



PBSA REDEVELOPMENT OPPORTUNITY

PORTONACCIO 50

- ROME -

INFORMATION FLYER
JANUARY 2026



JLL SEE A BRIGHTER WAY

THE OPPORTUNITY

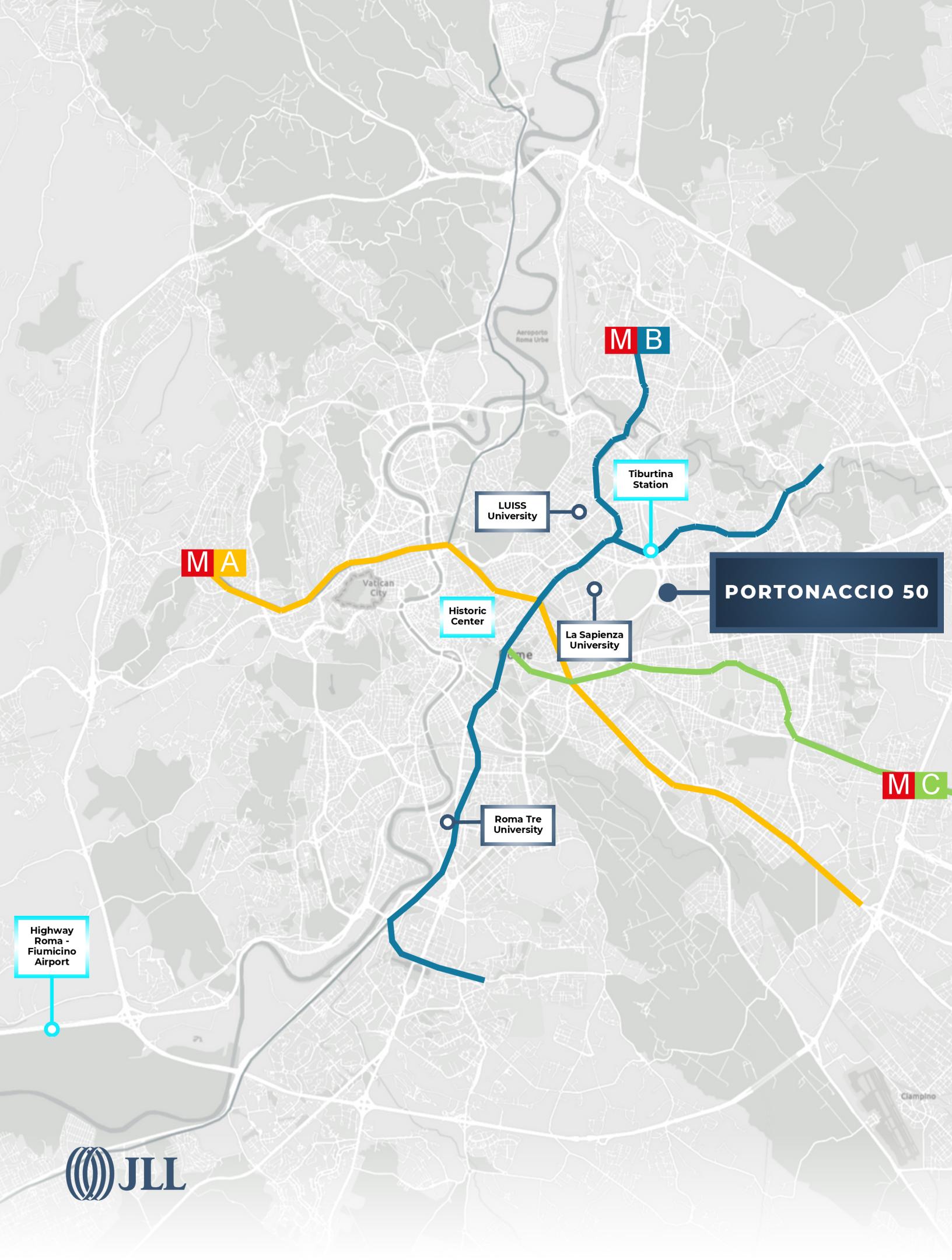
Portonaccio 50 presents an opportunity to transform an existing asset well located in the city of Rome into a high-demand Purpose-Built Student Accommodation redevelopment.¹

The property is **currently 100% occupied by a single tenant**, and offers an easily convertible structure comprising of a large, low-rise warehouse and four-storey above ground block, with **portions already in residential use**. The tenant will be vacating the asset by March 2027 positioning the asset well for **near to short term redevelopment**.

The asset is strategically located near Stazione Tiburtina, **well served by both high-speed rail and Metro Line B**, providing seamless connectivity throughout the city and universities (~25 min. to Sapienza University, and ~40 min. to Roma Tre University).

This positioning, combined with Rome's robust student housing market fundamentals, creates an **attractive entry point for investors seeking PBSA exposure** while benefiting from enhanced transit connectivity and ongoing urban regeneration initiatives.





THE OPPORTUNITY

ASSET «AS IS»

Address	Via di Portonaccio 50 - ROME
Submarket	Casal Bertone / Tiburtina
Current Cadastral Use	D/7 "attività industrial" + A/2 "abitazioni"
Urban Plan Zoning	Sistema dei Servizi e delle infrastrutture: "Servizi pubblici di livello urbano"
Occupancy	100%
Year of Construction	Early 60's
Total Area (SUL)	12,095 sqm
Area Breakdown (SUL)	G+1 Warehouse: ~10,430 sqm G+4 Block: ~1,660 sqm
External Area	~2,155 sqm
Total Passing Rent	€930,405 ¹
Lease End	March 18, 2027

POTENTIAL PBSA REDEVELOPMENT²

Indicative SUL	12,095 sqm
Indicative Potential No. Of Beds	~320 ("as is") ~400 (demolish and rebuild)
Potential Free Market Rent (before VAT)	Singles: €1,200-1,350 / month Doubles: €850-1,000 / month

¹ New rent for one-year renewal starting March 2026. Previous contractual headline rent was €700,000 + ISTAT indexation from 2022.

² Subject to future project plans and further due diligence.

INVESTMENT HIGHLIGHTS



Asset Ready for Conversion

Tenant will be vacating the asset March 2027, providing investors with certainty on vacancy timing and in the meantime, cash flows while in the planning / design phase.



Strategic Urban Location

Positioned in amenity-rich area with future overground station under construction, providing connectivity to Rome's city center within 20 min. and all universities of Rome.



Clear Redevelopment Potential

Asset comprises a large ~10,430 sqm warehouse with central courtyard across two floors, offering excellent depth and light, and a ~1,660 sqm five-story building with existing office / residential use ideal for a living / PBSA conversion. Furthermore, there is a distinguished entrance with portico facing the main road, enhancing the potential development appeal.



MICRO LOCATION

Portonaccio 50 is situated in the dynamic mixed-use neighborhood of Casal Bertone, where historic residential buildings blend seamlessly with light industrial facilities and last-mile logistics hubs, reflecting its strategic urban position. The area pulses with nightlife energy as young Romans flock to its clubs, drawn by the unique character created by this eclectic mix.

Casal Bertone's distinctive appeal stems from its railway-enclosed boundaries, creating a pleasantly contained enclave while maintaining excellent connectivity.

KEY LIVING PROJECTS IN THE AREA



The Social Hub
Greenfield PBSA
Development
Completed in 2025



Residenze Osoppo Sapienza
Public PBSA
Under construction



Residenza Luca Serianni Sapienza
Public PBSA
Completed in 2022



PBSA Development
Opening expected
2028



Tiburtina/Pietralata
Urban regeneration
Site



Ex SDO
(incl. Sapienza PBSA
Development and
new HQ of Istat)



Campus Pietralata
PBSA
Opened in 2016



Residenza Ezio Tarantelli
Public PBSA
475 Beds



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