

SECTOR



Hospitality

INTERVENTION



New construction

TYPE OF INVESTMENT



Lease

PADDOCK 3

Hospitality



Location


Imola


Enzo and Dino Ferrari's Racetrack

Position


45 km

Airport


2,6 km

Train Station


7 km

Highway


0,3 km

Bus/tram

Strengths

- Long-term building lease.
- Exclusive position inside the Imola racetrack.
- Excellent location 1 km from the old town.

Accessibility

The lot is located within the Autodromo Enzo e Dino Ferrari, 1 km from Imola's historic center, in a prime location for international sports tourism. The site is accessible from Bologna's Guglielmo Marconi International Airport (45 km) and is well connected to major Italian cities: Bologna 39 km, Florence 75 km, Venice 130 km, Milan 234 km, and Rome 281 km.


39 km

Bologna


234 km

Milan

130 km

Venice

281 km

Rome

75 km

Florence

Information


Plots land area:

9700 sqm

Proprietary:

public

Time for obtaining the building permits:

to be defined



Italia



Metropolitan area of Bologna

Revision date

2026/03/02

Description

The asset is a plot of land inside the racetrack, behind the Paddock 3 grandstand of the Enzo e Dino Ferrari Racetrack. The fully tarmacked lot measures approximately 9700 sqm and has a small building used as a kiosk during events. The potential buildability of the land is not defined, however, the Municipality of Imola plans to adopt an index of around 0.9, corresponding to that used in neighbouring areas, thus guaranteeing a potential buildability of approximately 8700 sqm.



Enzo and Dino Ferrari's Racetrack



Paddock 3



For information:

Telephone: +390516598541 / +39 3334715429
email: investinbologna@cittametropolitana.bo.it
www.investinbologna.it