Coldwell Banker Prime Properties
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Land for Sell in San Giovanni in Marignano

Via Al Mare, Rimini, 47842 (RN)

890.000€

Contact info

Coldwell Banker Prime Properties

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Description

Commercial building plot for sale in San Giovanni in Marignano

We offer for sale an attractive building plot located on Via al Mare, a strategic artery connecting San Giovanni in Marignano and Cattolica, in an area already highly suited to the establishment of artisanal and commercial businesses, close to the A14 motorway toll booth.

The land, included in the RUE (Urban Planning and Building Regulations) for office-commercial use, has a total surface area of approximately 2,549 m2, of which 1,529.40 m2 is usable, with a buildable covered area of approximately 2,421.55 m2.

A project proposal is already available that includes the construction of two medium/large commercial units, measuring approximately 476.10 m2 and 540.20 m2 respectively, in addition to the construction of 41 related parking spaces.
The project also includes the transfer to the Municipality of approximately 1,300 square meters of green spaces, services, and public parking (for a total of approximately 45 parking spaces), an element that will further enhance the urban planning integration of the project.

Thanks to its strategic location, high visibility, and ever-expanding landscape, the area represents a solid investment opportunity for the development of a commercial and office hub in one of the most dynamic areas of the region.

Details

Property ID: CBI099-1528-520824

Surface: 2550.00 m²

Images

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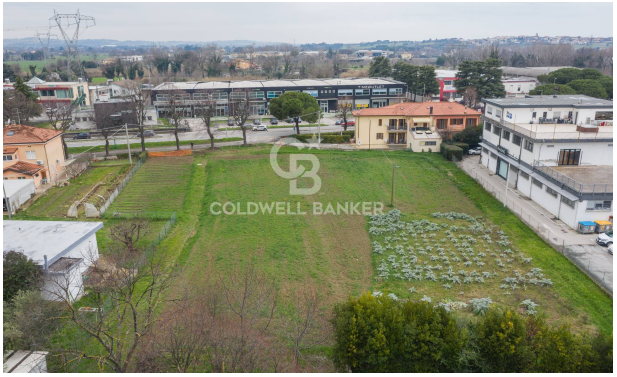
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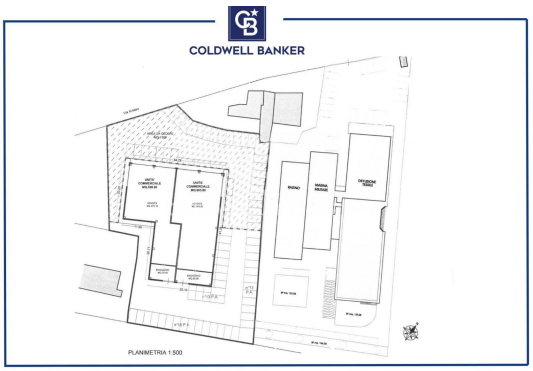
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