



Property ID: IT242941405 - 80026 Casoria – Kampanien

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## At a glance

Property ID	IT242941405	Purchase Price	1.115.000 EUR
		Commission	Subject to commission
		Total Space	ca. 5.000 m <sup>2</sup>
		Usable Space	ca. 5.000 m <sup>2</sup>





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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

In a very strategic location in the municipality of Casoria, we offer for sale building land of about 5000 meters included between Via Luigia San Felice and Via G. Mameli. The area, falling under the so-called Modern Residential City zone Br.2.2 of the new master plan of 2021, has a high building potential that is detailed in the illustrative report of the PUC (Riapi), which can be found at the following link:

<https://pianificazionecasoria.blogspot.com/p/elaborati-puc-approvato-con-delibera-di.html>

This property has both commercial and residential potential that is truly unique for the following reasons: - The location is highly strategic as it is very close to the main transport infrastructures (road, rail, air); close to the center of Casoria and Afragola; a few kilometers from Naples. - It is located in an area of high urban redevelopment with real estate values destined to grow in the short to medium term. - It is the only available and undeveloped land in the specific area to exceed 5000sqm, the minimum limit required by the PUC for new building initiatives. - It is developed on 2 streets, allowing high flexibility in design development and end use. The following are the salient elements related to the Br2.2 zone reported within the document "Riapi" on pages 71 and 72 (also found in 'art. 8C of the PUC) in which the building characteristics of the same are described: Intended use: "For the residual undeveloped lots, not constituting appurtenance to other existing property, interventions are allowed for the construction of public services and public use agreed, with the transfer of areas for the construction of primary urbanization works. For residual undeveloped lots, residential function is allowed, only if it is linked to the transfer of incongruous volumes from the historic center. In this case, it will be necessary to provide for the simultaneous recomposition of the undeveloped area in the historic context." "the intervention provides for land use up to a maximum of  $U_f=0.70$  square meters/sqm, provided that the same ensures self-sufficiency in terms of urban standards. In the case of involvement of areas subject to settlement decompression, in order to comply with the index  $U_f=1.00$  sq m/sq m, any areas and volumes included in the subdivision located in zones A, Br1, Bp2.r. In any case, the maximum height of new buildings, in compliance with the rules on distances established in the Ruec, is:  $H=45.0m$ . At least 60% of the land area shall be permeable." "Within the territorial zone, different functional destinations are compatible: public services and equipment or public use; residence; artisan; productive-directional; productive-commercial, limited to medium distribution facilities; productive tourist-receptive; for mobility, with reference to the needs of settlement reform of the existing aggregates."

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## All about the location

Strategically located in Casoria, the area between Via Mameli and Via Luigia San Felicia represents an unmissable opportunity for residential, commercial or utility investment. This area, characterized by rapid urban development, offers excellent potential for growth and visibility. Casoria Station is easily accessible, offering quick and convenient rail links to Naples and the surrounding areas. Afragola TAV Station, with its high-speed connections, is accessible in a matter of minutes, providing an important transportation hub for the entire region. Its proximity to the Naples Ring Road ensures easy access to major roads, facilitating connections to neighboring industrial and commercial areas, as well as to the center of Naples. In addition, Naples-Capodichino Airport is only an 8-minute drive away, making the area particularly strategic for those with frequent transportation needs. The Shopping Center with Decathlon and UCI Cinema, located about 2.5 km away, further enriches the area, creating a vibrant and well-served environment that can stimulate further commercial development and public services. In summary, the area between Via Mameli and Via Luigia San Felicia offers a central location with excellent investment opportunities. Due to its accessibility, proximity to major transportation hubs and existing commercial services, it is an excellent choice for commercial and public and even residential developments.



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## Contact partner

For further information, please contact your contact person:

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