

SECTOR



Housing



Student housing



Senior housing

INTERVENTION



New construction

TYPE OF INVESTMENT



Sell

BOLOGNA NAVILE LOTTO G2

Residential - Retail - Offices



Location

**Bologna**Via J.Cage -Via Masina
- Via Bassani

Position

**8 km**

Airport

**1 km**

Train station

**4 km**

Highway

**0,3 km**

Bus/tram

Strengths

- **Strategic location;**
- **Excellent connections with all city areas.**
- **Presence of services and a large park nearby.**

Accessibility

The area is located a short walk from the main train station in Bologna, which also has a connection to the city airport in just a few minutes. The surrounding area is well equipped with services for citizens such as shops, supermarkets, health services, and public offices.

**213 km**
Milan**153 km**
Venice**375 km**
Rome**120 km**
Florence

Information

Land area:
1,436 sqmBuildable area:
3,527 sqm**Proprietary:**
ACER Bologna**Time for obtaining the building permits:**
aprox. 6 months

Italy

Metropolitan
city of Bologna

Revision date

02/28/2023

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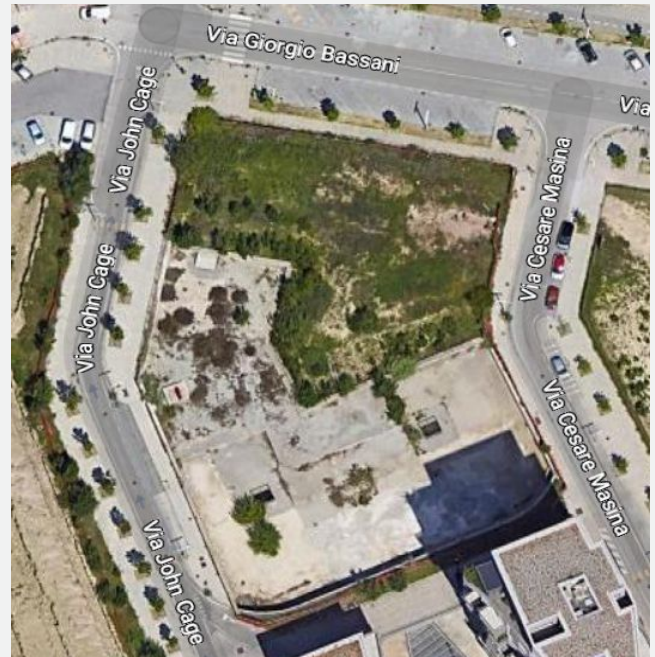


Description

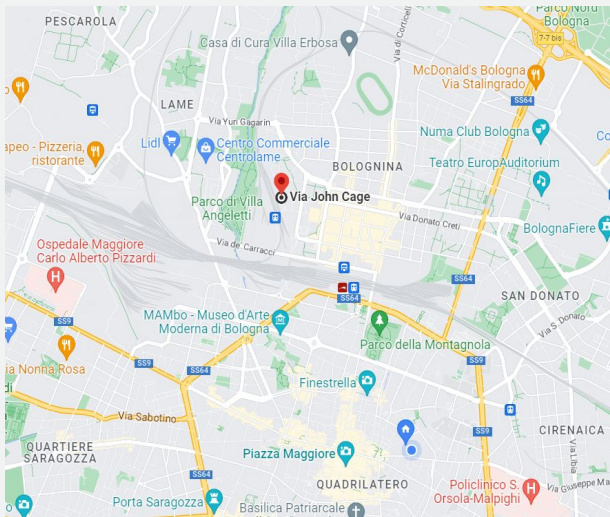
The area is located in the Bolognina neighborhood, north of the historic center and adjacent to the Bologna Centrale railway station. The compact urban fabric of the historic district, originally industrial and working-class, is now a part of the consolidated city with a strong functional and social mix. In the 2000s, it was object of an important urban regeneration operation, the Navile district, triggered by the construction of the new municipal headquarters and the High-Speed Station.

The area is only 3 km away from the Bologna Technopole, which hosts 80% of Italy's computing capacity thanks to the supercomputer Leonardo. It is the centre of a rapidly transforming area that will see a flourishing of commercial and investment opportunities in the coming years.

The plot is planned and ready for transformations for residential uses with retail and office space at the ground floor.



Aerial view of the area



Location on Google Maps



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