

SECTOR



Hospitality, Offices,  
Residential, Student  
house, Senior house,  
Social Housing

INTERVENTION



Renovation

TYPE OF INVESTMENT



Sale

# BUDRIO - EX PRETURA

Hospitality - Residential - Offices



## Location



**Budrio**



Via Donati, 1

## Position



**29 km**

Airport



**1 km**

Train Station



**14 km**

Highway



**80 m**

Bus/tram



**25,6 km**

Bologna



**236 km**

Milan

**154 km**

Venice

**403 km**

Rome

**133 km**

Florence

## Strengths

- **Divisible spaces for multiple uses**
- **Excellent walking access to public transport**

## Accessibility

The property is located at Via Donati 1, in the heart of Budrio, just a few steps from public transport stops – only 80 meters away – and 1 km from the railway station. This location provides immediate and convenient connections for residents, workers, and visitors. The nearest highway exit is 14 km away, while Bologna's Guglielmo Marconi International Airport is 29 km from the site. The freight railway terminal, 25 km away, and the industrial port, 75 km away, expand options for those requiring more structured logistical connections.

## Information



**Plots land area:**

1500 sqm

**Proprietary:**

public

**Time for obtaining the building permits:**

to be defined



Revision date

2026/03/02

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## Description

The building is spread over four floors – basement, ground floor, first, and second – with a total area of 1,500 sq.m. Currently, the ground and first floors are used for municipal offices, while the second floor is dedicated to residential units.

The multi-level layout, with each floor serving a distinct functional purpose, makes the building naturally suitable for subdivision: different floors can be allocated to separate yet complementary uses, offering great flexibility for potential investors.

The property enjoys a central location in the town of Budrio and is easily accessible thanks to its proximity to public transport stops and its connection to the railway network.



*Building view*



*Indoor views*



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