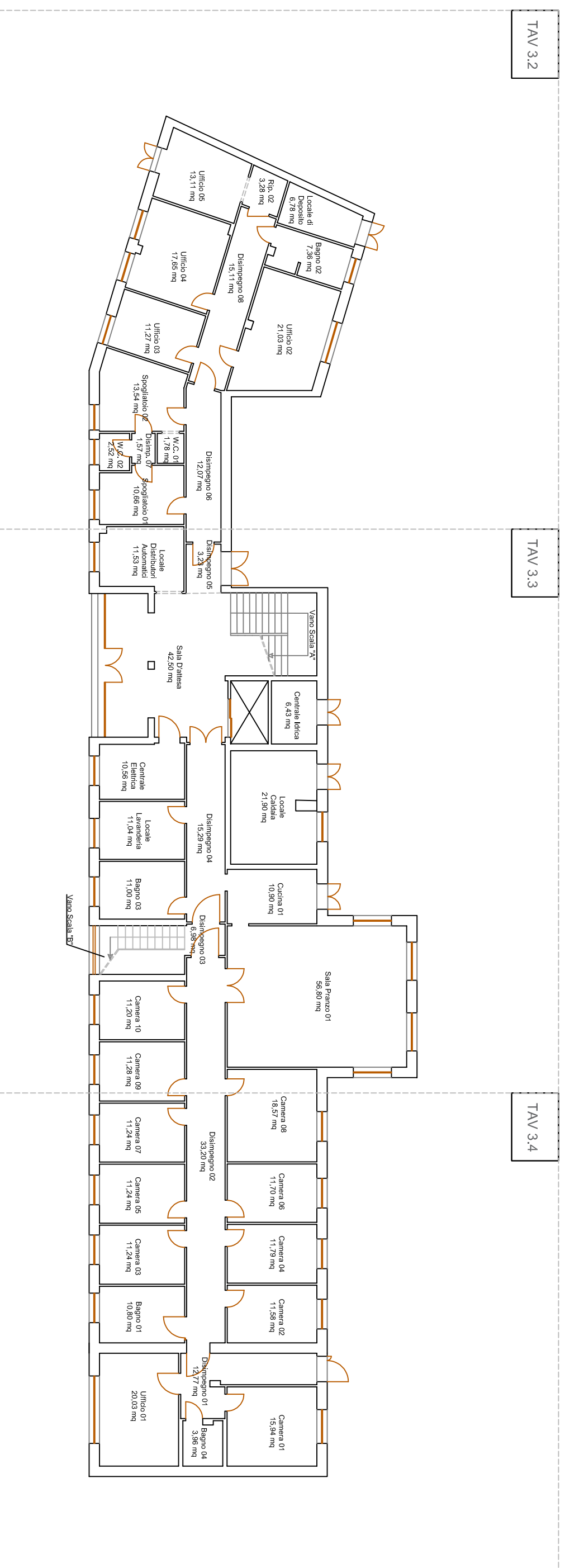
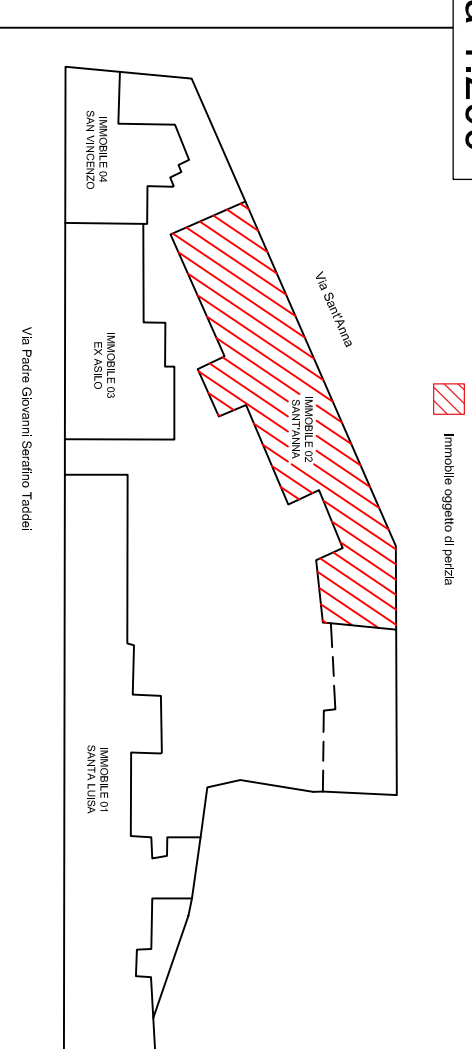


Immobile oggetto di perizia

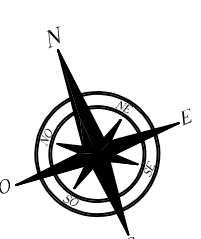


TAV. 3.1: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Piano Terra) - Quadro d'unione - Scala 1:200

TAV 3.2 TAV 3.3 TAV 3.4



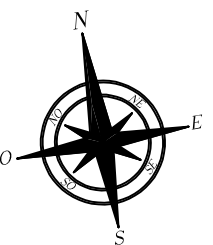
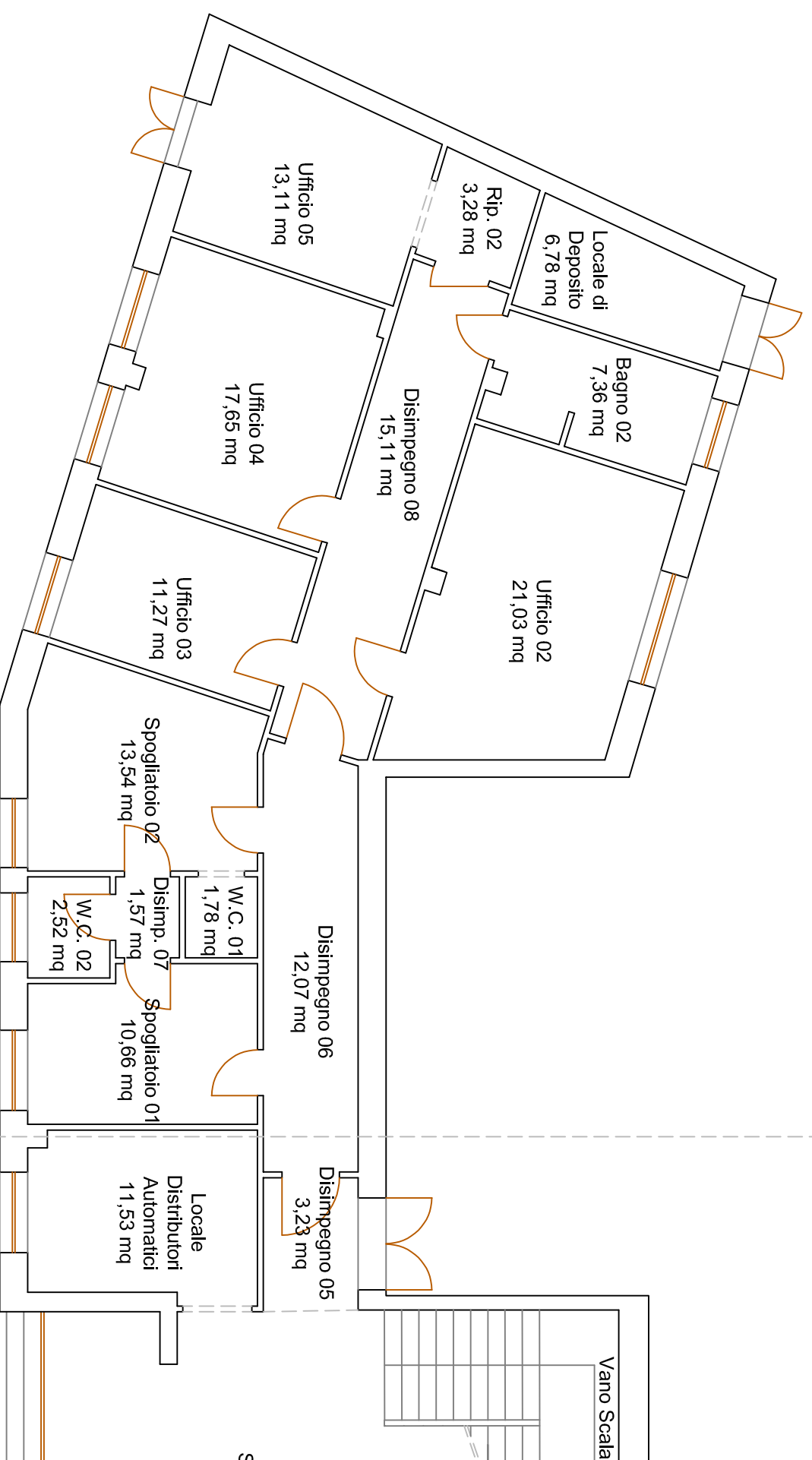
Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



TAV 3.2 TAV 3.3 TAV 3.4

TAV 3.2

TAV 3.3

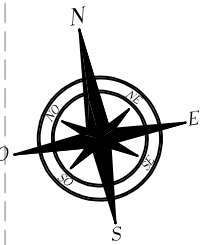
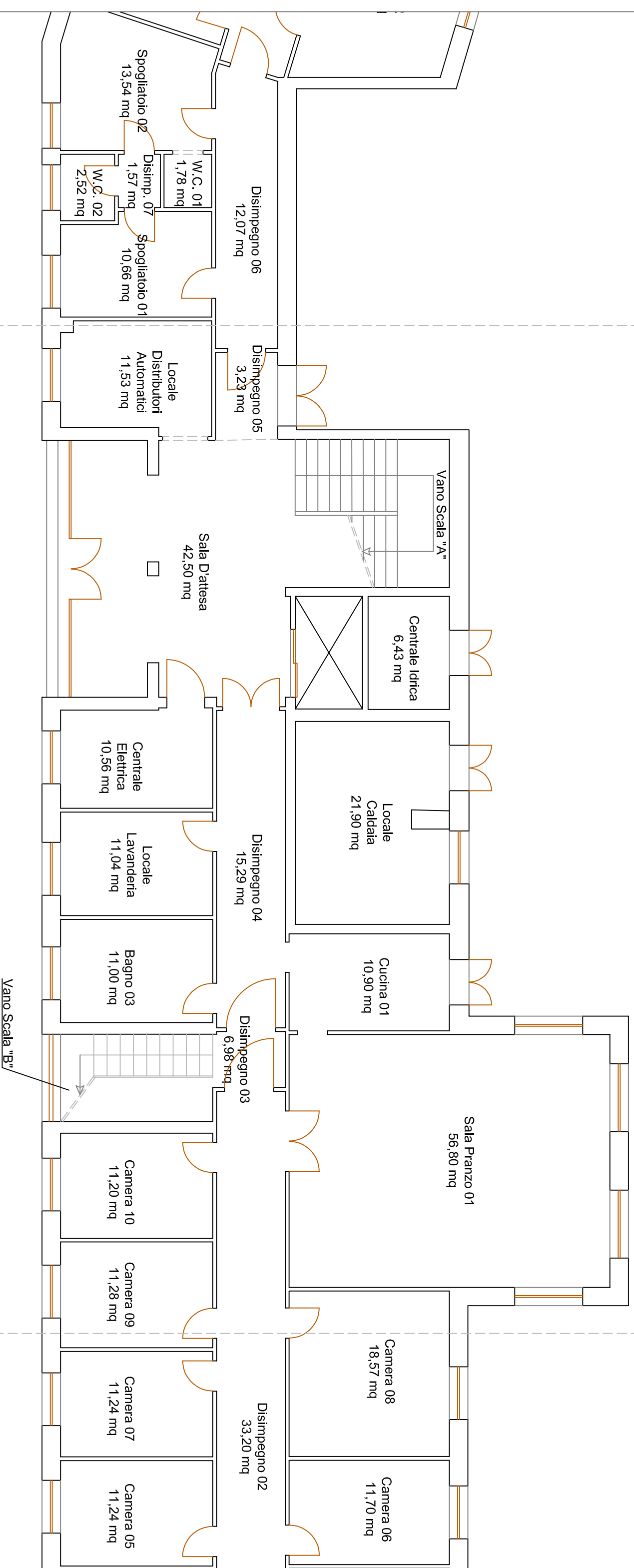


TAV. 3.3: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Piano Terra) - Scala 1:100

TAV 3.2 TAV 3.3 TAV 3.4

TAV 3.3

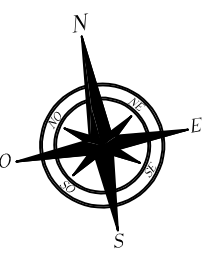
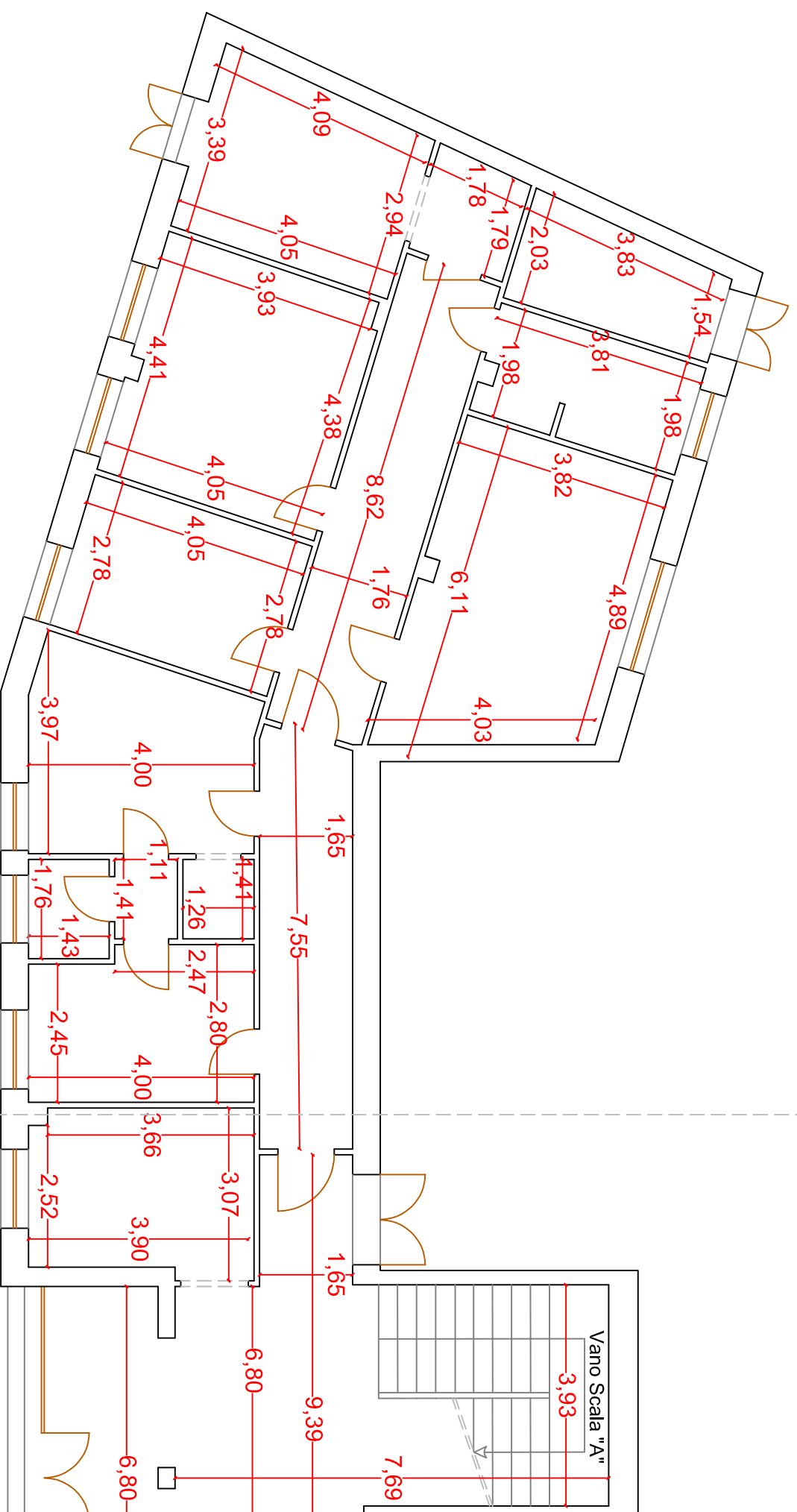
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Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

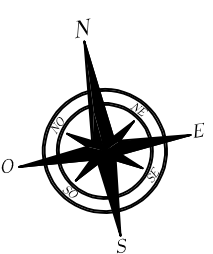
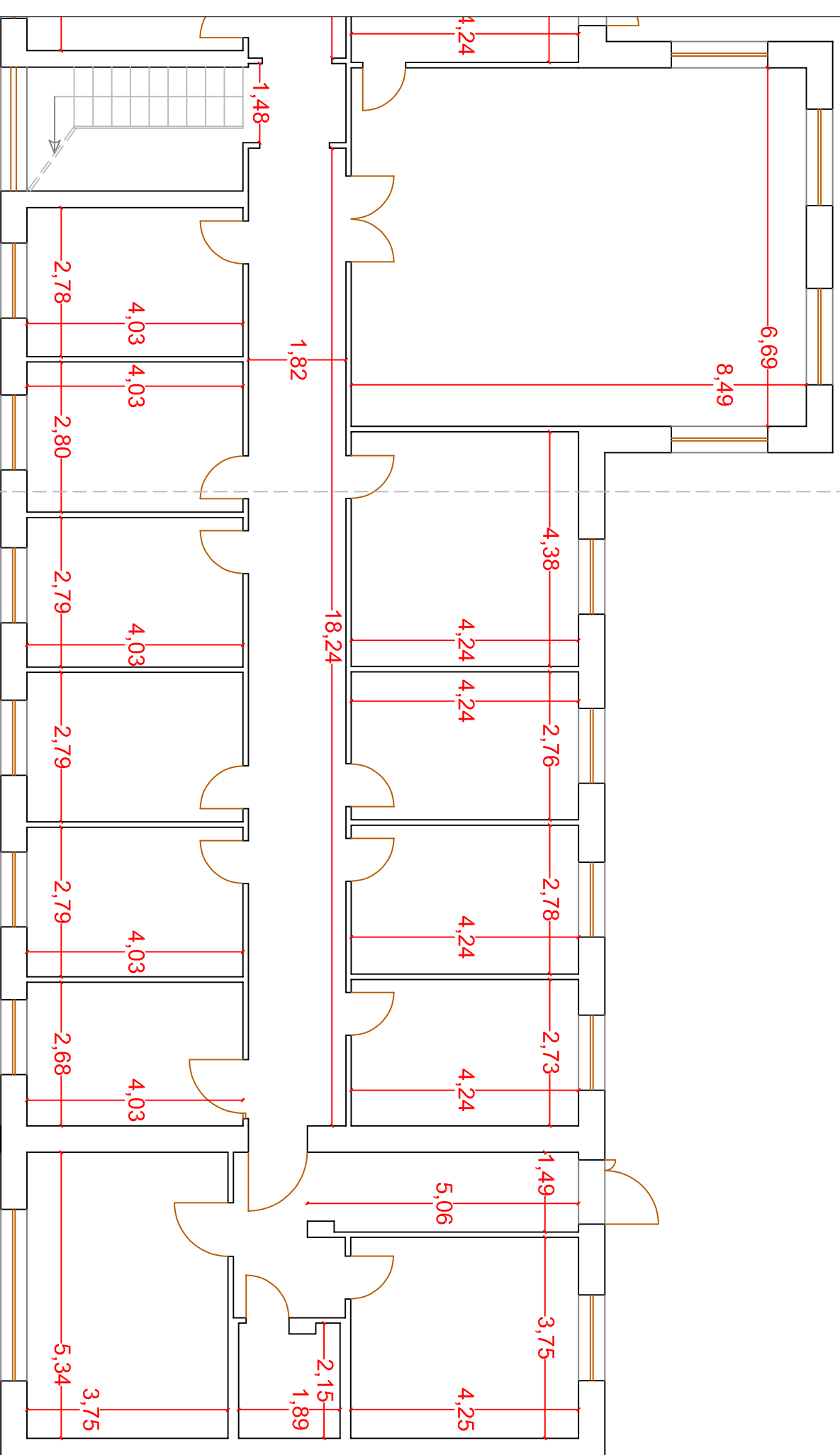
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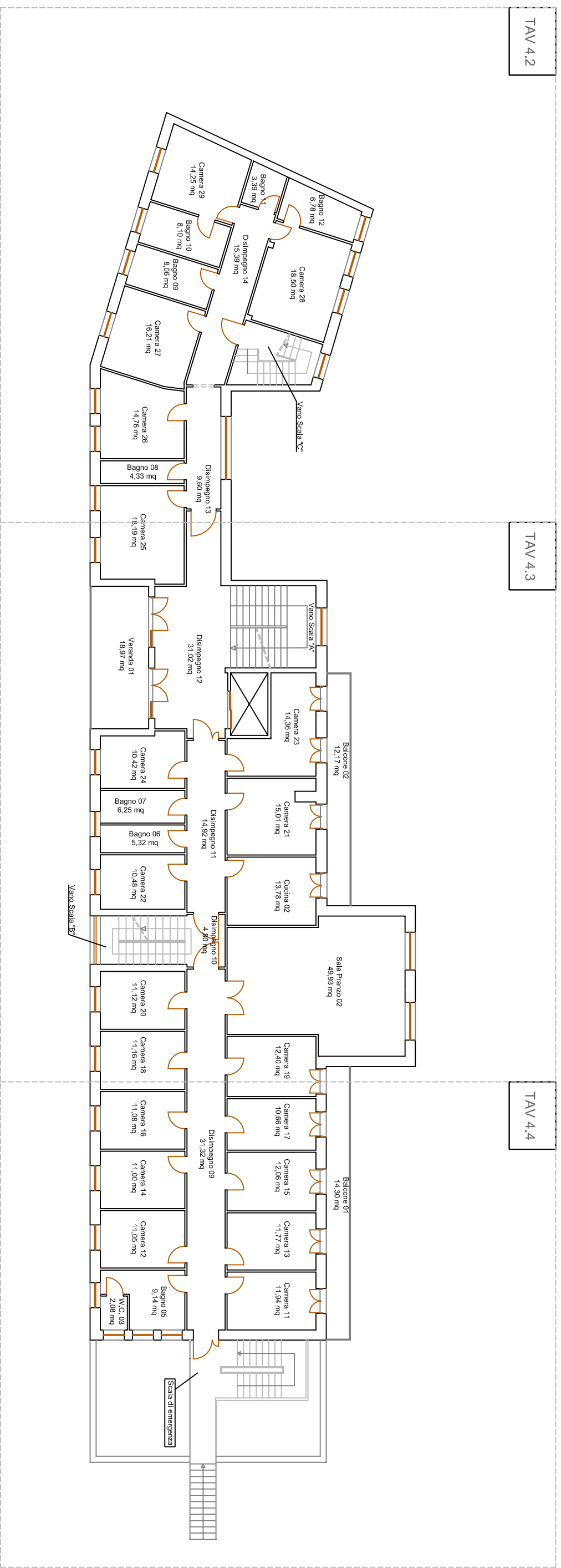
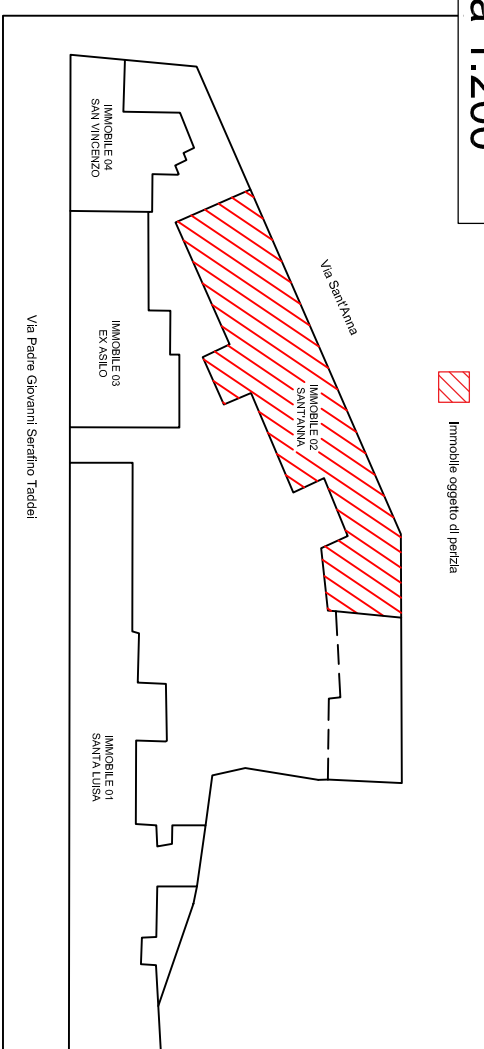
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TAV 3.8

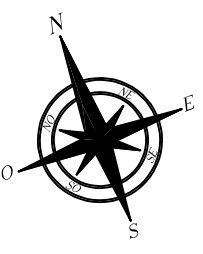


TAV. 4.1: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Primo Piano) - Quadro d'unione - Scala 1:200

TAV 4.2 TAV 4.3 TAV 4.4



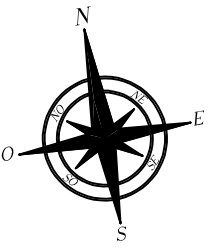
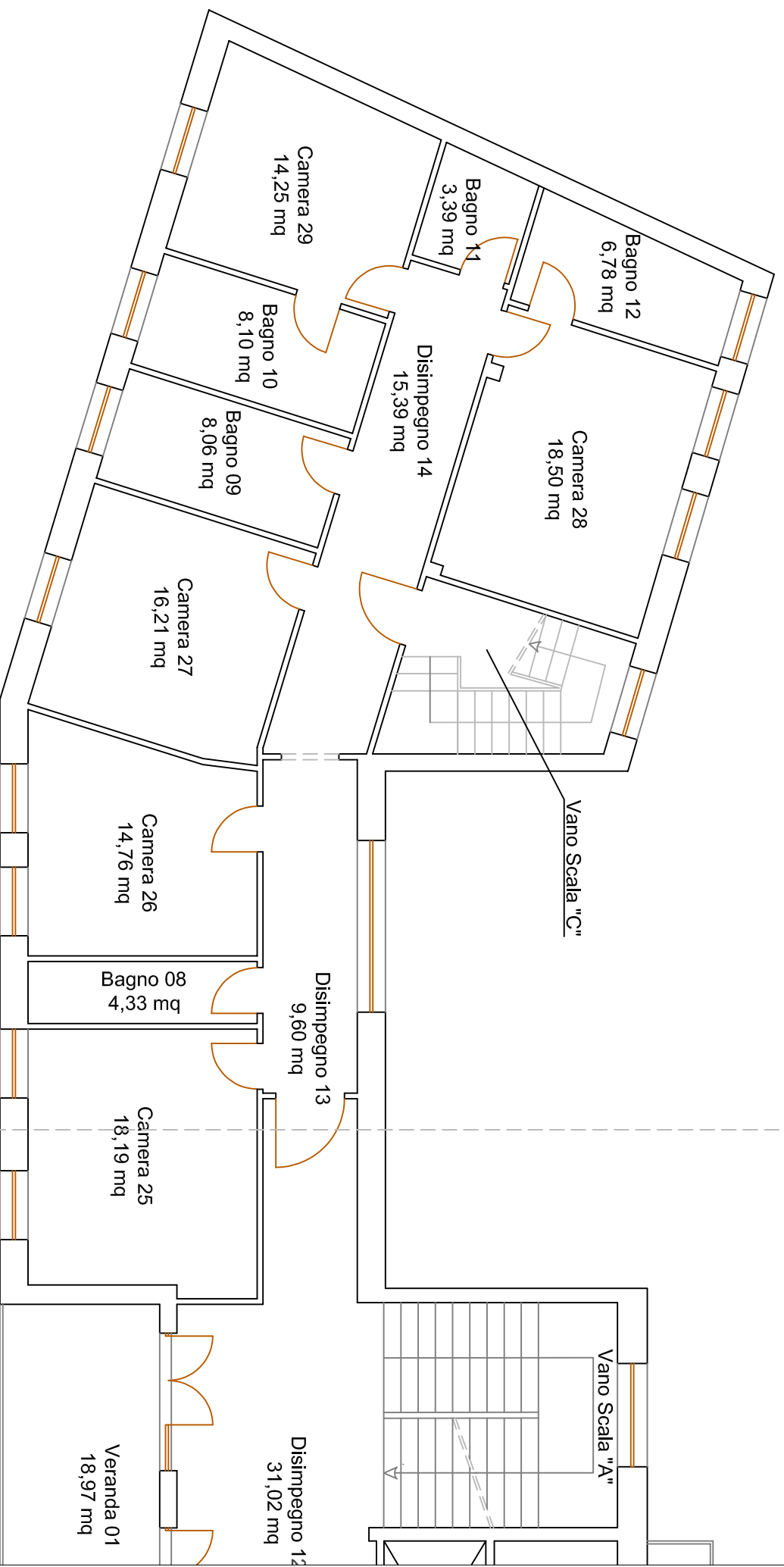
Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



TAV 4.2 TAV 4.3 TAV 4.4

TAV 4.2

TAV 4.3

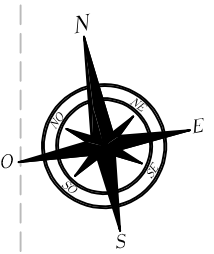
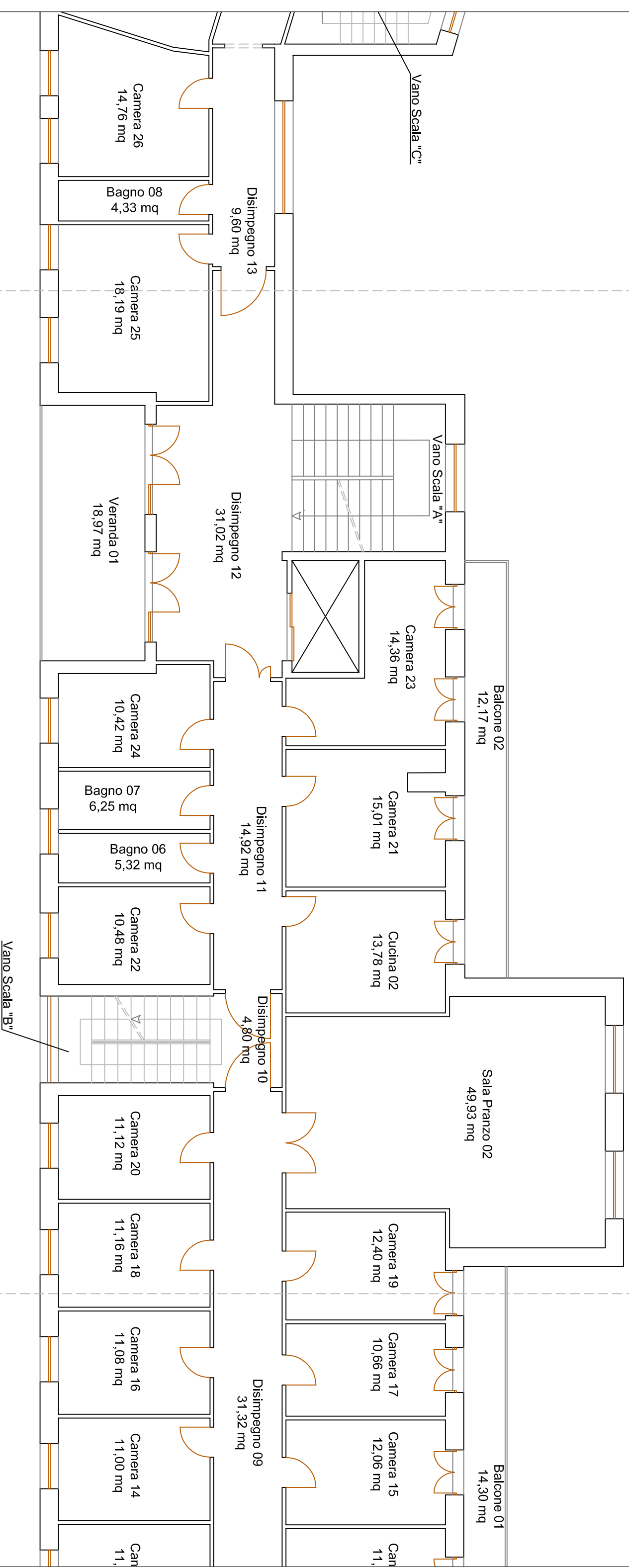


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TAV 4.3

TAV 4.4

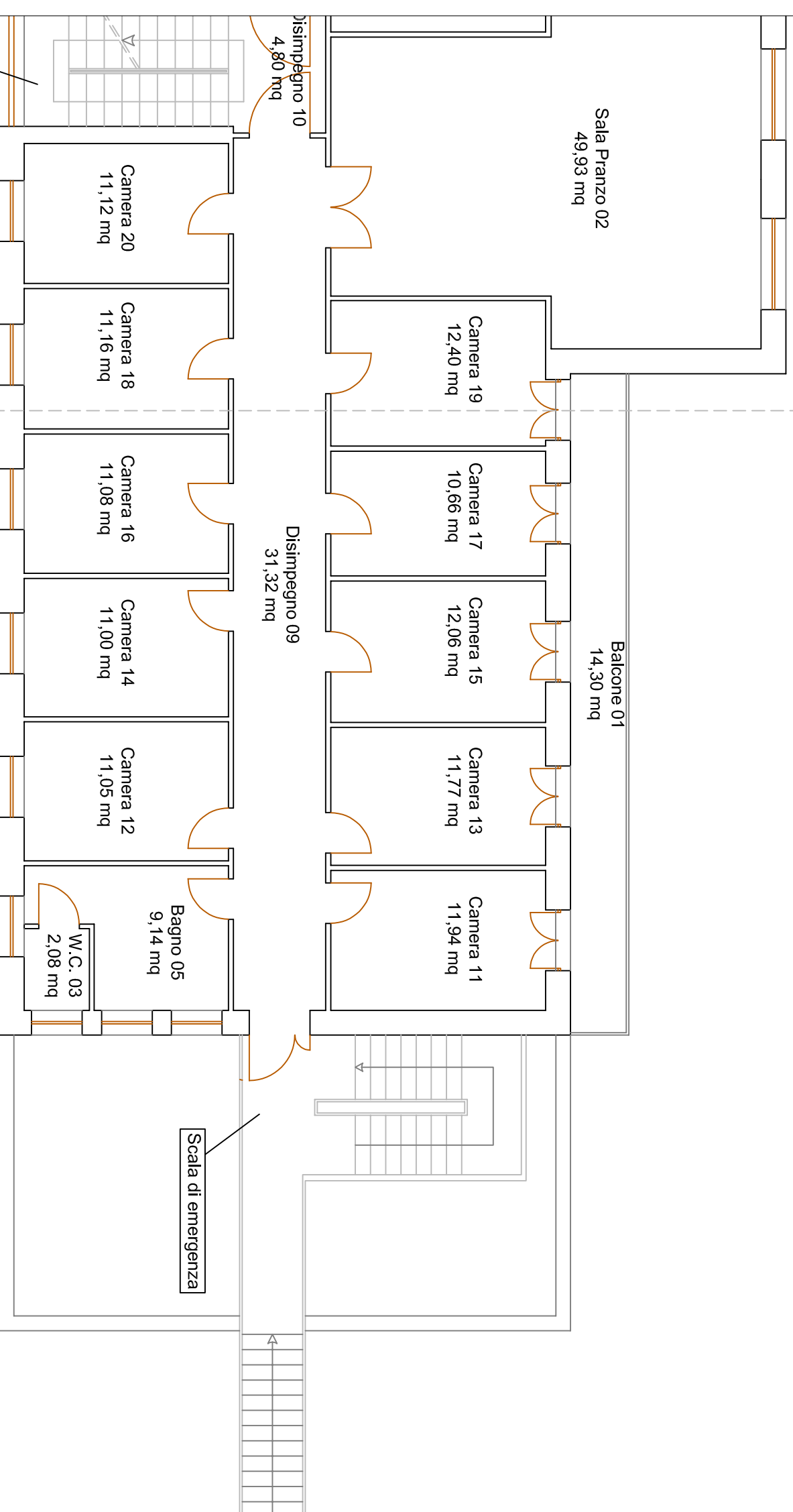


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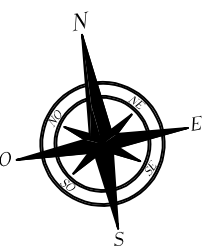
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TAV 4.4

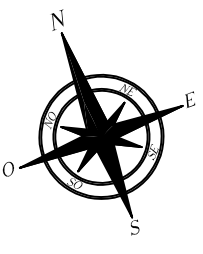
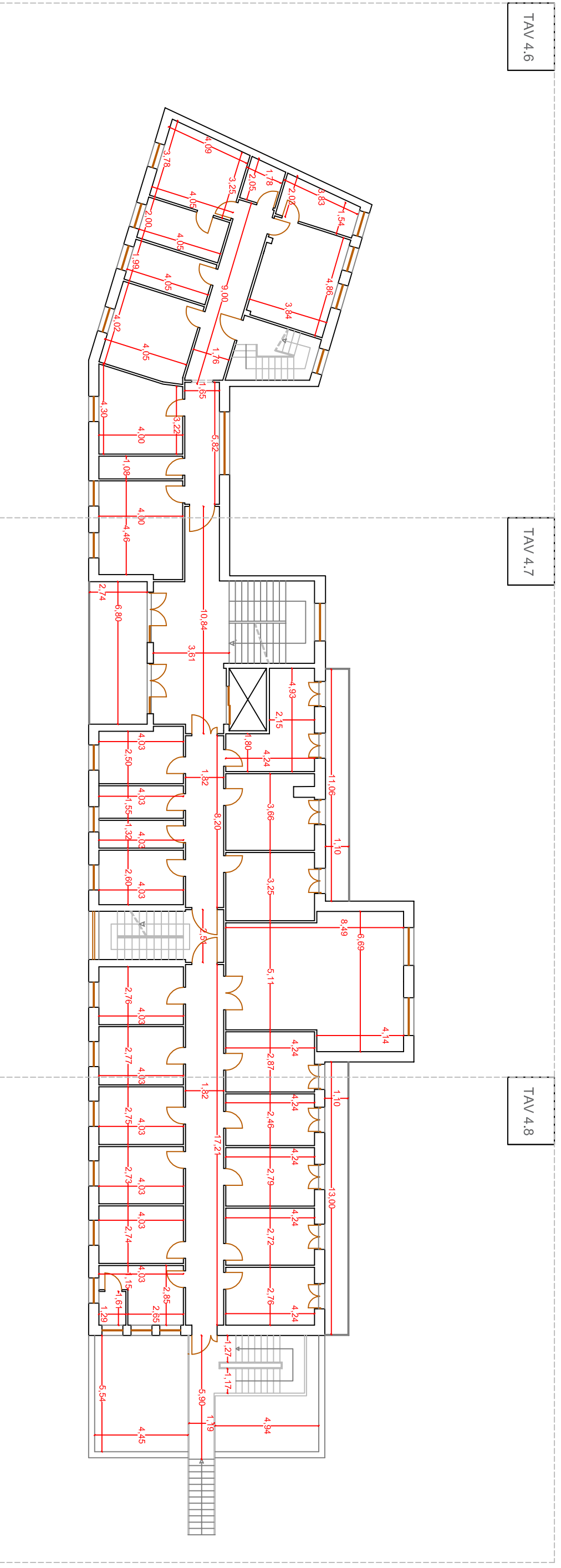
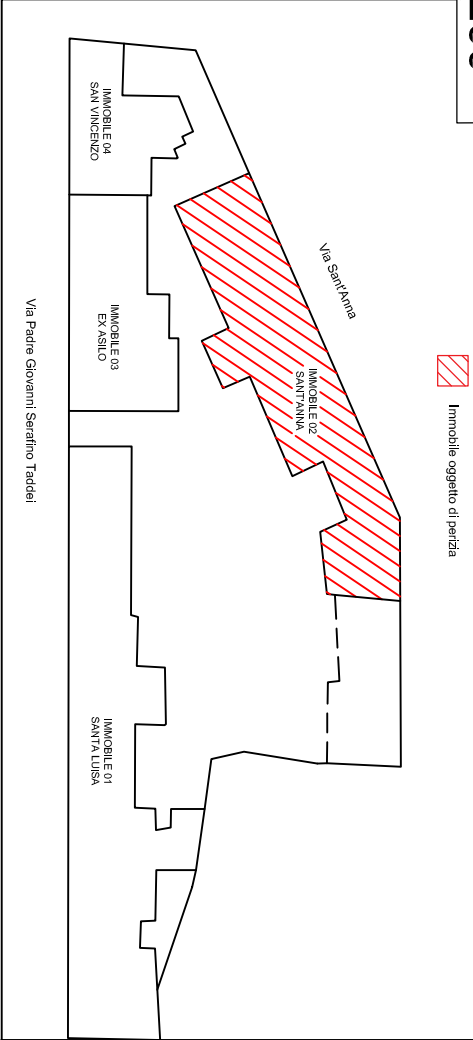


Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



TAV. 4.5: Planimetria Quotata dell'Immobile 02 Sant'Anna (Primo Piano) - Quadro d'unione - Scala 1:200

TAV 4.6 TAV 4.7 TAV 4.8

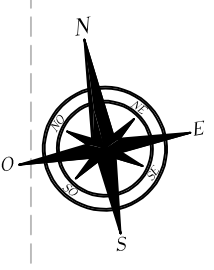
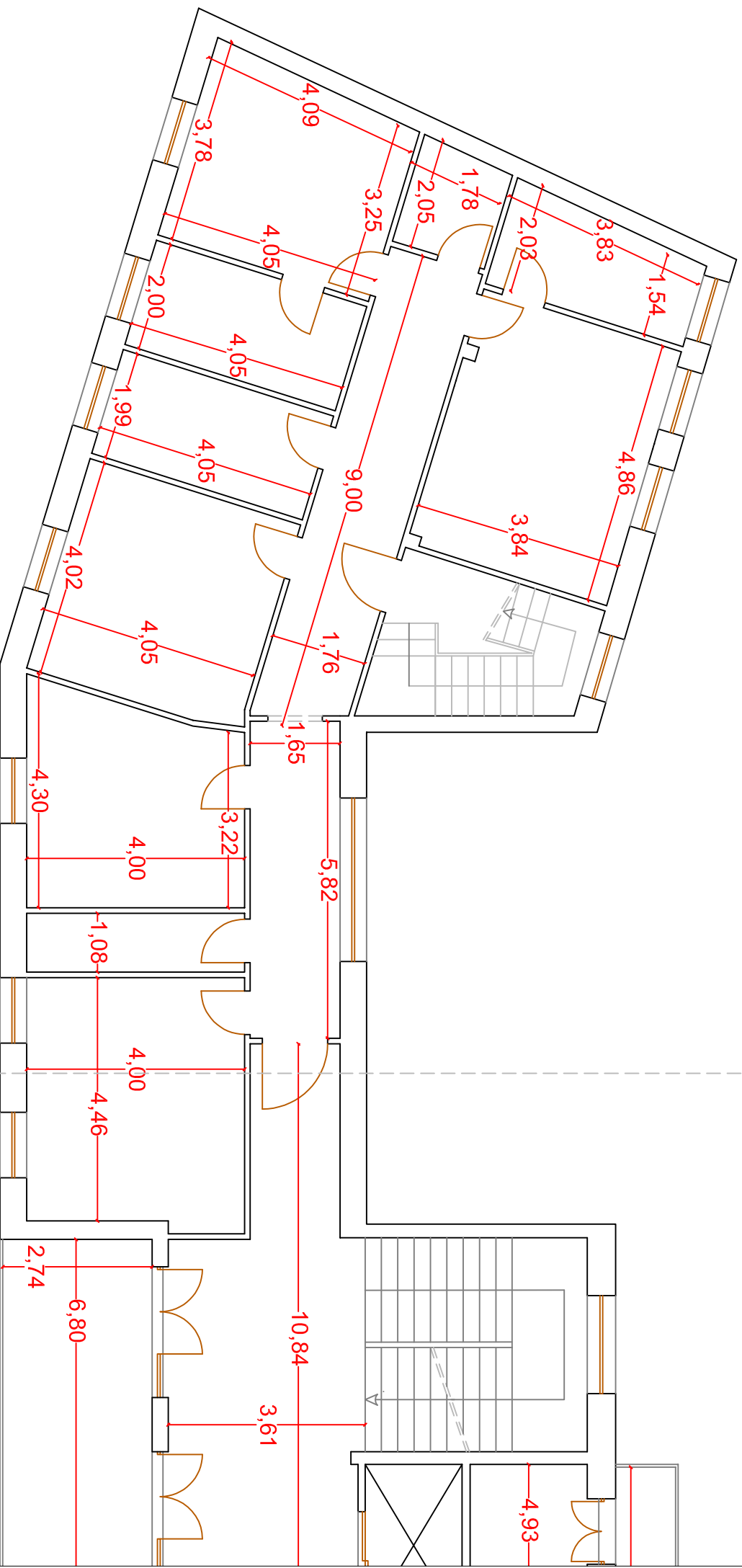


Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV 4.6 TAV 4.7 TAV 4.8

TAV 4.6

TAV 4.7



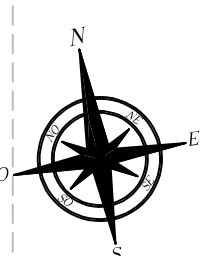
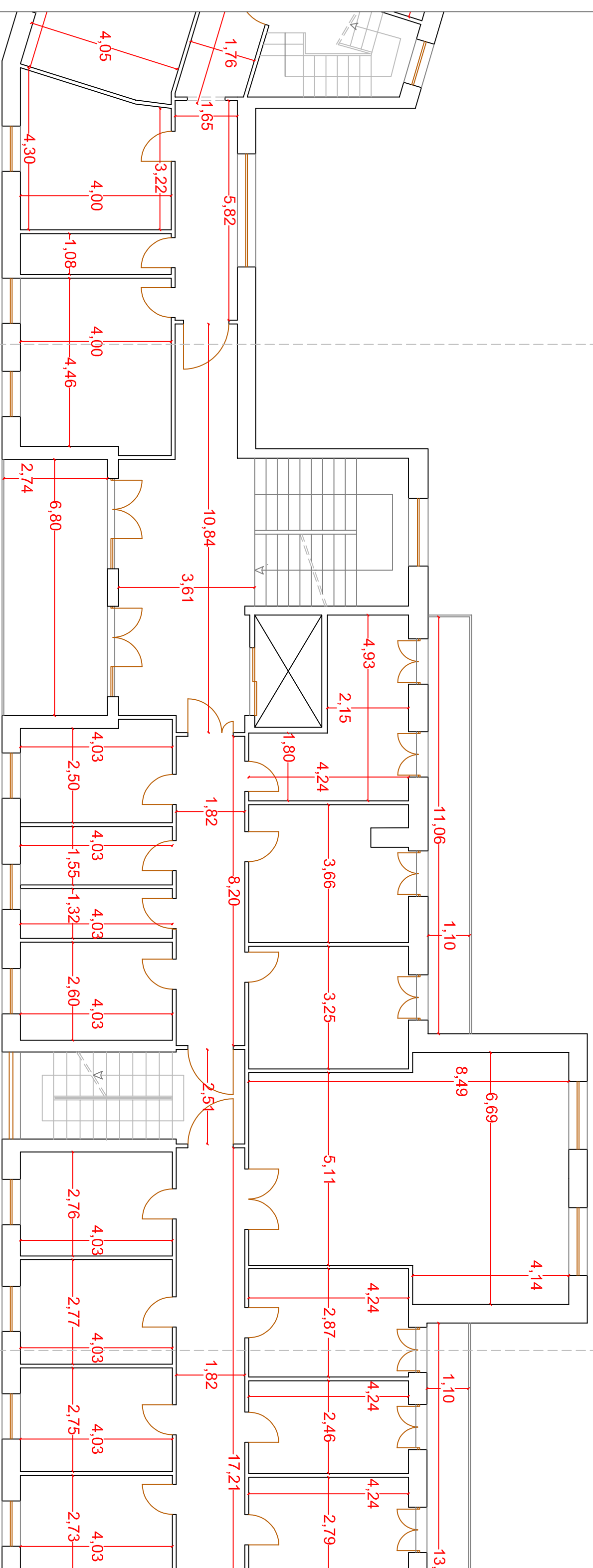
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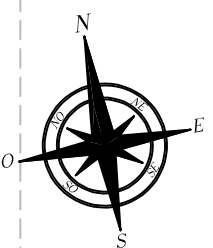
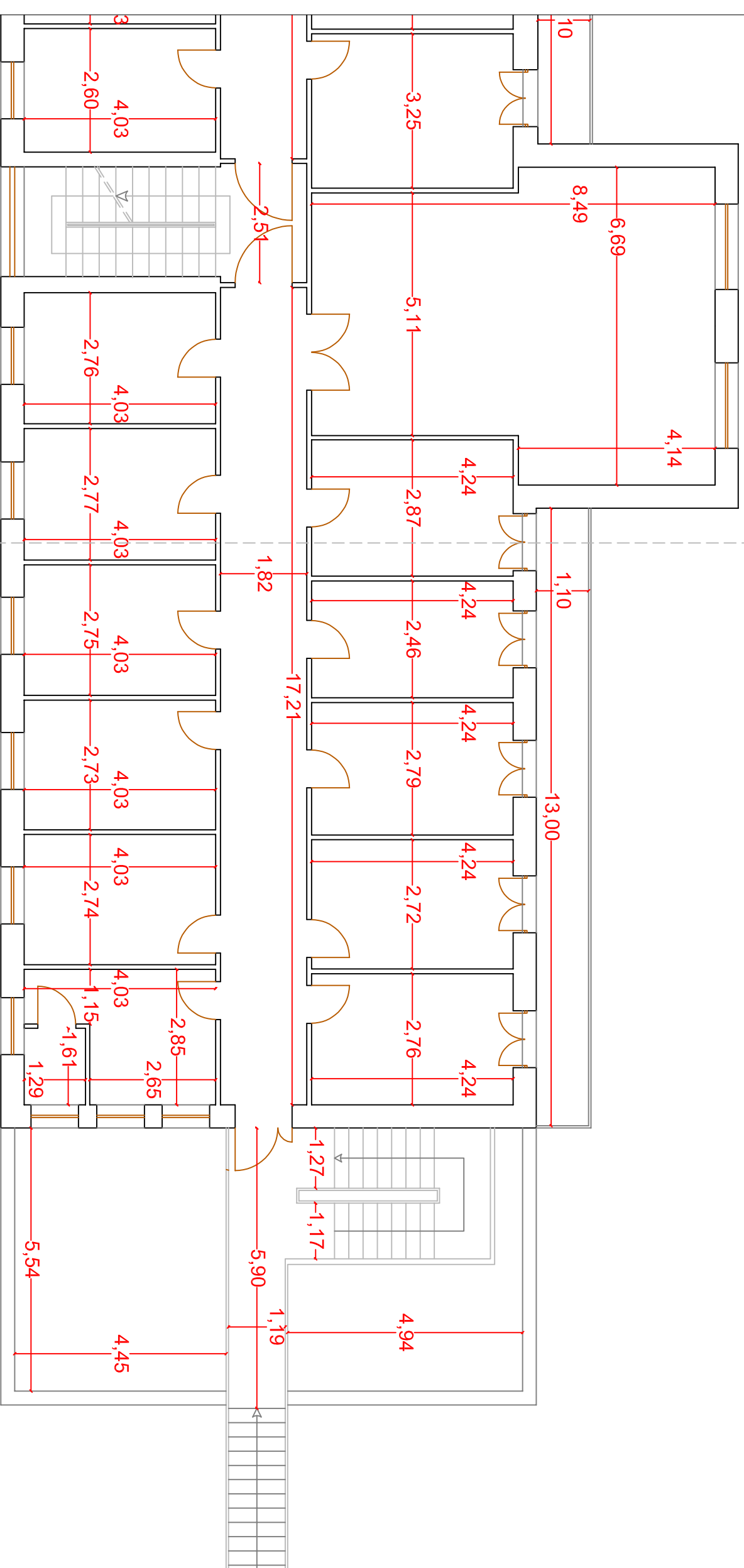
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TAV. 4.8: Planimetria Quotata dell'Immobile 02 Sant'Anna (Primo Piano) - Scala 1:100

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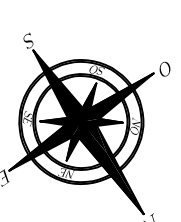
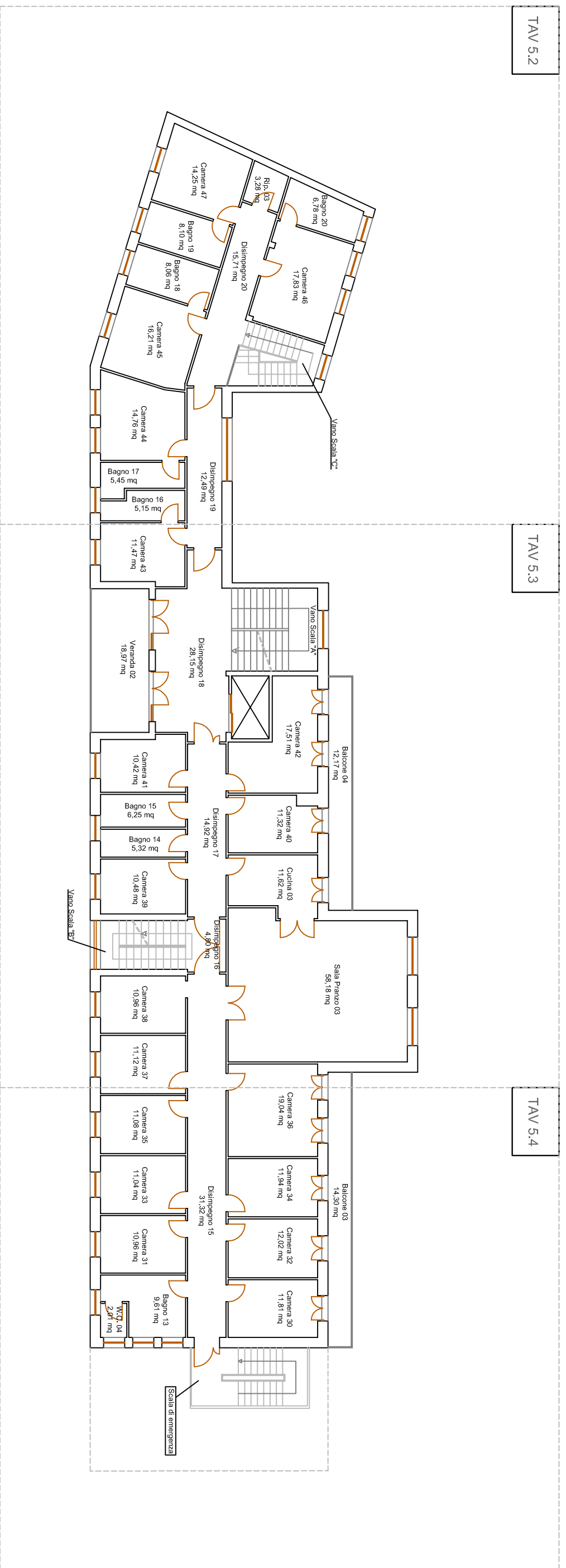
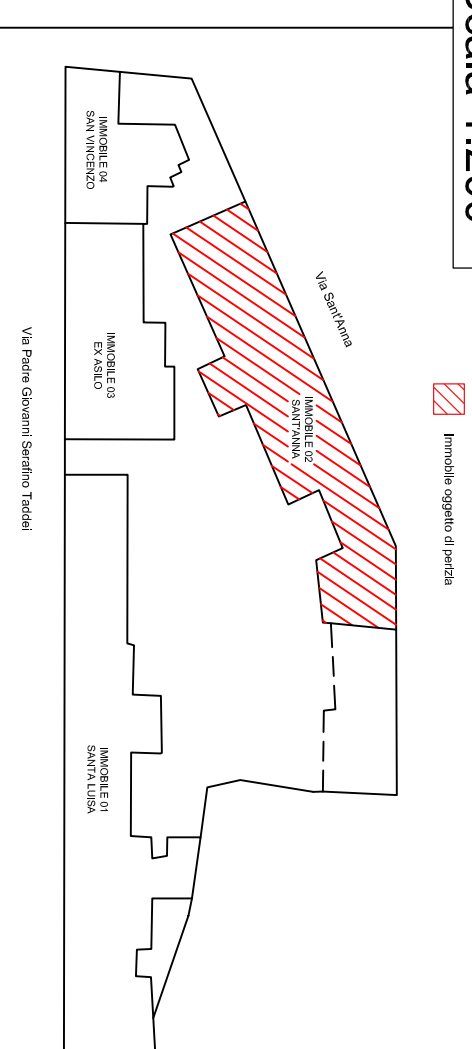
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Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV. 5.1: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Secondo Piano) - Quadro d'unione - Scala 1:200

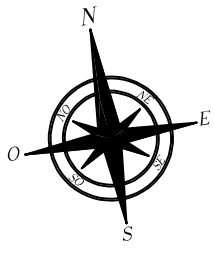
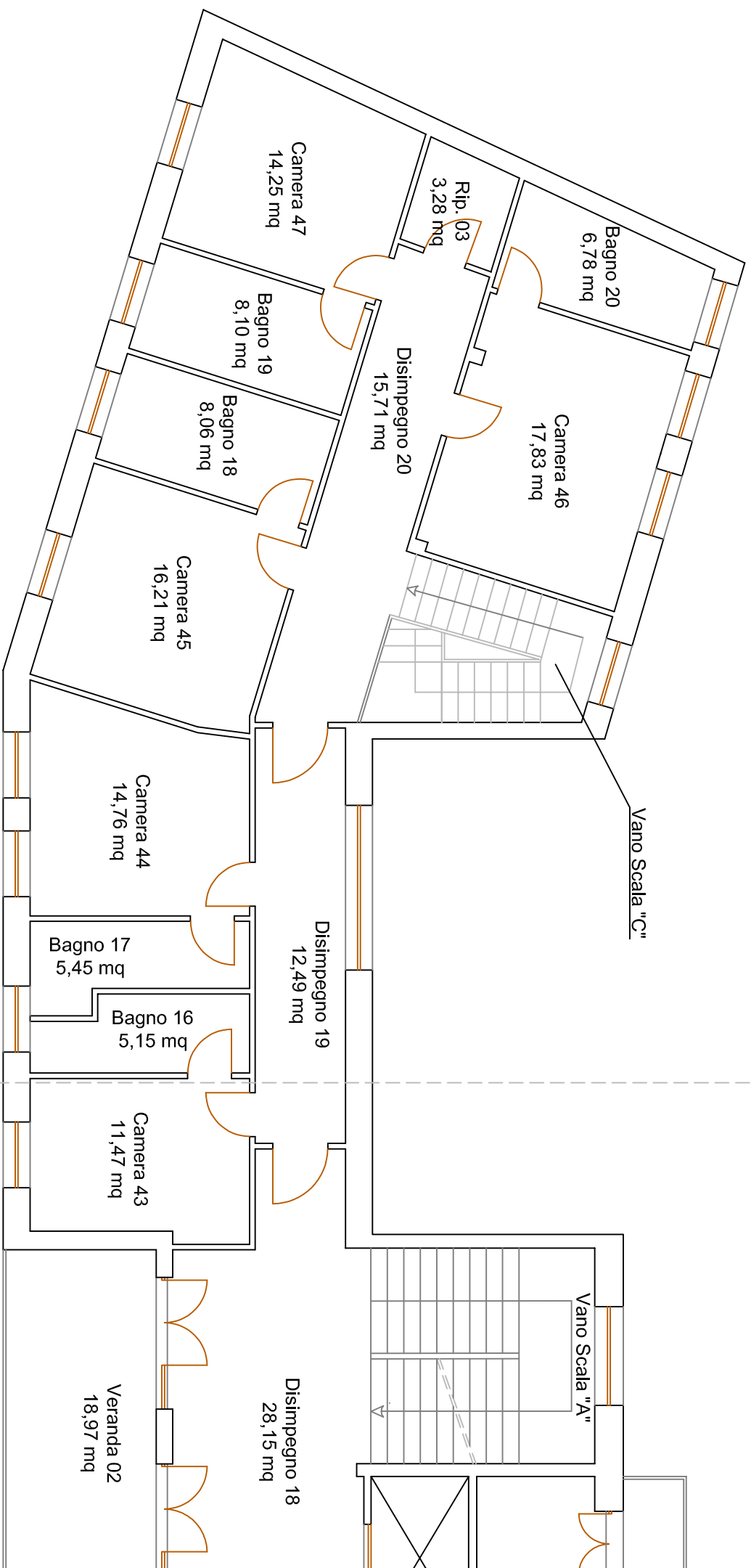
TAV 5.2 TAV 5.3 TAV 5.4



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV 5.2

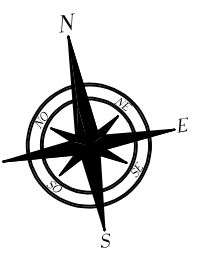
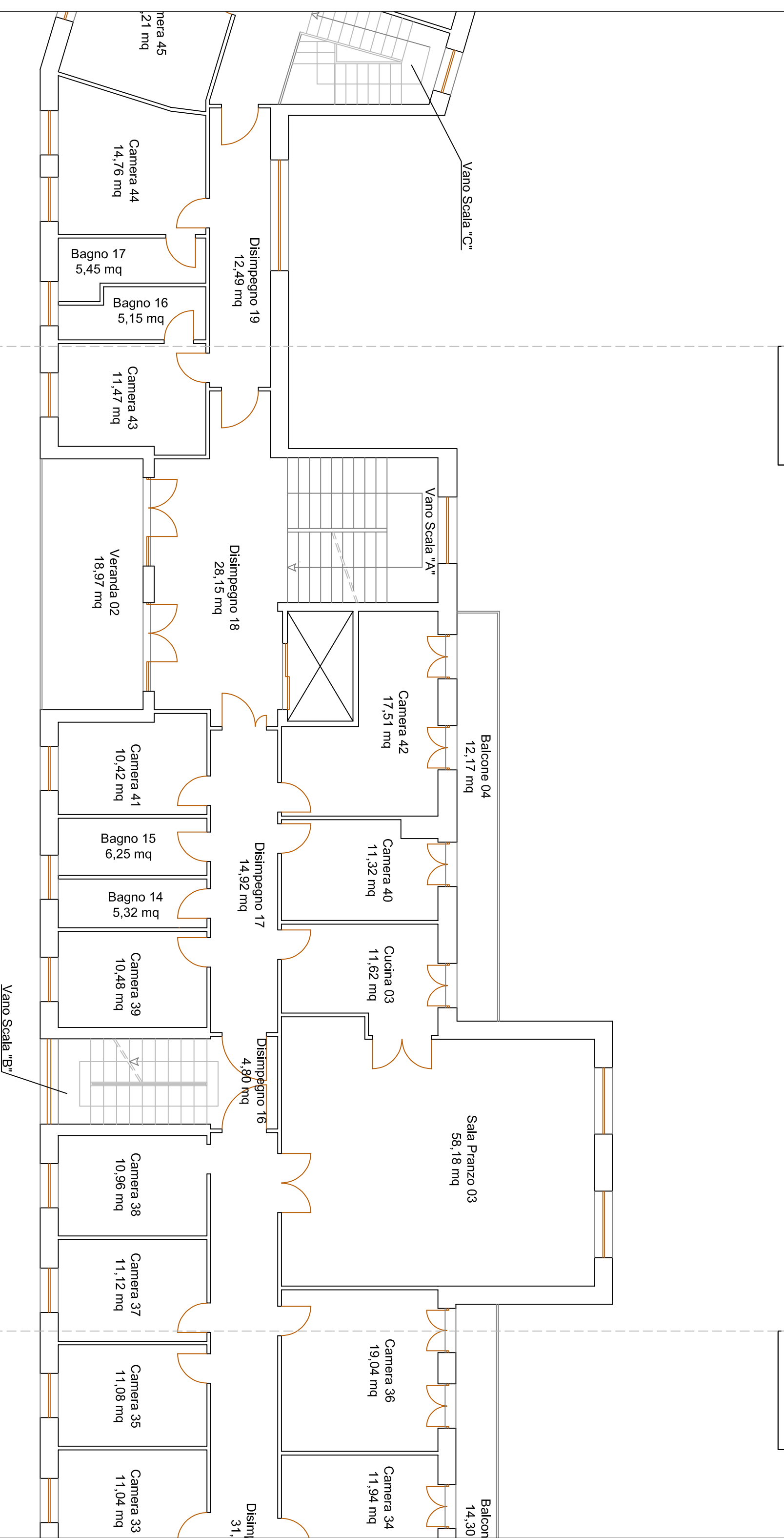
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TAV 5.3

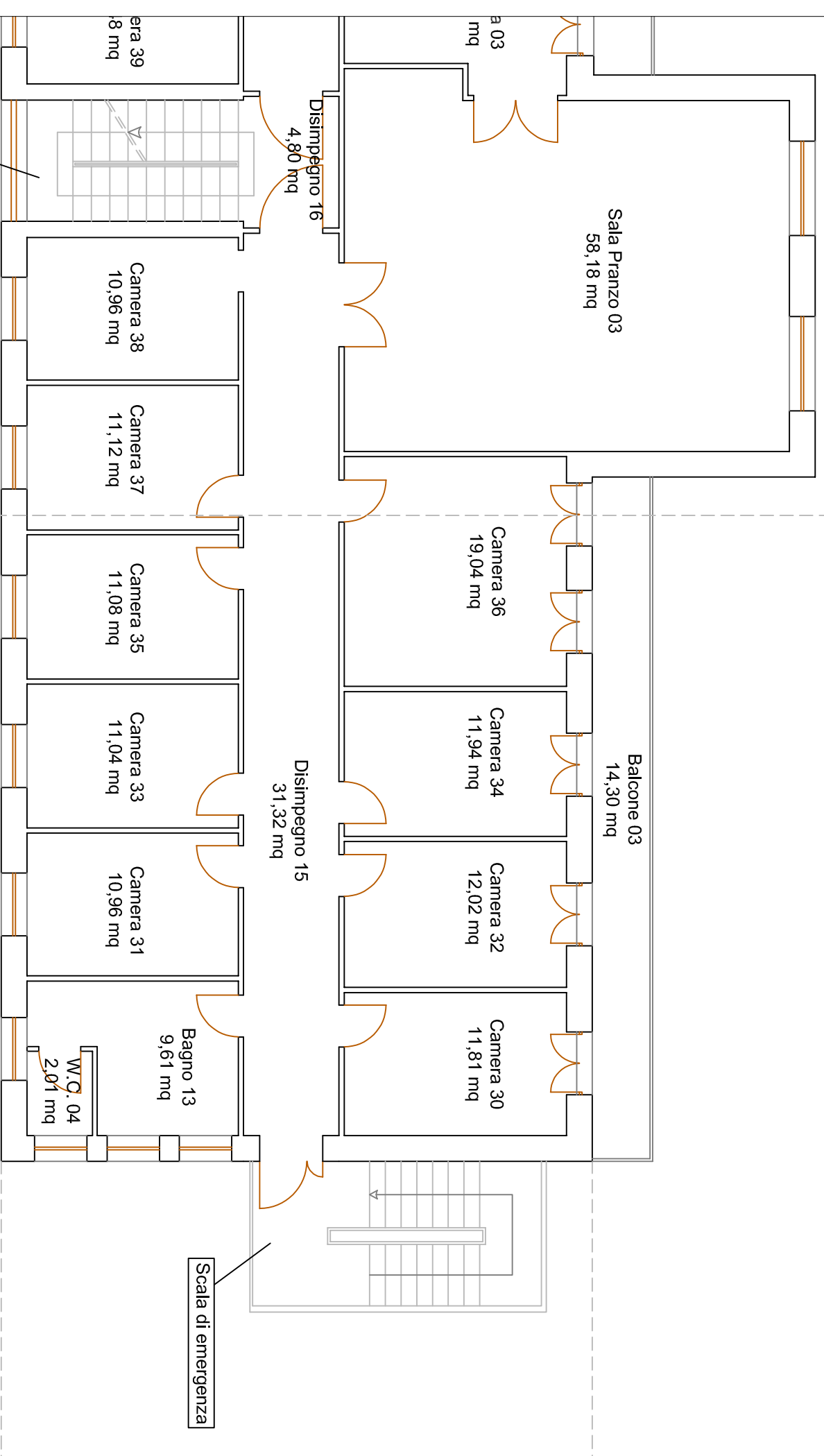
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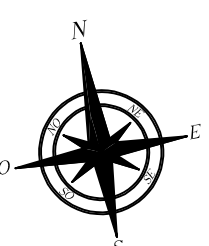
TAV. 5.4: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Secondo Piano) - Scala 1:100

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TAV 5.4



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



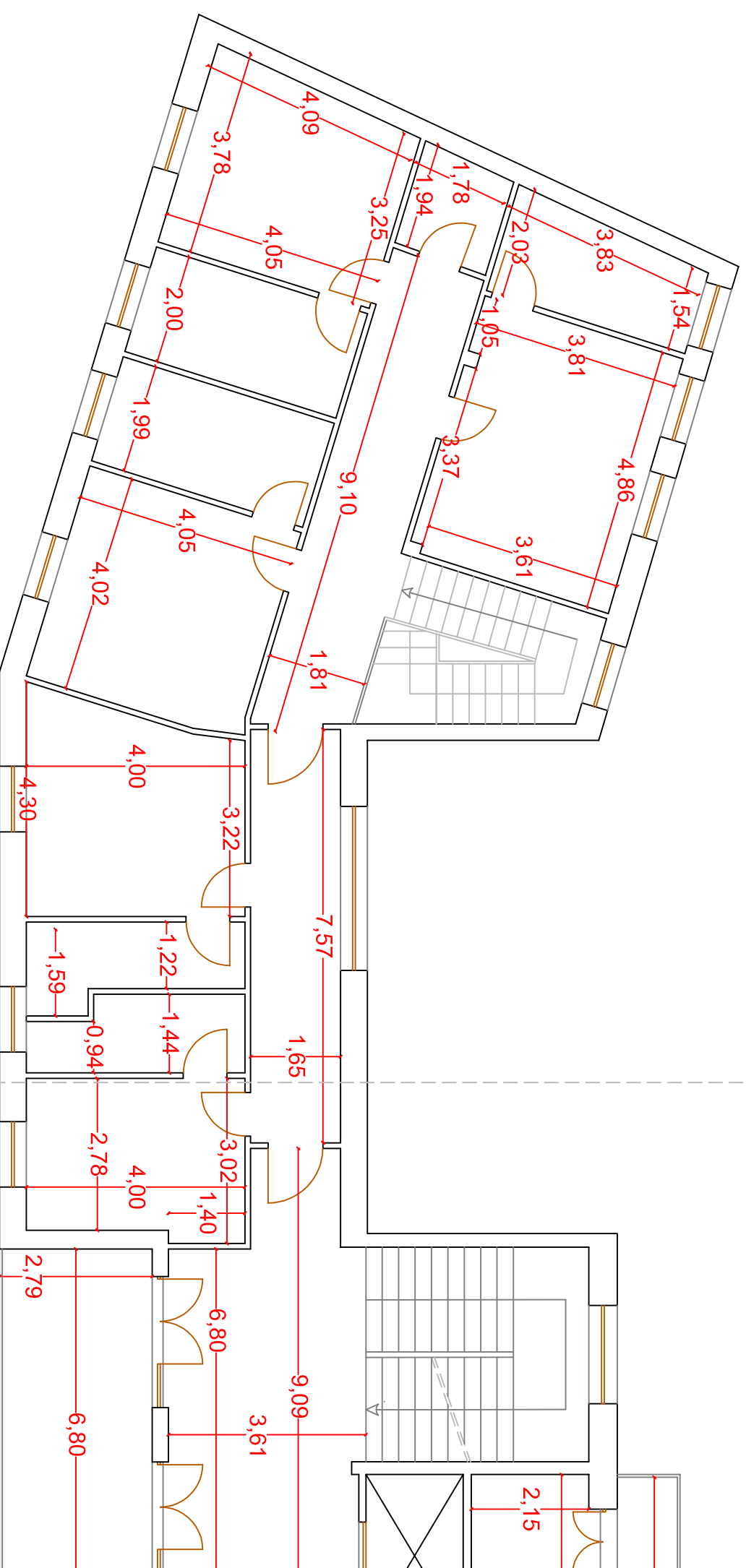
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TAV 5.8

TAV 5.6

TAV 5.7



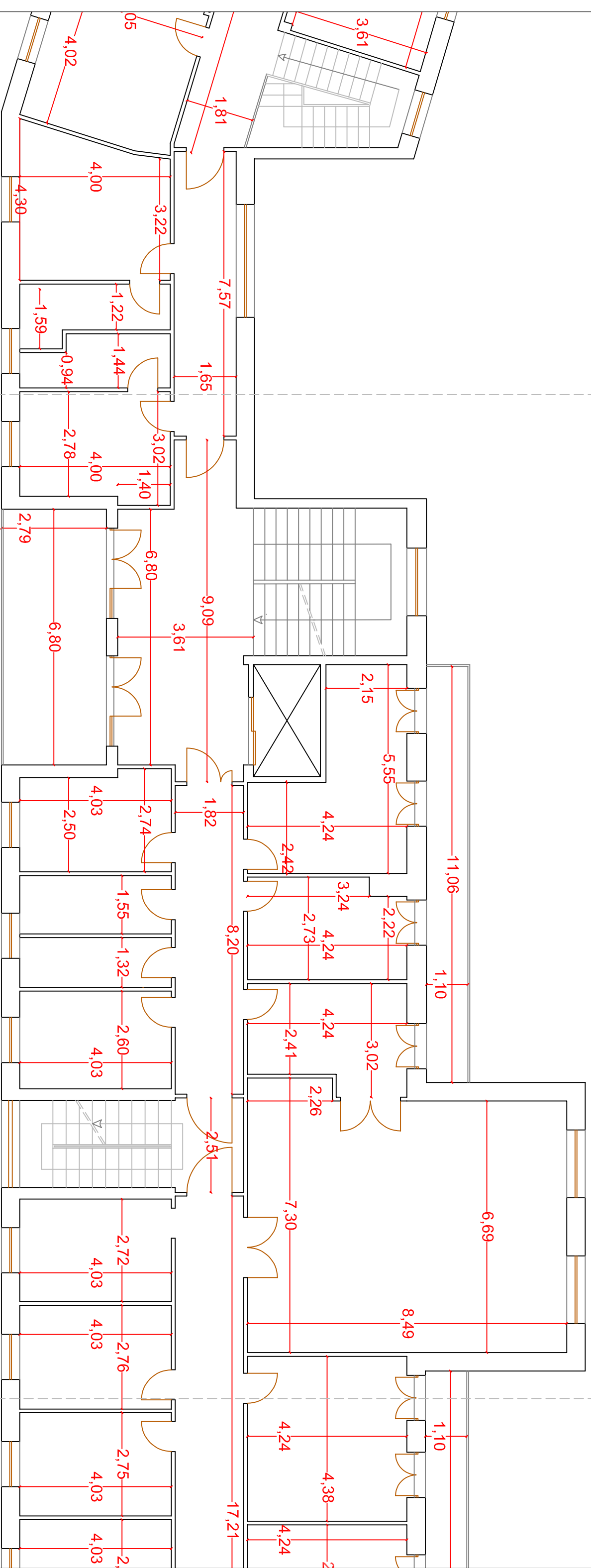
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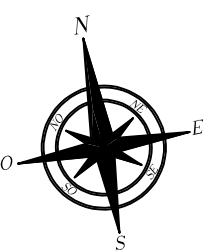
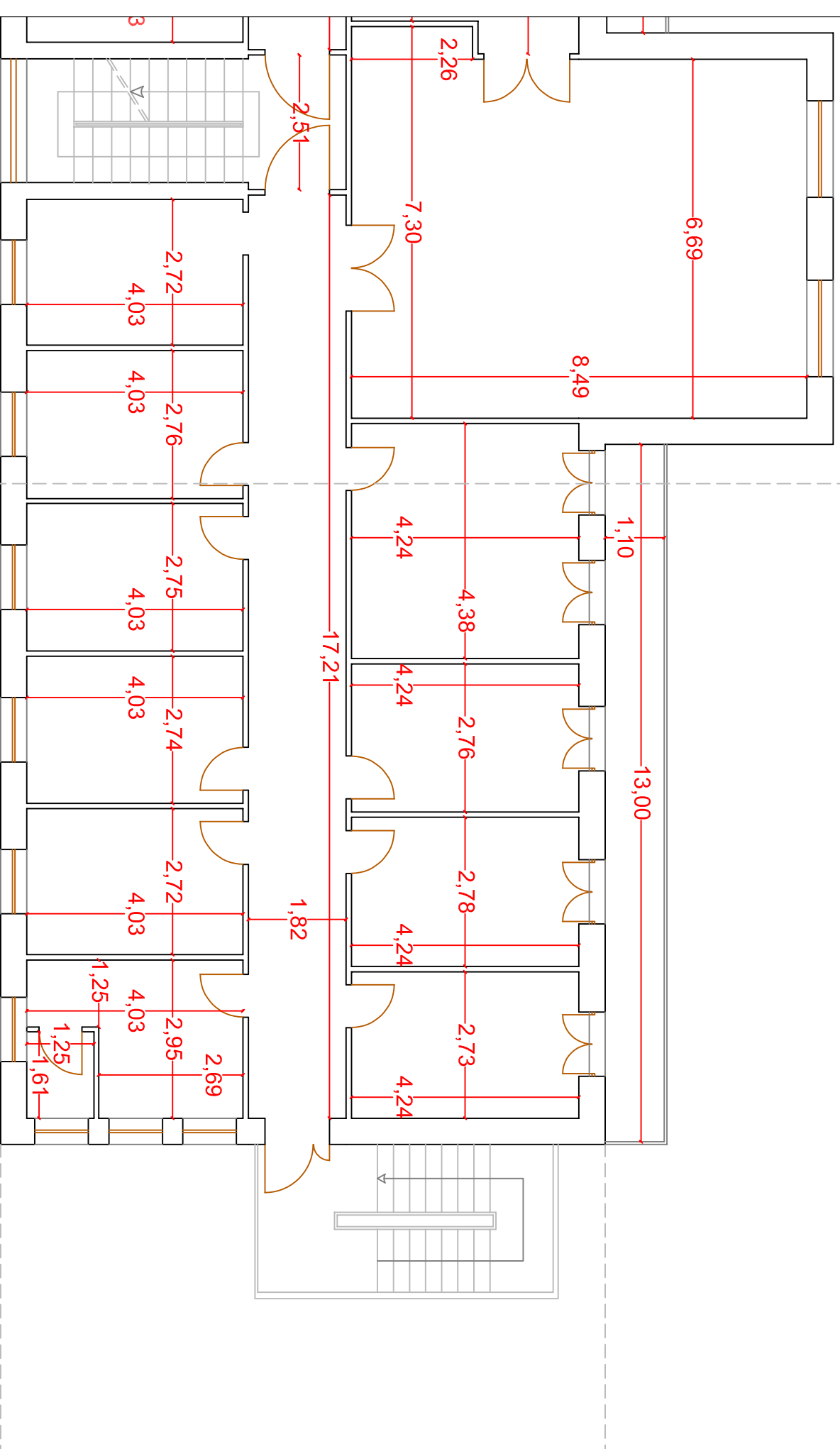
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TAV. 5.8: Planimetria Quotata dell'Immobile 02 Sant'Anna (Secondo Piano) - Scala 1:100

TAV 5.6 TAV 5.7 TAV 5.8

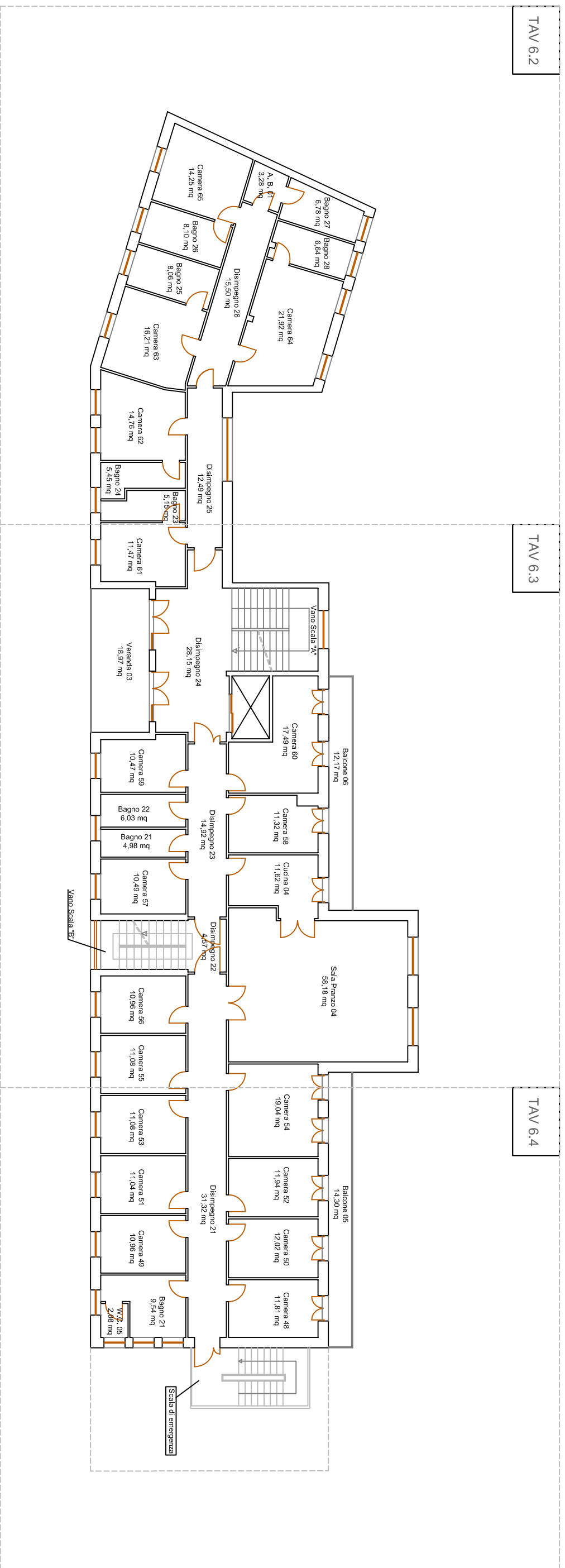
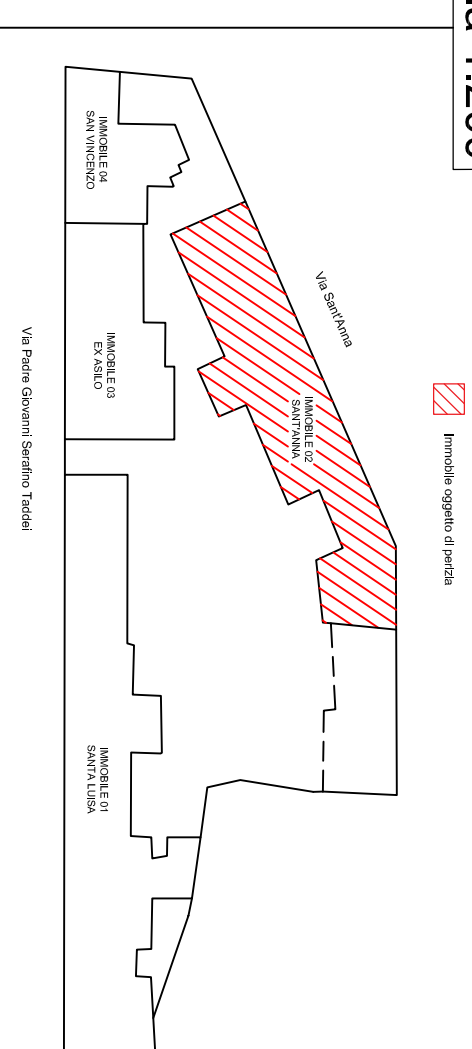
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Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV. 6.1: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Terzo Piano) - Quadro d'unione - Scala 1:200

TAV 6.2 TAV 6.3 TAV 6.4



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

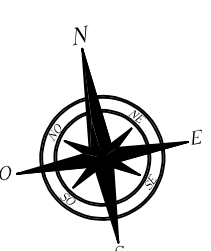
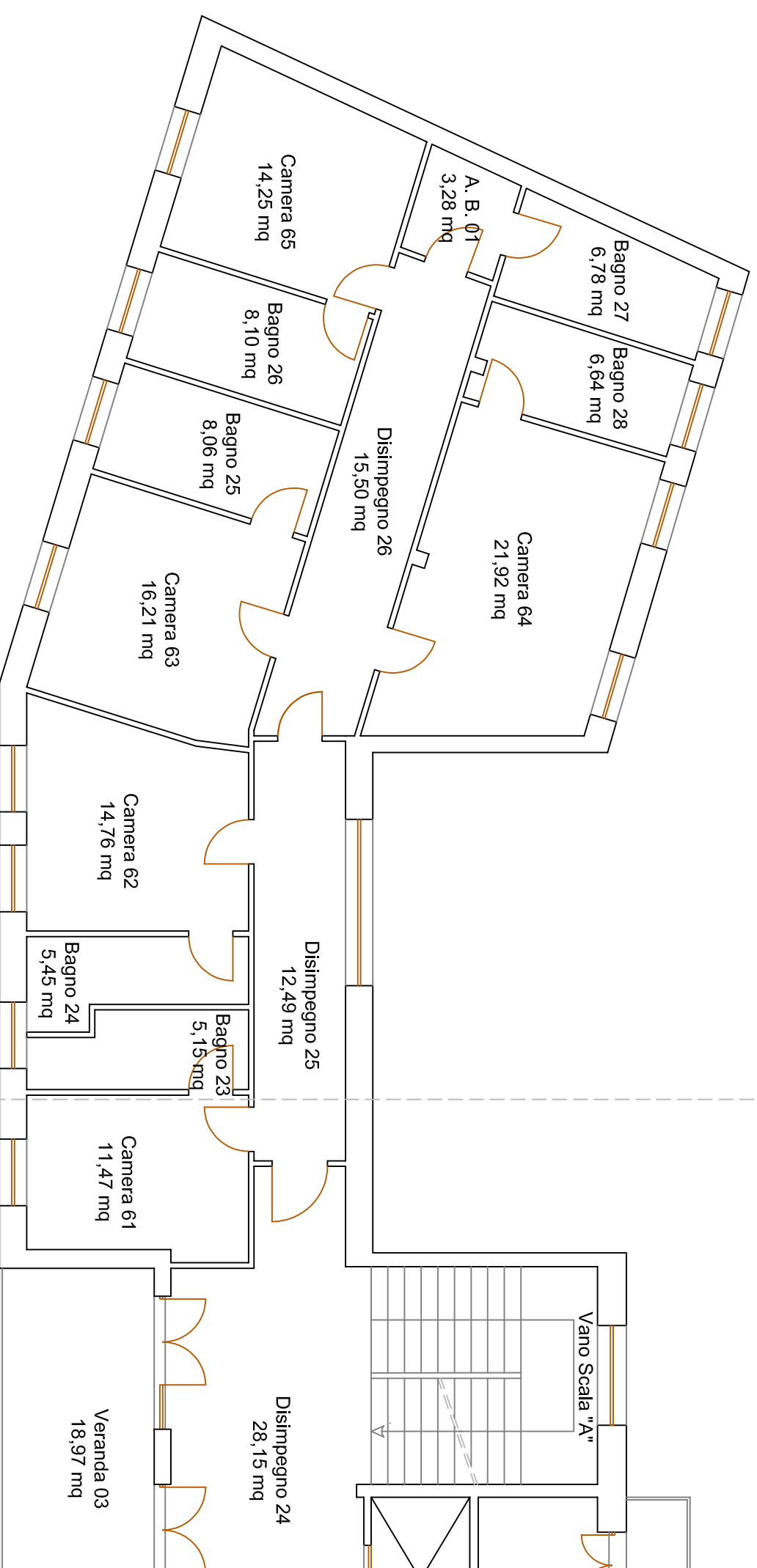
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TAV 6.4

TAV 6.2

TAV 6.3



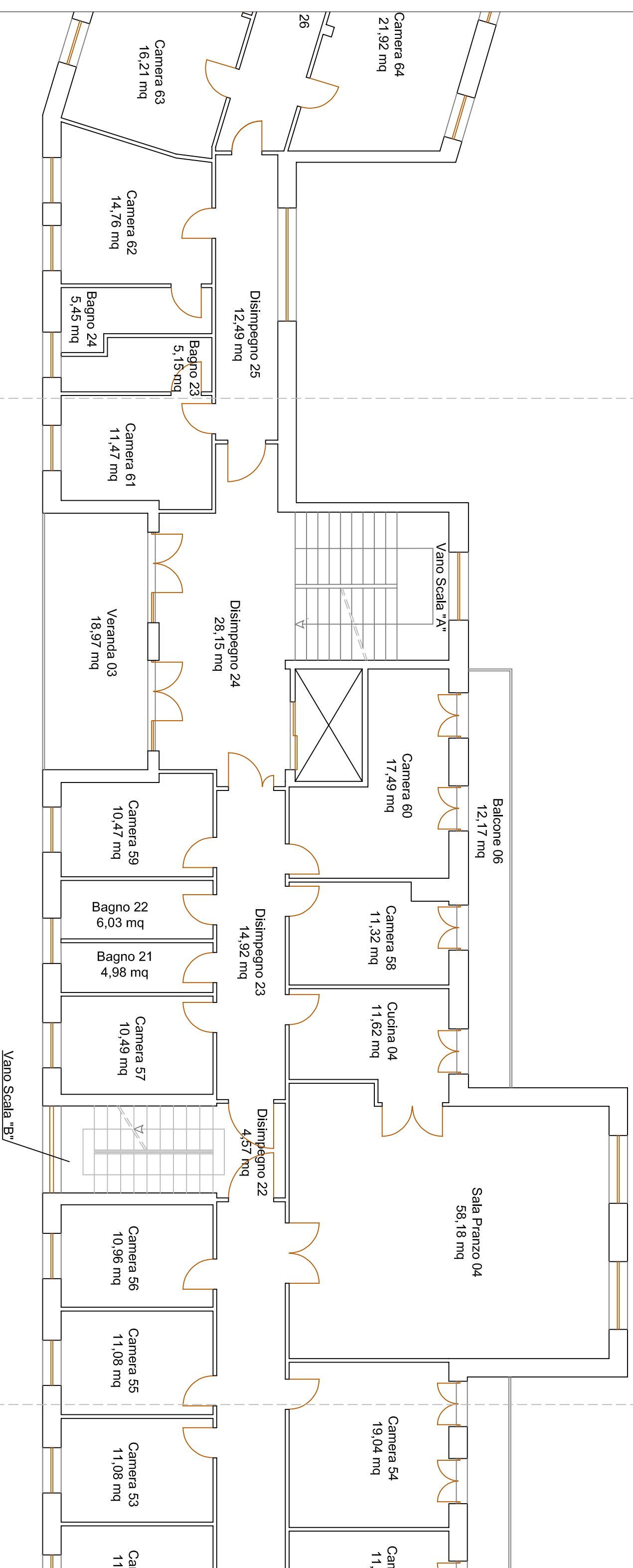
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TAV 6.3

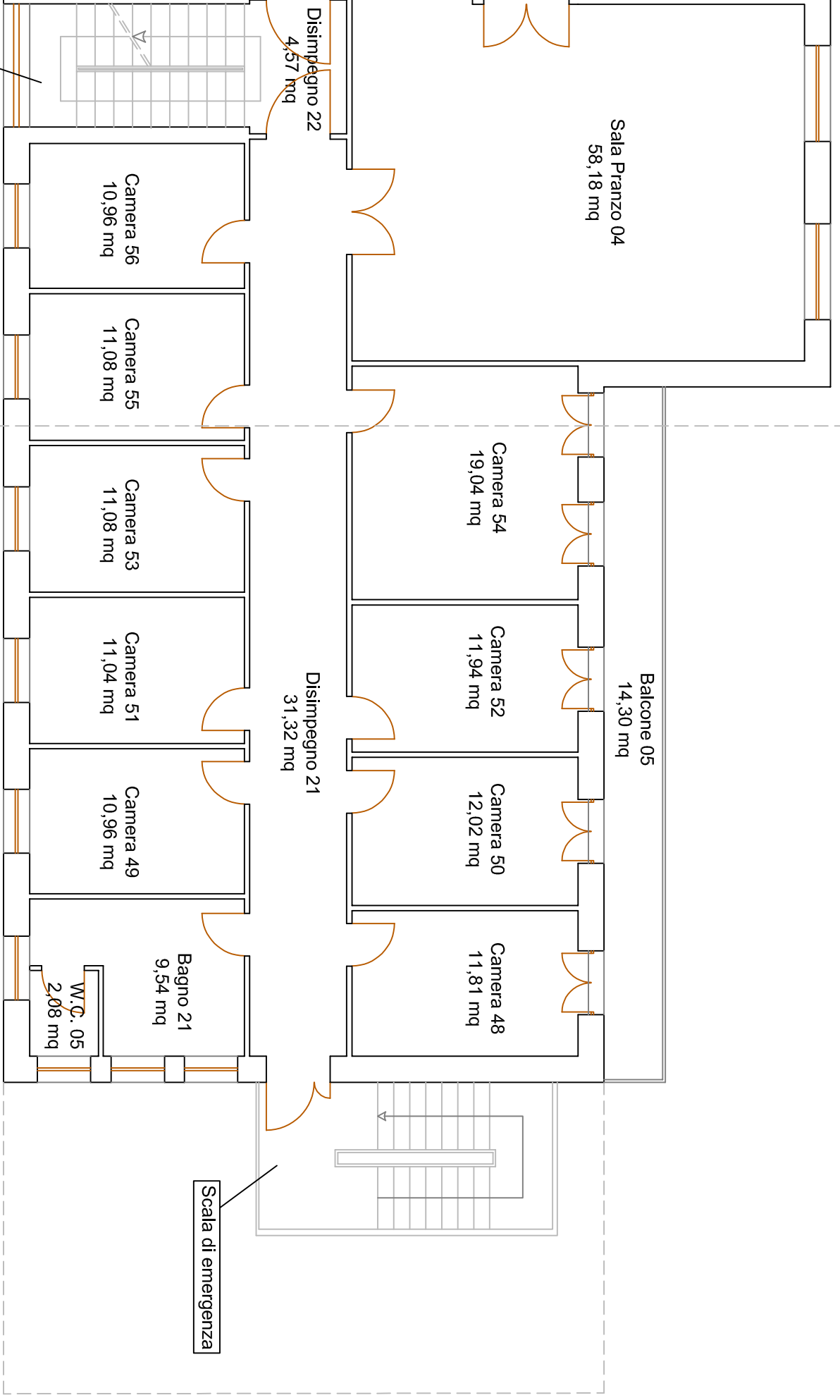
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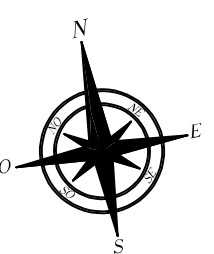
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TAV 6.4

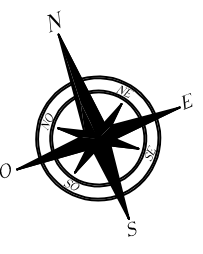
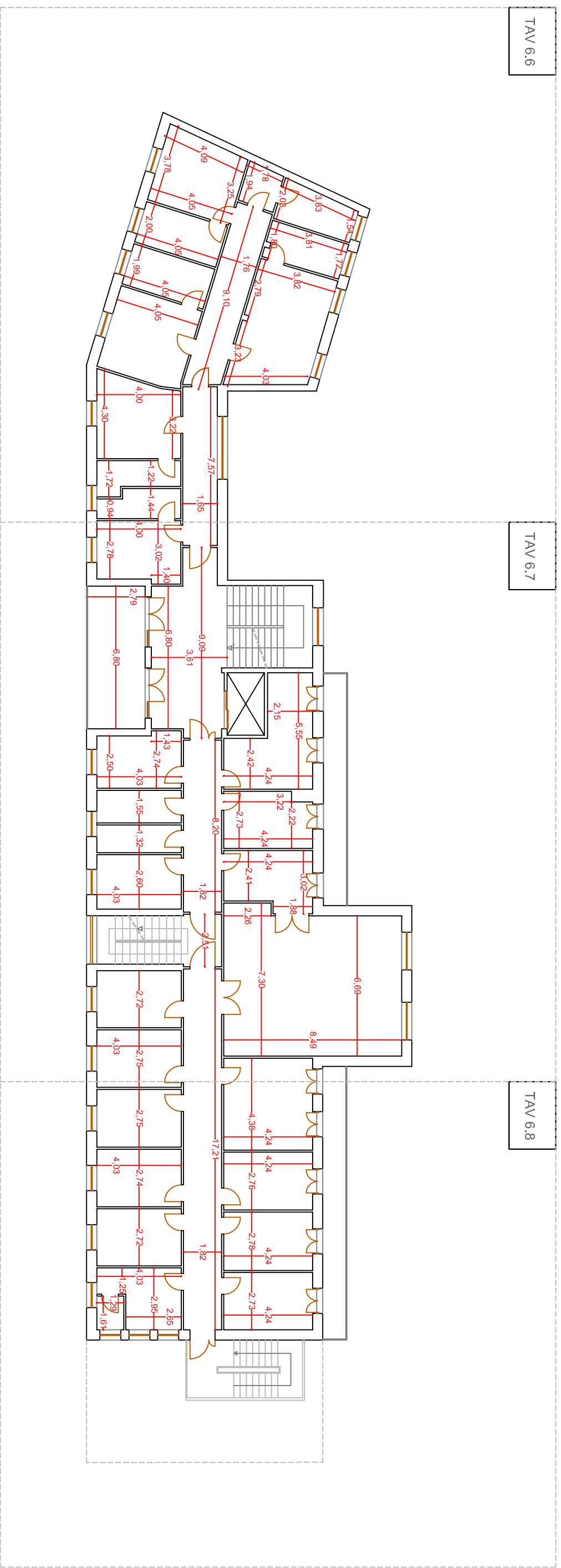
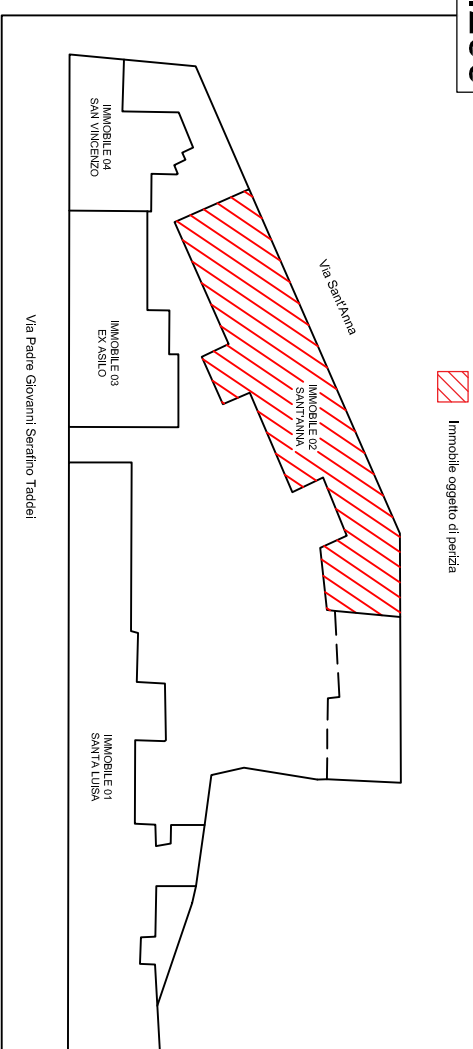


Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



TAV. 6.5: Planimetria Quotata dell'Immobile 02 Sant'Anna (Terzo Piano) - Quadro d'unione - Scala 1:200

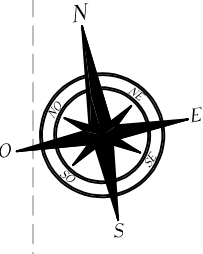
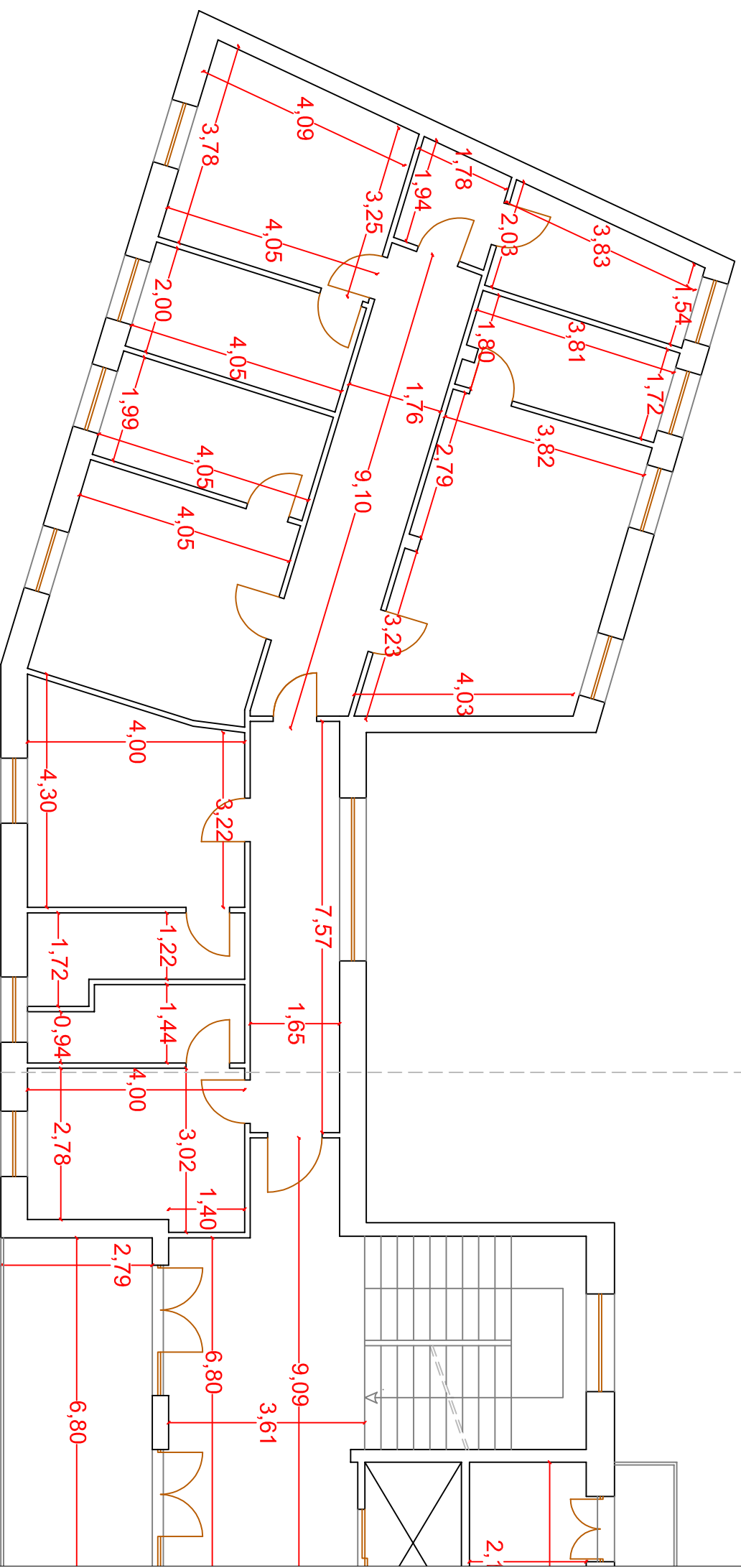
TAV 6.6 TAV 6.7 TAV 6.8



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV 6.6

TAV 6.7



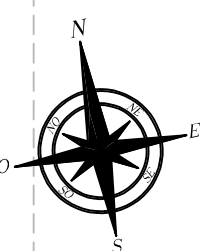
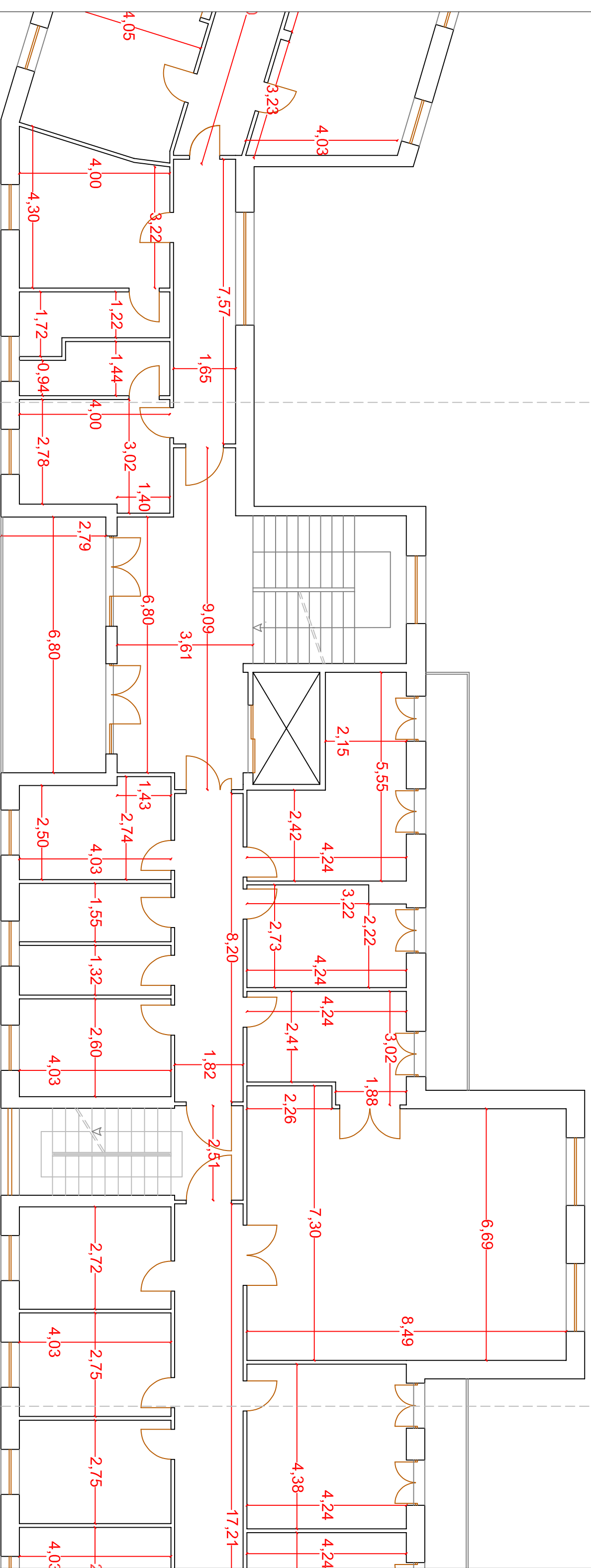
TAV 6.6

TAV 6.7

TAV 6.8

TAV 6.7

TAV 6.8

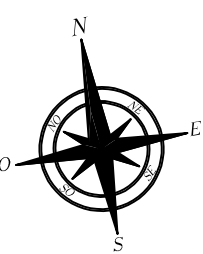
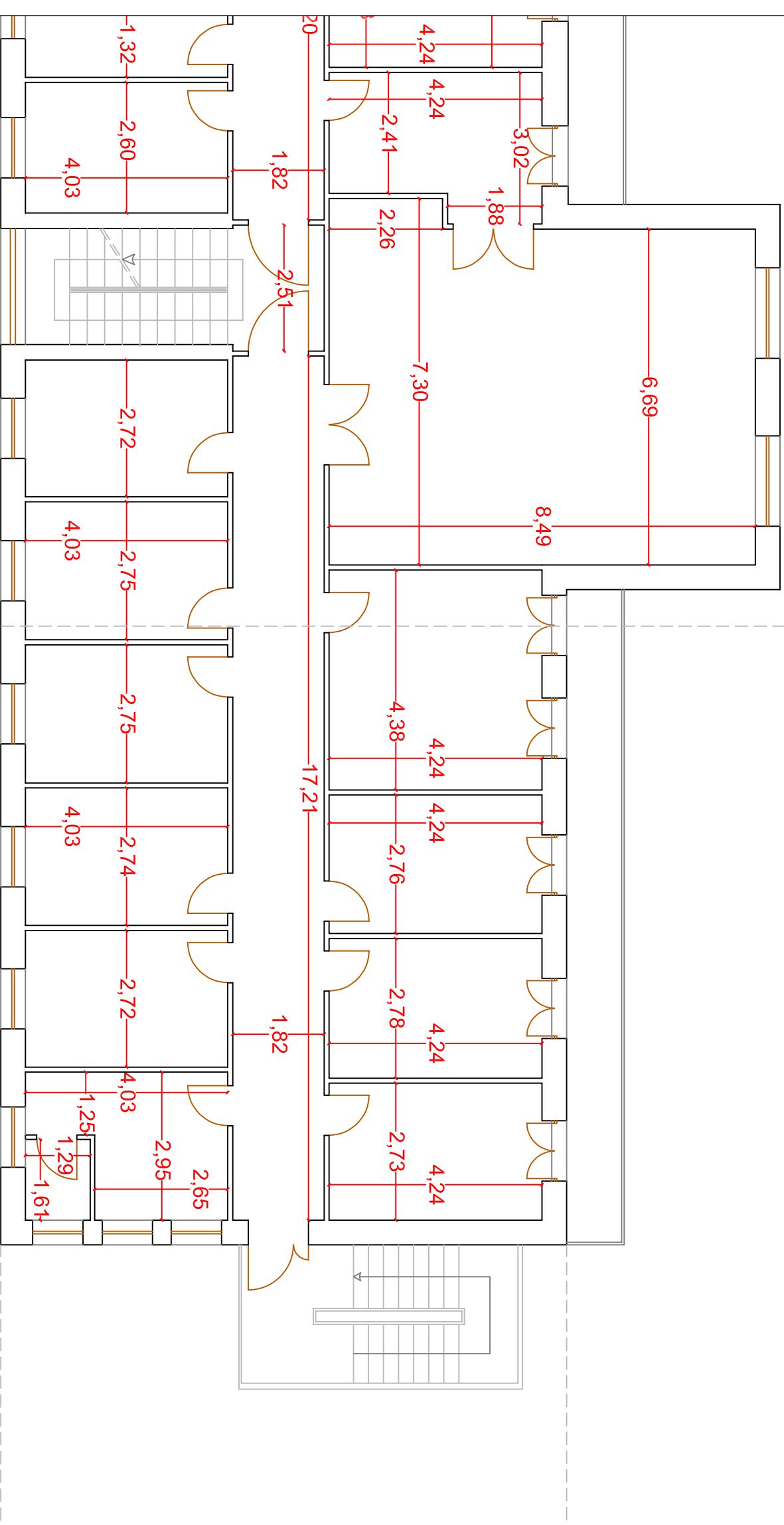


TAV 6.6

TAV 6.7

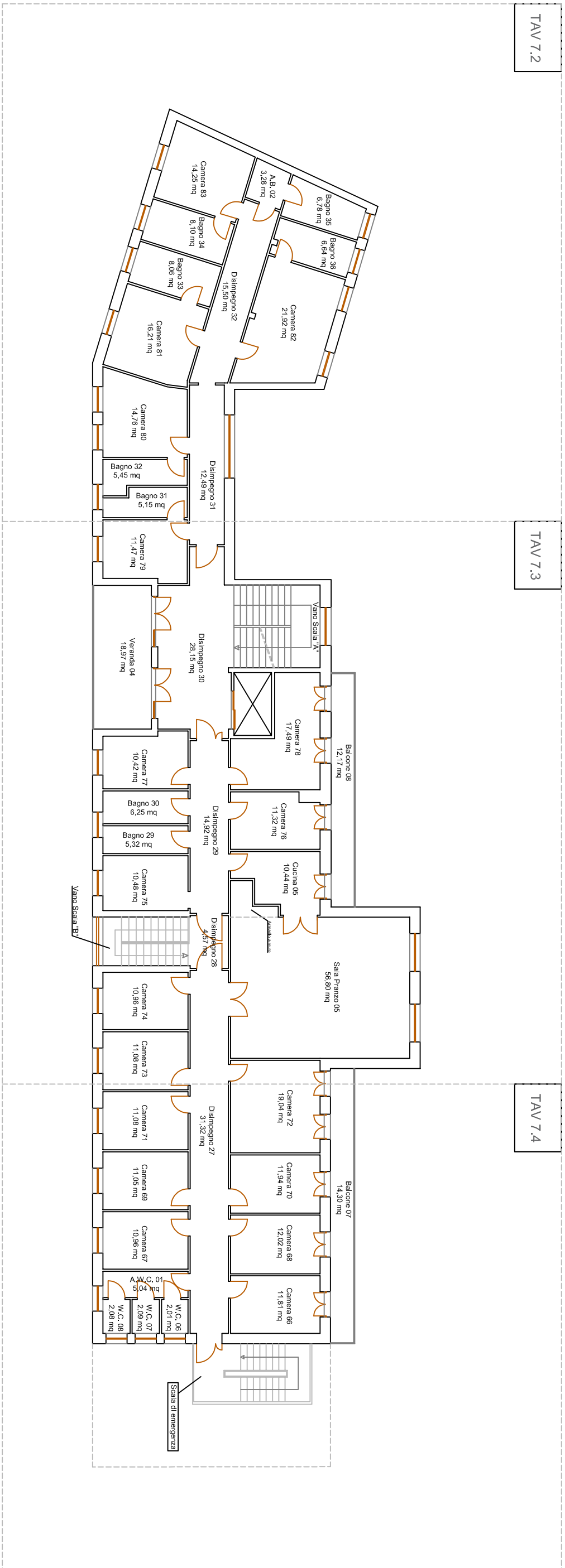
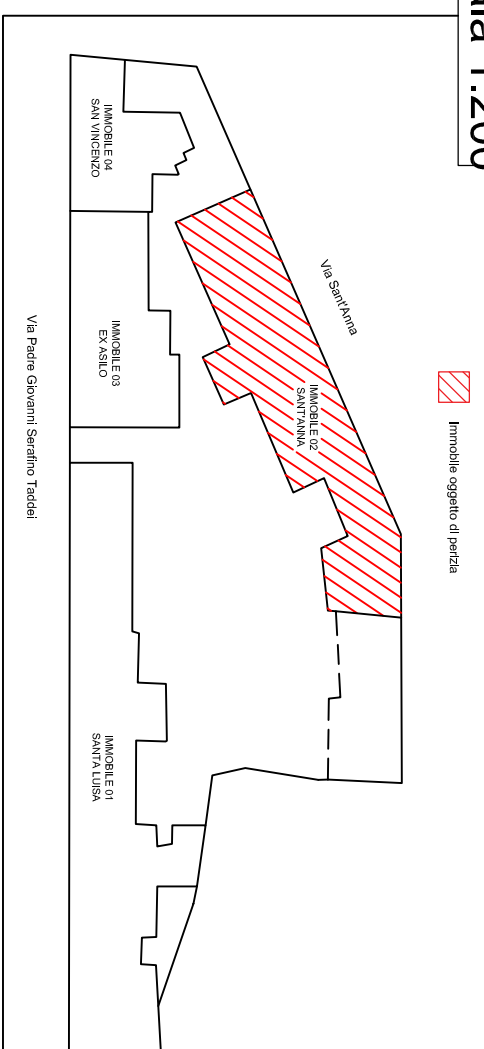
TAV 6.8

TAV 6.8

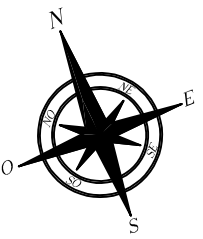


TAV. 7.1: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Quarto Piano) - Quadro d'Unione - Scala 1:200

TAV 7.2 TAV 7.3 TAV 7.4



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



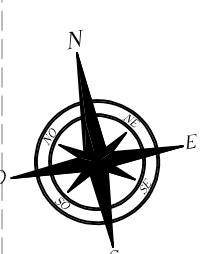
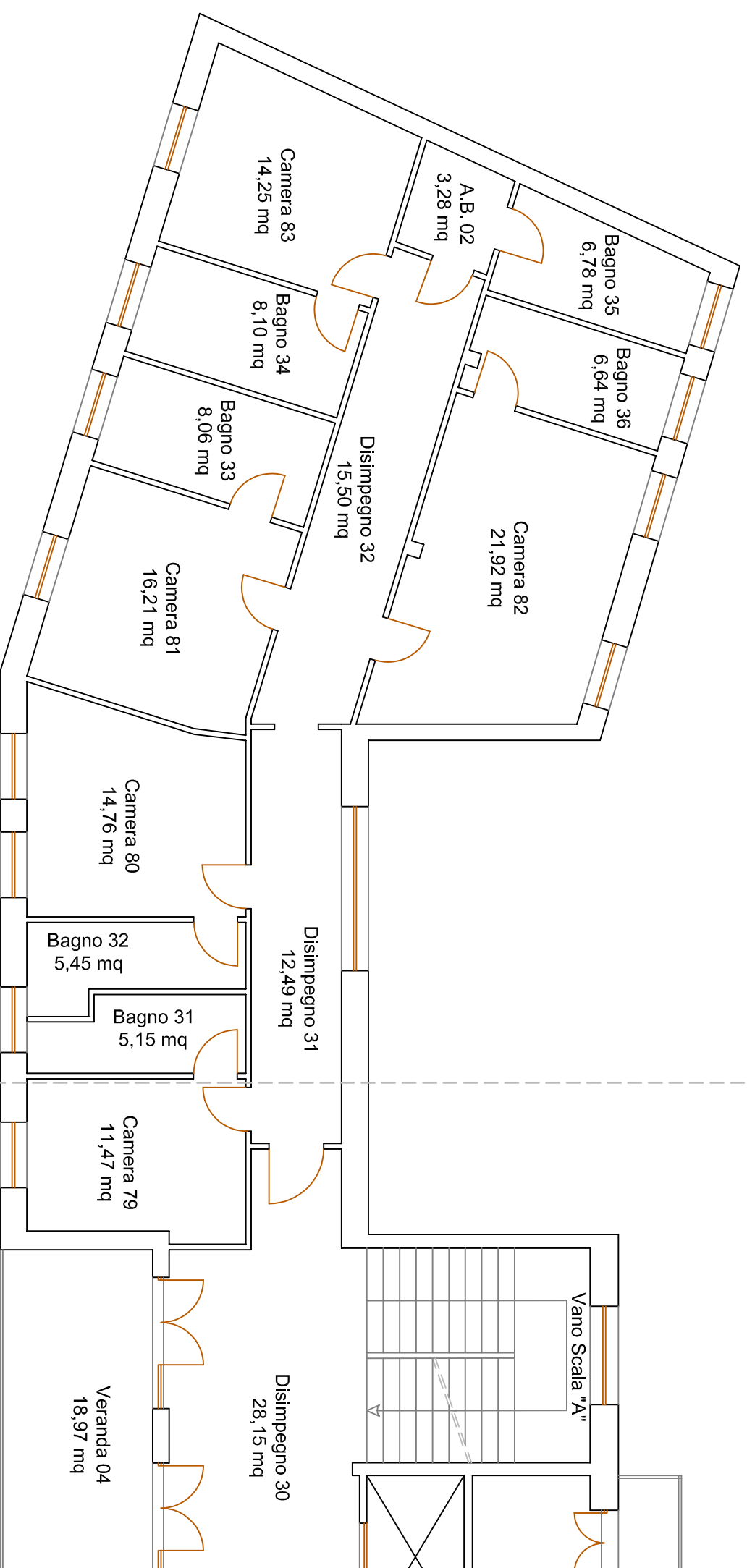
TAV 7.2

TAV 7.3

TAV 7.4

TAV 7.2

TAV 7.3

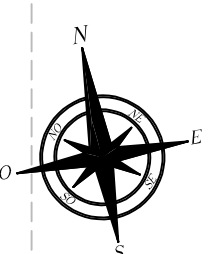
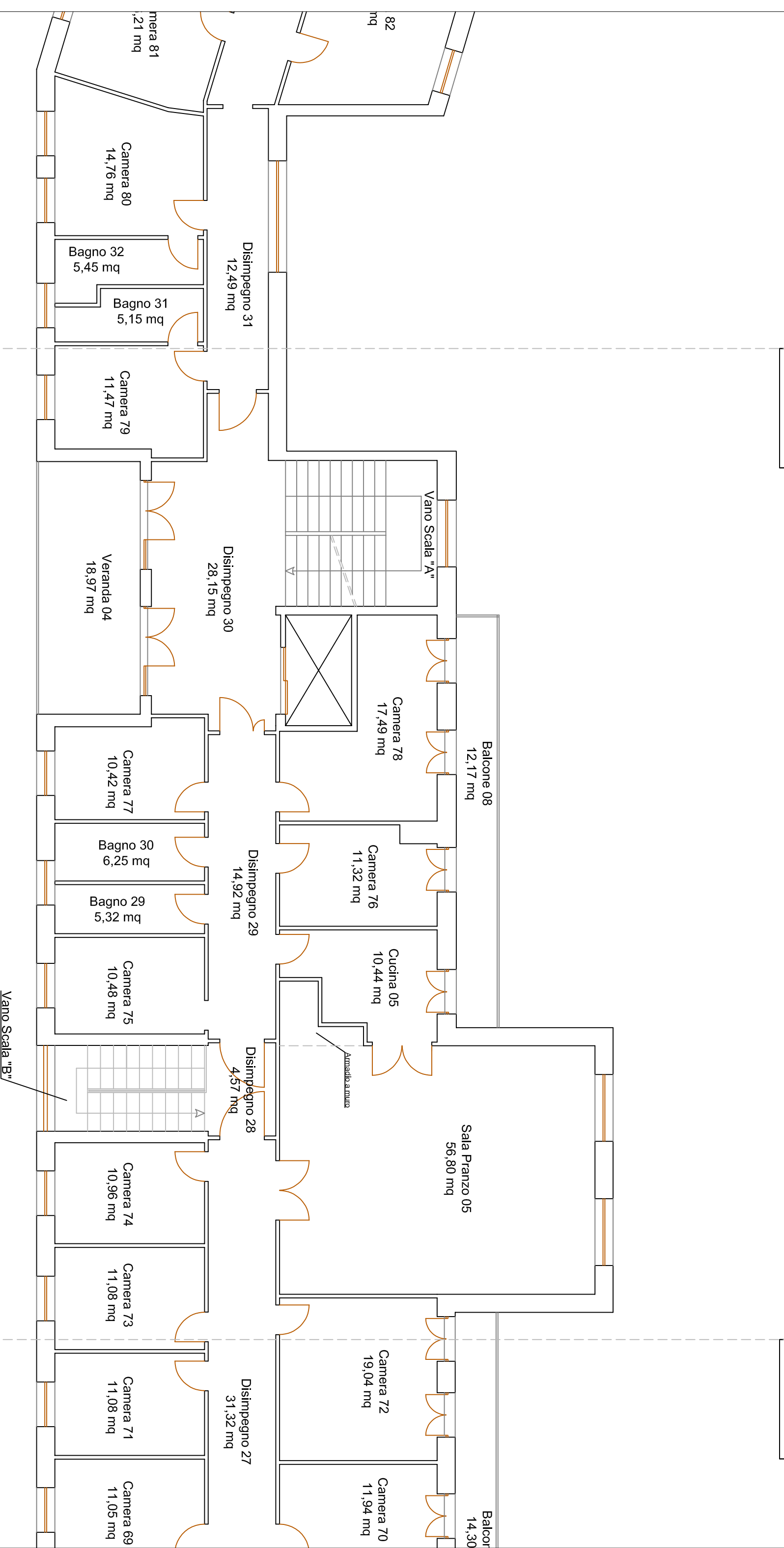


TAV. 7.3: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Quarto Piano) - Scala 1:100

TAV 7.2 TAV 7.3 TAV 7.4

TAV 7.3

TAV 7.4

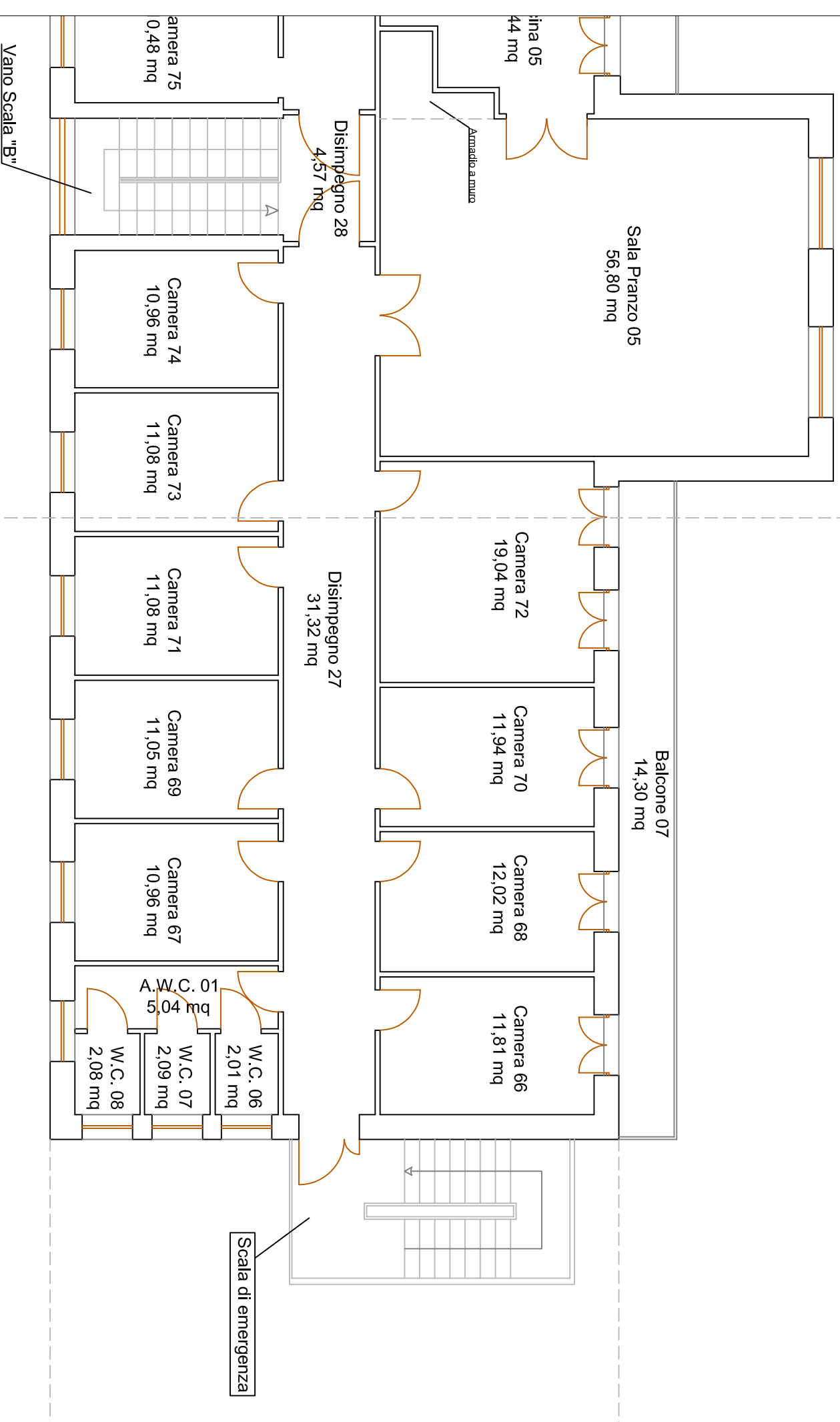


Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

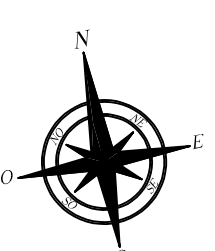
TAV. 7.4: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Quarto Piano) - Scala 1:100

TAV 7.2 TAV 7.3 TAV 7.4

TAV 7.4

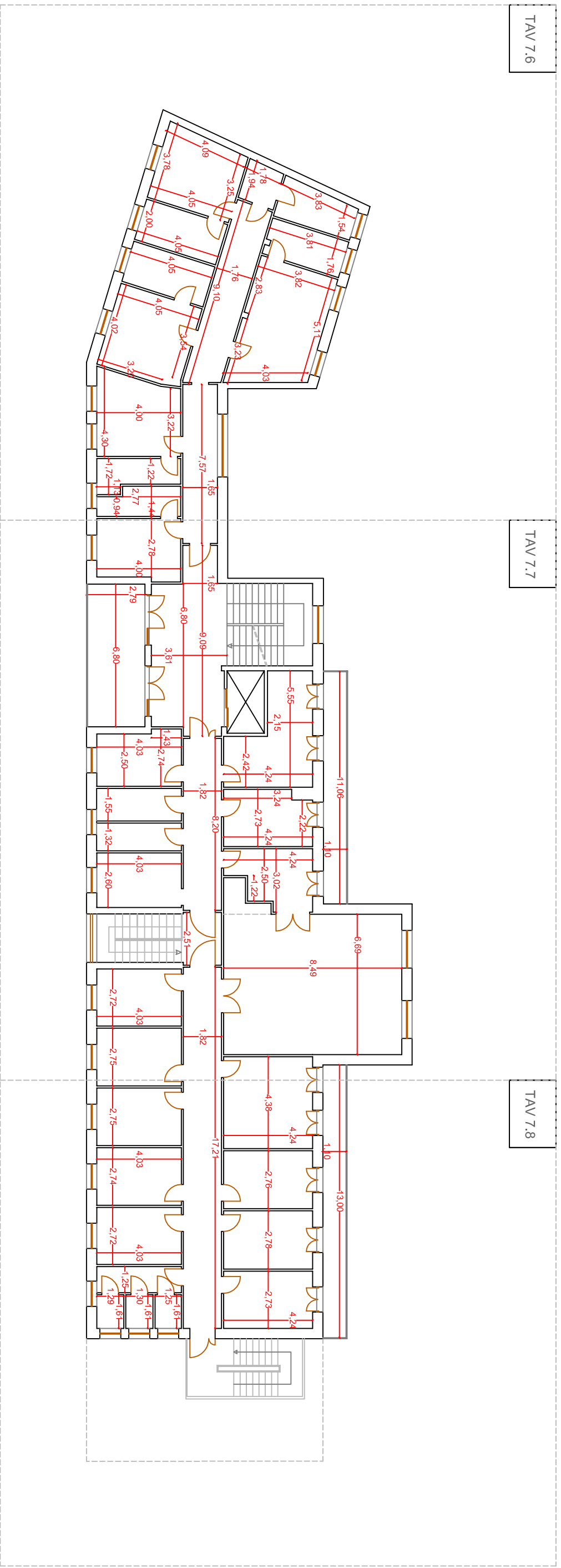
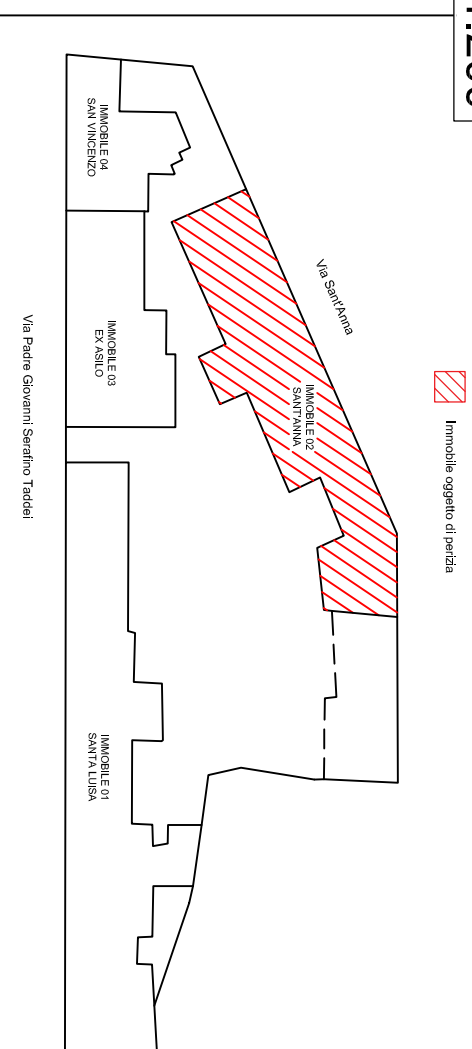


Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

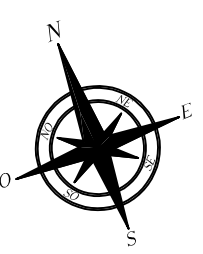


TAV. 7.5: Planimetria Quotata dell'Immobile 02 Sant'Anna (Quarto Piano) - Quadro d'unione - Scala 1:200

TAV 7.6 TAV 7.7 TAV 7.8



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



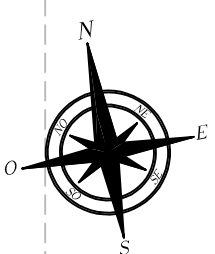
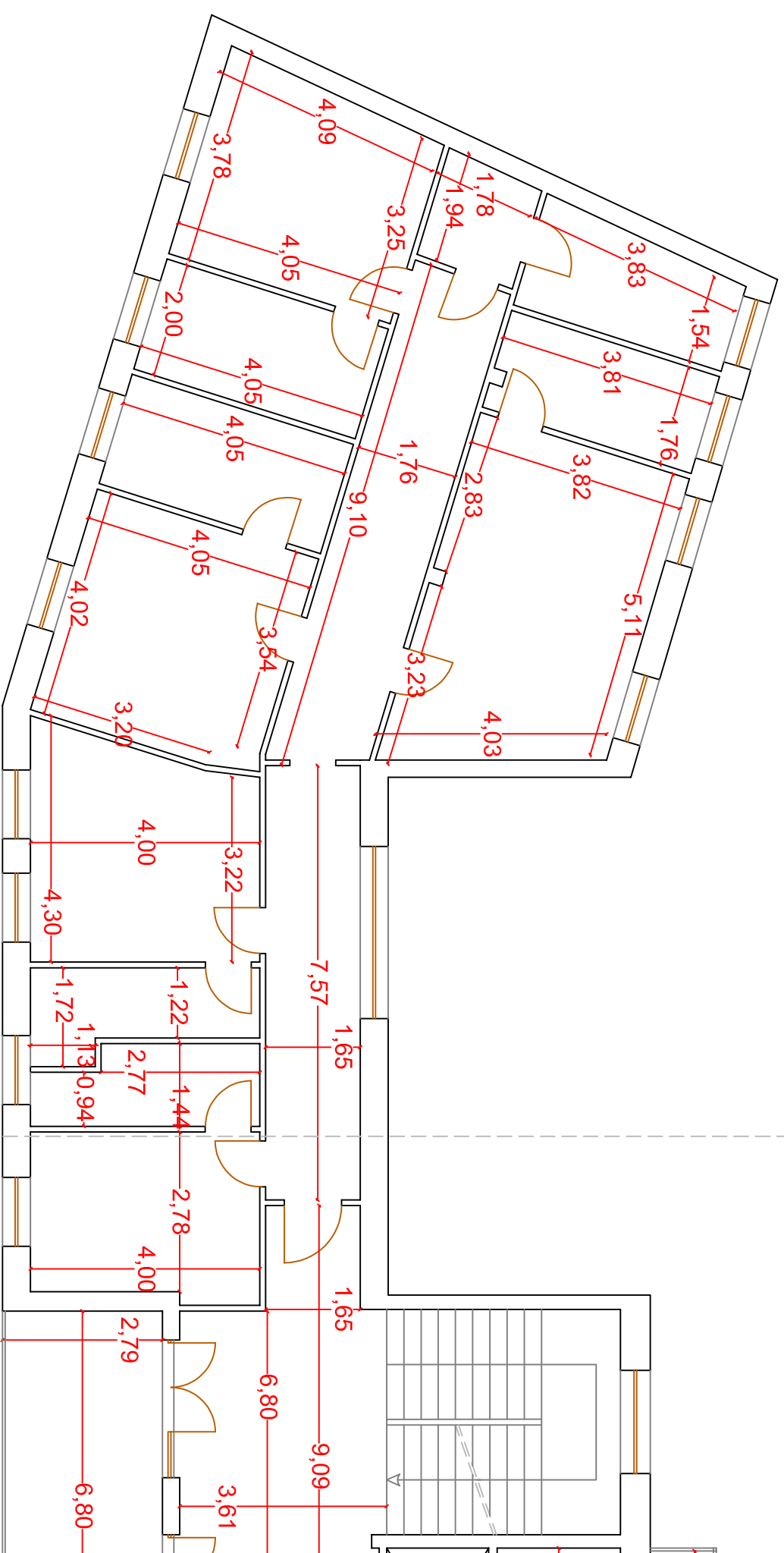
TAV 7.6

TAV 7.7

TAV 7.8

TAV 7.6

TAV 7.7



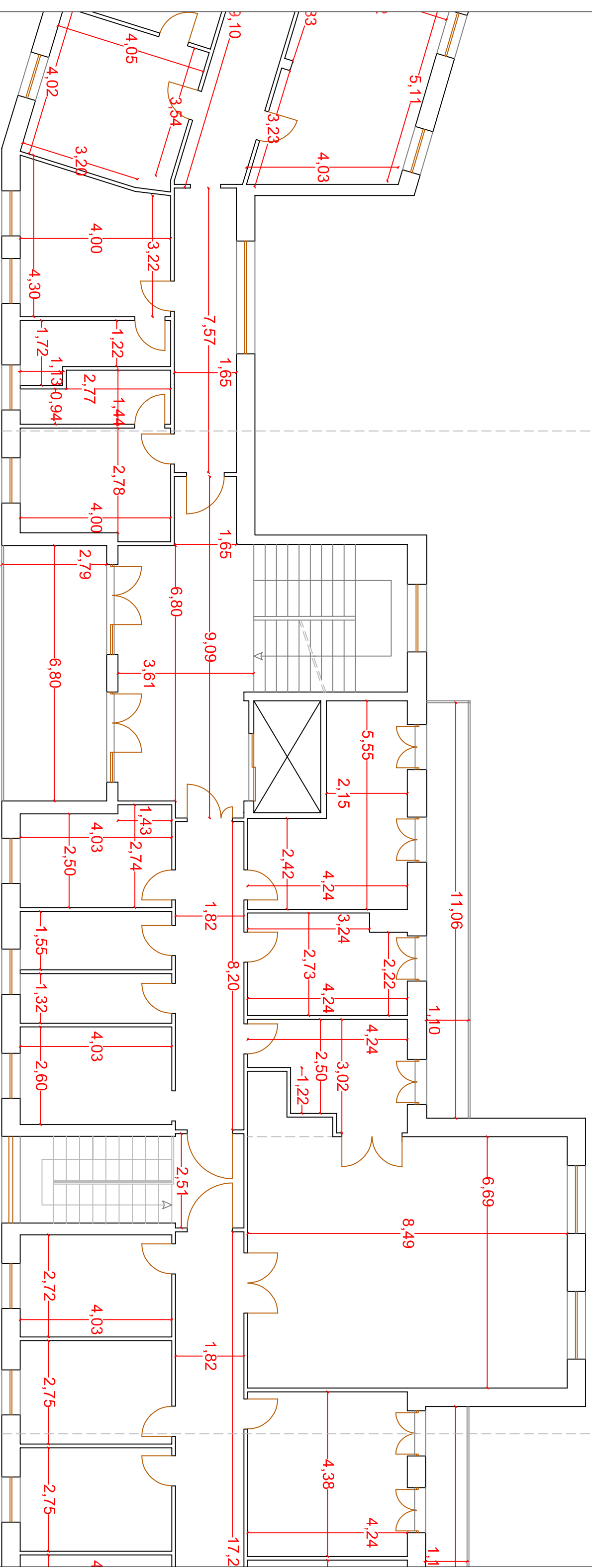
TAV 7.6

TAV 7.7

TAV 7.8

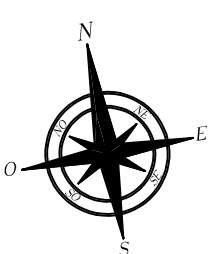
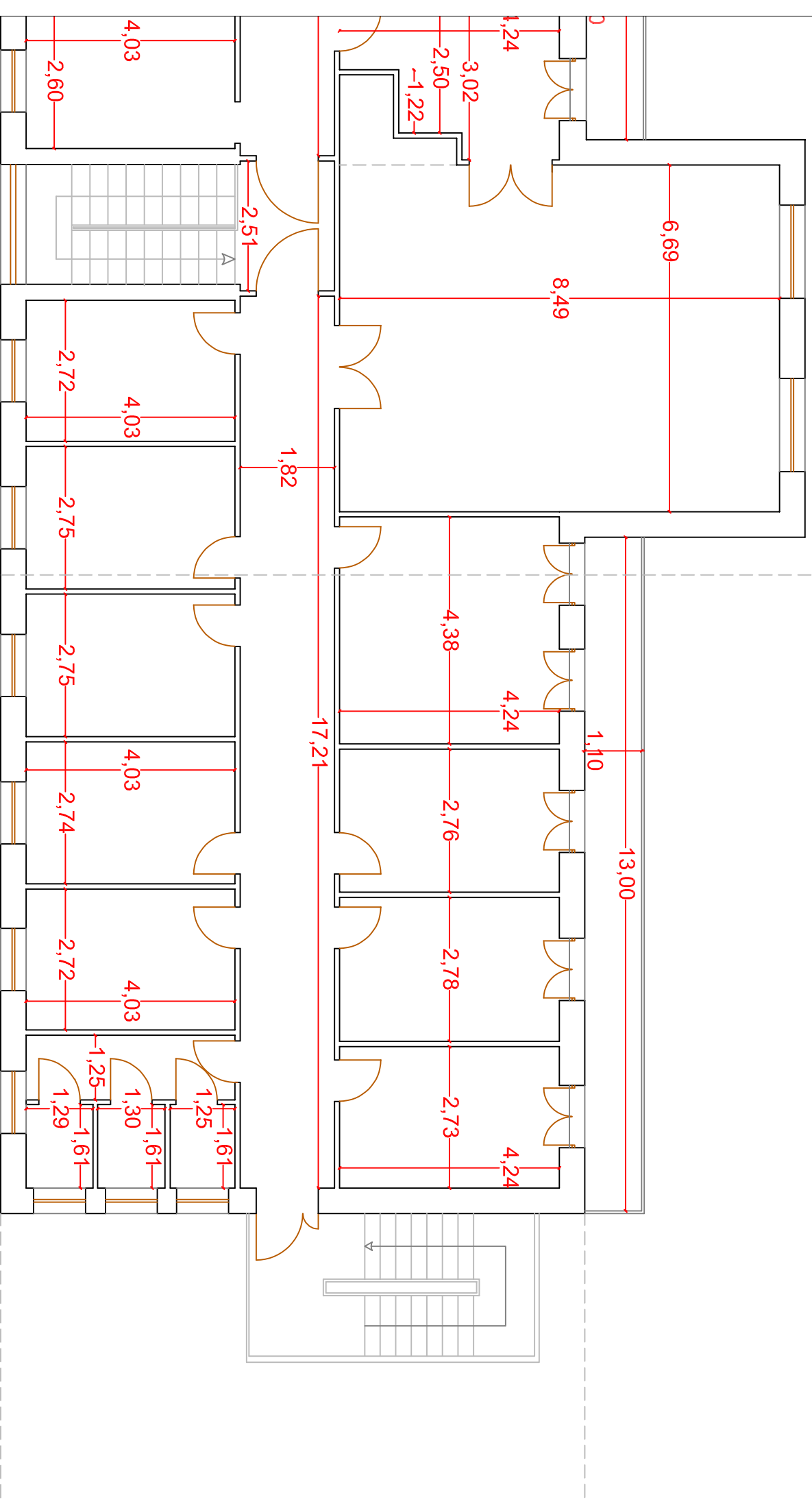
TAV 7.7

TAV 7.8



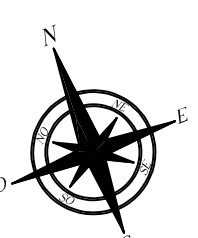
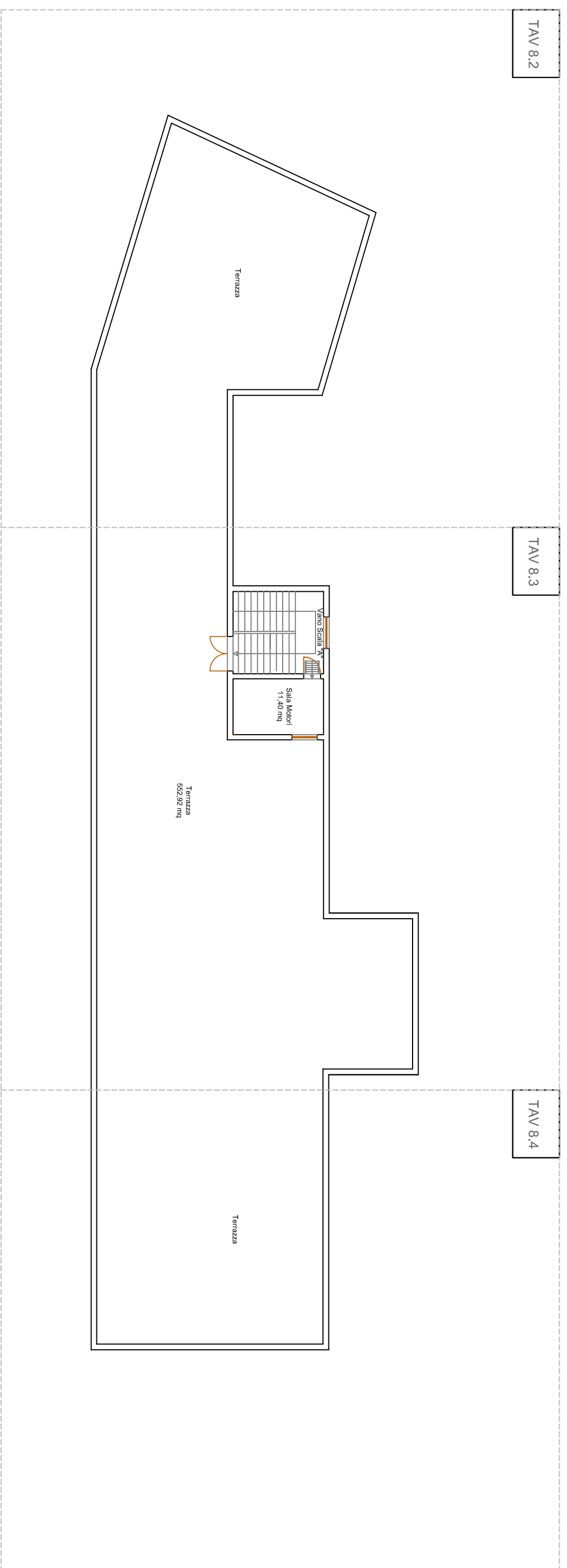
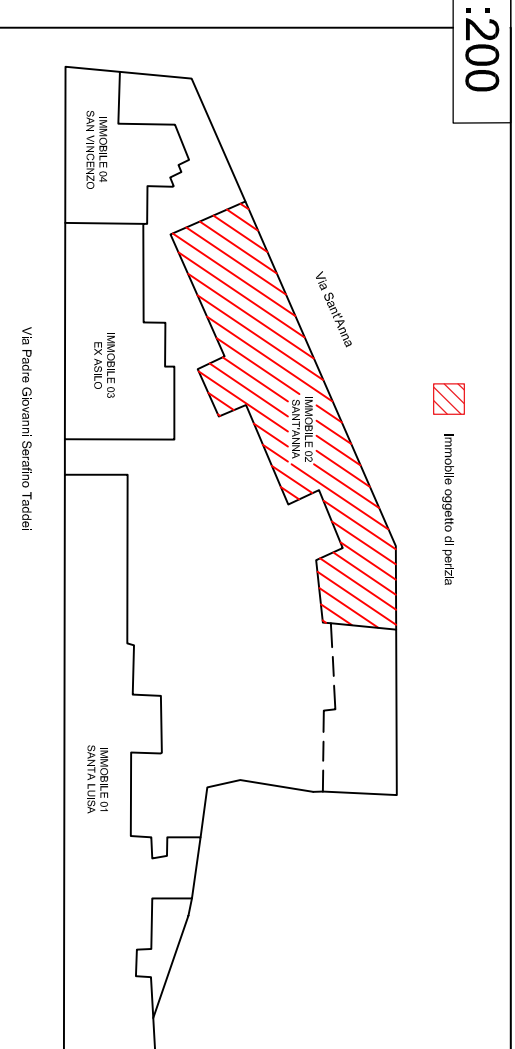
TAV 7.6 TAV 7.7 TAV 7.8

TAV 7.8



TAV. 8.1: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Terrazza) - Quadro d'unione - Scala 1:200

TAV 8.2	TAV 8.3	TAV 8.4
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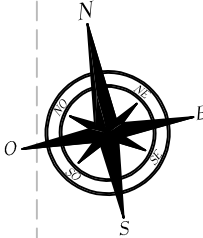
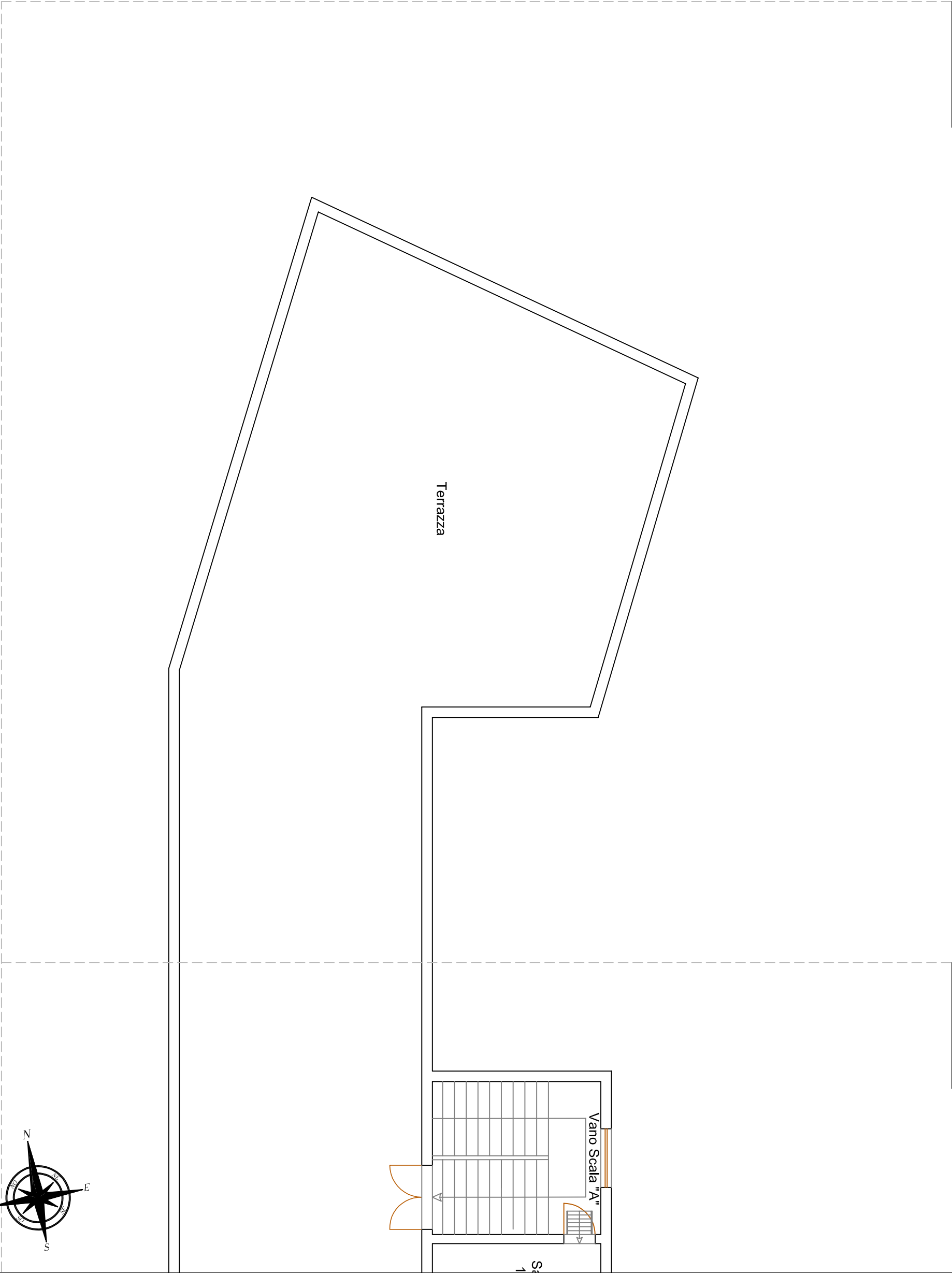


Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV 8.2 TAV 8.3 TAV 8.4

TAV 8.2

TAV 8.3

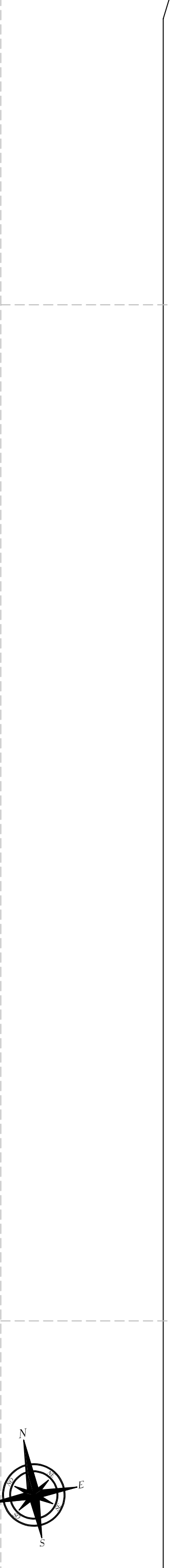
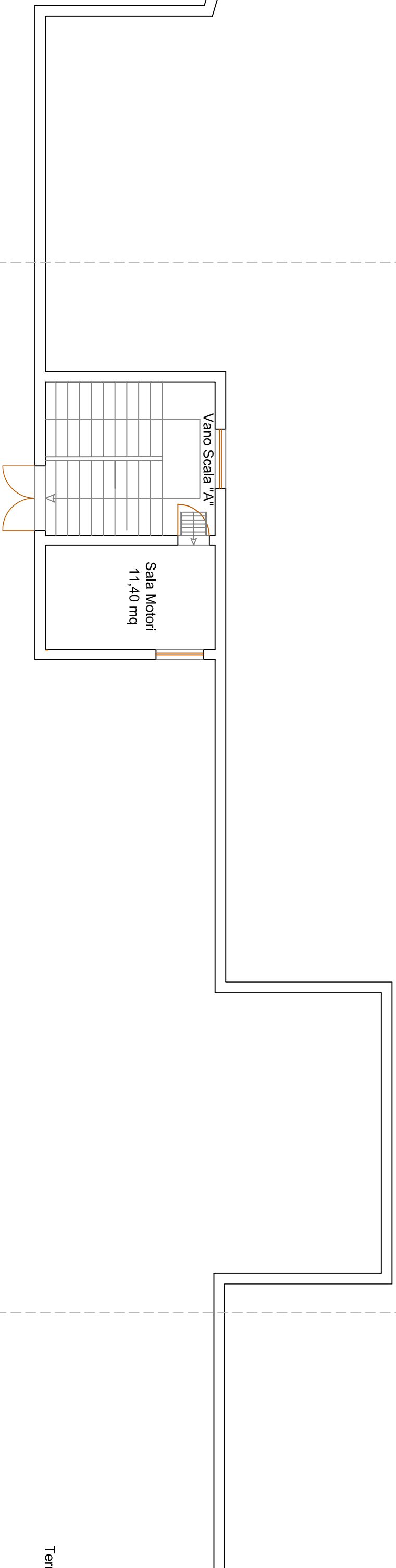


TAV. 8.3: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Terrazza) - Scala 1:100

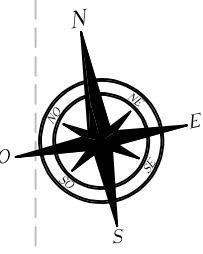
TAV 8.2
TAV 8.3
TAV 8.4

TAV 8.3

TAV 8.4



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



TAV. 8.4: Planimetria Funzionale dell'Immobile 02 Sant'Anna (Terrazza) - Scala 1:100

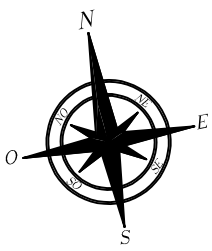
TAV 8.2

TAV 8.3

TAV 8.4

TAV 8.4

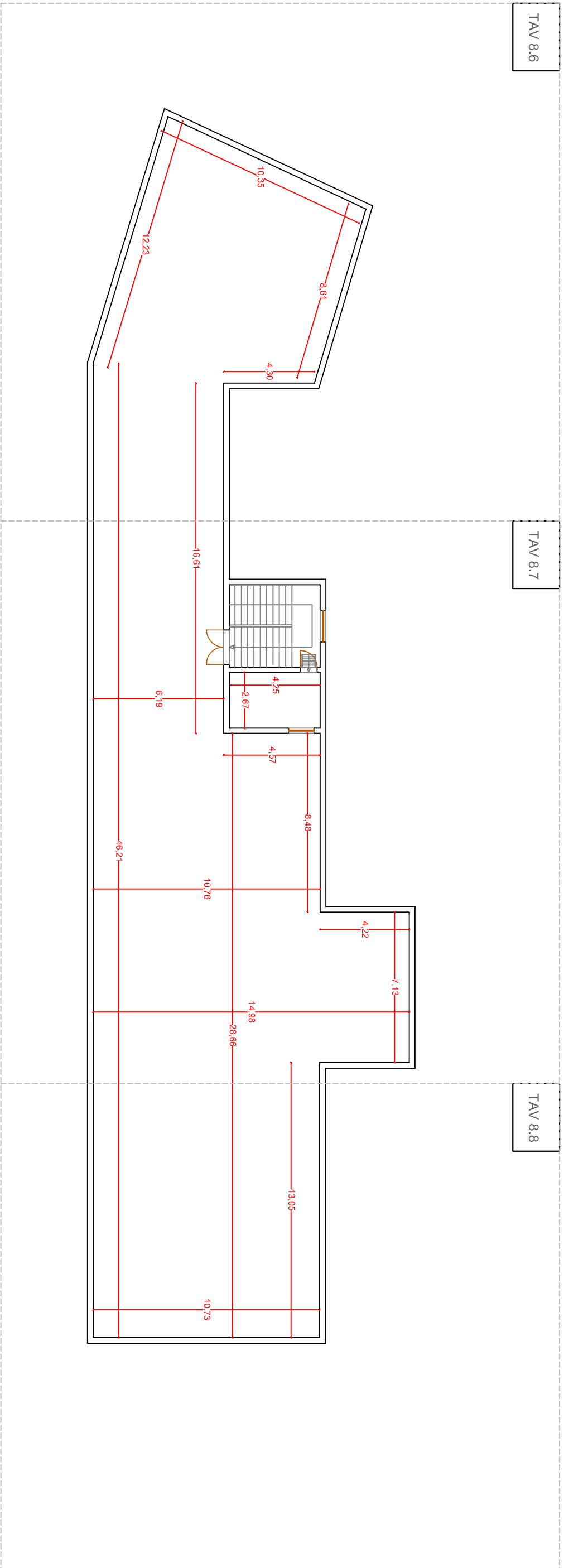
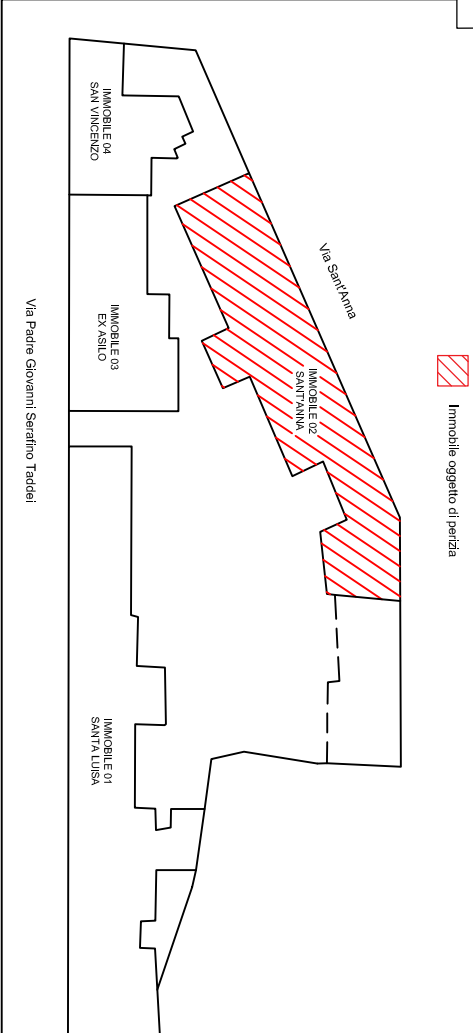
Terrazza



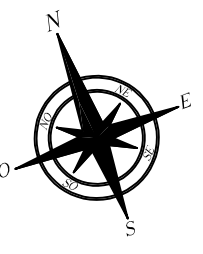
Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari

TAV. 8.5: Planimetria Quotata dell'Immobile 02 Sant'Anna (Terrazza) - Quadro d'unione - Scala 1:200

TAV 8.6 TAV 8.7 TAV 8.8



Immobile oggetto di perizia ubicato in via Sant'Anna n. 34, Sassari



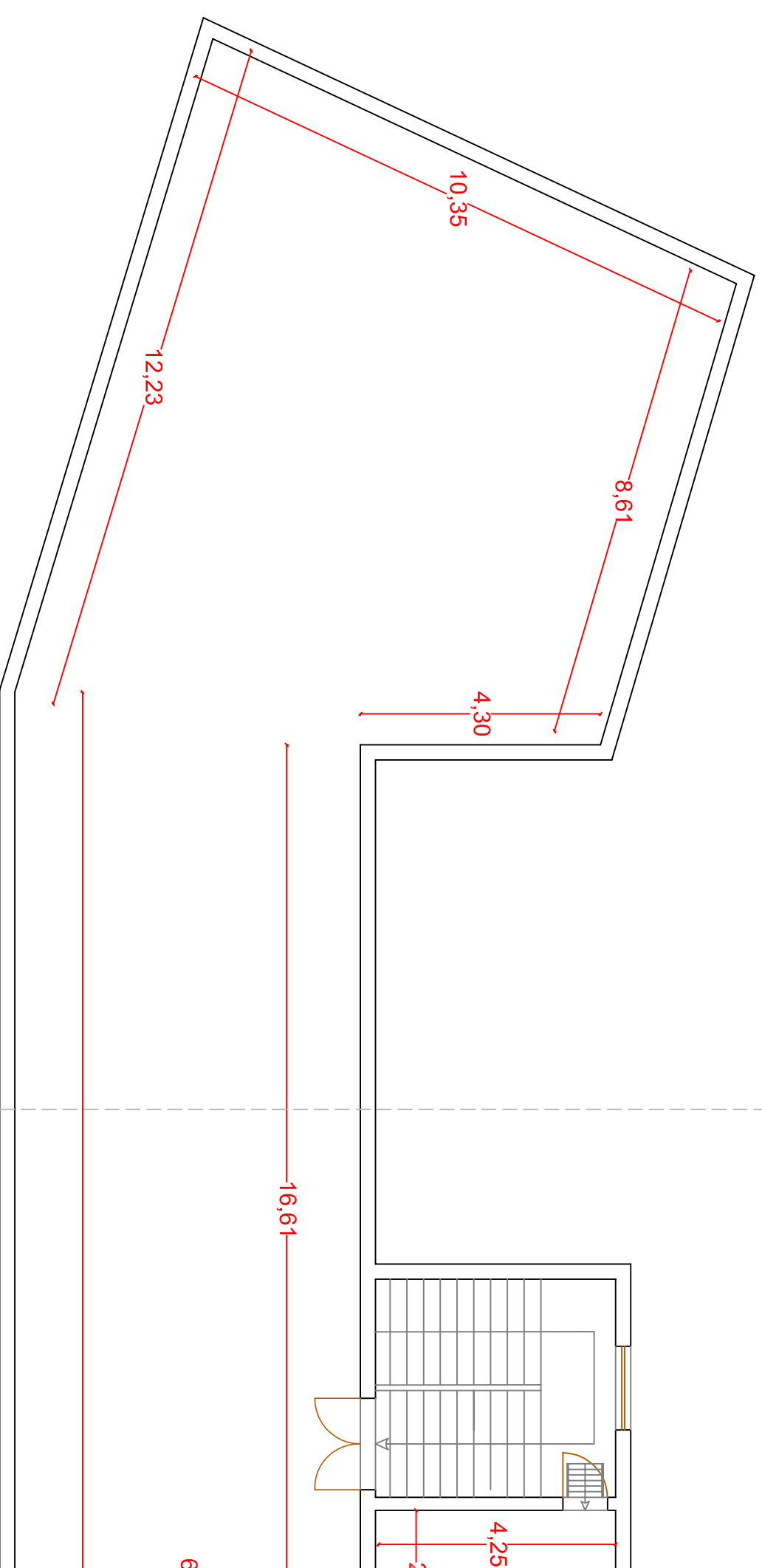
TAV 8.6

TAV 8.7

TAV 8.8

TAV 8.6

TAV 8.7



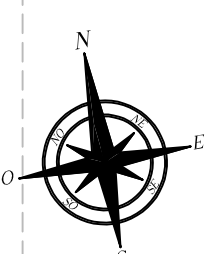
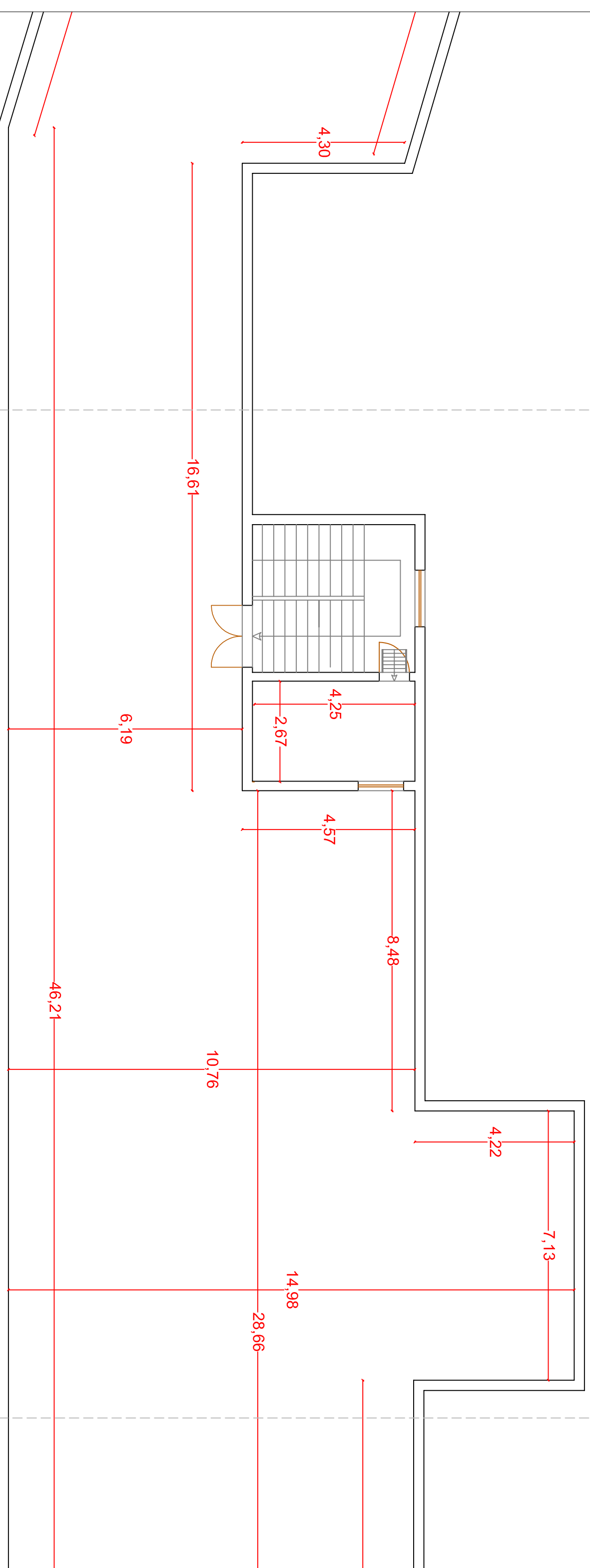
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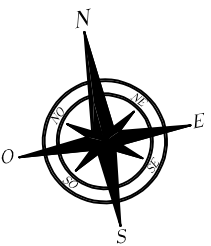
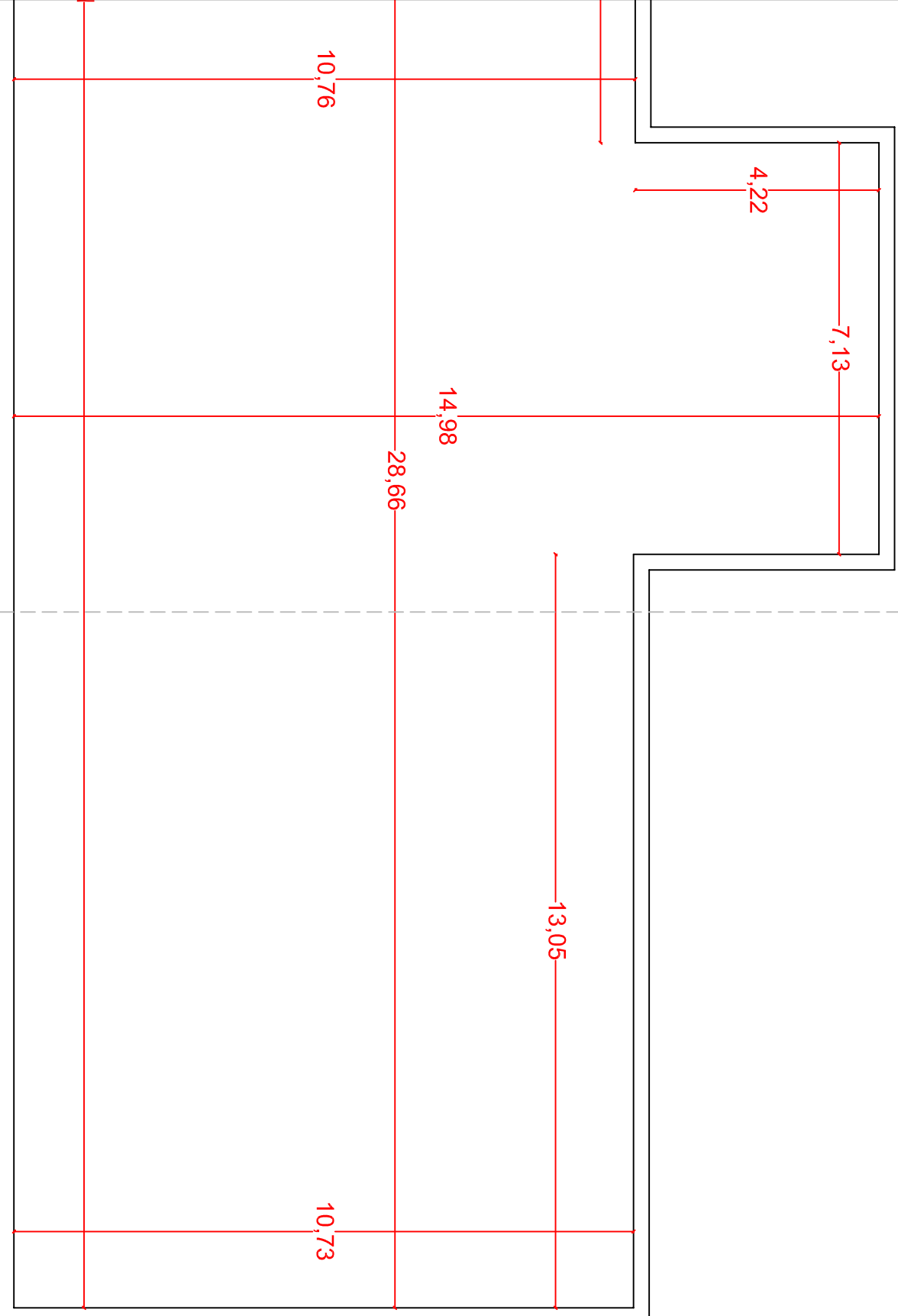
TAV 8.7

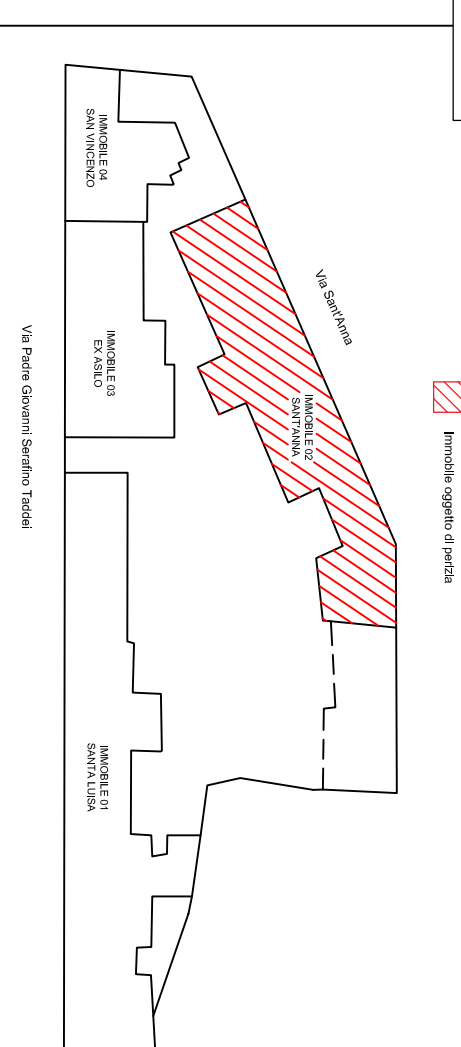
TAV 8.8



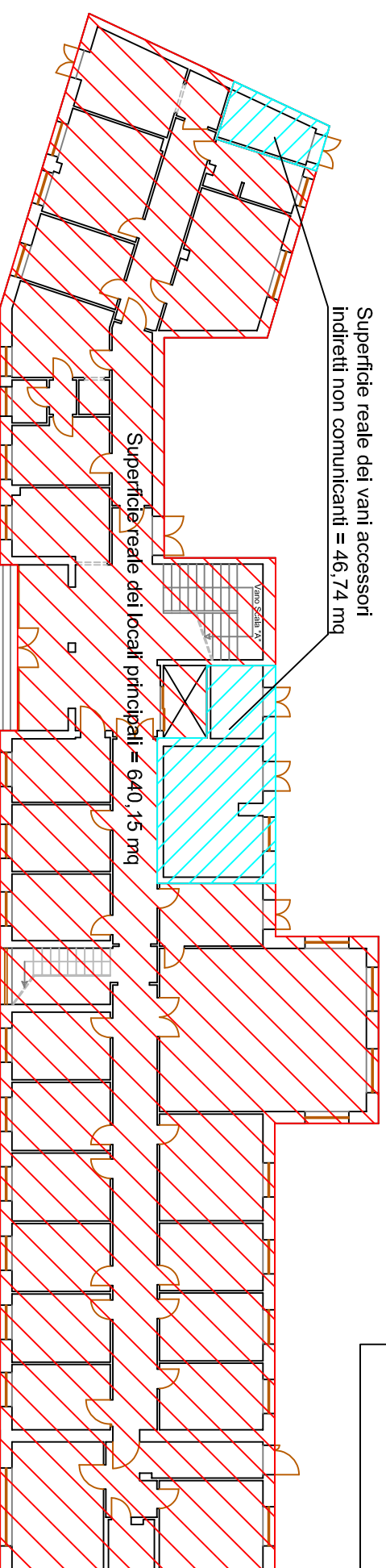
TAV 8.6	TAV 8.7	TAV 8.8
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TAV 8.8





PIANO TERRA

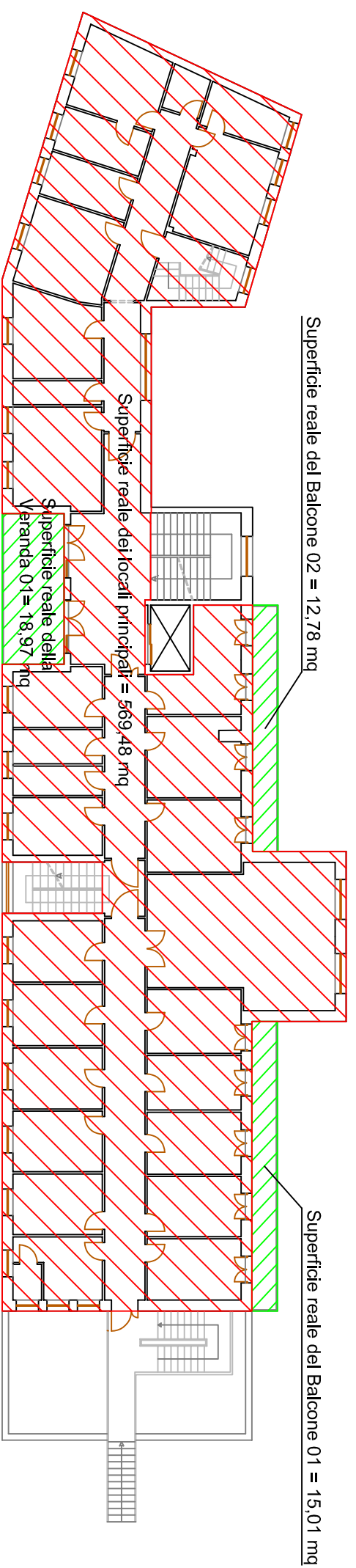


Superficie commerciale dei locali principali = 640,15 mq
(computata al 100% della superficie reale)



Superficie commerciale dei vani accessori indiretti non comunicanti = 11,69 mq
(computata al 25% della superficie reale)

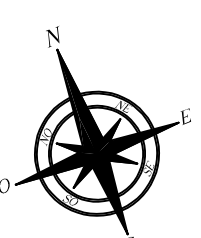
PIANO PRIMO

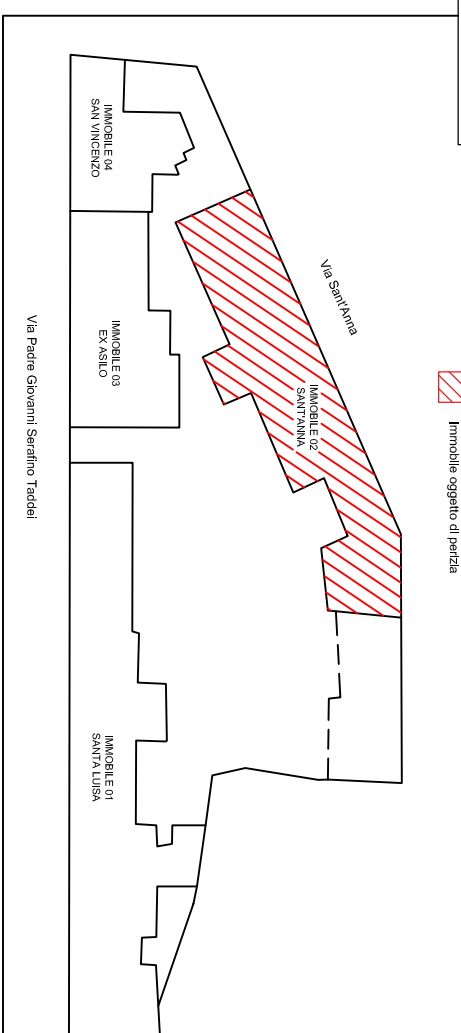


Superficie commerciale dei locali principali = 569,48 mq
(computata al 100% della superficie reale)

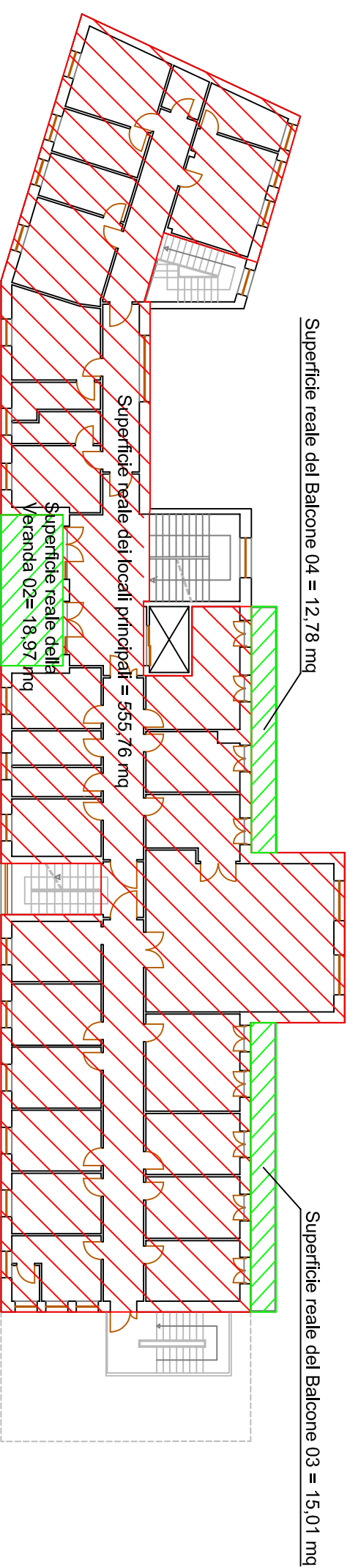


Superficie commerciale di Veranda 01 e dei Balconi 01 e 02 = 4,68 mq
(computata al 10% della superficie reale)

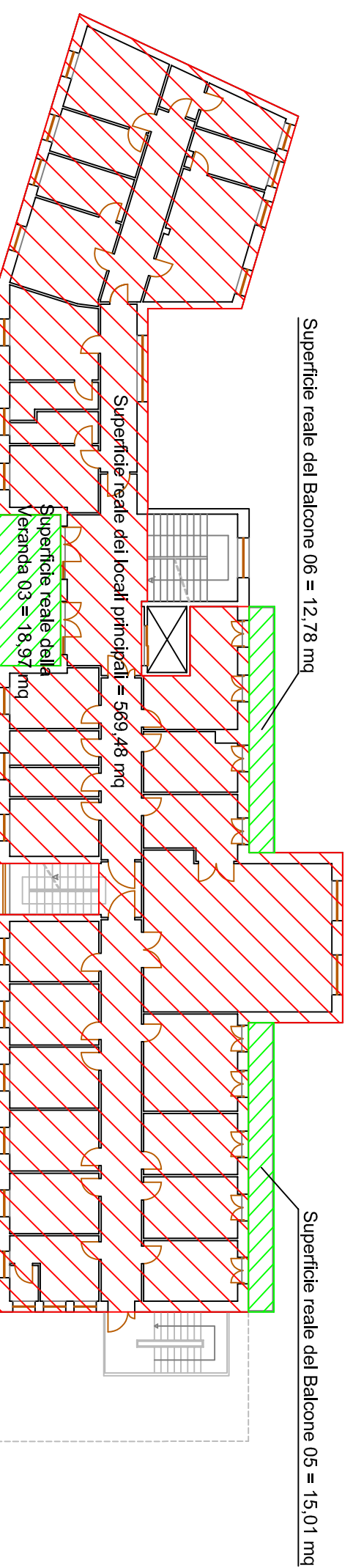





PIANO SECONDO

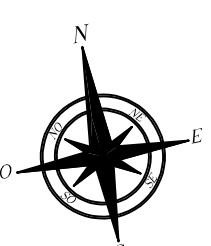


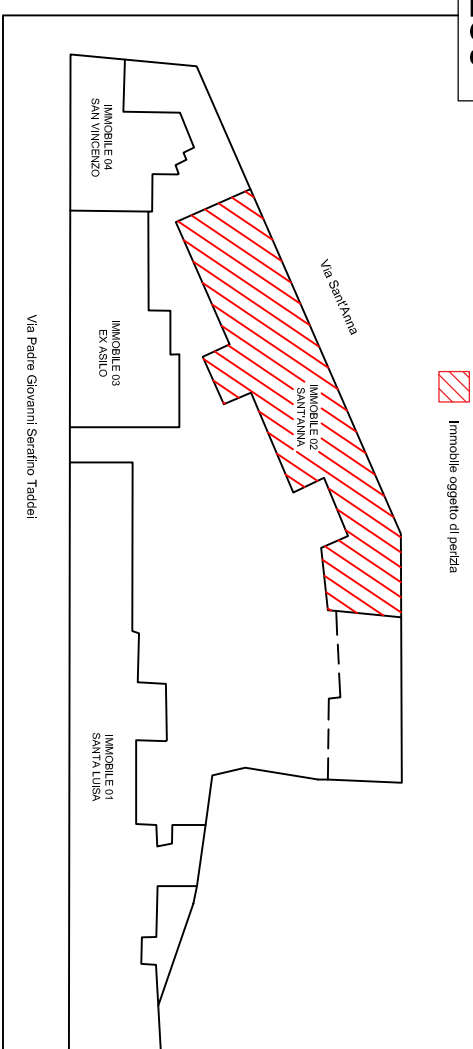
PIANO TERZO



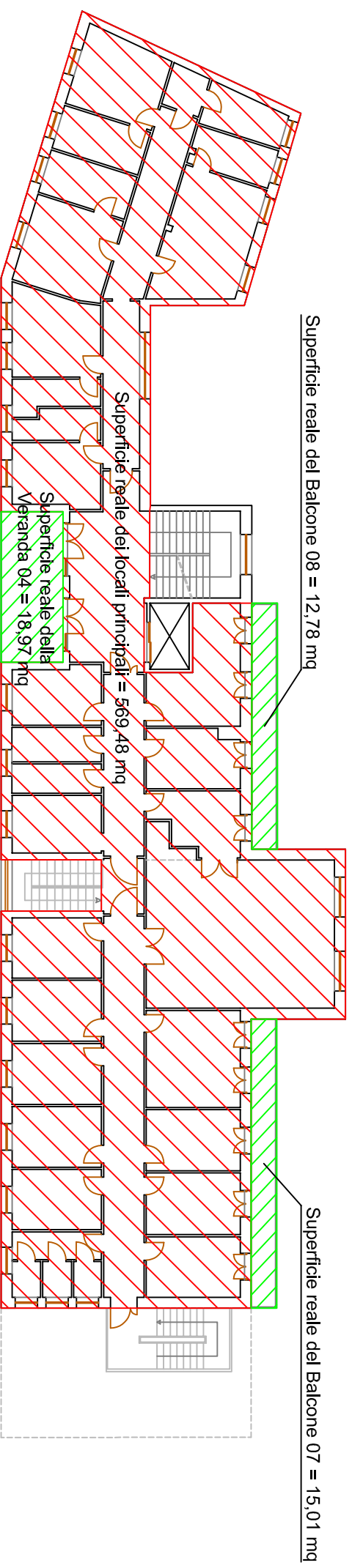
 Superficie commerciale dei locali principali = 569,48 mq
(computata al 100% della superficie reale)

 Superficie commerciale di Veranda 03 e dei Balconi 05 e 06 = 4,68 mq
(computata al 10% della superficie reale)





PIANO QUARTO

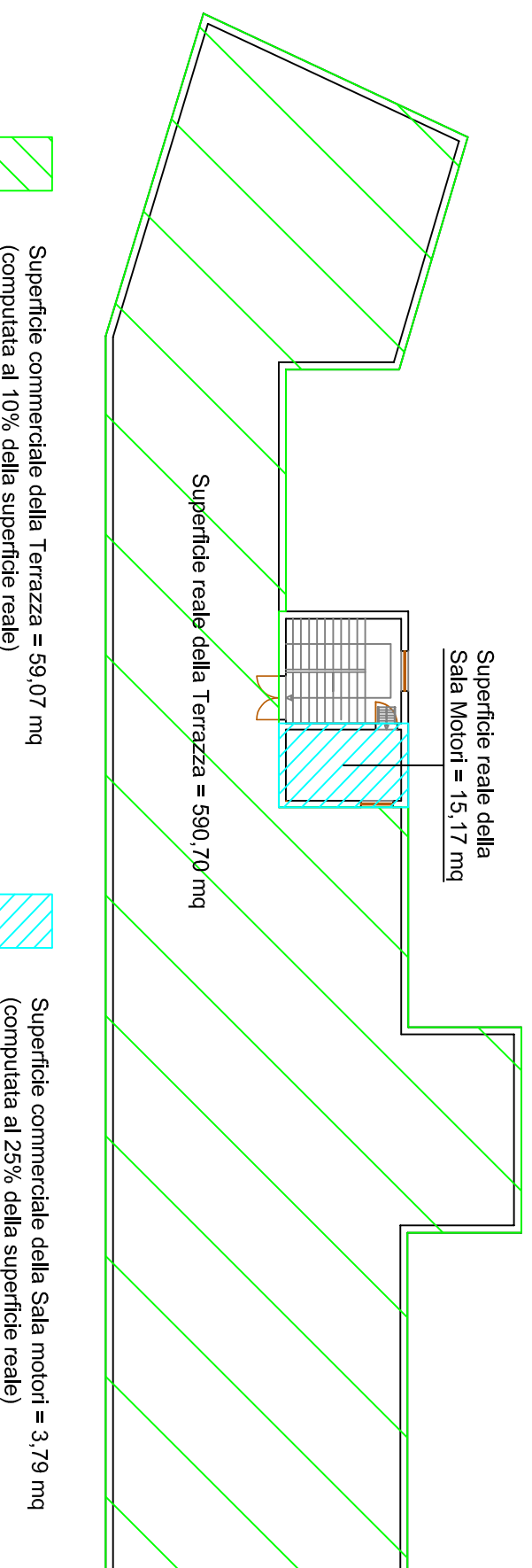


Superficie commerciale dei locali principali = 569,48 mq
(computata al 100% della superficie reale)



Superficie commerciale di Veranda 04 e dei Balconi 07 e 08 = 4,68 mq
(computata al 10% della superficie reale)

PIANO TERRAZZA



Superficie commerciale della Terrazza = 59,07 mq
(computata al 10% della superficie reale)



Superficie commerciale della Sala motori = 3,79 mq
(computata al 25% della superficie reale)

