

SECTOR



Senior housing

INTERVENTION



New construction

TYPE OF INVESTMENT



Sale

BENTIVOGLIO

Senior housing



Location



Bentivoglio

Via Vietta,
Bentivoglio

Position



21 km

Airport



5 km

Train Station



2 km

Highway



0.4 km

Bus/tram

Strengths

- Proximity to the hospital;
- Proximity to the town centre and public services;
- Excellent motorway links to Bologna and Ferrara.

Accessibility

The asset is located in a lovely agricultural landscape, offering residents a reprise from the city, but the area is far from isolated.

The area is located approximately 300 metres from the town centre, less than a kilometre from Bentivoglio Hospital and 400 metres from road-based public transport stops.

The area is also easily accessible from the motorway (A13 Bologna-Venice Mestre) as it is located 7 km from the highway exit.

The San Giorgio di Piano railway station is located 7 minutes from the area, while Bologna Airport can be reached in 25 minutes.

Information



Total land area:
8,576 sq.m

Building area:
a total of 4,700 sq.m
for the 4 lots, of which only 2 will be
destined for senior housing

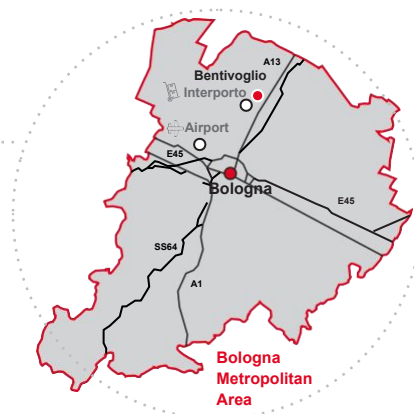
Proprietary:
Municipality of Bentivoglio

**Time for obtaining the
building permits:**
aprox. 6 months

Urban planning tools:
The area is covered by urban planning
tools at a supra-municipal and
municipal level. An Implementation
Plan has already been approved.



Italy



Revision date

08/11/2021

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Description

With life expectancy on the rise around the world, the growing elderly housing sector is becoming an important strategic asset, both in terms of public services offered and investment profitability. Therefore, Bentivoglio has planned to offer its community a senior housing facility.

The area, intended for residential use, and in particular suited to senior housing, is located in the main municipal centre, is connected to the public transport service and is contiguous to the town, close to the hospital and the general medicine center, and adjacent to a school. The total building area, divided into 4 lots, is 4,700 sq.m for a land area of 8,576 sq.m. Of the 4 plots, only 2 have senior housing designated use. The area is flat and surrounded by the agricultural landscape, typical of the plain.

The “silver economy” has a high growth potential, not only because of the notable increase in the number of elderly citizens, but because this demographic has more buying power compared to other groups.

In the Bologna Metropolitan Area, there were around 250,000 elderly individuals in 2018, and in 2033 this population is projected to reach 300,000.



Implementation plan



Site map from Google map



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