Volpes Case srl
via Brenta 2/a - 00100 Roma
Phone number 0632111255

Land for sale in Anguillara Sabazia in area
€ 800.000
Ref. V45-5593



28.000 sq.m.

In Anguillara Sabazia, in the Ponton Dell'Elce area, in the heart of a rapidly developing area north of Rome, Volpes Case offers for sale a large building plot designated as urban development by the General Planning Scheme of the Municipality of Anguillara Sabazia. The property extends over a total area of 28,000 square meters, of which building permits have already been granted by the Municipality of Anguillara and the Lazio Region. This represents a real opportunity to realize high-quality projects such as villas in a green, private, and well-connected setting. This area boasts extraordinary building potential, with a very high cubic capacity of 0.8 cubic meters per square meter, allowing for the development of high-quality residential solutions such as detached, semi-detached, and four-family villas. The property is located in a strategic and quiet area. Its G2 designation allows for the construction of outdoor sports facilities, recreational spaces, and service facilities, with the possibility of building up to 5% of the land area. The permitted volumes, combined with its location, make it ideal for residential, tourism, or sports/recreational investments. The land is perfectly nestled in the natural landscape, just minutes from Lake Bracciano, and only 5 km from the train station with direct connections to Rome. Its proximity to Via Cassia and Via Aurelia also ensures a smooth and well-structured road network. A unique setting, where nature, accessibility, and development opportunities meet, ready to embrace new ideas and entrepreneurial visions. For information, contact Volpes Case, Via Brenta 2/a, Rome, Tel. 06 32111255, segreteria@volpescase.it. Volpes Case, directly and through its selected partners and professionals, offers comprehensive services for all real estate needs: brokerage, property management, technical, legal, and planning assistance, financial consulting, and renovations. Professionalism and experience for customized solutions.

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Property details

Post code: 61

Buildable sq.m.: 28.800 sq.m.











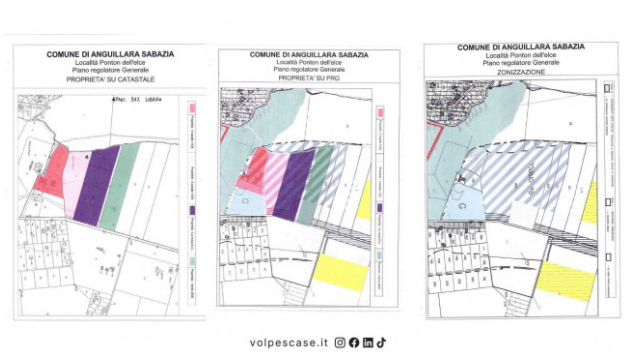





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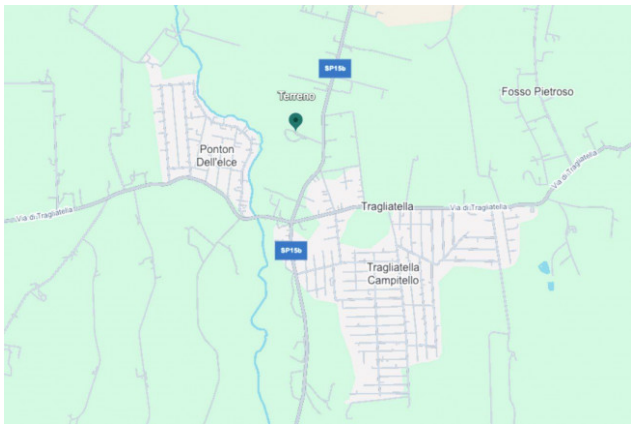
via Brenta 2/a - Roma (RM) - Phone number 0632111255
richieste@volpescase.it - https://signature.volpescase.it/en
VAT 11776181007

















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