



CALABRIA REGION

Department of Labour, Enterprises and Productive Areas

PROJECT TITLE

The Soverato-Satriano Bay Marina — Innovation and Sustainable Development for Ionian Calabria

OWNER ENTITY DATA

OWNER ENTITY

Municipality of Soverato and Municipality of Satriano

LOGOS (OWNER ENTITY / PROJECT)



Website

[Municipality of Soverato](#)
[Municipality of Satriano](#)

PROPERTY DATA

PROVINCE

Catanzaro

MUNICIPALITY

Soverato-Satriano

ADDRESS

Piazza Maria Ausiliatrice – Soverato

SHORT DESCRIPTION

The Soverato-Satriano Bay Marina project is a strategic initiative for the territorial development of the Calabrian Ionian coast, combining architectural elegance with sustainability. Located along a stretch of coastline of high landscape value, the marina will offer 412 berths, in addition to those reserved for the fishing fleet, along with numerous integrated services designed to provide users with a complete experience.

DESCRIPTION OF THE PROPERTY OR PROJECT

The facility will also include an accommodation area totalling 25,700 sqm with 1,100 beds, a 16,500 sqm exhibition and conference area, an 8,626 sqm commercial/office/dining area, 26,000 sqm of parking and 19,450 sqm of roads. The project forms part of the Calabrian Ports Masterplan, outlining an integrated and sustainable vision for the development of the Ionian coast. Particular attention has been paid to the meteorological and marine setting, taking climate and sea conditions into account to support efficient, safe design. The intervention addresses the need for clearly defined urban and port zoning, establishing the functional distribution of urban and service areas and promoting continuity between Soverato and Satriano.

ACCESSIBILITY

The general axonometric layout and road network plan reflect a holistic approach to accessibility management, including cycle/pedestrian paths connecting the main points of interest, while direct connection to major roads, such as the Trasversale delle Serre and the SS 106 Ionica, makes the area an attractive new tourism hub. Urban and port functions are organised to balance spaces dedicated to the community and to port activities, maintaining harmony with the surrounding environment. The design of utility networks guarantees essential services such as water, electricity and fuel, with accessibility solutions for vehicles and pedestrians.

STRENGTHS

Direct connection to major roads, such as the Trasversale delle Serre and the SS 106 Ionica, makes the area an attractive new tourism hub.

Current total gross covered area (sqm)

17,500.00 sqm

Current total site area (sqm)

129,950.00 sqm

Type of property (specify sqm for each sector)

Sector (select applicable)

GFA per area (sqm)

Current / to be developed

☒ Hospitality

15.080,00

Da sviluppare

	☒ Residential	12.870,00	Da sviluppare
	☐ Retail		
	☒ Logistics	16.500,00	Da sviluppare
	☒ Office	3.900,00	Da sviluppare
	☒ Industrial	3.900,00	Da sviluppare
	☐ RSA Healthcare		
	☐ Student House		
	☐ Senior House		
	☐ Social Housing		
	☒ Parking	26.000,00	Da sviluppare
	☒ Land	73.600,00	Da sviluppare
	☒ Other (specify)	3.800,00	Da sviluppare

BUILDING DETAILS	
PRODUCTIVE SECTOR OF SPECIALISATION (INTENDED USE)	Marina, hotel and conference facility
YEAR OF CONSTRUCTION / WORK TO BE CARRIED OUT	--
MAINTENANCE STATUS	☐ Excellent ☐ Good ☐ To be renovated
PARKING AVAILABILITY	☒ Yes ☐ No If yes, specify whether public/private and number of spaces: --

INFRASTRUCTURE EQUIPMENT	
Available infrastructure (select all that apply)	☒ Water treatment plants ☒ Telecom operator equipment hubs ☒ Network cabling (specify: 56 KB analogue, ADSL, fibre optic) ☒ Gas network ☒ District heating and remote-control network, access control ☒ Renewable energy generation systems ☒ Industrial water treatment (presence of a treatment plant) ☒ Special waste disposal facility (landfill) ☐ Other infrastructure (specify which)

PROPERTY SURFACE DETAILS	
Total covered area (sqm)	17.500,00
Common area surface (sqm)	11.300,00
Uncovered outdoor area surface (sqm)	73.600,00
Parking area surface (sqm)	26.000,00
Number of parking spaces / garages	1.000
Number of floors (indicate area per floor)	12 (da 990 a 235)
Number of property units	1.100 pl

OCCUPANCY STATUS	
Status (select one)	☒ Available/vacant ☐ Leased / income-producing ☐ Other
IF LEASED, PROVIDE LEASE DETAILS	
Contract expiry	--
Average annual yield	--

TYPE OF CONTRACT / DIVESTMENT	
Choose from the following options (multiple choice)	☐ Sale ☐ Lease ☐ Concession ☐ Transfer of surface rights (a form of concession) ☒ Project financing ☐ Other
If lease or concession, specify duration	--

PROCEDURE REQUIRED	
Choose from the following options (multiple choice)	☒ Public tender ☒ Expression of interest (competitive negotiation) ☐ Private negotiation ☐ Auction ☐ Other (please specify)
TENDER PROCEDURE STATUS	
Status	☐ Tender in progress ☒ Tender NOT in progress
If in progress, indicate closing date	--
If not in progress, indicate expected date (if known)	--
Link (if available)	--

TYPE OF INTERVENTION	
Choose from the following options (multiple choice)	☒ New construction ☐ Renovation ☐ Demolition & reconstruction ☒ Urban regeneration ☐ Other (please specify)

DESIGN STAGE	
Design stage details	The project forms part of the Calabrian Ports Masterplan, outlining an integrated and sustainable vision for the development of the Ionian coast. A reinforced Feasibility and Economic-Technical Design (PFTE) has been prepared, to be used as the basis for a tender for a Public-Private Partnership (PPP).

AUTHORISATION PROCESS

Status of authorisations/concessions received or to be granted, current and possible intended use, property or land category

Current authorisation status: The SEZ (Special Economic Zone) authorization is currently being issued.

Parties involved or to be involved: municipalities along the Soverato coastal stretch, Regional Basin Authority (ABR), Heritage Authority (Soprintendenza), Civil Engineering Office for Maritime Works, State Maritime Property Authority (Demanio Marittimo).

PLANNING PROCESS AND INCENTIVES

Financial or territorial planning instruments

Soverato is included in the Lower Ionian Tourism District.

REQUESTED PROPERTY VALUE

Requested value for sale, concession, auction, or value of the last tender if unsuccessful

The value can be summarised as follows:

Lot 1: Marina and fishing port — EUR 37,920,730.87

Lot 2: Hotel, residences, exhibition and conference areas — EUR 81,426,000.00

Lot 3: Sports area and cycle path — EUR 7,457,900.00

PROJECT CONTACT DETAILS*

Contact person

Name: --

Phone: --

Email: --

COMPANY PROFILE / WHY INVEST IN...

Why invest (not yet provided)

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ATTACHMENTS

Available documents (select all that apply)

☒ Floor/site plans

☒ Photos

This document is for promotional purposes only. The information contained herein represents a preliminary project proposal, the detailed elements of which may be defined and made available at later stages of discussion and further analysis.