

## SECTOR



Housing  
Student housing  
Senior housing

## INTERVENTION



New construction

## TYPE OF INVESTMENT



Sale

# LAZZARETTO

Housing, student housing, senior housing



## Location



**Bologna**



Viale Sabena, Bologna

## Accessibility

The Lazzaretto area is served by the People mover stop which connects it in less than 5 minutes to the Central High Speed Railway Station of Bologna and to the Marconi International Airport.

The Lazzaretto sector is served also by bus lines 35 and 34 which connect it to many parts of the city and the historic centre.

The center of Bologna is about 3.5 km away and can be reached in 10 minutes by bicycle.

## Position



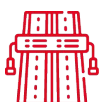
**4.7 km**

Airport



**3 km**

Train station



**4.5 km**

Highway



**0.1 km**

Bus/tram



**213 km**  
Milan

**153 km**  
Venice

**373 km**  
Rome

**108 km**  
Florence

## Strengths

- Greenfield lots already planned to be developed upon building permit request.
- Located near the new University campus.
- Presence of the People mover stop.

## Information



### Total area of the sector:

730,000 sq.m

### Plots size:

5,000 - 16,000 sq.m

### Property:

Private

### Times for obtaining permits:

approx. 6 mesi

### Urban planning tools:

The area is included in the municipal urban plans. A detailed plan on the area has been approved.



Italy



Bologna  
metropolitan  
area

Revision date

03/01/2022

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## Description

The new large Bertalia-Lazzaretto sector, under construction in the north-west area of the city, is part of a larger plan aimed at transforming Bologna into the "European City of Knowledge", creating new infrastructures and services for culture, research, innovation. Once completed, the Lazzaretto sector will see the construction of 2,000 new homes, as well as new spaces for the University, offices, shops and public spaces. Some residential lots and part of the University Campus have been already completed in the south-east area (near via Terracini). The new university buildings (light brown in the picture) will provide the area with approximately 25,000 square meters for classrooms, laboratories, student residences and student services, which will integrate other university buildings already present in via Terracini.

In the area are located many greenfield lots to be developed for residential, student and senior housing.



Masterplan of the Lazzaretto area



The People Mover



## For information:

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