

SECTOR



Senior housing

INTERVENTION



New construction

TYPE OF INVESTMENT



Sale

CASTEL SAN PIETRO TERME



Senior housing

Location



Castel San Pietro Terme



Next to Scardovi Lake, Castel San Pietro T.

Accessibility

The area, located on the south-east edge of Castel San Pietro Terme, is close to all public services, including public transport, a hospital, a park with a small lake and a thermal baths centre.

The area is located approximately 1.5 km from the town centre and the Castel San Pietro Terme hospital, which can both be reached by public transport. In addition, the area is located near the Scardovi municipal lake and the Castel San Pietro Terme spa complex.

The Castel San Pietro Terme railway station is approximately 8-minute drive from the area, while the airport can be reached in around 30 minutes.

The motorway can be reached in 10 minutes.

Position

**37 km**

Airport

**3 km**

Train Station

**6.5 km**

Highway

**0.3 km**

Bus/tram

**31 km**

Bologna

**250 km**

Milan

176 km

Venice

407 km

Rome

135 km

Florence

Strengths

- Proximity to the hospital and spa complex;
- Excellent motorway links to Bologna and Imola;
- Public transport links and location in a green setting.

Information



Building area:
26,800 sqm

Proprietary:
Private owners

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. A Detailed Plan has already been approved for the area.



Italy

Bologna
Metropolitan
Area**Revision date**

11/08/2021

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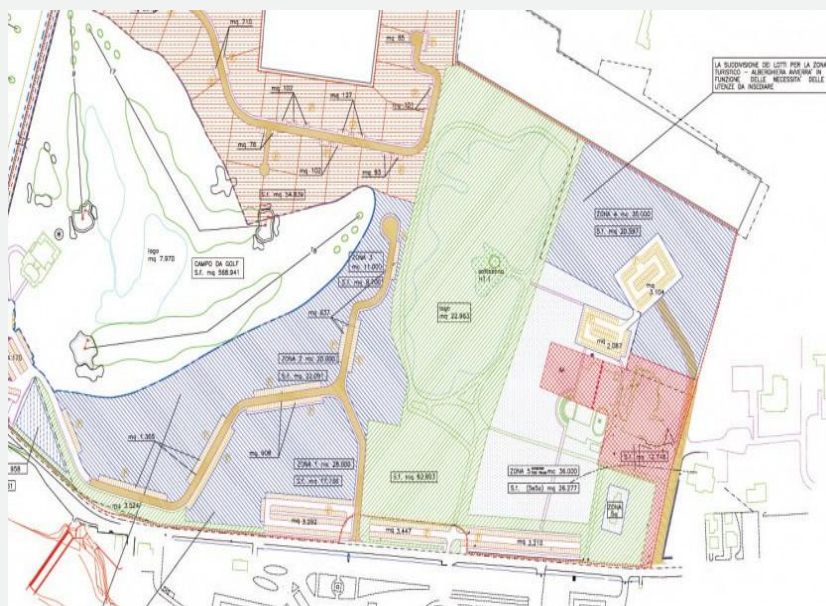


Description

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, Castel San Pietro Terme has planned to offer its community a senior housing facility. The area, located in a beautiful hilly landscape, consists of two lots, with respective building areas of 10,000 and 16,800 sq.m, that can host different functions: accommodation and temporary stays (senior housing, hotel, spa activities), as well as social and healthcare functions.

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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