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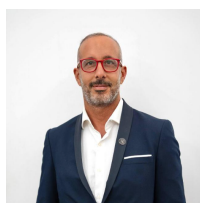
Building for Sell in Noci

📍 Strada provinciale 237, Bari, BA

1.200.000€



Contact info



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Description

Real Estate Investment in Noci: A Prestigious Estate with Extensive Floor Area

Nestled in the vibrant heart of the **Murgia region of Bari**, just a short distance from the picturesque town of **Noci**, lies a property of extraordinary strategic value-perfect for those seeking a versatile, large-scale real estate investment. This estate, situated in a key logistical hub with direct access from the provincial road, boasts exceptional visibility. It features two distinct gated driveways and is served by public lighting, ensuring safety and ease of access at any hour. The entire compound spans a plot of over **7,000 square meters**, offering a seamless blend of residential space, production facilities, and authentic rural charm. The grounds are framed by a lush private garden and an expansive parking area designed to welcome guests and clients with style.

The centerpiece of the property is an imposing **independent building** spanning three levels, with a total surface area of approximately **650 square meters**. The structure was designed with a forward-thinking vision to ensure maximum management autonomy, currently housing four distinct residential units. While the ground floor features two functional apartments, the first and second floors host large independent residences. This layout makes the property an ideal solution for large families seeking privacy, or for conversion into a **high-profile hospitality business**, such as a boutique hotel, an exclusive bed and breakfast, or a premium senior living facility.

Adding further prestige to the complex is a characteristic **trullo**, the universal symbol of Apulian tradition. Thoughtfully equipped with a kitchen and bathroom, it serves as a charming guest annex or an atmospheric tasting room. The entrepreneurial potential is significantly enhanced by an adjacent building of approximately **500 square meters**. This versatile space is suitable for numerous uses, from an exhibition showroom to a wellness center or specialized workshops.

The property also stands out for its cutting-edge resource management, featuring a sophisticated **water harvesting system** with a capacity exceeding **300,000 liters**, ensuring constant irrigation of the greenery in every season. Investing in this Noci property means positioning yourself strategically near the world-renowned **Valle d'Itria**, while benefiting from significant tax incentives and public funding, such as the **“Mini Pia Turistico”** or the advantages associated with the **Special Economic Zone (ZES)**.

Details



Property ID: CBI094-169-64101



Surface: 1110.00 m²



Rooms: 18



Garden: Privato, 6.138 sqm



Bathrooms: 8



Energy Class: F EP glnr: 146.95 kwh/m²



Bedrooms: 7

Property Features



Floor: **Building**



Conservation status: **Good**



Current condition: **Free upon deed**



Surface: **1110.00 m²**



Rooms: **18**



Bedrooms: **7**



Bathrooms: **8**



Kitchen: **Present**



Balconies: **Presente**



Shower: **Yes**



Parking space: **Uncovered**



Garden: **Private, 6.138 sqm**



Terrace: **Present**

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres

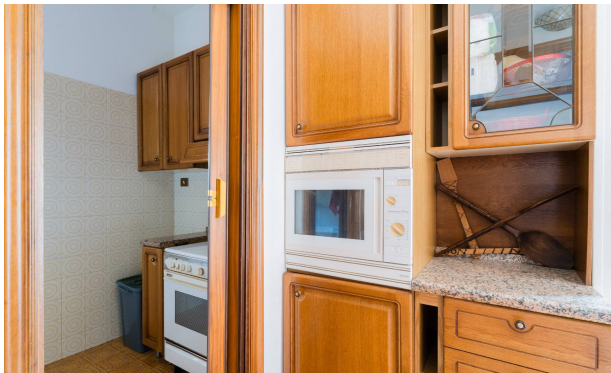


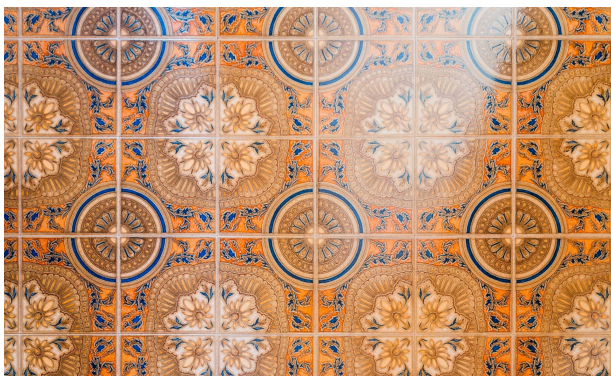
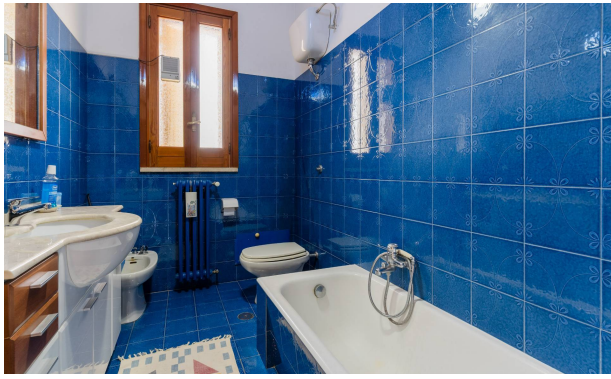
Municipal office

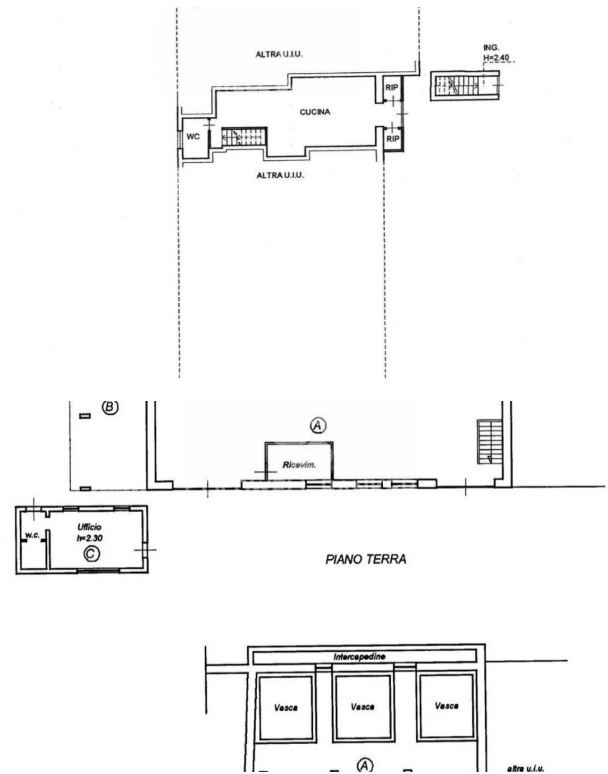
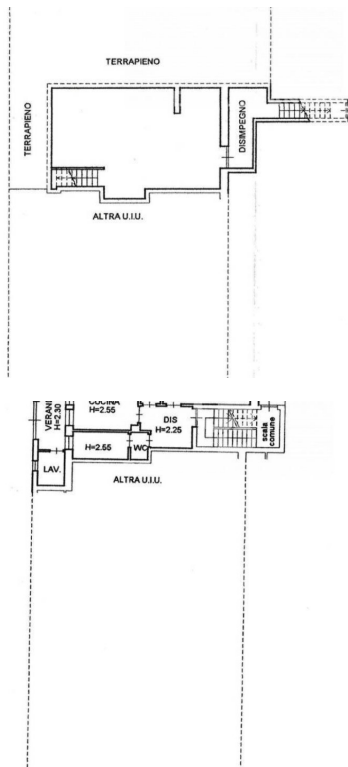
Images

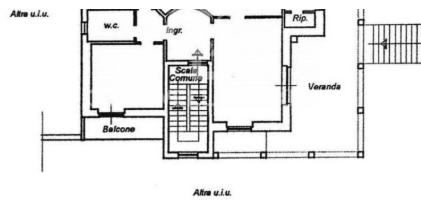




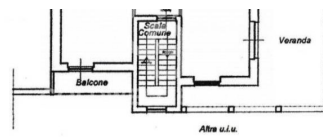








PIANTA PIANO RIALZATO
H=3.00 mt.



PIANTA PIANO PRIMO
H=3.00 mt.

