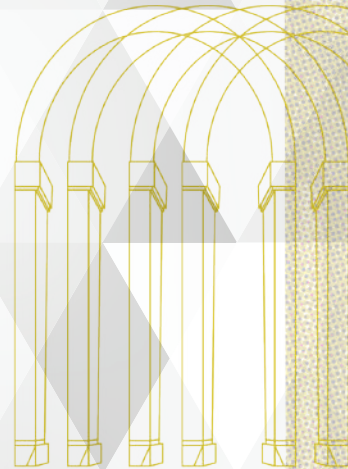


# Emilia-Romagna region

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Invest in Emilia-Romagna



# Emilia-Romagna region

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## About the project

This publication showcases a diversified portfolio of properties in Emilia-Romagna, promoted by the regional territories. The selection that you find here has been curated and developed with the goal of bringing an interesting and varied presentation of the investment opportunities available in the region. The project also serves as an example of a successful collaboration between public and private partners.

Emilia-Romagna, endowed with advanced physical and digital infrastructure and a reliable governance model, is an extremely attractive territory for investments, thanks to a rich and ever-growing economy, as well as a rebounding construction industry and a dynamic real estate market, offering a variety of compelling prospects. The region has a promising future, as shown by the projects presented in this publication.



The investment opportunities presented concern various sectors and functions, among which are: innovation parks and advanced services, housing and mixed-use, hospitality and commercial, new industry. The projects are presented by the following public administrations: the Emilia-Romagna Region, the Bologna metropolitan area and the Municipalities of Argenta, Cesena, Ferrara, Fidenza, Forlì, Imola, Modena, Parma, Piacenza, Ravenna, Reggio Emilia, Rimini, and Riccione.

## This is Emilia-Romagna

Emilia-Romagna, with a population of about 4.5 million, is one of Italy's leading regions with a development model that showed its ability to generate high levels of richness (GDP per capita +18.2% higher than EU27 average)<sup>1</sup>, as well as elevated standards in welfare and public services (top Italian region for efficiency of the healthcare system)<sup>2</sup>. Thanks to its dynamic and internationalised economy, the region is first in Italy for per capita exports<sup>3</sup>. In this land of beauty, you can visit UNESCO sites - our Apennines, our cities of art, the Po River Delta - or enjoy our coasts, attending the many international cultural and sport events we host here, with more than 40 million overnight stays in 2024<sup>4</sup>.

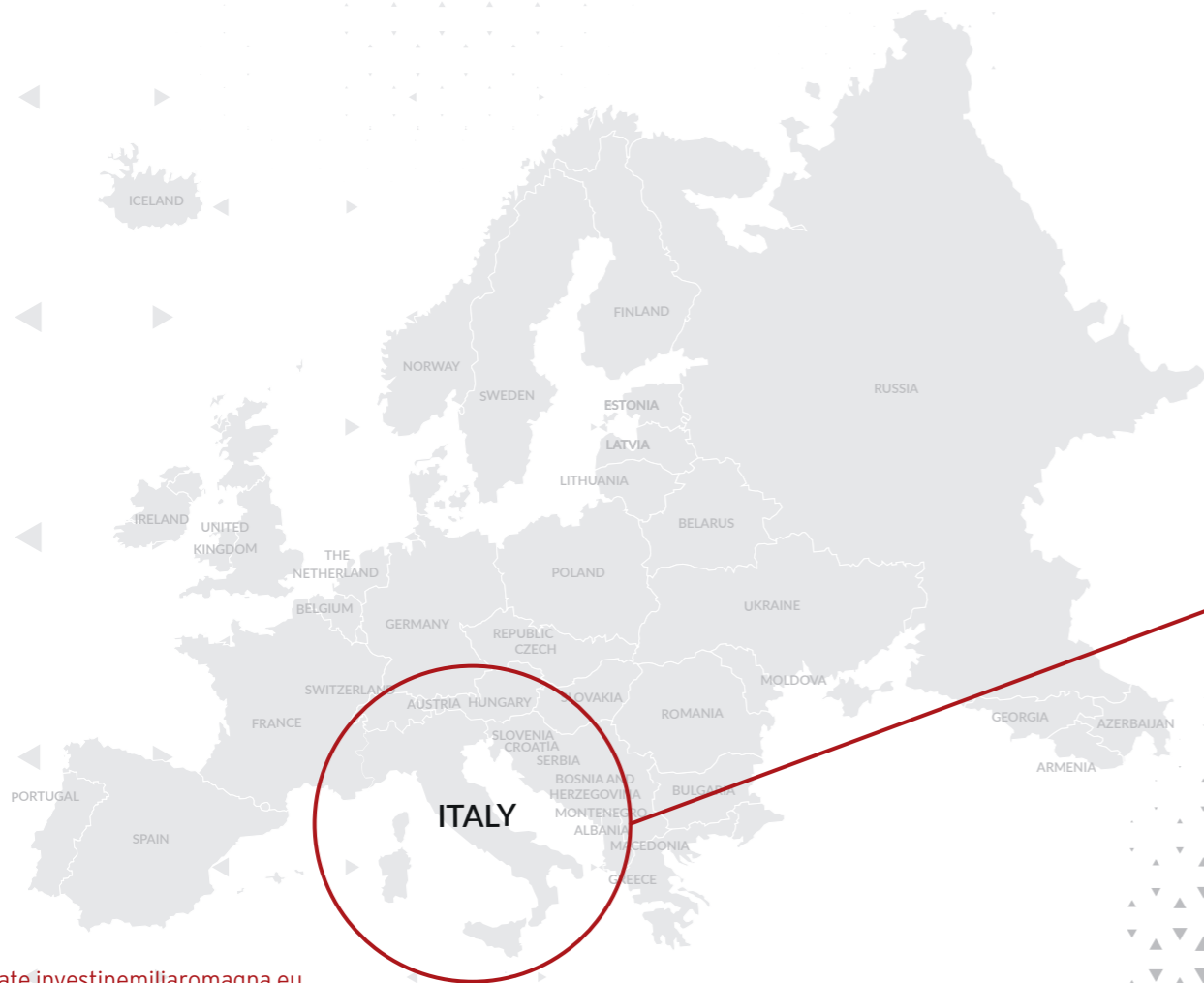
The region boasts a world-famous Motor Valley - with brands such as Ferrari, Ducati, Lamborghini, the Motor Valley University of Emilia-Romagna (MUNER) - and a Food Valley with 44 regional PDO and PGI certified food products, including Parmigiano Reggiano and balsamic vinegar.

Knowledge is a core asset: we are at the forefront of innovation in Italy<sup>5</sup>, with over 170,000 students in our universities<sup>6</sup>. The business environment is ideal for real estate and expansion investments also thanks to supportive and effective institutions.

This region is strongly projected towards the future with its international Data Valley. The DAMA Technopole boasts top world supercomputers and cutting-edge data centres, including Leonardo (the 10<sup>th</sup> most powerful computer in the world)<sup>7</sup>, ECMWF, and AI Factory IT4LIA, integrated in a wide big data and AI community, with policies supporting talents and new investments, and a dynamic business environment aimed to put Europe on a par with the American and Chinese giants.

Sources:

<sup>1</sup>Eurostat 2023 (PPS) - <sup>2</sup>Agenas 2023, Newsweek 2024 - <sup>3</sup>Istat 2024, data processing by ART-ER - <sup>4</sup>Regione Emilia-Romagna 2024 - <sup>5</sup>European Innovation Scoreboard 2025 - <sup>6</sup>MIUR, a.y. 2024/2025 - <sup>7</sup>Top500, November 2025



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Emilia-Romagna

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### INNOVATION PARKS AND ADVANCED SERVICES



### HOUSING AND MIXED-USE



### HOSPITALITY AND COMMERCIAL







### NEW INDUSTRY



Emilia-Romagna



-  Highway and main roads/railways
-  High-speed railway
-  International Airports
-  International Port of Ravenna

# Bologna

metropolitan area



The Bologna metropolitan area, with 55 municipalities and a population of one million inhabitants, is a gateway to both national and international markets and is situated at the crossroads of Europe.

Center of the Emilia-Romagna region, Bologna metropolitan area is renowned for its manufacturing companies, the motor industry and the Imola racetrack, solid physical and social infrastructures and exceptional quality of life. Bologna is home to Europe's first university and to several international research centers and organisations including - in the DAMA Technopole - the European Centre for Medium-Range Weather Forecasts, the National Centre for Supercomputing, Cineca with the world class pre-exascale supercomputer Leonardo, the AI Factory IT4LIA, and the UNU-AI University. Bologna is investing in the major project called "Bologna, European City of Knowledge", which is a new urban platform for science and research based on urban regeneration and innovative services throughout the metropolitan area. Investments in the redevelopment and regeneration of urban areas, also driven by the growing attractiveness of the metropolitan area to new residents, students and tourists, are indeed shaping the future of Bologna and offering excellent investment opportunities.

Invest in Bologna is the public and free service that provides support to operators interested in setting up and developing their businesses in the Bologna metropolitan area.



## DAMA Technopole - the Tower building

**Municipality:** Bologna (Bologna metropolitan area)  
**Proprietary Organization:** Emilia-Romagna Region  
**Category:** Brownfield  
**Total Surface Area:** 15,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 6.9 km (G. Marconi - Bologna)  
 Train Station: 5 km (Bologna central station)  
 Highway: 3.5 km  
 Transport (bus/tram): 0.1 km  
 Freight Village: 17 km  
 Port: 81 km (Port of Ravenna)

The DAMA Technopole Data Manifattura Emilia-Romagna is the international digital hub of the Data Valley. Located in Bologna, it hosts some of the most powerful High Performance Computers (HPC) in the world and is the international reference for Supercomputing, Big Data and Artificial Intelligence. It has applications in the field of science and technology in meteorology, climatology, health, earth sciences and industry. Organizations hosted and to be hosted in the technopole include: Cineca, ECMWF, and INFN with their data centres; UNU-AI University of the United Nations; the AI Factory IT4LIA; and many other organizations (e.g. BI-REX, ENEA, Rizzoli, CMCC, ItaliaMeteo, ICSC, IFAB, ART-ER). Partners include the Metropolitan city of Bologna,

four local universities, the research system (CNR, INAF), Lepida.  
 The DAMA Technopole ([www.damatecnopolo.it/en](http://www.damatecnopolo.it/en)) spans on an area of 140,000 m<sup>2</sup>. It is the result of a restoration and redevelopment project for the complex designed and built in the 1950s by Pier Luigi Nervi for a former tobacco factory. This area aims to be home of top innovative organizations and offers a valuable investment opportunity. Inside the area of the Technopole, located on the side of Via Stalingrado, the Region planned the construction of a new building called la Torre (Tower), which will have a total surface of 15,000 m<sup>2</sup>, distributed on 8-9 floors.



## 'Bologna, City of Knowledge' - North Quadrant

**Municipality:** Bologna (Bologna metropolitan area)  
**Proprietary Organization:** Different private and public owners  
**Category:** Brownfield and greenfield  
**Total Surface Area:** Over 200,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 7.7 km (G. Marconi - Bologna)  
 Train Station: 3 km (Bologna central station)  
 Highway: 1 km  
 Transport (bus/tram): 0.1 km  
 Freight Village: 18 km  
 Port: 82 km (Port of Ravenna)

Bologna, City of Knowledge is a strategic project encompassing the TEK District, a sustainable urban regeneration programme focusing on technology, entertainment and knowledge including multiple areas in the north quadrant of Bologna. This district includes assets such as the DAMA Technopole – Data Valley Hub, research centers, and universities.  
 This hub of innovation and knowledge is located on the Via Stalingrado axis, well connected by public transport and close to the railway station. The investment opportunities concern the regeneration and expansion of the area of the trade fair district, as well as the regeneration of dismissed artisanal, productive and military areas with mixed intended use including hospitality, advanced

services, commercial, entertainment, student/social housing.  
 In particular, a Digital Village will be built a few meters from the Tecnopolo Manifattura, creating a new hub of over 18,000 m<sup>2</sup> for offices, spaces, and innovative housing. The regeneration of the trade fair district includes many properties owned by BolognaFiere and is primarily concentrated in three zones. The northwest zone includes large areas with opportunities for new advanced services as well as mixed-use with temporary residences. The west zone is intended for the regeneration of a production area. The southwest zone is available for accommodations, entertainment, and retail.



## Ex Siapa Regeneration Area

**Municipality:** Galliera (Bologna metropolitan area)  
**Proprietary Organization:** Municipality of Galliera  
**Category:** Brownfield  
**Total Surface Area:** 194,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 37 km (G. Marconi - Bologna)  
 Train Station: 0.2 km (Galliera)  
 Highway: 10 km  
 Transport (bus/tram): 0.1 km  
 Freight Village: 22 km  
 Port: 99 km (Port of Ravenna)

The former Siapa plant, which has long contributed to the development of the local community, occupies the area located within the Municipality of Galliera, part of the metropolitan conurbation of Bologna.

The site is conveniently located only 10 km from the highway exit of A13 Bologna-Padua, which is connected with the A1 (Milan-Naples). The Galliera train station provides excellent connections with the cities of Ferrara and Bologna, with trains running hourly, and Bologna only 34 minutes away.

The site comprises three groups of buildings and is characterized by wide open spaces, making it ideal for hosting diverse functions. Potential investments include university and student accommodation, research and

healthcare facilities, and energy and agro-industry innovation. The area is suitable for production facilities, offices, research and training facilities, as well as residential options for students and senior citizens, and welfare and social-health facilities.



## Altedo Production Hub

**Municipality:** Malalbergo, Bentivoglio, San Pietro in Casale (Bologna metropolitan area)  
**Proprietary Organization:** Several private owners  
**Category:** Brownfield and greenfield  
**Total Surface Area:** Over 10,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 28 km (G. Marconi - Bologna)  
 Train Station: 10 km  
 Highway: 2 km  
 Transport (bus/tram): 0.4 km  
 Freight Village: 23 km  
 Port: 94 km (Port of Ravenna)

The Altedo is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments.

The area is located across the three municipalities of Bentivoglio, Malalbergo and San Pietro in Casale. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines.

The area hosts about 110 companies ranging from small to medium in size. The available lots are particularly well equipped for industrial needs, thanks to their strategic position and proximity to the A13 highway, as well as the intermodal logistics center, the Interporto of Bologna.

The Altedo site is equipped to host the following operations:

manufacturing, artisanal and industrial production and other related operations.

## Martignone Production Hub



**Municipality:** Anzola dell'Emilia, Valsamoggia (Bologna metropolitan area)

**Proprietary Organization:** Several private owners

**Category:** Brownfield and greenfield

**Total Surface Area:** Over 10,000 m<sup>2</sup>

**Accessibility:**

Airport: 14 km (G. Marconi - Bologna)

Train Station: 3 km

Highway: 7 Km

Transport (bus/tram): 0.4 km

Freight Village: 60 km

Port: 108 km (Port of Ravenna)

Martignone is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines. The Martignone industrial zone, located across the two municipalities of Valsamoggia and Anzola dell'Emilia, is a strategic asset for the entire region. The area is characterized by its excellent location, with high accessibility to the motorway network, and well-developed manufacturing structure. The Martignone site is equipped to host the following operations: manufacturing, artisanal and industrial production, and other related operations.

Key strengths include: high accessibility to highway axes and the possibility of connection through forms of public transport being enhanced and as well, sustainable mobility that are in the planning stage.

Today, there are about 175 companies that operate at the site, half of which are part of the manufacturing industry. Currently, most of the activity at the site is connected to the fabrication of various machines and metal products, while a smaller number of companies are specialized in artisanal production, wholesale and retail trade, and various other services. Finally, an important leader nationally and worldwide in the production of fibers for brooms and brushes is located at the Martignone industrial zone.

## San Carlo Production Hub



**Municipality:** Castel San Pietro Terme, Castel Guelfo (Bologna metropolitan area)

**Proprietary Organization:** Several private owners

**Category:** Brownfield and greenfield

**Total Surface Area:** Over 10,000 m<sup>2</sup>

**Accessibility:**

Airport: 33 km (G. Marconi - Bologna)

Train Station: 3 km

Highway: 2 km

Transport (bus/tram): 0.4 km

Freight Village: 16 km

Port: 60 km (Port of Ravenna)

San Carlo is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. It is a consolidated brownfield industrial area, already largely developed and characterized by a well-developed industrial and business ecosystem.

The area is located across the two municipalities of Castel San Pietro Terme and Castel Guelfo. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines. The area currently hosts around 250 companies, most of which operate in the manufacturing and trade sectors.

Along with the presence of some companies specialized in the production of plastic and rubber products, there are several small metallurgy operations, an important company in the automotive supply chain, and a multinational company that manufactures electronic appliances. The San Carlo site is equipped to host the following operations: manufacturing, artisanal and industrial production, logistics and logistics-related activities, and other related operations.



## Imola Production Hub

**Municipality:** Imola (Bologna metropolitan area)  
**Proprietary Organization:** Several private owners  
**Category:** Brownfield and greenfield  
**Total Surface Area:** Over 10,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 44 km (G. Marconi - Bologna)  
 Train Station: 2 km  
 Highway: 1 km  
 Transport (bus/tram): 0.4 km  
 Freight Village: 51 km  
 Port: 48 km (Port of Ravenna)

Imola is one of four production sites presented by the Bologna metropolitan area ready for further development and fit to host manufacturing needs and investments. The area is located in the municipality of Imola. This location offers optimal accessibility to the region's various highways and impressive system of sustainable public transport, comprised of various bus and train lines. Imola represents one of the major production centers of the Bologna metropolitan area. The site is equipped to host the following operations: manufacturing, artisanal and industrial production and other related operations. There are already over 1,000 companies currently operating in the same area, many of which are specialized in woodworking and the production of wooden packing

materials. Various other small companies specialized in mechanical parts for various uses and medium-sized companies focused on packaging and electric machinery work out of the Imola site as well, along with various other tertiary and commercial companies.



## 'Innovation Park' Osservanza Complex

**Municipality:** Imola (Bologna metropolitan area)  
**Proprietary Organization:** CON.AMI - Consorzio Azienda Multiservizi Intercomunale  
**Category:** Brownfield  
**Total Surface Area:** 123,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 45 km (G. Marconi - Bologna)  
 Train Station: 1.5 km (Imola)  
 Highway: 7 km  
 Transport (bus/tram): 0.3 km  
 Freight Village: 54 km  
 Port: 54 km (Port of Ravenna)

The Osservanza area, in the historic center of Imola, is one of the city's most significant redevelopment projects. Originally built in 1890 as a psychiatric hospital, the complex consists of large pavilions surrounded by a beautiful park with tree-lined avenues. The regeneration project has high potential due to its dimensions and prime location. The area is ideal for student housing being within walking distance from the departments of the University of Bologna located in Imola, such as nursing, applied pharmacy, physiotherapy, and landscape sciences, among others. The area is also close to the train station, which has over 50 trains per day linking Imola to Bologna in just 30 minutes. The regeneration project shows high potential due to the growing demand

for student accommodation that the current available facilities cannot meet. As part of the funding of the NRRP national plan and the *Metropolitan Network for Knowledge: the Greater Bologna* plan, the re-functionalization of some buildings was financed for the construction of an Innovation Park within the Osservanza complex, in which intangible interventions and services for culture and creativity (International Music Academy), innovation and sustainability are planned. The construction sites for these interventions have already begun.

## Molino Poiano



**Municipality:** Imola (Bologna metropolitan area)

**Proprietary Organization:** Ladumex S.p.A

**Category:** Brownfield

**Total Surface Area:** 12,500 m<sup>2</sup>

**Accessibility:**

Airport: 45 km (G. Marconi - Bologna)

Train Station: 0.15 km (Imola station)

Highway: 2.5 km

Transport (bus/tram): 0.7 km

Freight Village: 50 km

Port: 54 km (Port of Ravenna)

Molino Poiano is a complex of valuable industrial architecture located a short distance from the railway station (150 m) and less than 1 km from the historic centre of Imola. The complex - approximately 10,000 m<sup>2</sup> - is made up of 4 main buildings of different sizes, on a land of 1.25 hectares.

The permitted intervention makes it possible to transform the existing disused industrial complex into a new area characterized by the presence of different intended uses. Given its strategic position and valuable characteristics, hospitality can be the main new function of the area, also with mixed solutions that include the construction of hotel rooms and long-stay apartments with common areas and innovative services. Imola is located in a strategic position, connected to the G. Marconi International Airport of

Bologna. Imola also has a strong international sporting vocation thanks to the presence of the Racetrack Enzo e Dino Ferrari and is part of the Motor Valley, the world-renowned industrial district.

The racetrack is a strong tourist attraction, with an annual influx of about 45,000 people between sporting events and major events. Imola is therefore an attractive destination for new hotel and non-hotel facilities that provide innovative products and services.

# Ferrara



The province of Ferrara is the hinge between the Adriatic Sea and the Emilia-Romagna Region, a place with a population of over 341,000 residents, where art and nature blend with the excellence of the territory. Located at northeast of the regional territory, Ferrara is in a strategic position with respect to the Bologna airports and hi-speed rail station, and the Ravenna port. The territory boasts an outstanding historical and natural heritage with two UNESCO World Heritage Sites - the historic centre of Ferrara and the Po Delta Park - in addition to the coastal areas. Great monuments in the important Renaissance city include the Estense Castle, the Cathedral, the Palazzo dei Diamanti, the medieval walls. Quality of life is high with cultural attractions that include the world's biggest Busker Festival, a historic theatre and a summer music festival with international star guests.

The University of Ferrara has 28,000 students enrolled with almost 70 degree courses of which 6 entirely in English (UNIFE 2025). The main industries are mechanical engineering, building and agribusiness but the territory also specialises in fashion and the chemical industry, as well as having an important exhibition centre.

The Municipality of Ferrara and the Development Agency Sipro actively collaborate to attract new investments and to ensure a sustainable territorial development.



## Via Boschetto building

**Municipality:** Ferrara (province of Ferrara)  
**Proprietary Organization:** Azienda Unità Sanitaria Locale di Ferrara  
**Category:** Brownfield  
**Total Surface Area:** 15,630 m<sup>2</sup>

**Accessibility:**  
 Airport: 50 km (G. Marconi - Bologna)  
 Train Station: 5 km  
 Highway: 20 km  
 Transport (bus/tram): 0.2 km  
 Freight Village: 42 km  
 Port: 78 km (Port of Ravenna)

The property includes seven buildings built in different periods - equal to about 6,400 m<sup>2</sup> of usable area surrounded by a large open area of 15,630 m<sup>2</sup> - and represents an ideal location to develop new real estate projects in sectors such as tourism/hospitality, student house, senior house or social housing. The property is not subject to restrictions for renovation. The surrounding area will be partly a parking lot and partly a green area.

The property is located in the south-east zone of the city of Ferrara - very close to rail link and motorway connection - with access from via Boschetto.

Building 1 has a three-storey central part and two single-storey side wings with terraces on the roof. Building 2 of one floor is adjacent to Building 1. Building 3 also consists

of one floor and is connected to the other buildings with covered paths. Building 4 of three floors is adjacent to Building 2 with a basement and an attic. Building 5 has two floors. Building 6 consists of a single floor above ground with a gable roof. Building 7 also consists of a single floor above ground with a four-pitched roof.



## Via Mayr building

**Municipality:** Ferrara (province of Ferrara)  
**Proprietary Organization:** Azienda Unità Sanitaria Locale di Ferrara  
**Category:** Brownfield  
**Total Surface Area:** 1,720 m<sup>2</sup>

**Accessibility:**  
 Airport: 50 km (G. Marconi - Bologna)  
 Train Station: 5 km  
 Highway: 20 km  
 Transport (bus/tram): 0.2 km  
 Freight Village: 42 km  
 Port: 80 km (Port of Ravenna)

Located in the historic center of the city, the building in via Carlo Mayr 106 is a former convent with an exclusive court, now owned by the University Hospital of Ferrara. The property is part of the general urban plan. The intended use of the property includes the creation of social services, student housing and senior housing.

The building is spread over three floors and is characterized on the outside by brick masonry and pitched roof supported by a wooden structure surmounted by terracotta roof tiles. The main façade, precisely on Via Carlo Mayr, is characterized by rectangular windows and two roundarched entrance doors preceded by some terracotta steps.

Inside the building, the rooms are connected via a corridor overlooking Via Carlo Mayr. The classrooms - that originally served as cells of the friars - receive natural light and ventilation from the gardens of Via Carri. There is still a 17<sup>th</sup>-century staircase that develops on four ramps serving the whole building.

## Alberelli area



**Municipality:** Argenta (province of Ferrara)

**Proprietary Organization:** Municipality of Argenta

**Category:** Greenfield

**Total Surface Area:** 27,000 m<sup>2</sup> (+51,000 m<sup>2</sup> of possible expansion)

**Accessibility:**

Airport: 73 km (G. Marconi - Bologna)

Train Station: 1.6 km

Highway: 33 km

Transport (bus/tram): 0.1 km

Freight Village: 50 km

Port: 54 km (Port of Ravenna)

The municipality of Argenta is located in the province of Ferrara, near the Valli di Comacchio, a series of contiguous brackish lagoons close to the Adriatic coast. The industrial area Alberelli has a surface of 27 hectares, and is close to another area of 51 hectares that is available for further expansions. The two areas are owned by the Municipality of Argenta.

The area, where there are several waterways, has a central position between the provinces of Ferrara, Ravenna and Bologna and is directly overlooking the variant of the State Road n. 16 Adriatica (SS16), connecting Argenta and Ponte Bastia (village of San Biagio). Vehicles and heavy vehicles can access the area through the Via Argine Marino, located south of the area itself and connected with the main

communication routes through the junction of the SS16 on Via del Fitto. This junction makes it easy to access the area both for vehicles arriving from Ferrara (through the Ferrara Sud exit) and for vehicles arriving from Ravenna.



# Forlì - Cesena

The province of Forli-Cesena is strategically located within the Adriatic area, with a population of 394,000 residents in 2025. The territory enjoys a rich historical and artistic heritage across a multitude of towns and villages, integrated with numerous food and wine itineraries. Natural attractions range from the Tuscan-Romagnolo Apennines to the coastal marine oases, as well as renowned summer destinations such as Cesenatico, that are attracting residents thanks to their high quality of life.

The main cities are Forli and Cesena, where we also find two campuses of the University of Bologna, with about 12 thousand enrolled students (RER, a.y. 2023-24) and a strong international vocation. Visitor flows are also connected to two exhibition centres, in Forli and Cesena.

This territory is becoming an important hub for the aerospace sector, thanks to the presence of top companies as Curti, the "Ciclope" Centre for International Cooperation in Long Pipe Experiments and the Forli aeronautical technology pole. The main industries are housing and mechanical engineering followed by agribusiness, but the province is also at the heart of the regional Wellness Valley with companies as Technogym.



## Forlì airport

**Municipality:** Forlì (province of Forlì-Cesena)  
**Proprietary Organization:** ENAC (public authority)  
**Category:** Brownfield  
**Total Surface Area:** 700,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 0 km  
 Train Station: 4 km  
 Highway: 7 km  
 Transport (bus/tram): 0.2 km  
 Freight Terminal: 4 km  
 Port: 41 km (Port of Ravenna)

New facilities and hangars can be built in an area of the Forlì airport, with a total surface of 700,000 m<sup>2</sup>, without constraints for the realization of new buildings. The new constructions can be devoted to aeronautical activities such as logistics, cargo, flight schools, aircraft maintenance. It's not common in Italy to find an airport with such a vast area available for so many different types of aeronautical activities.

This area is not regulated by an urbanistic plan, because the planning organization is ENAC (Italian Civil Aviation Authority). A thirty-year concession has been issued in 2022 with the possibility of extension for another 10 years upon request.

The Forlì airport is in a strategic position and is considered

an important hub for the development of the Emilia-Romagna airport network. The hub is located at 7 km from the highway (A14) and about 40 km from the Port of Ravenna.



## Novello District (UMI3 building)

**Municipality:** Cesena (province of Forlì-Cesena)  
**Proprietary Organization:** Fondo Novello (Municipality of Cesena, Cassa Depositi e Prestiti, Banca Credito Cooperativo Romagnolo)  
**Category:** Brownfield  
**Total Surface Area:** Over 10,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 40 km (Rimini), 92 km (Bologna)  
 Train Station: 0,9 km  
 Highway: 4.5 km  
 Transport (bus/tram): 0,1 km  
 Freight Terminal: 100 km (Bologna)  
 Port: 41 km (Port of Ravenna)

The Novello District project is integrated in a residential context of urban regeneration rich in services and in a strategic position. The property is located on a plot that is easily accessible by public transport, very close to the historic center, the Cesena rail station, the future city hub of integrated mobility (with also a bicycle station), and the university campus.

The property is part of a territorial strategy of urban regeneration of former industrial areas that in the meantime have been surrounded by a residential context. The goal is to have a high quality of living but at affordable prices, and in fact the building will be intended for residential use, student housing, social housing. The project is included in the Novello Urban Redevelopment Plan, also referred

to in the General Urban Plan (PUG) of the Municipality of Cesena. There are no pending building restrictions and the project is ready to start.

In line with the Redevelopment Plan, the project consists of a four-storey building equipped with substantial accessory spaces, including large balconies, aimed at providing high quality of living. The affected area is over 10,000 m<sup>2</sup>. The property is located next to a park, with qualified public spaces dedicated to pedestrians and underground parking.

# Modena



Modena is located in the heart of the regional Motor Valley, home to iconic brands such as Ferrari and Maserati, and the Motor Valley University of Emilia-Romagna (MUNER). The area also boasts the world-renowned Sassuolo ceramics district, a sector that accounts for 92% of Italy's national export value (Istat 2024) and is closely linked to the 'Ceramics of Italy' brand and the international Cersaie exhibition in Bologna.

In addition, in the northern part of the province there is one of the main biomedical districts in Europe. The province of Modena has a population of 711,000 residents in 2025 and is home to the University of Modena and Reggio Emilia with about 26,000 students enrolled in 2024-25 (Miur).

The city of Modena enjoys an advantageous logistic position with important freight terminals and proximity to Bologna (about 40 km). The territory offers a wide range of historical and natural attractions: besides the historic centre of Modena that is UNESCO World Heritage Site, we find the Tuscan-Emilian Apennines, food excellences (from balsamic vinegar to Parmesan), and lively cultural offer (from the Pavarotti theatre to the Philosophy Festival).



## Industrial Areas

**Municipality:** 13 municipalities of the province of Modena  
**Proprietary Organization:** Managed by CapModena  
**Category:** Brownfield and greenfield  
**Total Surface Area:** Several lots of different sizes

**Accessibility (approximate data from Modena city):**  
 Airport: 50 km (G. Marconi - Bologna)  
 Freight Terminal: 10 km (Campogalliano, Marzaglia)  
 Port: 135 km (Port of Ravenna)

CapModena ([www.capmodena.it](http://www.capmodena.it)), the Production Activities Areas and Service Consortium comprises 13 Municipalities within the province of Modena: Bastiglia, Bomporto, Campogalliano, Camposanto, Castelfranco Emilia, Castelnuovo Rangone, Nonantola, Novi di Modena, Ravarino, San Cesario sul Panaro, Soliera, and Spilamberto, as well as the Municipality of the City of Modena. This area, 660 km<sup>2</sup> in size, has a population of 327,000 citizens. The goal of the Consortium is the reorganisation and economic development of the territory, with particular reference to the balanced growth of the production sectors, the streamlining of sites through the planning and management of production areas, as per the powers established by Law 865 of 22.10.1971, as well as the promotion of initiatives

aimed at highlighting the social meaning of work, as part of the more general economic and territorial balance of the Province.

The Consortium implements Production Installation Plans (PIP) as part of the regional planning process. The PIP areas includes several lots of different sizes, reserved for production activities and allocated to companies at special prices. Areas of particular relevance are Abrenunzio (101,300 m<sup>2</sup>), Coma vecchia (66,000 m<sup>2</sup>), and Santa Caterina (98,638 m<sup>2</sup>).

More information on the industrial areas are available on the website: [www.capmodena.it](http://www.capmodena.it)



## Via Argiolas area

**Municipality:** Modena (province of Modena)  
**Proprietary Organization:** Municipality of Modena  
**Category:** Greenfield  
**Total Surface Area:** 10,127 m<sup>2</sup>

**Accessibility:**  
 Airport: 37.4 km (G. Marconi - Bologna)  
 Train Station: 10 km  
 Highway: 8 km  
 Transport (bus/tram): 0.19 km  
 Freight terminal: 11.7 km (Marzaglia)  
 Port: 122 km (Port of Ravenna)

The Via Argiolas property is a greenfield area located in a residential district close to the Ippodromo Ghirlandina, approximately 5 km from the historic center of Modena. The property is designated for the development of social housing, which is a core element of the territorial development strategy of the Modena municipality. The area has an overall surface of about 10,100 m<sup>2</sup> and is surrounded by wide green spaces.



## Ex Caserma Setti

**Municipality:** Modena (province of Modena)  
**Proprietary Organization:** State property  
**Category:** Brownfield  
**Total Surface Area:** 125,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 38.5 km (G. Marconi - Bologna)  
 Train Station: 3 km  
 Highway: 9.2 km  
 Transport (bus/tram): 0.3 km  
 Freight terminal: 10.8 km (Marzaglia)  
 Port: 123 km (Port of Ravenna)

The Ex Caserma Setti property, a former barracks, is located within a 20-minute walk of the Modena historic center. The area has an overall surface of 125,000 m<sup>2</sup> while the total size of covered areas is approximately 18,000 m<sup>2</sup>. The existing buildings consist of a barracks building, 9 warehouses, and 8 buildings designated for concierge services and technical structures.

Under the local General Urban Plan (PUG), the property is designated for public facilities and community spaces. Local strategy identifies this site as a prime opportunity for the integrated transformation of public urban space. The aim is to promote a mixed-use development - including social housing - through a public-private partnership.

A portion of the site currently provides healthcare services as an AUSL Sample Collection Centre.



## Stazione Piccola

**Municipality:** Modena (province of Modena)  
**Proprietary Organization:** Regione Emilia-Romagna and Municipality of Modena  
**Category:** Brownfield  
**Total Surface Area:** 54,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 39 km (G. Marconi - Bologna)  
 Train Station: 3.4 km  
 Highway: 8.1 km  
 Transport (bus/tram): 0 km  
 Freight terminal: 9 km (Marzaglia)  
 Port: 123 km (Port of Ravenna)

The Stazione Piccola property, a former railway station, is located within a 20-minute walk of the Modena historic center. The area has an overall surface of 54,000 m<sup>2</sup> while the total size of covered areas is approximately 6,500 m<sup>2</sup> and consists of 14 buildings (warehouses, workshops, a water tower, offices). The former electrical substation is a significant example of industrial architecture.

Under the local General Urban Plan (PUG), the property is designated for 'public city' functions. The aim is to promote a mixed-use development, including social housing. The integration of green spaces is a key element because the area is partially crossed by a structural ecological corridor.

The Municipality of Modena intends to finalize the urban planning through an international architectural competition to ensure the highest standards of design quality.

# Parma



Parma enjoys an advantageous geographic position strategically connected to the Tyrrhenian area with first-class infrastructures including one of the two most important regional intermodal facilities (CEPIM), an international airport and Fiere di Parma exhibition centre which holds global events. The territory has a population of 460,000 inhabitants in 2025 (of which 202,000 in the municipality of Parma) and is home to the University of Parma, which has about 31,000 enrolled students (Miur, 2024-25).

The two main industries are mechanical engineering and agribusiness and there are various integrations between these and the European agency EFSA which is based in Parma. Indeed, Parma is the centre of the regional Food Valley. Other relevant industries are housing, pharmaceuticals and Information Technology.

The province offers a rich variety of historical and natural attractions such as art cities, castles and villages, Apennine tours. Parma has been the Italian Capital of Culture in 2020/2021 and a UNESCO Creative City of Gastronomy since 2015. It is one of the capitals of the Italian music: Giuseppe Verdi and Arturo Toscanini were born here, and other great musicians - like Niccolò Paganini - also lived in Parma.



## Urban Regeneration: 'Rail Station FS - ex Boschi'

**Municipality:** Parma (province of Parma)

**Proprietary Organization:** STU Area Stazione S.P.A

**Category:** Brownfield

**Total Surface Area:** About 17,800 m<sup>2</sup>

**Accessibility:**

Airport: 92.4 km (Bologna), 3.3 km (Parma)

Train Station: 0 km (adjacent)

Highway: 3.8 km

Transport (bus/tram): 0 km (adjacent)

Freight Village: 17 km

Port: 178 km (Ravenna), 117 km (La Spezia)

The property - which has a total surface of about 17,800 m<sup>2</sup> - is part of the area called 'PRU Stazione F.S. - ex Boschi' and is identified as STRALCIO II, surrounded by a residential zone and delimited by four roads: via Trento (east), via Europa (west), via Alessandria (south), via Brenta (north). The area is adjacent to the historic center of the city of Parma and is part of an intermodal transport hub that includes railway connection. The area is also connected by public transport and accessible by car from the main roads. The Plan of the area allows wide possibilities of intended use and variants as well. The available lots are Lot "A" and D" (building area: 3,352 m<sup>2</sup>, building capacity: 8,579 m<sup>2</sup>), Lot "C" (building area: 601 m<sup>2</sup>, building capacity 7,500 m<sup>2</sup>), Lot "E" (building area: 3,078 m<sup>2</sup>, building capacity

3,900 m<sup>2</sup>). Demolition of the previous building present in the property has been already completed and the land reclamation phase is underway. Internal roads for public use - in the portion included within the perimeter of the area - are also owned by STU Area Stazione.

The routes of these roads will be adapted according to the urbanization works to be carried out inside the area.



## EFSA area (European Food Safety Authority)

**Municipality:** Parma (province of Parma)

**Proprietary Organization:** Municipality of Parma

**Category:** Greenfield

**Total Surface Area:** 18,000 m<sup>2</sup>

**Accessibility:**

Airport: 3.1 km (Parma); 93 km (Bologna)

Train Station: 0.8 km

Highway: 4.5 km

Transport (bus/tram): 0.2 km

Freight village: 14.2 km (CEPIM)

Port: 120 km (La Spezia), 178 km (Ravenna)

The property consists of 1.8 hectares of Gross Floor Area (GFA), of which 8,621 m<sup>2</sup> is the buildable area. It is located in the city of Parma and is available for developing housing for students, managers, and employees. This property is part of a larger territorial project in the area of the Parco Ducale and is characterised by historical structures, such as the Palazzo Ducale, and natural features like the Parma River.

The site is close to the Milan-Bologna railway station and the railway yard, adjacent to the headquarters of the European Food Safety Authority (EFSA) and within walking distance from the city center and all kind of facilities such as schools, university and sport infrastructures.



## Activity Park

**Municipality:** Fidenza (province of Parma)

**Proprietary Organization:** Private partners in agreement with the Municipality of Fidenza

**Category:** Brownfield

**Total Surface Area:** 443,000 m<sup>2</sup>

**Accessibility:**

Airport: 21.3 km (Parma), 113 km (Bologna)

Train Station: 1.5 km

Highway: 0.7 km

Transport (bus/tram): 0.3 km

Freight Village: 16.7 km

Port: 118 km (Port of Ravenna)

Fidenza's Activity Park is an area equipped to host production activities and other services, in a strategic position between Milan and Bologna, projected to connect the existing Functional Hub of Fidenza with the city center.

There are 88,600 m<sup>2</sup> available to host new companies and activities, and an additional 800 m<sup>2</sup> of facilities available for renovation. The Municipality of Fidenza has given top priority to the implementation of the Activity Park, already approved by the municipal urban planning committee, with the goal of improving the area's environmental sustainability and infrastructure, as well as creating new employment opportunities.

The Activity Park will benefit from its proximity to the Functional Hub and its commercial activities (Fidenza Village

and Fidenza Shopping Park). Over six million visitors visit the Functional Hub each year, taking advantage of the variety of services available. The area will also host a factory - Colla SpA - specialized in the production and trade of Parmigiano Reggiano. The facility is slated to be completed by the end of 2020, with a total area of 33,000 m<sup>2</sup>.

Near the closest highway exit there is also a logistics center, now owned by the French multinational Stef, that is an important part of the cold food chain.



## Ex-CIP and Ex-Carbochimica Area

**Municipality:** Fidenza (province of Parma)

**Proprietary Organization:** Municipality of Fidenza

**Category:** Brownfield

**Total Surface Area:** 133,000 m<sup>2</sup>

**Accessibility:**

Airport: 21.3 km (Parma), 113 km (Bologna)

Train Station: 0.2 km

Highway: 2.4 km

Transport (bus/tram): 0.2 km

Freight Village: 16.7 km

Port: 118 km (Port of Ravenna)

The Ecologically Equipped Production Area, located in the city center, is a space currently occupied by the now closed chemical factories Carbochimica and CIP.

Part of the area is a Site of National Interest for environmental remediation, and remediation actions are currently in an advanced phase of implementation. The productive reuse of the area, with a potential building space of 66,500 m<sup>2</sup>, is a relevant part of a larger regeneration project, focused on the Milan-Bologna railway (that passes through Fidenza) and the northern bypass of Via Emilia.

The Municipality of Fidenza acquired the property with the goal of enacting the necessary remediation actions and accomplishing a productive and ecologically sustainable reuse of the area.

The municipality foresees the possibility of productive activities of different sizes establishing themselves, prioritizing energy services, that are under unified management. The infrastructural operations already completed, involving the reorganization of the entryway to the city center, as well as other ongoing works, make the area particularly interesting for a wide range of production activities.

# Piacenza



Piacenza enjoys a particularly advantageous geographical position, located at the crossroads of intermodal corridors and just 70 km from Milan, with important logistics hubs and the Piacenza Expo international exhibition centre. The province has a population of 288,000 residents and is home to two important universities, the campuses of the Polytechnic of Milan and of the Università Cattolica del Sacro Cuore, with over 4,000 enrolled students.

The main industries are mechanical engineering (metal and hydraulic products, oil and gas supply chain), agribusiness (industrial tomatoes, viticulture, local cold cuts) and construction. The area offers a rich variety of historic and natural attractions such as castles, villages, art cities, the Po River, and hilly landscapes.

The service Invest in Piacenza ([investinpiacenza.com](http://investinpiacenza.com)) offers at a glance a complete overview about the industrial areas available in the province of Piacenza.



## Ex Consorzio Agrario 'Terre Padane'

**Municipality:** Piacenza (province of Piacenza)

**Proprietary Organization:** Consorzio Agrario Terre Padane and Municipality of Piacenza

**Category:** Brownfield

**Total Surface Area:** 128,077 m<sup>2</sup>

**Accessibility:**

Airport: 71 km (Milano Linate), 146 km (Bologna)

Train Station: 1.3 km

Highway: 7 km

Transport (bus/tram): 0.1 km

Freight Terminal: 5.8 km (Piacenza Terminal)

Port: 149 km (Port of Ravenna)

The property is in a strategic position being accessible from both the city centre and the outskirts and being close to the highway and the railway station. The area is characterised by the presence of public and productive settlements that are now dismissed or little used, such as the Terre Padane Agricultural Consortium, the former Fruit and Vegetable Market and other industrial buildings.

The total surface available for new buildings (or constructions) is over 60,000 m<sup>2</sup>. The property is ideal to host student and senior housing, residences, commercial services, restaurants, offices and other typologies of investments. The vast dimension of the area requires a unitary transformation project to balance public infrastructure, services and economic feasibility.

The development of the area would bring benefits to the entire city, promoting a significant economic growth and generating new green areas, public parking, and the development of service networks.

The territorial context boasts university campuses (Politecnico di Milano, Cattolica University, and University of Parma), research centers (MUSP and LEAP laboratories, Siemens Digital Experience Center) and a relevant presence of companies in sectors as mechatronics, automation, logistics, construction, food, etc.



## Ex Ospedale Militare

**Municipality:** Piacenza (province of Piacenza)

**Proprietary Organization:** Italian Ministry of Defence

**Category:** Brownfield

**Total Surface Area:** 29,850 m<sup>2</sup>

**Accessibility:**

Airport: 69 km (Milano Linate), 148 km (Bologna)

Train Station: 3.7 km

Highway: 2.4 km

Transport (bus/tram): 0.2 km

Freight Terminal: 3.7 km (Piacenza Terminal)

Port: 149 km (Port of Ravenna)

The property is in a strategic position with respect to the city and very well connected by the transport services. The area includes buildings of architectural value, it is currently dismissed and has some architectural constraints (D.lgs 42/2004).

Intended uses of the property includes tourism and hospitality, offices, residential, student/senior/social housing. The total surface of the area is 29,850 m<sup>2</sup>, with 13,800 m<sup>2</sup> of covered area and 120,000 m<sup>3</sup> of total volume.

The territorial context boasts university campuses (Politecnico di Milano, Cattolica University, University of Parma), research centers (MUSP and LEAP laboratories, Siemens Digital Experience Center) and a relevant presence of companies in the following sectors: mechatronics and automation,

logistics, packaging machinery, chemicals, transport, building materials, construction and infrastructure, food, agricultural machinery.



## Bastione Borghetto Building

**Municipality:** Piacenza (province of Piacenza)  
**Proprietary Organization:** Agenzia del Demanio  
**Category:** Brownfield  
**Total Surface Area:** 4,848 m<sup>2</sup>

**Accessibility:**  
 Airport: 68 km (Milano Linate), 153 km (Bologna)  
 Train Station: 3.7 km  
 Highway: 2.4 km  
 Transport (bus/tram): 0.2 km  
 Freight Terminal: 3.7 km (Piacenza Terminal)  
 Port: 149 km (Port of Ravenna)

The property is in a strategic position with respect to the city and very well connected by the transport services. Intended uses of the property includes student and senior housing, offices, residential, tourism and hospitality. The total surface of the area is 4,848 m<sup>2</sup>, with 1,900 m<sup>2</sup> of covered area and 20,000 m<sup>3</sup> of total volume.

The area includes buildings of architectural value with some architectural constraints (D.lgs 42/2004) being close to the old walls. The property is included in the General Urban Plan (PUG) of the Municipality of Piacenza, it is currently dismissed and needs reclamation.

The territorial context boasts university campuses (Politecnico di Milano, Cattolica University, University of Parma), research centers (MUSP and LEAP laboratories,

Siemens Digital Experience Center) and a relevant presence of companies in the following sectors: mechatronics and automation, logistics, packaging machinery, chemicals, transport, building materials, construction and infrastructure, food, agricultural machinery.



## Torrione Fodesta

**Municipality:** Piacenza (province of Piacenza)  
**Proprietary Organization:** State property  
**Category:** Brownfield  
**Total Surface Area:** 3,010 m<sup>2</sup>

**Accessibility:**  
 Airport: 121 km  
 Train Station: 1 km  
 Highway: 4.3 km  
 Transport (bus/tram): 0.2 km  
 Freight terminal: 8 km  
 Port: 149 km (Port of Ravenna)

The Torrione Fodesta holds significant strategic importance for the northeastern sector of the city. Its location is a critical point of connection between the historic city center and the area north of the railway station, positioning it at the heart of current urban redevelopment initiatives.

The main building is an excellent candidate for conversion into integrated university student housing, while the surrounding open spaces are well-suited for hosting public events and gatherings. The property is situated adjacent to the railway grounds and benefits from dual access (vehicular and pedestrian) via Via XXI Aprile. While the site includes the historic tower, it also contains several linear, perimeter buildings lacking heritage value.

Consequently, this site offers an ideal opportunity to act as a “bridge” connecting the surrounding urban contexts. By repurposing its spaces, it is possible to achieve a very high level of quality and functionality.



## Cascina San Savino

**Municipality:** Piacenza (province of Piacenza)

**Proprietary Organization:** Municipality of Piacenza, Piacenza Expo Spa

**Category:** Brownfield

**Total Surface Area:** 16,870 m<sup>2</sup>

**Accessibility:**

Airport: 121 km

Train Station: 6 km

Highway: 2.4 km

Transport (bus/tram): 0.2 km

Freight terminal: 6 km

Port: 149 km (Port of Ravenna)

Cascina San Savino is a complex featuring multiple buildings arranged in a quadrilateral shape around a central courtyard with the characteristic Piacenza style, where the buildings are not physically continuous creating an entrance for each cardinal direction. The available property has a surface of 16,870 m<sup>2</sup>, of which 10,000 m<sup>2</sup> is owned by the Municipality and the remainder by Piacenza Expo.

The recovery project for the area provides a mix of intended uses: commercial hub to promote typical Piacenza products, accommodation, catering, spaces for innovative food-and-wine startups, recreational areas, restaurants, and an auditorium in the courtyard for summer events. The former farm lodgings will be converted into an accommodation facility with 13 special residential units for

fixed-term workers in the adjacent logistics and trade fair sector.

The organisations involved in the use of the property's spaces will be identified according to the ability of their projects to be a catalyst for the area's economic and tourism promotion and development. The real estate complex is situated in a strategic area of Piacenza, comprising the Exhibition Center and the Logistics Hub. This area is currently undergoing redevelopment through the Polo del Ferro (Iron Hub) protocol, which includes the construction of a new freight station.

# Ravenna



An urban center with a long and varied history, Ravenna is famous around the world for the beauty of its Byzantine mosaics and the fascinating basilicas and churches that enrich the historic city center and make Ravenna the ideal destination for a holiday dedicated to art history.

With over 157,000 inhabitants, Ravenna is the second-largest municipal territory in Italy (after Rome) and is home to lively beaches. The quality of life is high with a natural and historic heritage including two Unesco World Heritage Sites: the historic centre of Ravenna and the Delta Po Park. Indeed, tourism industry is a relevant economic factor with attractions such as the Mirabilandia water park and the tomb of Dante Alighieri.

The city center is just 8 km from the sea and is connected directly to the coast via a system of canals, with the area of the Darsena (the docklands canal) that offers valuable investment opportunities. The Ravenna port - the only one in Emilia-Romagna region - is the driving force of the area's economy, and thanks to its strategic position, represents a key logistic hub that handled 25.5 million tons of goods in 2024. The Port is also involved in very relevant investments in renewable energy.



## Fiorentina

**Municipality:** Ravenna (province of Ravenna)

**Proprietary Organization:** Fiorentina Srl, Esso Italiana Srl

**Category:** Brownfield

**Total Surface Area:** About 85,000 m<sup>2</sup>

**Accessibility:**

Airport: 84 km

Train Station: 2 km

Highway: 25 km

Transport (bus/tram): 0.7 km

Freight terminal: 1.6 km

Port: 8.3 km (Port of Ravenna)

The Fiorentina area is located within the Darsena district of Ravenna, situated on the left bank of the Candiano Canal. Due to its scale and strategic position, it represents one of the most compelling investment opportunities in the municipality. The site benefits from direct connectivity: to the south, it faces the canal itself, while to the north, it borders the Via Romea Nord, a key artery linking Ravenna directly to Venice. The area is fully serviced, surrounded and intersected by roadways housing all primary infrastructure, including power, gas, water, sewage systems, and fiber optics.

Currently, the site contains several structures dating back to the city's industrial port activity. These consist of three main buildings: two large timber-frame hangars and a

former drying facility, whose significant height and volume make it a prominent local landmark. Two of these buildings are protected heritage sites. The new investment project encompasses a total of 30,736 m<sup>2</sup>, of which approximately 10,000 m<sup>2</sup> consist of industrial heritage sites.

The primary intended uses for the existing structures include residential and student housing, retail, offices, tourism and hospitality (including hostels).



## Logistica 1&2 development

**Municipality:** Ravenna (province of Ravenna)

**Proprietary Organization:** SAPIR S.p.A and Port Authority of Ravenna

**Category:** Brownfield

**Total Surface Area:**  
810,000 m<sup>2</sup> (L1 460,000 + L2 350,000)

**Accessibility:**

Airport: 55 km (Rimini), 89 km (Bologna)

Train Station: 7 km (Ravenna station)

Highway: (A14 north - A14 south) 13 km - 34 km

Transport (bus/tram): 2 km

Freight Terminal: 0 km (railway adjacent to the L1 area), 80 km (Bologna freight Village)

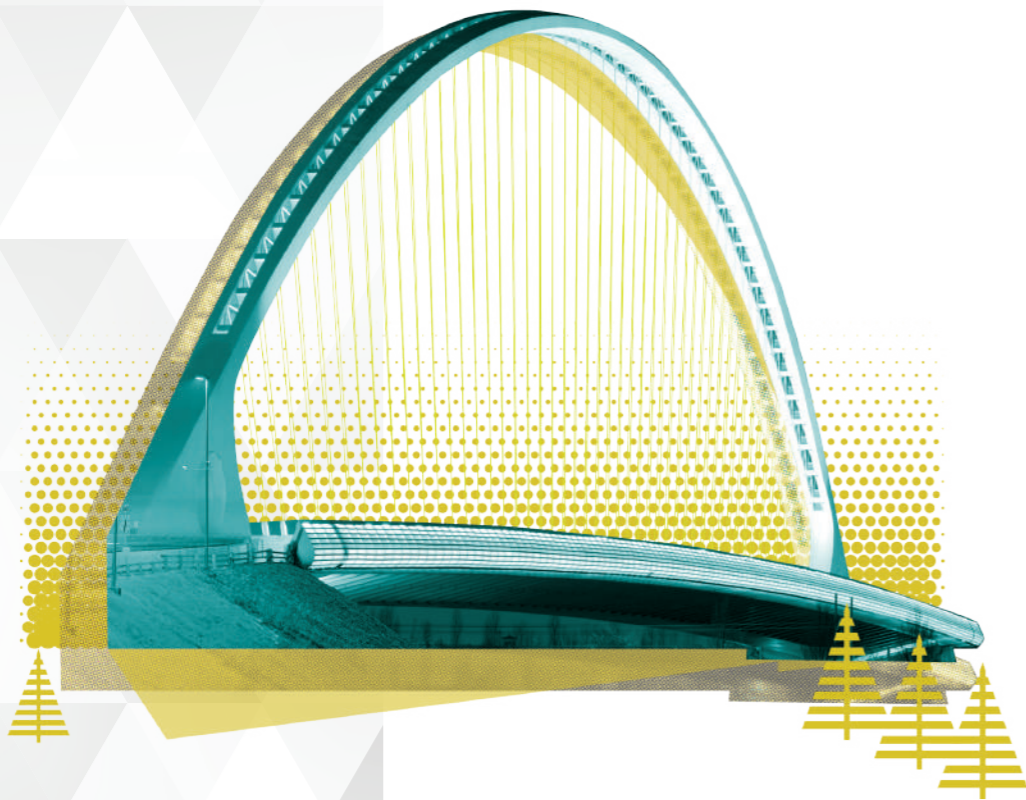
Port: 0 km (adjacent to the Port of Ravenna)

The two areas - called Logistica 1 (L1) and Logistica 2 (L2) - are part of the POC (Municipal Operational Plan) and cover a total of about 80 hectares with a useful area of 42 hectares for building development.

These large areas represent a great business opportunity for the development of logistics and production activities in the Ravenna Port. The area L1 is owned by SAPIR S.p.A. and is totally private, while the area L2 is owned by the Port Authority of Ravenna. The two areas are perfect for intermodal logistics because they are adjacent to road, railway and port (road and rail connection with the south port current). A central road axis between L1 and L2 - the SS67 Via Classicana - connects the port to the motorways for the north and south of Italy.

The L1 area has already obtained the planning authorizations necessary for development, while the L2 area is directly managed by the Port Authority. The Ravenna Port is also involved in very relevant investments in renewable energy, as the Agnes project, managed by Qint'x and Saipem: a maxi offshore wind farm with floating solar photovoltaic and green hydrogen production, connected to the hub.

# Reggio Emilia



Reggio Emilia, home to over 172,000 inhabitants, is an urban centre that has undergone a significant development phase over the last several years. The city is linked to Milan and Bologna via the Mediopadana Station on the High-Speed rail line connecting northern and southern Italy. The Station itself is another point of interest of the city, an amazing structure designed by Spanish architect Santiago Calatrava. The Reggiane Innovation Park represents an important European hub for business and research.

Reggio Emilia has shaped its development on knowledge economy and innovation, aiming at smart and sustainable growth. Well-known throughout the world for its education system, Reggio Emilia is home to the University of Modena and Reggio Emilia with over 25,000 students enrolled in 2024-25. The territory is characterized by an economic system rooted in the services and the tertiary sector, with strong companies in industrial sectors as well. Indeed, the production activities present in the area operate in various sectors, such as mechanical engineering and mechatronics, ceramics, agri-food, fashion & design.

Several large industrial groups - like Max Mara Fashion Group and Nikon-SLM - chose Reggio Emilia. Besides an important specialization in agricultural machinery, the local food industry is distinguished by the production of the area's typical gourmet cheese Parmigiano Reggiano, known and exported around the world.



## Reggiane Innovation Park

**Municipality:** Reggio Emilia (province of Reggio Emilia)  
**Proprietary Organization:** STU Reggiane SpA - Reggiane Parco Innovazione  
**Category:** Brownfield (laboratories, residential, office)  
**Total Surface Area:** 350,000 m<sup>2</sup>

**Accessibility:**  
 Airport: 68 km (G. Marconi - Bologna)  
 Train Station: 0.2 km (4.5 to high-speed train station)  
 Highway: 5 km  
 Transport (bus/tram): 0 km  
 Freight terminal: 23 km  
 Port: 150 km (Port of Ravenna)

The project focuses on the redevelopment of a large area, once the home of Reggiane Mechanical Workshops, through the creation of the Reggiane Innovation Park, a new European hub for business and research that is part of a larger development project, focused on the northern part of the city.

As part of the aforementioned project, six sheds - which now host universities, laboratories and innovative companies - have already been renovated, combining the conservative restoration of historic industrial buildings with new highly sustainable construction techniques and smart technologies.

The Technopole of Reggio Emilia, part of the Technopoles Network of the Emilia-Romagna region, is located in

Shed #19. Various infrastructural interventions, as well as the redevelopment of five other sheds, are underway. Professional associations, research laboratories, innovative companies, and various cultural and creative activities will call these new sheds home. The remaining area is available for planning and development, both in existing sheds and open areas, in accordance with the ongoing project. The Park is connected to the city center to the south and is situated near the high-speed rail station and the motorway. To the east, it is bordered by the future location of the Campovolo Arena, a new space for world-class performances.



## Palazzina Emme

**Municipality:** Reggio Emilia (province of Reggio Emilia)  
**Proprietary Organization:** STU Reggiane SpA - Reggiane Parco Innovazione  
**Category:** Brownfield  
**Total Surface Area:** 3,600 m<sup>2</sup>

**Accessibility:**  
 Airport: 68km (G. Marconi - Bologna)  
 Train Station: 0.1 km  
 Highway: 5 km  
 Transport (bus/tram): 0.1 km  
 Freight Terminal: 86 km (Bologna freight village)  
 Port: 152 km (Port of Ravenna)

The Palazzina Emme project has been created to provide a new student house in response to the growth of the University of Modena and Reggio Emilia. Indeed, the property is located within the Reggiane Innovation Park, an international innovation hub, where the IV Campus of the University of Modena and Reggio Emilia is based. The property was previously occupied by an administrative building of a former large company in the mechanical industry sector (Officine Meccaniche Reggiane) in an area that now is part of a large urban redevelopment plan. The student house has a total surface of 3,600 m<sup>2</sup> divided over three floors. The basement floor features recreation facilities including a gym, management services, kitchens, parking for cars and bicycles, and photovoltaic system. The

ground and the first floors have 80 bed spaces, of which 8 for people with special needs, and recreational, cultural, educational and management services.

Besides proximity to the university, the strategic location of the Palazzina Emme is also very close to the high-speed rail station Mediopadana, that connects to Bologna in 20 minutes, to Milan and Florence in 1 hour, and to Rome in less than 3 hours.

## Reggiane Cityliving



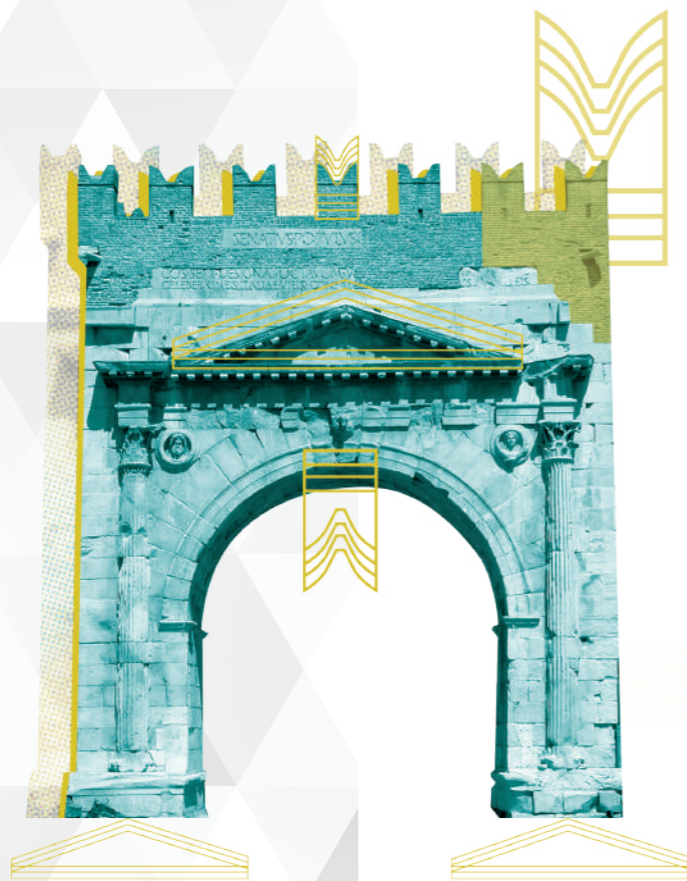
**Municipality:** Reggio Emilia (province of Reggio Emilia)  
**Proprietary Organization:** STU Reggiane SpA - Reggiane Parco  
Innovazione  
**Category:** Greenfield  
**Total Surface Area:** 15,000 m<sup>2</sup>

**Accessibility:**  
Airport: 67 km  
Train Station: 0.1 km  
Highway: 5 km  
Transport (bus/tram): 0.1 km  
Freight terminal: 16 km (Rubiera Terminal)  
Port: 153 km (Port of Ravenna)

Reggiane Cityliving is a project aimed at creating a student house with high-quality spaces and services designed for sustainable and inclusive living. The area has a total surface of 15,000 m<sup>2</sup> divided into a ground floor, a first floor and green areas. The services on the ground floor (3,400 m<sup>2</sup>) include concierge, bicycle rental, gym, laundry, study and meeting rooms, market, restaurant, food service areas, and public and private parking. The private spaces (suites) on the first floor (5,700 m<sup>2</sup>) are studio apartments with a balcony, equipped with stovetop and dedicated study area. The strategic location allows easy access to the city center (15 minutes on foot) and the main locations of Unimore University, with excellent connection to public transport. In addition, the proximity of a few minutes to the central

station and the connection with the high-speed rail station Mediopadana, allow travel to Bologna, Florence and Milan in a time ranging from 20 minutes to just over an hour. Furthermore, while the local business environment boasts many innovative companies, the site is also close to the Reggiane Innovation Park and to the “Loris Malaguzzi International Centre”, the latter focusing on spreading the Reggio Emilia approach to education. The project sees the direct involvement of the Municipality of Reggio Emilia.

# Rimini



The province of Rimini looks out over the Adriatic Sea, is home to 342,000 residents and is the center of the Romagna Riviera, a destination for tourists from around the world. Founded by the ancient Romans, that made the spot one of the major points in their Mediterranean network, the city of Rimini features a historical and artistic heritage of great importance, including the “Tempio Malatestiano” of L.B. Alberti, a symbol of the Renaissance, “Castel Sismondo” the castle and residence of Sigismondo Pandolfo Malatesta, other villas and noble palaces, archeological sites and squares of great interest.

Rimini is also the hometown of celebrated director Federico Fellini, who describes the city’s magic atmosphere in his films. The area’s economy is based on tertiary tourism services, but the development of this industry has simultaneously fostered the development of several others, including advanced tertiary services, trade, construction, and industrial production. These last sectors feature primarily small and medium enterprises working in the food, woodworking, construction, furniture, clothing and publishing industries.

Agriculture and fishing, that for centuries made up the city’s major economic resources, have become secondary industries due to the constantly increasing tourist activities. Today, Rimini is a dynamic city, constantly changing, with many cultural, environmental and urban requalification projects underway. Former coastal summer colonies represent a significant investment opportunity for residential, hospitality, and mixed-use development.



## Colonia Murri

**Municipality:** Rimini (province of Rimini)  
**Proprietary Organization:** Municipality of Rimini  
**Category:** Brownfield  
**Total Surface Area:** 33,500 m<sup>2</sup>

**Accessibility:**  
 Airport: 3.8 km  
 Train Station: 4 km  
 Highway: 4.8 km  
 Transport (bus/tram): 0.4 km  
 Freight terminal: 58.5 km (Forli station)  
 Port: 4.4 km (Port of Rimini), 66 km (Port of Ravenna)

The Colonia Murri, a landmark protected by the Ministry of Cultural Heritage, was built in 1912 as a marine hospice. It is located in Bellariva, by the sea, between the G. Di Vittorio seafront and Viale Regina Margherita, adjacent to the new Sea Park (Parco del Mare).

Its existing linear structure features parallel wings, reaching a maximum height of 15 meters across four floors above ground and a basement. It boasts a total usable floor area of 10,500 m<sup>2</sup>, a built area of 3,240 m<sup>2</sup>, and a volume of 48,000 m<sup>3</sup>. The property is easily accessible via public transport (Metromare-Miramare), connected to the A14 Rimini Sud highway exit, and pretty near the Fellini International Airport. The Municipality of Rimini intends to make the colony available for a major regeneration project,

restoring it to the city with new mixed-uses (tourism, student/social housing, sport, and recreation), while possibly preserving a public cultural space within. This regeneration is a key component of the overall strategy to boost the urban and tourism appeal of Bellariva and Marebello, which are residential and tourist districts with high potential requiring significant revitalization.



## Colonia Novarese

**Municipality:** Rimini (province of Rimini)  
**Proprietary Organization:** Municipality of Rimini  
**Category:** Brownfield  
**Total Surface Area:** 35,585 m<sup>2</sup>

**Accessibility:**  
 Airport: 1.3 km  
 Train Station: 8.0 Km  
 Highway: 6.9 km  
 Transport (bus/tram): 0.8 Km  
 Freight terminal: 59.0 Km (Forli station)  
 Port: 7.4 km (Port of Rimini), 69 km (Port of Ravenna)

The former Colonia Novarese, a significant example of 1930s Rationalist architecture, is located on the beachfront in Miramare, south Rimini, near Riccione. Originally a heliotherapy colony and later a military hospital, the dismissed structure extends horizontally, echoing the shape of a ship. The main building spans 5 floors, offering a total usable area of 8,539 m<sup>2</sup> on a covered area of 1,906 m<sup>2</sup> with a total volume of 29,889 m<sup>3</sup>. Two additional separate pavilions add 628 m<sup>2</sup> of usable area.

The Municipality's regeneration plan envisions transforming it into a Sport and Wellness Hub, potentially connecting it with the adjacent Rimini spa facilities. Permitted uses include: accommodation (tourist, collective residences, student housing, protected residences);

cultural, educational, and leisure structures; and service, tertiary, and commercial activities aimed at diversifying the tourist offer.

The property is easily accessible via public transport (Metromare-Miramare), connected to the A14 Rimini Sud highway exit, and very close to the Fellini International Airport. This project is a key element in the strategic revitalization of the high-potential Miramare district, relaunching its urban and tourism appeal.



## Port-Triangle Area

**Municipality:** Rimini (province of Rimini)  
**Proprietary Organization:** Municipality of Rimini  
**Category:** Brownfield  
**Total Surface Area:** 45,286 m<sup>2</sup>

**Accessibility:**  
 Airport: 8.3 km  
 Train Station: 2.1 km  
 Highway: 6.1 km  
 Transport (bus/tram): 0.05 km  
 Freight terminal: 2.3 km  
 Port: 0.0 km (Port of Rimini), 60.2 km (Port of Ravenna)

The Port-Triangle Area (“Triangolone Area”), the first section of Rimini’s South Promenade (Lungomare Sud), is strategically located on the beachfront in Marina Centro, in the middle of the seaside area. The area is adjacent to a free beach, making it highly attractive for commerce, events, temporary attractions like the Ferris wheel, and initiative for accessible tourism like “SpiaggiaLiberiTutti” (“Freebeach Everyone”). Key functions in the area include the port, dock entrance, Customs Office, and Coast Guard. Currently, the site is a 530 m long road infrastructure, covering 11,000 m<sup>2</sup>, featuring vehicular traffic, parking, a cycle path, and sidewalks. The project plans to replace this infrastructure with an equipped Urban Park for 365-day use by tourists and residents. The park will include exclusively

pedestrian pathways, extensive green spaces, fitness zones, play areas, and water fountains. This intervention is part of the Rimini Municipality’s Coastal Plan (Piano dell’Arenile), linking it with other completed sections of the Sea Park (Parco del mare). This project is essential for Rimini, the worldwide capital of seaside tourism, to further boost the development and appeal of its port area.



## Former Fruit Market Area

**Municipality:** Rimini (province of Rimini)  
**Proprietary Organization:** Municipality of Rimini  
**Category:** Brownfield  
**Total Surface Area:** 29,060 m<sup>2</sup>

**Accessibility:**  
 Airport: 10 km  
 Train Station: 0.5 km / 3.5 km  
 Highway: 6 km  
 Transport (bus/tram): 0.05 km  
 Port: 5 km (Port of Rimini)

The former Fruit Market Area (“ex MOI area”) in Rimini presents an extraordinary urban regeneration opportunity, set to become a new city landmark able to attract investment and generate social, environmental, and economic value. The 29,000 m<sup>2</sup> site is strategically located on the Via Emilia, near Rimini Exhibition Centre and Marecchia River Park.

The project aims to transform this disused area into a new urban hub. It envisages the implementation of about a hundred of affordable housing flats integrated by services, facilities and green areas.

Excellent accessibility is ensured by the A14 Highway and the National Road n. 16, Rimini Fiera Train Station, the next Coastal Rapid Transit stop (2028), and the cycling

network. Multifunctionality - integrating residences, services, green spaces, and social areas - aims at creating a vibrant, inclusive neighborhood. The project prioritizes environmental quality and is a strategic step for the area’s comprehensive urban redevelopment, aligning with the Municipal General Plan, that is being drawn up.



## Colonia Reggiana

**Municipality:** Riccione (province of Rimini)

**Proprietary Organization:** Municipality of Riccione

**Category:** Brownfield

**Total Surface Area:** 9,485 m<sup>2</sup>

**Accessibility:**

Airport: 2.5 km

Train Station: 2.7 km

Highway: 4.5 km

Transport (bus/tram): 0.5 km

Freight terminal: 90 km

Port: 70 km (Port of Ravenna)

The real estate complex of the former Colonia Reggiana was built in 1934. It is located north of Riccione, and is situated on the seaside of the coastal road, at Viale Gabriele D'Annunzio no. 164. The property has been disused for many years and consists of the main building and its appurtenant land. The building has a total Gross Usable Area of 4,689 m<sup>2</sup>, of which 1,205 m<sup>2</sup> are on the ground floor, 1,184 m<sup>2</sup> on the first floor, 1,095 m<sup>2</sup> on the second floor, and 1,206 m<sup>2</sup> on the third floor. The intended use of the property is for hospitality and residential purposes. The area is located at the mouth of the Marano stream, for which the Administration is proceeding with the reinforcement of the ecological network and the enhancement of the green and blue infrastructure.

The Colonia Reggiana building features ample spaces and is suitable for redevelopment interventions, within the limits of the landscape constraint to which the area is subject. The property is part of the strategy of the Urban Planning Scheme (PUG) of the Municipality of Riccione, included in the strategy for the development of a green, creative, lively, and smart city.



## Colonia Bertazzoni

**Municipality:** Riccione (province of Rimini)

**Proprietary Organization:** Municipality of Riccione

**Category:** Brownfield

**Total Surface Area:** 7,957 m<sup>2</sup>

**Accessibility:**

Airport: 5.9 km

Train Station: 1.7 km

Highway: 3.6 km

Transport (bus/tram): 0.05 km

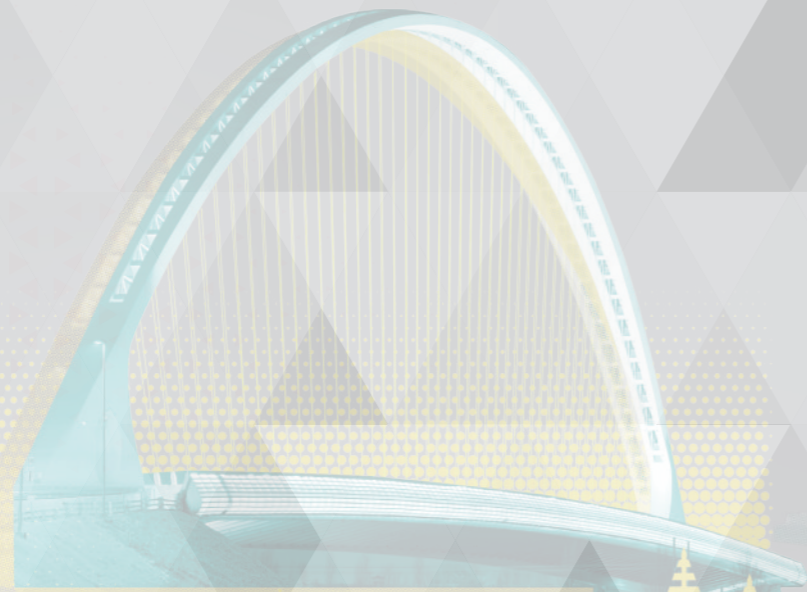
Freight terminal: 64.5 km

Port: 73 km (Port of Ravenna)

The former Colonia Bertazzoni is located in the southern part of the municipality of Riccione, a few steps from Riccione's beach, with a direct sea view. The area is one of the last large open spaces facing the sea, which provides a sense of openness to an otherwise heavily built-up environment.

The property consists of 5 buildings (A, B, C, D, E) and an open area. The cadastral area of the site is 7,957 m<sup>2</sup>. The buildings have a total Gross Usable Area of 4,875 m<sup>2</sup>, of which the main building is E (4,402 m<sup>2</sup>), while the others are smaller: A and B are 287 m<sup>2</sup> each, C is 49 m<sup>2</sup>, and D is 25 m<sup>2</sup>. The intended use of the property is for hospitality and residential purposes.

The buildings have a historical and identity value that recalls Riccione's long tradition as one of Italy's most appreciated seaside resorts. Furthermore, the area offers a widespread presence of services in the immediate vicinity and excellent connections with cycle paths, pedestrian routes, road links, and public transport, with the railway, the Port of Rimini, and the airport all being quickly reachable. This investment opportunity is part of the strategy of the Urban Planning Scheme (PUG) of the Municipality of Riccione, included in the strategy for the development of a green, creative, lively, and smart city.





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