

www.valecenter.it

Via Enrico Mattei, 1/c | 30020 Marcon (VE)
+39 041 5969011



VALECENTER

PROJECT INFORMATION

Valecenter is a regional shopping centre with about 4,5 million visitors a year. It includes 118 shops with a total GLA of 68.000 sqm. The centre is anchored by a Rossetto branded hypermarket with a total GLA of 9.500 sqm, a 12-screen Uci Luxe Cinema and office spaces on the second level. It has over 2.600 parking spaces, including 1.000 covered.

PROJECT LOCATION & CATCHMENT AREA

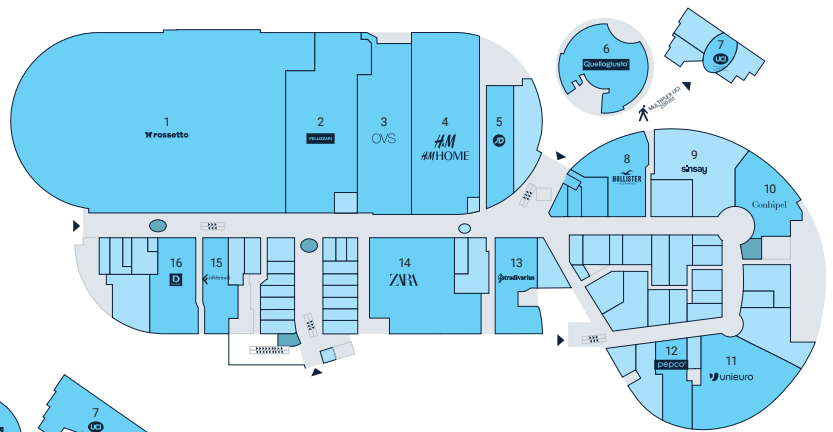
Marcon is located about 20 km to the north of Venice, in one of the most densely populated areas of the Veneto region. Veneto benefits from a continuous and impressive tourist flow and the region is ranked first in Italy in terms of tourist presence, attracting over 60 million visitors every year.

Valecenter is in an excellent location and has high visibility thanks to its proximity to the Mestre bypass, which gives easy and quick access to one of Italy's main motorways (A4 Turin - Trieste); the centre benefits from a good catchment area, comprising about 1.000.000 inhabitants within a 30-minute drive.

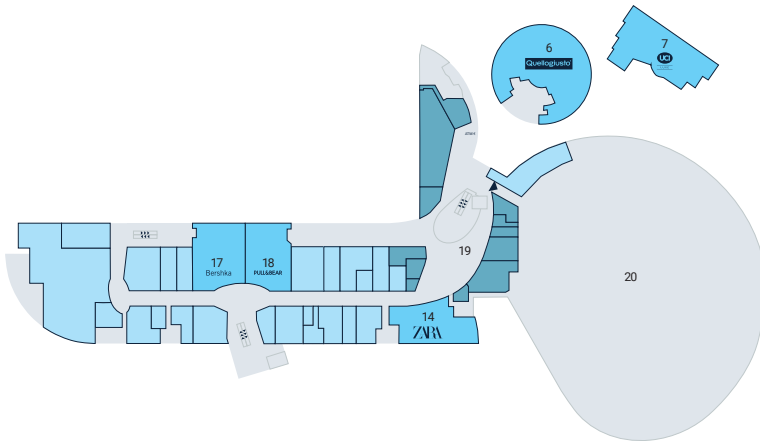


FLOOR PLAN

GROUND LEVEL



FIRST LEVEL



LEGEND

- | | |
|---------------------|------------------|
| 1. Rossetto | 11. Unieuro |
| 2. Pellizzari | 12. Pepco |
| 3. OVS | 13. Stradivarius |
| 4. H&M/H&M HOME | 14. Zara |
| 5. JD Sport | 15. Feltrinelli |
| 6. Quellogiusto | 16. Deichmann |
| 7. UCI LUXE Cinemas | 17. Bershka |
| 8. Hollister | 18. Pull&Bear |
| 9. Sinsay | 19. Food Court |
| 10. Conbipel | 20. Offices |

TENANTS & ANCHORS

Hypermarket Rossetto	9.500 sqm
Electronic market Unieuro	1.850 sqm
Anchors: Hollister, H&M, Zara, OVS, Quellogiusto, Pellizzari, Sinsay, etc.	15.650 sqm
Shops	24.200 sqm
Cinema building UCI LUXE - 12 screens	8.000 sqm
Food Court	1.700 sqm
Offices	7.100 sqm
Total GLA	68.000 sqm



Multi Corporation is the leading pan-European platform for integrated real estate management services. Since its foundation in 1982, the company has completed over 200 real estate projects with a total GLA of over 5 million sqm, an asset value of nearly 13 billion Euros and has received over 200 industry awards from its peers. Multi currently manages over 80 properties across Europe and welcomes over 400 million customers annually, spending an estimated €4 billion across over 7.200 stores, restaurants, and leisure facilities. Multi offers a full spectrum of services, including active asset and property management, operations, redevelopment and refurbishment, leasing, advisory, legal and compliance. Multi's in-depth knowledge of retailers, investors, visitors, and local markets provides owners of real estate an integrated and independent platform to protect and drive asset value at every phase of the property's lifecycle. Multi's broad financial, commercial, and technical expertise has enabled us to outperform the industry in terms of occupancy, net rental income and state-of-the-art marketing over the years. Multi actively manages assets in 13 countries. The company's headquarters are in The Netherlands, and has offices in Belgium, Germany, Hungary, Italy, Latvia, Poland, Portugal, Slovakia, Spain, Switzerland, Turkey and Ukraine.

Visit www.multi.eu for more information and to download the corporate profile.

CONTACT US

Multi Italy
Via Bonnet 6/A
20154 Milan
Italy

T. +39 02 304 62 800
F. +39 02 304 62 829
E. commerciale@multi.eu
www.multi.eu/it



Disclaimer. Despite the care and attention we have devoted to this leaflet, it is possible that the information it contains is incomplete or incorrect. This information is updated regularly and may change at any time with immediate effect and without prior notice. We do not guarantee that this information is fully up to date or suitable for the purpose for which you have consulted this information. All information is offered "as is" and without any warranty or guarantee regarding its accuracy, suitability or fitness for any purpose or otherwise. We exclude all liability for any direct or indirect damage of any kind arising from or in any way connected to the use of this information. Any copyright protected works or other information in this leaflet may not be published or reproduced without the permission of MULTI. The information contained in this leaflet is not legally binding. © MULTI Corporation by.

May 2023