

SECTOR



Housing



Student housing



Senior housing

INTERVENTION



Urban regeneration

TYPE OF INVESTMENT



Sell

# OSSERVANZA COMPLEX

Student housing – new residences – senior housing – services



## Location



### Imola



Venturini street – Vittime dei lager nazisti square, Imola

## Position



**45 km**

Airport



**1,5 km**

Train station



**7 km**

Highway



**0,3 km**

Bus/tram

## Strengths

- **Wide building area located in the historic center;**
- **Presence of a large park;**
- **Excellent connection through rail transportation.**

## Accessibility

The area is located in the center of Imola, about 400 meters from the cathedral; it is adjacent to a large public parking lot, and the nearest bus stop is 250 meters away, from which buses run directly to the train station and nearby towns.

Imola train station is approximately 1.5 km away and can be reached on foot by crossing the historic center. The rail transport connects Imola to Bologna (30 min) and Rimini (90 min).

The "Enzo e Dino Ferrari" Racetrack is approximately 1 km away on foot.

The A14 Bologna-Taranto motorway can be reached from the center of Imola in 10 minutes. The Guglielmo Marconi International Airport in Bologna is about 45 km away.



**45 km**  
Bologna



**214 km**  
Milan

**154 km**  
Venice



**376 km**  
Rome

**109 km**  
Florence

## Information



**Plots land area:**  
123.000 mq

**Built-up area:**  
30.000 mq

**New building surface:**  
22.000 mq

**Proprietary:**  
CON.AMI

**Time for obtaining the building permits:**  
aprox. 6 months



Italy



Bologna metropolitan area

Revision date

03/05/2023

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## Description

Located in the center of Imola, the Osservanza area represents one of the most important redevelopment projects in the city.

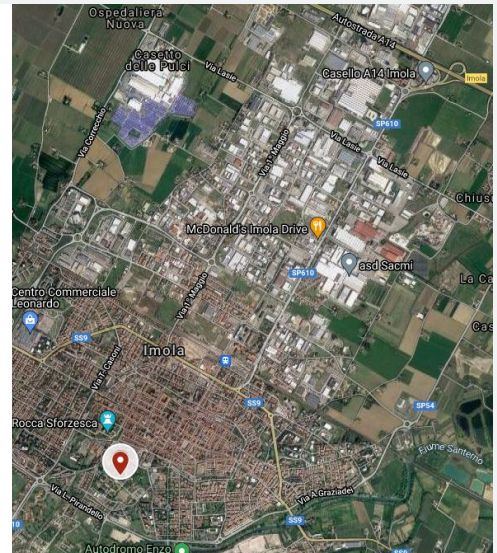
The complex was built in 1890 as a psychiatric hospital and consists of large pavilions surrounded by a park with grand avenues characterized by imposing trees and ample green spaces.

Due to its size and privileged location, it is ideal for student accommodation: it is a short walk from the departments of the University of Bologna in Imola (nursing, applied pharmacy, physiotherapy, landscape sciences, and others) and close to the train station. Over 50 trains a day connect Imola to Bologna in less than 30 minutes.

The historic center of Imola is well preserved and rich in public spaces and green areas. Although it is human-sized, the city is dynamic thanks to the presence of the University, a developed economic fabric, and a lively cultural life.

The regeneration project shows high potential due to the increasing demand for student housing that current available structures cannot satisfy.

**An important boost to the overall regeneration project is the recent inclusion of the Osservanza complex among the projects financed by the PNRR (National Recovery and Resilience Plan) under the Integrated Urban Plans for Metropolitan Cities, a project that involves the complete recovery of 4 buildings for over 17 million euros of investment.**



Localization of the area (red pin)



Main avenue image



Masterplan of the area



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