



CALABRIA REGION

Department of Labour, Enterprises and Productive Areas

PROJECT TITLE

GIOVINO AREA, CATANZARO: NATURE AND TOURISM

OWNER ENTITY DATA

OWNER ENTITY

Municipality of Catanzaro

LOGOS (OWNER ENTITY / PROJECT)



Website

www.comune.catanzaro.it

PROPERTY DATA

PROVINCE

Catanzaro

MUNICIPALITY

Catanzaro

ADDRESS

“Giovino” locality – Catanzaro Lido

SHORT DESCRIPTION

The large area known as "Giovino" covers approximately 232 hectares and is of particular significance both for its location and for its intrinsic landscape and environmental value. It is a territory that has remained free from development and is therefore well suited to tourism and nature-based development. This broad stretch of the Ionian coast lies centrally between sites of historical and archaeological interest (from Capo Colonna to Scolacium) and areas of outstanding natural value (the Valli Cupe Nature Reserve and the Sila National Park).

DESCRIPTION OF THE PROPERTY OR PROJECT

The territory has been envisaged as divided into:

- an eastern area, consisting of a green belt which, precisely because of its considerable landscape and environmental value, represents the most valuable part of the entire district;
- a western area (adjoining the private development zone), which offers growth opportunities geared towards public and private services supporting the tourism sector.

The aim is to design quality tourism through a unified intervention combining the creation of new hotel and tourist accommodation with open-air facilities (campsites, tourist villages, rest areas), together with existing sports facilities and activities (such as the public swimming pool, sports hall and the local football stadium) or related facilities yet to be built. With enhancement of the landscape heritage — given its considerable environmental value, including the presence of two watercourses (the Castaci stream and the Alli river), a windbreak belt of stone pines and Aleppo pines, and the area hosting the so-called "Dune di Giovino" (Giovino Dunes) — the intention is to promote landscape and environmental trails and related activities. Lastly, the existing services network will be expanded and integrated with the area's port infrastructure, which is currently the subject of funding for the expansion of berths and related facilities. With particular attention to environmental sustainability and to reducing seasonality, the Municipality of Catanzaro aims to create a system that, through the conscious use of land, can connect local communities and engage the entire high-quality production chain — a valuable reserve of unspoiled territory. Suspended between greenery and the sea, Catanzaro, in the heart of the Mediterranean, can act as a driver of development for southern Italy and for the whole country.

ACCESSIBILITY

The area is located in the south-east of the municipal territory of Catanzaro and is well connected both by road (the S.S. 106 for the Ionian side and the S.S. 280 for the Tyrrhenian side) and by rail, being served by the "Metaponto–Reggio Calabria" railway line with an adjacent station, as well as being close to and well connected with the International Airport and the main Lamezia Terme railway station. The road network, which runs along both the Ionian and Tyrrhenian sides, has recently been upgraded to four lanes, as has the Catanzaro

	Lido–Lamezia railway line, modernised a few years ago. A surface metro line connecting to the historic centre of the city of Catanzaro is also present.																																										
STRENGTHS	The area is centrally located relative to the town of Soverato (known as the "Pearl of the Ionian"), a seaside tourist destination, the city of Crotone, a cultural tourism destination, and the Calabrian Apennine plateau (known as the Sila), which covers 150,000 hectares across the provinces of Catanzaro, Crotone and Cosenza. It can therefore be said that, within a maximum of an hour and a half by public or private transport, it is possible to visit tourist, nature, cultural and leisure destinations.																																										
Current total gross covered area (sqm)	--																																										
Current total site area (sqm)	232 hectares																																										
Type of property (specify sqm for each sector)	<table> <tr> <th>Sector (select applicable)</th><th>GFA per area (sqm)</th><th>Current / to be developed</th></tr> <tr><td>☐ Hospitality</td><td></td><td></td></tr> <tr><td>☐ Residential</td><td></td><td></td></tr> <tr><td>☐ Retail</td><td></td><td></td></tr> <tr><td>☐ Logistics</td><td></td><td></td></tr> <tr><td>☐ Office</td><td></td><td></td></tr> <tr><td>☐ Industrial</td><td></td><td></td></tr> <tr><td>☐ RSA Healthcare</td><td></td><td></td></tr> <tr><td>☐ Student House</td><td></td><td></td></tr> <tr><td>☐ Senior House</td><td></td><td></td></tr> <tr><td>☐ Social Housing</td><td></td><td></td></tr> <tr><td>☐ Parking</td><td></td><td></td></tr> <tr><td>☐ Land</td><td></td><td></td></tr> <tr> <td>☒ Other (outdoor areas, green space and lake): TOURISTIC DEVELOPMENT</td><td>232 ha</td><td>TO BE DEVELOPED</td></tr> </table>	Sector (select applicable)	GFA per area (sqm)	Current / to be developed	☐ Hospitality			☐ Residential			☐ Retail			☐ Logistics			☐ Office			☐ Industrial			☐ RSA Healthcare			☐ Student House			☐ Senior House			☐ Social Housing			☐ Parking			☐ Land			☒ Other (outdoor areas, green space and lake): TOURISTIC DEVELOPMENT	232 ha	TO BE DEVELOPED
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BUILDING DETAILS	
PRODUCTIVE SECTOR OF SPECIALISATION (INTENDED USE)	--
YEAR OF CONSTRUCTION	--
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)	--
Common area surface (sqm)	--
Uncovered outdoor area surface (sqm)	--
Parking area surface (sqm)	--
Number of parking spaces / garages	--
Number of floors	--
Number of property units	--

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): TOURISM DEVELOPMENT PROGRAMME**

DESIGN STAGE

Design stage details (not yet provided)

Indicate whether the initiative is supported by design documentation (master plan, feasibility study, preliminary, final or executive design, construction-ready).

Indicate whether the site is construction-ready (authorisations and permits for the start of works). If subject to constraints, specify which (landscape, archaeological, seismic, hydrogeological, historical/architectural).

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AUTHORISATION PROCESS

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

Current authorisation status: --
Possible changes: --
Parties involved or to be involved: --

PLANNING PROCESS AND INCENTIVES

Financial or territorial planning instruments (e.g. programme agreements, three-year public works programme, tourism districts, structural funds, grants / subsidised financing, etc.)

Development masterplan for the Giovino area, approved by the Municipal Administration.

REQUESTED PROPERTY VALUE

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

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PROJECT CONTACT DETAILS*

Contact person

Name: Arch. Fabio Gualtieri
Phone: +39 347 421 6501
Email: fabio.gualtieri@comune.catanzaro.it

COMPANY PROFILE / WHY INVEST IN...

Why invest (not yet provided)	--
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ATTACHMENTS	
Available documents (select all that apply)	☒ Local zoning map (relating to the area where the property/site is located; information may be provided in Word format)

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.