

SECTOR



Housing



Student housing



Senior housing

INTERVENTION



New construction

TYPE OF INVESTMENT



Sale

# OZZANO

## Housing for seniors, students and workers



### Location

**Ozzano**Via Tolara di Sopra,  
Via Freddie Mercury,  
Ozzano

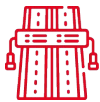
### Position

**24 km**

Airport

**2 km**

Train Station

**4 km**

Highway

**0.2 km**

Bus/tram

### Strengths

- Valued landscape context;
- Excellent motorway and railway links to Bologna;
- Proximity to the Ozzano Casa della Salute medical centre.

### Accessibility

The area is located about 1.5 km from the city center and from the Health centre Casa della Salute, and about 3 minutes from the public transport stop.

The Ozzano dell'Emilia train station is about 5 minutes from the area, while the Bologna airport can be reached in about 25 minutes.

The motorway A14 can be reached in about 6 minutes.

### Information



**Total land area:**  
10,235 sq.m

**Building area:**  
3,700 sq.m

**Proprietary:**  
Municipality of Ozzano

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

**18 km**

Bologna

**233 km**

Milan

**163 km**

Venice

**393 km**

Rome

**123 km**

Florence



Italy

Bologna  
metropolitan  
area

Revision date

08/11/2021

### Description

The area is intended, in the municipal urban plan, for social housing. It is located in the main municipal urban centre, close to all public services, including local public transport, and in the foothills of Apennines. The area is also connected by a system of cycle and pedestrian paths to the town centre and to all points of interest.

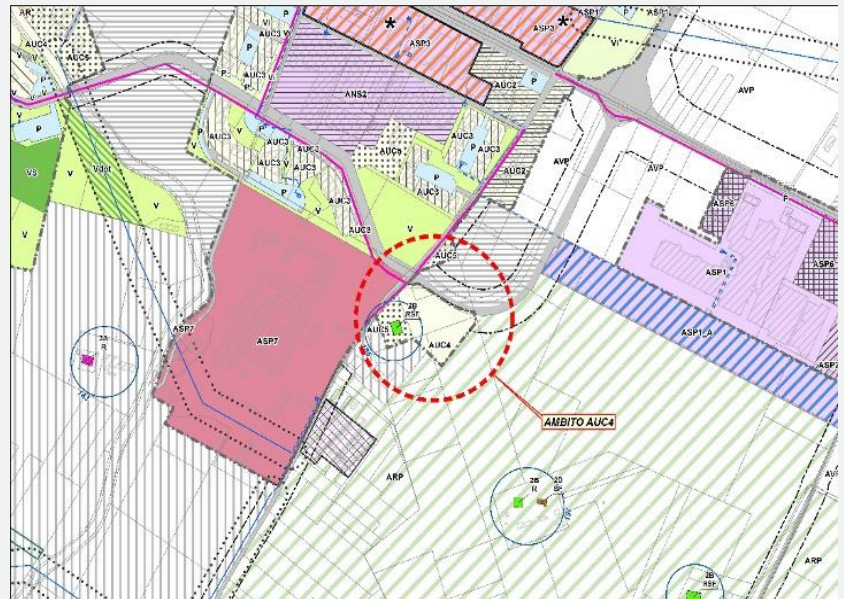
The land area of the plot 10,235 sq.m. and has a building potential of 3,700 sq.m.

The area can be developed for student accommodation, an attractive function due to its proximity to the Veterinary Department of the University of Bologna (which includes 4 degree courses) and the University Veterinary Hospital.

Alternatively, or in combination with the destination for student housing, in the lot can be developed accommodation for workers, even for short stays: in fact, in Ozzano dell'Emilia there are several companies, including international ones, which have expressed the need for accommodation for workers who have to stay for limited periods in Ozzano for work or training.

Finally, the area can be used, in whole and in part, for senior housing, which can benefit from the proximity to services and green spaces.

The existing urban plan of the city does not foresee any further expansion, thus protecting the area and its scenic value for future residents.



Municipal urban plan



Site map from Google map



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