

SECTOR



Senior housing

INTERVENTION



Renovation
Restoration

TYPE OF INVESTMENT



Sale

SAN BENEDETTO VAL DI SAMBRO

Senior Housing



Location



San Benedetto Val di Sambro



Via Caduti del Lavoro,
San Benedetto Val di Sambro

Accessibility

The area is situated around 500 meters from the town center and is conveniently located around 4 minutes away from the road-based public transport stops. The San Benedetto Val di Sambro railway station is approximately 18 minutes away, while the Bologna airport can be reached in approximately 40 minutes.

Moreover, the A1 Milan-Naples motorway is also situated at a convenient 18-minute distance from the area.

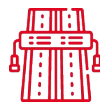
Position



45 km
Airport



11 km
Train station



12 km
Highway



0,3 km
Bus/tram

Strengths

- Proximity to highway exit;
- near the city centre with services;
- excellent connection with public transportation (buses and railway station).

Information

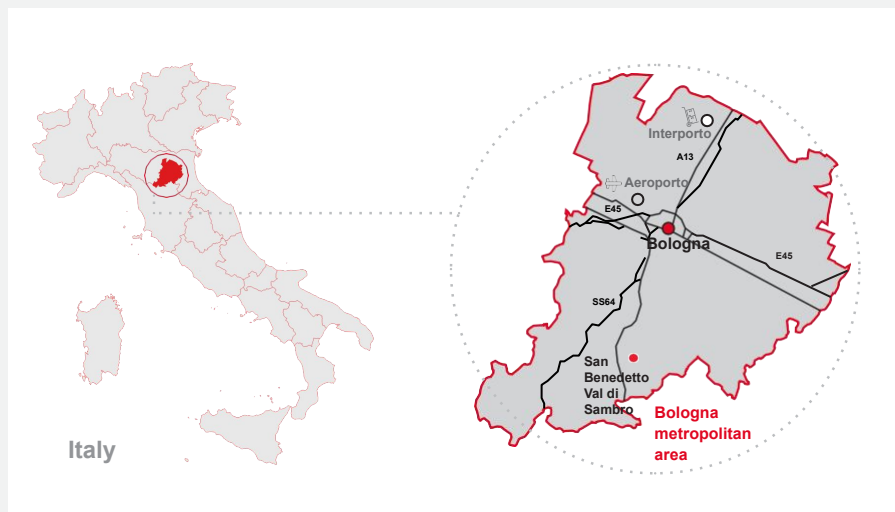
Total surface area: over 8.000 sq.m.

Proprietary: INVIMIT

Time for obtaining qualifications: 6 months estimated time



246 km	198 km
Milano	Venezia
128 km	345 km
Ravenna	Roma
72 km	
Firenze	



Revision date
02/16//2023

SAN BENEDETTO VAL DI SAMBRO



Picture of the building



Site map from Google map

Description

The existing building, which spans over 8,000 square meters, was constructed in the 1960s, but has never been utilized. The facility has been thoroughly examined across various fields, affirming its capability to offer the services required by elderly individuals. With more than 160 beds and a day hospital area, the complex will cater to the residential, social, recreational, and educational needs of its residents, ensuring their overall well-being.

The "silver economy" has significant growth potential, not only due to the rising number of elderly citizens but also because this demographic has higher purchasing power compared to other age groups. In 2018, there were approximately 250,000 elderly individuals in the Bologna Metropolitan Area, and by 2033, this population is expected to reach 300,000.



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