

www.valecenter.it

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PROJECT INFORMATION

Valecenter is a regional shopping centre with about 5 million visitors a year. It includes 120 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.

PROJECT LOCATION & CATCHMENT AREA

Marcon is located some 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 enjoys 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 some 1,000,000 inhabitants within a 30-minute drive.

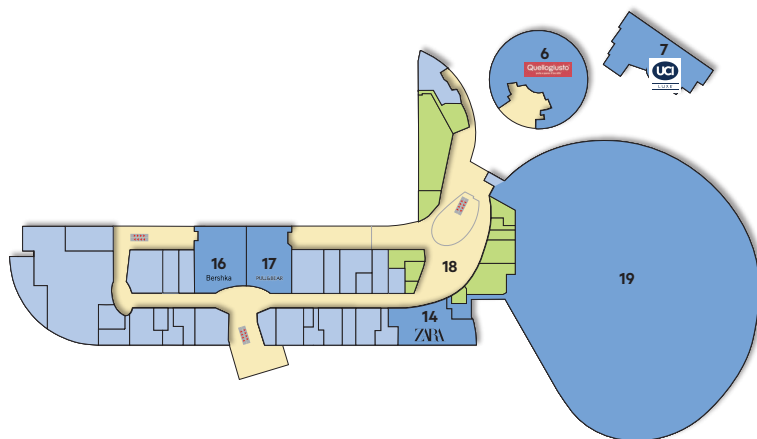


FLOOR PLAN

GROUND LEVEL



FIRST LEVEL



LEGEND

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

TENANTS & ANCHORS

Hypermarket Rossetto	9,500 m ²
Electronic market Unieuro	1,850 m ²
Anchors: Hollister, H&M, Zara, OVS, Quellogiusto, Pellizzari, etc.	34,000 m ²
Shops	24,680 m ²
Cinema building UCI LUXE Cinemas - 12 screens	8,000 m ²
Food Court	11,500 m ²
Offices	1,900 m ²
Offices	7,170 m ²
Total GLA	68,000 m²



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